



IT TAKES A VILLAGE

navigating project
obstacles as a team

2026 DHCD Grant Management Workshop

Lydeana Martin, Floyd County
Susan Icové, Floyd Initiative for Safe Housing
Kenny Rodgers, SERCAP
Jennifer Wilsie, New River Valley Regional Commission

FLOYD COUNTY'S STORY

- **2014: Unsuccessful for traditional CDBG housing rehab grant**
- **2018: Floyd volunteer critical home repair work noticed by DHCD**
- **2020: Awarded \$1M for scatter-site housing rehab**
- **2025: Awarded \$1.2 funding for Phase II scatter-site Housing Rehab**

This work is hard.

**FLOYD COUNTY
HOUSING REHAB
PROGRAM**



funded through the
Community Development Block Grant Program

**When your project hits a
roadblock, the right team can
brainstorm a solution.**

**FLOYD COUNTY
HOUSING REHAB
PROGRAM**



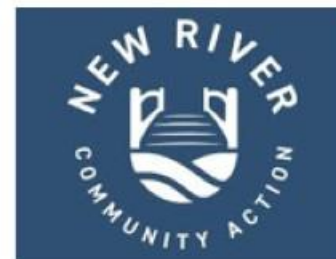
funded through the
Community Development Block Grant Program

A photograph of a cluttered living room. In the foreground, a white cabinet is topped with various items, including a globe and a basket. To the left, a patterned sofa is covered with a green and white blanket. In the center, a wooden coffee table sits on a patterned rug. To the right, a staircase with wooden railings leads up. The room is filled with various items, including books, toys, and decorative objects, creating a sense of disarray.

**POTENTIAL POTHOLE #1:
CHOOSING AND COORDINATING THE (RIGHT) TEAM**



Choosing the **right team may be the most important decision you make for your project**







**RELYING ON VOLUNTEERS TO
PERFORM THE WORK**









**POTENTIAL POTHOLE #2:
CLIENT RELATIONS FROM A TO Z**



IDENTIFYING/REFERRING CLIENTS

RELATIONSHIP/TRUST BUILDING

- **CLIENTS & COMMUNITY!**

COMMUNICATION

READINESS, ELIGIBILITY, & NEED

LESSONS LEARNED

A photograph of a dining room with a floral tablecloth, wooden chairs, and various household items. The room is cluttered with many items, including a hanging plant, a shelf with jars, a window with curtains, and a lamp. The text "POTENTIAL POTHOLE #3: TITLE AND PROPERTY OWNERSHIP ISSUES" is overlaid in the center.

POTENTIAL POTHOLE #3: TITLE AND PROPERTY OWNERSHIP ISSUES



LOT LINE ADJUSTMENTS

ISSUES WITH HEIR PROPERTIES

SETBACKS

BACK TAXES

FUNDING TO RESOLVE - OTHER SOURCES NEEDED

POTENTIAL POTHOLE #4: UNCERTAIN FINANCIAL RESOURCES



PARTNER UP

IN-KIND DONATIONS & VOLUNTEER LABOR

BE CREATIVE!

Stormwater
Management!



**FLOYD COUNTY
HOUSING REHAB PROGRAM**

PHASE I: 14 HOMES COMPLETED, \$1.2+ MILLION
NEXT, PHASE 2!



**POTENTIAL POTHOLE #5:
ALL THINGS CONSTRUCTION**

08/11/2022 13:13



Home a modified
single-wide
manufactured home

Outdated
electrical

Drafty
windows

Wood stove as only
heat source

No well - home served by a spring
(Cost to drill exceeded budget)







AFTER







HURDLES:

- **HOME PLACEMENT**
- **LOT LINE REVISION**
- **JUNK REMOVAL/HOARDING**
- **FUNDING GAP**
- **ADJUSTING FLOORPLAN TO
SERVE CLIENT DISABILITY**





TREE REMOVAL CONNECTION TO TOWN SEWER

FISH CLIENT DETERMINING REHAB VS SR



AFTER

**FLOYD COUNTY
HOUSING REHAB PROGRAM**

PHASE I: 14 HOMES COMPLETED, \$1.2+ MILLION
NEXT, PHASE 2!





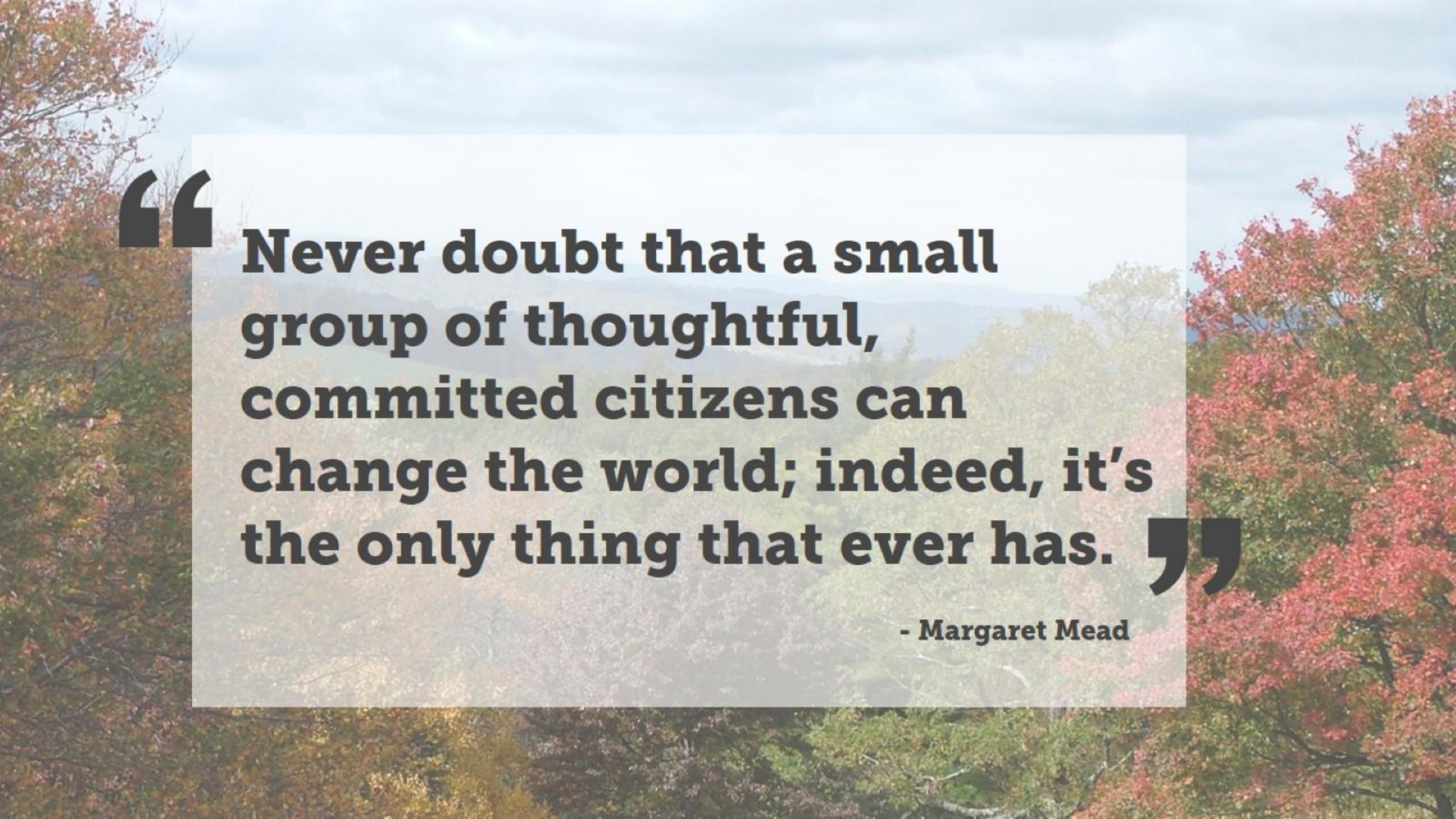


**CELEBRATING THE
SUCCESS OF PHASE I**



PARTING THOUGHTS:

- **This is challenging work, but it's life changing work**
- **We have to be open to continually learning**
- **We are always refining the process to better serve**



“ Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has. ”

- Margaret Mead



THE TEAM

Lydeana Martin: lmartin@floydcova.gov

Susan Icové: safehousingfloyd@gmail.com

Kenny Rodgers: kr Rodgers@sercap.org

Jennifer Wilsie: jwilsie@nrvrc.org

Roger Vest: rvest@sercap.org