A Report on the
SECOND ANNUAL PETERSBURG
HOUSING & COMMUNITY
DEVELOPMENT SUMMIT

June 2012

Hosted by The Cameron Foundation and the City of Petersburg
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Summit Planning Committee

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Disclaimer

The Cameron Foundation has made reasonable efforts to ensure the accuracy of the information provided within this report. The executive summary has been compiled from a variety of sources, including the opinions of Summit participants on issues and ideas. This document does not represent the position of the Foundation, and as such, the use of information provided within will not be liable for any damages, whether direct, indirect, general, consequential, incidental, exemplary, or special.
Getting to the Summit

Petersburg, Virginia is a unique city, rich in history. It has been considered a strategic place for transportation and commercial activities, and it played a prominent role in the Civil War, American Revolution, and the War of 1812. It is the home of several African American historical milestones, having two of the oldest black churches in the nation and one of the oldest free black settlements in the state. In the early 1980s, the city experienced several losses that affected the financial position of the town. De-industrialization reduced the number of available jobs and many families moved to nearby Richmond and surrounding localities in search of jobs and new housing. Because of these losses, Petersburg’s once thriving economy became virtually nonexistent. Since then, the city has not been able to fully regain the economic status it once had. Recent statistics show Petersburg to have a median household income and median house value below state average, an unemployment rate above state average, and a low income black population significantly above state average. This led the City of Petersburg to begin looking for ways to remedy these poor statistics and boost the speed and value of work being performed within its boundaries.

As the City began to examine its approach to housing related work, The Cameron Foundation also reconsidered its approach to funding efforts around housing, community development, and housing support services. While beneficial to the community overall, it became apparent that the organizations involved in this work were often not communicating, collaborating, or cooperating with one another. As a result, the limited resources were being dissipated by competing priorities, duplication of effort, and uncoordinated flows of information. Both the City of Petersburg and The Cameron Foundation realized that community and economic progression may be sooner witnessed and more impactful with the collaboration of those organizations on the same projects. To encourage and enable this collaboration, the City and The Cameron Foundation co-hosted the first ever Petersburg Housing & Community Development Summit.

In 2011, more than a hundred people gathered for the inaugural Housing & Community Development Summit. The Summit would be considered one of Petersburg’s most comprehensive and productive brainstorming sessions about the revitalization of housing in Petersburg. As a result of the Summit, opportunities for collaborations increased, geographic targets were highlighted, and various initiatives gained attention across the Petersburg community.

Several activities took place after last year’s event, including a city bus tour and the Resources Enabling Affordable Community Housing (REACH) Virginia workshop, an event dedicated to convening housing stakeholders to discuss sustainable development opportunities for homeownership, mixed-use sites, and mixed-income communities. A community developers’ luncheon was held to continue the dialogue the first Summit began with the goal of developers aligning their efforts with those of the city. Beyond the follow-up activities, other organizations began to take action, as lead organizations themselves, convening meetings and planning joint activities. Partnerships began to solidify and strengthen, such as the Halifax Partnership, a group of community development corporations (CDCs) and other agencies taking a collaborative approach to the revitalization of the Halifax neighborhood.

In the second half of 2011 and early 2012, Petersburg experienced another transition, the reorganization of city government, as several longtime members of city management either retired or departed. Following the retirement of City Manager David Canada, Petersburg City Council appointed William E. Johnson, III to the position. Johnson is a Richmond native with numerous ties to the region and a wealth of experience in key leadership roles, most recently as the city manager of College Park, Georgia. The city also filled several other positions, including the director of planning and community development, finance director, public works director, and zoning administrator.

Planning began in January 2012 for the Second Annual Petersburg Housing & Community Development Summit. Over several months, a committee representative of the City, The Cameron Foundation, developers, financiers, and key not-for-profit organizations met to continue the process that was started in 2010 and take more strides toward the advancement of the City of Petersburg. The Second Annual Petersburg Housing & Community Development Summit was designed to foster opportunities to address the need for sustainable community development and equitable housing choices in Petersburg. Here, public officials, developers, important housing entities, and civic leaders engaged in collaborative discussion and strategic networking to ultimately revitalize housing in Petersburg. The conference engaged people who are directly impacted by the City’s approach to housing. June 27, 2012 was selected as the date for the Summit.
Who Was There?

The 2012 Summit was convened with the backdrop of understanding that there needs to be more dialogue among stakeholders and people on the ground as well as greater awareness among organizations of their counterparts’ goals, and activities with the intention of encouraging collaboration and implementation of projects. It was important that The Cameron Foundation and the City of Petersburg continue to take steps towards revitalization and making Petersburg a sustainable community. The two organizations co-hosted the event, meeting at Tabernacle Baptist Church’s Community Life Center on June 27, 2012. The audience was made up of public officials, government agencies, community development organizations, nonprofit and for-profit developers, housing service providers, private financial organizations, regional economic development and planning agencies, foundations, churches, trade organizations, and other nonprofits. Over 80 organizations participated in the event, with 140 people in attendance.

A more deliberate outreach effort was designed for this year's Summit to assure that key organizations and community members were present. A communications committee including representatives from The Cameron Foundation, the City of Petersburg, and Southside Community Partners was developed to engage invitees. Southside Community Partners was instrumental in implementing the outreach plan. The Summit’s participants were notified of the event through emails, phone calls, press releases, articles, public service announcements, and online messaging. Letters were also distributed to individuals inviting them to attend. These engagement strategies ultimately proved to be successful.

The Purpose

The Summit opened with words from The Cameron Foundation's President and CEO, Handy Lindsey, Jr., followed by remarks from Petersburg City Manager William E. Johnson. Acknowledging the diversity of community development stakeholders in the room, Lindsey welcomed participants to the 2012 Summit. He provided attendees with a brief history of the Summit, highlighting the success of last year’s meeting, including the Summit’s follow-up activities. During the 2011 Summit, a concern was raised that Virginia Housing Development Authority (VHDA) funding would potentially be suspended in the Petersburg area. VHDA articulated its commitment to invest funds during the REACH workshop. Also of note was the Developer’s Luncheon, where over 20 for-profit and nonprofit developers indicated that they were investing over $60 million dollars over the next two to three years in Petersburg. Lindsey reminded attendees that every effort put forth to help create lasting partnerships and align resources within the community through forums like the Summit would have a positive impact on the housing challenges facing Petersburg. Following Lindsey’s remarks, Johnson also welcomed attendees and touched on the multi-dimensional issues of housing stock and quality in Petersburg neighborhoods. He provided the City’s perspective on revitalization and emphasized the City’s commitment to improving the quality of life for the residents of Petersburg.

With these commitments in mind, and with the backdrop of Petersburg’s specific housing needs, the Planning Committee focused on fostering opportunities to address the need for sustainable community development and equitable housing choices in Petersburg. This would be done by bringing in soaring examples of how other localities had overcome similar housing issues and created strong communities, and by offering the chance to discuss the opportunities to improve the quality of life for the citizens of Petersburg. The overall goal of the Summit was to synergize existing development and revitalization efforts.
Key Messages

Recap of the City’s Progress
The first presenter, mayor for the City of Petersburg, Brian Moore, provided an update on the progress made in the city since the first Summit. He began with the City’s vision of having high quality, safe, residential neighborhoods that are close to supportive services and fostering quality development that respects the character of Petersburg. He revisited the challenges faced by the city and noted the continuing opportunities that Petersburg has in public ownership of land, existing development plans, support from The Cameron Foundation, and potential partnerships with nonprofit and private entities in housing and commercial development. The mayor presented several examples of the progress that had been made over the last year. New apartments and senior housing have opened, and new affordable housing is under construction. Over 40 blighted properties were taken down and a high grass ordinance was implemented. A groundbreaking ceremony was held for the new Petersburg Public Library. There have been city cleanup days, street paving and a focus on work force training and health initiatives. A partnership also has been formed with Virginia State University, and a study is underway to examine changes in the downtown area and the feasibility of opening a hotel/convention center. Mayor Moore’s presentation can be found in Appendix D as Attachment 1.

Soaring Examples of Local/Regional Efforts
Following the mayor’s presentation, the Soaring Examples segment offered participants the opportunity to learn how other localities have overcome similar housing issues and created strong communities. It featured a facilitated conversation with Craig Patterson, senior vice president of development of The Woda Group, LLC, and Laura Dupuy, executive director of the Lynchburg Neighborhood Development Foundation (LNDF). Candice Streett, executive director of Virginia LISC, was the facilitator.

The presenters provided an overview of their agencies and described projects that mirrored the challenges of those found in Petersburg. The Woda Group is ranked fifth in the nation for the design, construction, and management of affordable multi-family apartments, senior communities, and single family homes. It has developed over 6,000 units in 11 states. Woda’s Cityview Project in the Old Manchester District of Richmond, Virginia is a four level, 32-unit infill redevelopment. LNDF is a nonprofit that provides affordable rental and home ownership programs. Over the past 12 years, its College Hill Homes and Central City Homes projects renovated 24 buildings to create 65 apartments with below-market rents. LNDF has also undertaken commercial renovation by converting a former car dealership into a community health center providing pediatric, OB/GYN, and care for the elderly. LNDF’s latest project is restoring 13 single family homes in the College Hill and White Rock Hill areas of Lynchburg. Twelve of the vacant buildings are more than 100 years old and LNDF is turning them into homes reminiscent of how they appeared when they were first built.

Patterson and Dupuy described the impact that their projects have had on the respective communities. They outlined the financing of the projects and described partnerships that were developed to finance, develop, lease, and manage the projects. Cityview, a low income tax development received VHDA funding geared toward working class parents. No city dollars were used in the $6,000,000 project. Patterson explained that while managing a project in a community, the agency employs 80-90% of its workers from that community. He emphasized the importance of assessing the community, talking to key stakeholders and integrating stakeholder feedback into the project plan. Dupuy discussed the financing of each of the four LNDF projects. The Hilltop Homes project is funded with $3 million in low-income tax credits, long-term financing, and $120,000 in federal Housing Opportunities Made Equal (HOME) money. The homes were chosen for their historical value and LNDF hopes that the renovations attract private investments into depressed areas around downtown Lynchburg. The presenters touched on the national housing crisis and the impact that it has had on their communities and their work. They also discussed political challenges that arose in the development of their projects. They noted the role that local government played and the response of some of the elected officials and civic leaders. The presentations by Patterson and Dupuy can be found in Appendix D as Attachments 1 and 2, respectively.
Reality Check – Housing: How Do We Improve the Quality of Life for the Citizens of Petersburg?

Petersburg City Manager William E. Johnson, III provided an introduction for the Reality Check session of the Summit, which included a panel discussion of how to improve the quality of life for the citizens of Petersburg. In his remarks, Johnson discussed how the quality of housing in the city is directly related to the poverty in Petersburg and noted the importance of converting Petersburg’s new population of young renters into homeowners. He described several objectives on the city government’s path to progress, including entranceway improvements, city cleanup, a new city hall, a hotel convention center, completing the comprehensive plan, updating zoning ordinances, enforcing code compliance, renewed focus on economic development, and streamlining services to ensure fiscal responsibility. Johnson indicated that the first step in this process is to define the role of each stakeholder and make sure that they are using available tools for the betterment of everyone in the community. He discussed the opportunities that exist in reestablishing agreements with Petersburg Redevelopment and Housing Authority, utilizing tax credits, strengthening relationships with nonprofit organizations, and ensuring that supportive services are available to assist families.

Local Context

To provide a local context for the panel discussion, Frances Stanley, GIS/research analyst for Virginia LISC, and Vandy Jones, III, manager of the Petersburg Office of Economic Development, provided data on Petersburg housing statistics and housing development. Stanley began with a brief discussion of affordable housing perceptions and realities, showing examples of housing developments from several localities. She described the problems faced by many of the 4,800 low-income households in Petersburg, including substandard housing, overcrowding and being cost burdened. Breaking down the 2010 Census data, Stanley illustrated what it means for Petersburg residents to spend no more than 30% of their income on housing. Per federal guidelines, for housing to be affordable, a household should not have to spend more than 30% of its annual income on shelter. If a family is stretched beyond that level, it is considered to be ‘cost-burdened.’ This is a difficult proposition for many renters and homeowners in Petersburg. Statistics showed that many households did not make enough income to afford the city’s average cost of rent or mortgage expense without incurring a cost burden. In fact, 46% of renters and 27% of homeowners in Petersburg were considered cost burdened in 2010.

Jones followed with a presentation on the housing production and revitalization in Petersburg. He used a map of the area’s market rate and low-income multifamily developments to illustrate the growth that has occurred. Since 2005, over 1,500 apartments have been built in Petersburg. Jones discussed several developments, including High Street Lofts, Mayton Transfer Lofts, Lieutenants Run, and Jesse Lee Apartments. He noted the progress being made in the development of Star Lofts and Henry Lee Williams Townhomes, which are currently under construction. He also highlighted the Perry Street Lofts, a development with historical significance in Petersburg. This 149-unit loft-style apartment complex is an adaptive reuse of the Brown and Williamson cigarette factory. The mixed income complex opened this year and includes 32 income-restricted units and 117 market rate units. Jones emphasized that opportunities do exist in Petersburg for both housing and economic development, and referenced the recent University of Virginia study that reported a 1.6 percent population growth in Petersburg since 2010. The presentations by Stanley and Jones can be found in Appendix D as Attachments 3 and 4, respectively.
**Panel Discussion**
This year’s Summit featured an informative and thought-provoking panel discussion that explored the opportunities and challenges in improving the quality of life for the citizens of Petersburg. Jill Coleman, vice president for programs of The Cameron Foundation, facilitated the discussion.

Sharon Williams, director of planning and community development for the City of Petersburg, discussed recommendations on housing policy and explained some of the barriers that exist for building and developing in the city. She emphasized the need to address affordability issues and regulatory barriers in Petersburg. She recommended that the city revise outdated city policies, noting that the zoning code has not been updated since 1971. She stressed that there should also be a focus on city-wide revitalization while addressing the affordability and quality housing issues. Communication between stakeholders was identified as an imperative component. The City is currently updating the comprehensive plan for Petersburg and Williams invited Petersburg citizens to become more involved in that process.

Nathaniel Pride, executive director of Petersburg Redevelopment and Housing Authority (PRHA), explained the dual role that the PRHA has in community development and the management of affordable housing. He highlighted the affordable housing provided by PHRA to over 1,300 families, including Housing Choice Vouchers, elderly housing, and tax credit properties, and discussed the development projects that the agency has undertaken. The economic downturn, funding, and environmental issues were factors that impacted PRHA’s work on homeownership. Pride also described the restructuring of the agency that was initiated by HUD. He underscored the opportunities that exist through partnership, particularly the partnership between PHRA and city government.

Marilynn McAteer, vice president of planning and special projects for Better Housing Coalition, used the recently completed Claiborne Square senior apartment community as a backdrop for describing development in Petersburg from a nonprofit perspective. She stressed the importance of having local municipal support, community engagement, good development partners, and a design that honors the historic fabric of the city. She echoed Petersburg’s challenges, noting the shrinking availability of Housing Choice Vouchers, the rigorous Low Income Housing Tax Credit (LIHTC) scoring system, and difficulties in creating a sense of place that will attract prospective residents. McAteer also spoke of several opportunities, including the increasing interest in Petersburg’s historic character and location, and the chance to build on the success of the private market.

Isaac Ward, managing member of EIW Group, discussed opportunities in Petersburg from a private developer’s perspective. Ward manages the EIW Group with the goal of creating positive places for people to live. The EIW Group developed the Odd Fellows’ at Petersburg in August 2010. Thirteen percent of the tenants are originally from Petersburg or have lived in the city for over five years. He noted that the quality of the building could not have been reconstructed from scratch. The wealth of historical fabric in the city was identified as a significant opportunity, with the chance to use historical tax credits to close the gap in funding a historical renovation. Ward also spoke of opportunities that exist in completing streetscapes, which would add to the livability, vitality, and character of Petersburg neighborhoods.

**Question & Answer**
The panel engaged in a wide-ranging discussion and responded to questions from the audience. Members of the community expressed that they would like to become more involved in redevelopment efforts. The panel advised residents to talk with their elected officials and City staff, and to attend council meetings and planning commission meetings to provide more public input. Residents can also organize within their neighborhoods and attend community meetings as a group to present a strong, unified voice. Workforce development issues in redevelopment were discussed, including the lack of skilled workers as many skills don’t match the available jobs. Panelists noted that retraining is needed to build new skill sets. Panelists responded to questions about working with landlords and described how landlord violations are handled. Panelists also answered questions about utilizing housing choice vouchers for homeownership. It was noted that there should be a more effective approach to engaging vouchers for homeownership as only six of the 737 vouchers are currently being used to meet mortgage needs.
Keynote Speaker

This year’s attendees heard important messages from keynote speaker Herman Brewer, a national expert on community development and housing and their alignment with the improvement of public education and regional policy. As the chief for economic development of Cook County, Illinois, Brewer is leading his department toward its goal of strategically leveraging resources and promoting sustainable community investment, business growth, affordable housing, regional planning, and workforce development. His extensive background includes experience as the executive vice president of the Chicago Urban League and program director at the John D. and Catherine T. McArthur Foundation, many years in local government, and serving in several capacities with the Local Initiatives Support Corporation.

Once the assistant to the city manager for the City of Richmond, Brewer was able to relate to the audience through his deep connection to the area. He referred to the Summit as a homecoming, describing how his family is from Virginia, what it was like living in Walnut Hill, and noted that his sister was at one time the assistant city manager for Petersburg. He told attendees that they must be invested in the region both professionally and personally in order for the region to realize success.

Brewer acknowledged that the “economic tsunami” of the recent recession has made everyone familiar with foreclosures, blight, and job loss. He explained that while each of the organizations at the Summit had tools and strategies for tackling the “billion pound problems” facing Petersburg, there had to be a shared, bold vision for what would emerge from those efforts. This must be done through collaboration, not competition for shared resources. He pointed out that coming together at the Summit to share strategies was a step on the path toward that bold vision.

The core message of Brewer’s speech was that vision, collaboration, innovation, and investment are needed in order to set the agenda for the next economy. He challenged attendees to:

- Determine what the next level is for community and economic development in the region
- Understand the community’s assets
- Realize how far the journey is to achieving the shared vision
- Decide if your organization or institution is prepared to take risk
- Determine if your organization or institution is capable of bringing capital to the table

Brewer offered context for his reasoning by sharing stories from his personal experience. He described a conversation that he had with T.K. Somanath during which Somanath depicted his vision of innovation, collaboration, and investment that would later become the Better Housing Coalition. He recalled his experience on the J.P. Morgan Chase Advisory Committee for Community Investment, where he offered the committee an unconventional approach to problem solving – to include input from their larger community of stakeholders and develop an innovative solution. In 2010, J.P. Morgan Chase went on to open four neighborhood resource branches for families looking to refinance and began partnering with CDCs to help families relocate to affordable housing units. In his example of Walmart locating to Chicago, Brewer spoke of advocating for a Community Recovery Strategy. This strategy would have Walmart investing and interacting with the schools, organizations, and institutions in the community as a path to assuring that there would be a viable workforce for the Walmart brand.

“Know your neighbors” was a theme throughout his examples; to know those community members, nonprofits, corporate entities, institutions, and philanthropic partners that can do more with less and offer alternative solutions. While emphasizing a regional approach and underlining the importance of defining local government’s role, he described how government can act as an enabler of growth, innovation, and shared vision. He also urged members of the audience to pursue evidence-based approaches with their partners and to make their case to the federal agencies that have a stake in the outcomes. The keynote address ended with a reminder not to forget the most precious resource: our children. “As the children move on to colleges, universities, and career pursuit, let’s plan for and create a community they will return to and continue to lead into the next generation. Let them know the lessons. Tell them what you were doing here today.”
Feedback from Participants

Participants of the Summit were given evaluations asking them to score the Summit in terms of relevance to the participant’s work and if the Summit provided beneficial information. All of the respondents indicated that the Summit was either very relevant or somewhat relevant to their work. Nearly all reported that the Summit provided beneficial information. Over 70% indicated that they see opportunities for collaboration, and several attendees mentioned that they made connections while at the Summit. Participants were encouraged to summarize key messages that they took away from the presentations and to give feedback on the Summit overall. Some of the most common comments were to increase collaboration and to improve communication and cooperation. The following comments were taken from a few of the evaluations collected:

“Petersburg is progressing, with housing and improving the city.”

“With collaboration of stakeholders we can turn this city around and move forward.”

“We have to be BOLD visionaries.”

“Know your neighbors.”

“Need for quality housing for lower income households.”

“Collaborate, communicate, network, network, network, cooperate.”

“It is going to take everyone involved to work.”

“This was a great and informative meeting. I learned and enjoyed.”

Participants also were asked what is needed in order to move forward with housing-related work in Petersburg. There was a wide array of responses, from which some common themes emerged. These included:

• a common vision and a coordinated plan with specific action steps
• communication, collaboration, and cooperation among stakeholders (including city government)
• community involvement and engagement
• funding, investment, and revitalization in Petersburg
• quality affordable housing
• jobs and economic development
• education and more opportunities for discussion

The Next Steps

Toni Ostrowski, senior community housing officer, Virginia Housing Development Authority gave closing remarks at the Summit. Thanking Brewer for his inspiring speech, Ostrowski noted some of the takeaways for participants and encouraged attendees to become more actively engaged in collaboration around the housing issues in Petersburg. Several opportunities for next steps emerged from the presentations and discussions at the Second Annual Housing & Community Development Summit. The theme of communication, collaboration and cooperation that evolved from the Summit dialogue encourages continued resident and stakeholder involvement both at the neighborhood and community-wide level. Utilizing Petersburg’s assets, defining stakeholder roles, and coming together around a clearly articulated, shared vision can help to unify the work being done in the city. This year’s Summit was a success and attendees left with a renewed enthusiasm for the revitalization of Petersburg.
APPENDIX A: AGENDA
The Cameron Foundation & City of Petersburg Present
The Second Annual Petersburg Housing & Community Development Summit

Agenda

**REGISTRATION AND BREAKFAST**

**WELCOME & FRAMING**
Handy L. Lindsey, Jr., President and CEO, The Cameron Foundation
William E. Johnson, III, City Manager, City of Petersburg

**RECAP OF THE CITY’S PROGRESS AND CELEBRATORY MOMENT**
Mayor Brian A. Moore, City of Petersburg

**FACILITATED CONVERSATION OF SOARING EXAMPLES OF LOCAL/REGIONAL EFFORTS**

- **Cityview Project, Richmond, VA**
  - P. Craig Patterson, Senior Vice President of Development, Woda Group

- **Hilltop Homes Project, Lynchburg, VA**
  - Laura N. Dupuy, Executive Director, Lynchburg Neighborhood Development Fund

**FACILITATOR**
Candice L. Streett, Executive Director, Local Initiatives Support Corporation Virginia

**BREAK**

**REALITY CHECK – HOUSING: HOW DO WE IMPROVE THE QUALITY OF LIFE FOR THE CITIZENS OF PETERSBURG?**

**INTRODUCTION**
William E. Johnson, III, City Manager, City of Petersburg

**LOCAL CONTEXT/COMPARISON**
Frances D. Stanley, Research/GIS Analyst, LISC
Vandy V. Jones, III, Economic Development Manager, City of Petersburg

**PAST, PRESENT AND FUTURE OPPORTUNITIES**
Sharon D. Williams, AICP, Director of Planning, City of Petersburg
Nathaniel T. Pride, Executive Director, PRHA
Marilynn McAteer, V.P. Planning & Special Projects, BHC
E. Isaac Ward, Managing Member, EIW Group

**FACILITATOR**
Jill C. Coleman, Vice President for Programs, The Cameron Foundation

**Q&A**

**LUNCH**

**KEYNOTE – VISION, COLLABORATION AND INVESTMENT: WHO HAS SKIN IN THE GAME FOR THE NEXT ECONOMY?**
Herman Brewer, Bureau Chief for Economic Development, Cook County, Illinois

**WRAP UP AND NEXT STEPS**
Toni M. Ostrowski, Senior Community Housing Officer, Virginia Housing Development Authority
APPENDIX B:
SPEAKER BIOGRAPHIES
Herman Brewer
Bureau Chief for Economic Development, Cook County, Illinois
Herman Brewer is bureau chief of the Cook County Bureau of Economic Development. Before arriving at Cook County, Brewer served as executive vice president of the Chicago Urban League. Prior to taking this leadership position, Brewer was a program director at the John D. and Catherine T. McArthur Foundation. In addition to national grantmaking, Brewer served as director of the Chicago Working Group for the Foundation, where he helped integrate grantmaking strategies in the Foundation’s domestic Program on Human and Community Development in Chicago neighborhoods. Brewer has served on numerous volunteer boards across Chicago. He is a graduate of the Illinois Institute of Technology with a degree in city and regional planning.

Jill Coleman
Vice President for Programs, The Cameron Foundation
Jill Coleman is an experienced philanthropy professional with more than 20 years of progressive experience working with diverse communities, both urban and rural, in over 20 countries. Her areas of expertise include cultural competency; strategic planning across cultures; resource, grant, and partnership development; advocacy; and executive management to include change management and strategic communications. Coleman has extensive managerial leadership experience in the day-to-day operations of community-based organizations, with an emphasis on participatory approaches to community work, developing partnerships as resources; fundraising; fiscal accountability; and strategic alignment. Currently employed as the vice president for programs at The Cameron Foundation, Coleman is responsible for strategically guiding the program team through a comprehensive grantmaking and capacity-building strategy, while at the same time developing tools to enhance team dynamics, advance the Foundation’s goals, and balance an annual grantmaking budget averaging $3.3 million.

Laura Dupuy
Executive Director, Lynchburg Neighborhood Development Fund
Laura Dupuy is the executive director of the Lynchburg Neighborhood Development Foundation. She also serves as executive director and secretary of the Lynchburg Community Loan Fund. Dupuy has been active in housing and poverty advocacy throughout the state, especially in Southside and Central Virginia. She currently serves on several local and statewide boards. Dupuy is a graduate of New York University and George Mason University Law School and is a member of the Virginia State Bar.

William E. Johnson, III
City Manager, City of Petersburg
William E. Johnson, III was named city manager for Petersburg, Virginia on June 23, 2011. Previously, he served as city manager for College Park, Georgia. During his tenure in College Park, Johnson directed a staff of over 450 employees and provided financial management and project guidance for the city’s two-billion-dollar transformation. Prior to his tenure at College Park, Johnson served in Virginia as deputy county administrator with Chesterfield County, deputy city manager of Richmond, county administrator, deputy county administrator, and director of finance in Prince George County, director of finance in Louisa County, and accounting and budget director in New Kent County. Johnson has a bachelor of science degree in accounting and received a master of business administration from Averett College.

Vandy Jones, III
Economic Development Manager, City of Petersburg
Vandy Jones is the manager of economic development for the City of Petersburg. He has been in this position for 13 years and has been serving the City for 18 years. He is responsible for recruiting new industry business, assisting existing industry and business with expansion, along with revitalizing the Central Business District. He is a member of the Virginia Economic Developers Association and the John Tyler Community College Foundation. Jones has a bachelor of science degree in business administration.
Handy Lindsey, Jr.
President and CEO, The Cameron Foundation

Handy Lindsey has spent thirty years in professional philanthropy. Prior to joining The Cameron Foundation in 2004, he served as executive director, treasurer, and then president of the Field Foundation of Illinois. He has held several executive level positions, notably at the Chicago Community Trust and the Chicago Area Foundation for Legal Services. Lindsey was instrumental in the development of the East St. Louis Community Foundation, where he served as interim executive director. His background consists of consultant services and many distinguished board appointments, including the Donors Forum of Chicago, Council on Foundations, Chicago Annenberg Challenge, Chapin Hall Center for Children at the University of Chicago, and the Leadership Council for Metropolitan Open Communities. While at the University of Chicago, Lindsey received a B.A. degree, two masters degrees, M.B.A. and an M.A., and completed coursework toward a Ph.D. from the School of Social Services Administration.

Marilynn McAteer
Vice President of Planning & Special Projects, Better Housing Coalition

Marilynn McAteer holds a master's degree in urban and regional planning and public administration. She currently serves as vice president of planning and special projects for Better Housing Coalition. She is a member of senior leadership team and coordinates predevelopment research on prospective real estate development as well as securing grant funding for capital needs. She leads the strategic planning process for the organization. She often represents the organization on housing and community development issues in the community. McAteer serves on the City of Richmond Planning Commission, Richmond Regional Planning Commission, and Richmond District of the Urban Land Institute's Program Committee.

Brian Moore
Mayor, City of Petersburg

Mayor Brian Moore has served as Petersburg’s mayor since January 2011. Prior to becoming mayor of Petersburg, he served as a city councilman representing the fourth ward for six years. During his time as a member of Council, he made a concerted effort to spur revitalization and community development within the city. His professional career is marked by numerous distinctions and professional associations within the field of information technology systems. In 2010, he founded Cogency Industries Incorporated, a telecommunications consulting group focused on systems of infrastructure development and network design, where he currently serves as president. Mayor Moore, a Virginia native, holds a certificate in project management from the University of Richmond and a bachelor of arts in managerial economics from Hampden-Sydney College.

Toni Ostrowski
Senior Community Housing Officer, Virginia Housing Development Authority

Toni Ostrowski has over 30 years of experience in affordable housing finance, including mortgage loan originations, real estate appraisal, and mortgage underwriting. Ostrowski is currently a member of VHDA’s Resources Enabling Affordable Community Housing (REACH) Team. She assists in VHDA’s community lending and relationship building initiatives by developing strategies to finance affordable housing in response to identified housing needs, designing new loan products, forming partnerships with community leaders, and developing and coordinating training and education for customers. Ostrowski received a B.S. from Virginia Commonwealth University in business administration and management. As a member of the Virginia Mortgage Lenders Association, she received the Alex McCrone Member of the Year award in 2002 and served as its president in 2004.

Craig Patterson
Senior Vice President of Development, The Woda Group

Craig Patterson joined The Woda Group in 2002 and currently has responsibilities in land acquisition and development in a multi-state area. Prior to joining Woda, Patterson held several marketing and product development positions in Amway Corporation, including a four-year assignment as marketing director in Tokyo, Japan. During his professional career, he also served eight years as a National Guard officer in the Army Corps of Engineers and several years on his local Chamber of Commerce executive board. Patterson received his B.A. in microbiology from Ohio State University and an M.B.A. from Grand Valley State University.
Nathaniel Pride  
*Executive Director, PRHA*

Upon graduation from high school, Nathaniel Pride was immediately employed by Allied Chemical Corporation and accepted into its apprenticeship program for facility management. He has successfully completed professional development at Richmond Technical School, Virginia Poly Tech Institute, John Tyler Community College, and Old Dominion University. Pride has also received certification as a public housing manager, certified manager of maintenance, along with undergoing several advance courses with Neighborworks Training Institute for professional development, skill building, and career enhancement in community development and affordable housing. His commitment to decent, safe, and affordable housing for 38 years has led to becoming the executive director for Petersburg Redevelopment and Housing Authority.

Candice Streett  
*Executive Director, Virginia LISC*

Candice Streett is the executive director of Virginia LISC. She has worked for over 30 years managing housing and community development activities for state and local governments and nonprofit organizations. Prior to joining Virginia LISC, she served as the deputy director of Virginia Supportive Housing. Streett holds a bachelor of arts in economics from the University of Maryland Baltimore County and completed graduate coursework in public finance with Johns Hopkins University. She is also a graduate of Neighborhood Works Achieving Excellence in Community Development Leadership Program with Harvard University’s Kennedy School of Government.

Frances Stanley  
*GIS/Research Analyst, Virginia LISC*

Frances Stanley joined the Virginia LISC staff in September 2005 as its Geographic Information System (GIS) and research analyst. Prior to joining the LISC staff, she worked in the Community Affairs Office of the Federal Reserve Bank of Richmond, where she specialized in community development analysis and GIS, and was responsible for the research produced by the Community Affairs Office. Before joining the staff at the Federal Reserve Bank of Richmond, Stanley worked for local, regional, and state government as an environmental/land use planner. Stanley received her master’s degree in urban and regional planning from Virginia Commonwealth University with a concentration in land use. She currently is an environmental design and planning Ph.D. candidate at Virginia Tech.

Isaac Ward  
*Managing Member, EIW Group*

Isaac Ward is the manager of EIW Group, a real estate development company located in Petersburg, Virginia. After obtaining a bachelor’s degree in architecture from the University of Oregon, Ward worked as a project architect from 1999 to 2002 specializing in historic rehabilitation tax credit projects and new commercial construction for Art & Architecture Inc., then located in downtown Petersburg. In 2002, Ward began working independently as an architectural consultant, historic tax credit consultant, and small property developer, also performing roles of designer and contractor. In 2007, Ward formed EIW Group and developed Odd Fellows at Petersburg, a multi-unit historic tax credit project in downtown Petersburg, which was completed in August 2010.

Sharon Williams  
*Director of Planning and Community Development, City of Petersburg*

Sharon Williams, AICP, is the director of planning and community development for the City of Petersburg. She began her position with the City in February 2012. Prior to working for Petersburg, she served as director of planning and zoning for the County of Prince George. As a native Virginian from Lynchburg, Williams has 14 years of local government experience. During her career, she has served as the director of planning for Mathews County, and a senior land use planner for the City of Richmond. Williams earned certification as a planner from the American Institute of Certified Planners and is a member of the American Planning Association. She received a bachelor’s degree from Campbell University in Buies Creek, North Carolina.
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<th>Registrant List</th>
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<tr>
<td>Tom Fitzgerald</td>
</tr>
<tr>
<td>35 South Market Street</td>
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<td>(804) 733-9898</td>
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<tr>
<td><a href="http://www.alamorecoverycenter.com">www.alamorecoverycenter.com</a></td>
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<tr>
<td><strong>AM Investment Group</strong></td>
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<tr>
<td>Kathleen Murphy</td>
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<td>Walter Murphy</td>
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<tr>
<td>1638 East Tuckahoe Street</td>
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<tr>
<td>Petersburg, VA 23805</td>
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<tr>
<td>(804) 863-0777</td>
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<tr>
<td><strong>American Red Cross</strong></td>
</tr>
<tr>
<td>Rosalyn Andrews</td>
</tr>
<tr>
<td>420 East Cary Street</td>
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<tr>
<td>Richmond, VA 23219</td>
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<tr>
<td>(804) 780-2250</td>
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<tr>
<td><a href="http://www.virginiacapitalredcross.org">www.virginiacapitalredcross.org</a></td>
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<td><strong>Appomattox Regional Library System</strong></td>
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<tr>
<td>Scott Firestine</td>
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<td>209 East Cawson Street</td>
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<tr>
<td>Hopewell, VA 23860</td>
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<tr>
<td>(804) 458-6329</td>
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<tr>
<td><a href="http://www.arls.org">www.arls.org</a></td>
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<tr>
<td><strong>Association for Wounded Veterans Changing Lifestyles</strong></td>
</tr>
<tr>
<td>Linda Jones</td>
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<tr>
<td>2793 South Crater Road</td>
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<tr>
<td>Petersburg, VA 23805</td>
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<tr>
<td>(804) 732-0415</td>
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<tr>
<td><strong>Balzer and Associates</strong></td>
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<tr>
<td>Chris Shust</td>
</tr>
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<tr>
<td>Midlothian, VA 23113</td>
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<td><a href="http://www.balzer.cc">www.balzer.cc</a></td>
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<td>Victor Branch</td>
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<tr>
<td>Sherry White-Landrum</td>
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<td>Richmond, VA 23219</td>
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<td>(804) 787-1213</td>
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<tr>
<td><a href="http://www.bbt.com">www.bbt.com</a></td>
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<tr>
<td><strong>Bethany Missionary</strong></td>
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<td>Brenda Jones</td>
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<tr>
<td>Petersburg, VA 23805</td>
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<tr>
<td>(804) 721-5551</td>
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<tr>
<td><strong>Better Housing Coalition</strong></td>
</tr>
<tr>
<td>Lee Alford</td>
</tr>
<tr>
<td>LaGreta Austin-Ricks</td>
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<tr>
<td>Sonya Barboza</td>
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<td>Tiffany Person</td>
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<td>P.O. Box 12117</td>
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<tr>
<td>Richmond, VA 23241</td>
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<tr>
<td>(804) 644-0546</td>
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<td><strong>C&amp;E Builders</strong></td>
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<tr>
<td>Jimmy Cuddihy</td>
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<tr>
<td>10765 Bland Ridge Court</td>
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<tr>
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<tr>
<td>(804) 216-0222</td>
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<tr>
<td><a href="http://www.bayberrynewhomes.com">www.bayberrynewhomes.com</a></td>
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<tr>
<td><strong>CARES</strong></td>
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<tr>
<td>Cheryl Riggins</td>
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<td>Charlotte Zimmerman</td>
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<tr>
<td>120 East Washington Street</td>
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<td>Petersburg, VA 23804</td>
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<td>(804) 861-0865</td>
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<tr>
<td><a href="http://www.caresbelterspetersburg.org">www.caresbelterspetersburg.org</a></td>
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<tr>
<td><strong>City of Colonial Heights</strong></td>
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<tr>
<td>Jamie Sherry</td>
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<td>201 James Avenue</td>
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<td><a href="http://www.colonial-heights.com">www.colonial-heights.com</a></td>
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<td><strong>Community Members</strong></td>
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<tr>
<td>Rasheedah Farid</td>
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<tr>
<td>Patricia Nunnally</td>
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<tr>
<td>Victoria Sanders</td>
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<td>Sadie Scott</td>
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Handy Lindsey, Jr., President and CEO
Jill Coleman
Brandy Cramer
Valerie Liggins
Athan Lindsay
Krystal Onaitis
Risha Stebbins
228 South Sycamore Street
Petersburg, VA 23803
(804) 732-8900
camfound.org
APPENDIX D: ATTACHMENT 1

PETERSBURG
A city glowing with OPPORTUNITY

Petersburg Department of Economic Development
Vandy Jones, Director • 400 East Washington Street • Petersburg, Virginia 23803 • (804) 733-2352 • vjones@petersburg-va.org

A CITY GLOWING WITH OPPORTUNITY

MAYOR BRIAN MOORE
City of Petersburg
VISION

A city with quality, safe residential neighborhoods that are close to support services.
VISION

Foster the development of quality housing while respecting the character of Petersburg.
CHALLENGES

Low inventory of new, energy efficient affordable single-family homes

CHALLENGES

Low inventory of new, energy efficient affordable single-family homes

High percentage of absentee landlords owning blighted properties

CHALLENGES

Disinvestment of property owners
CHALLENGES

Disinvestment of property owners
Low income of many homeowners & renters

CHALLENGES

Aging population

CHALLENGES

Aging population
Lack of pride among some property owners & residents
CHALLENGES

Fiscal constraints

CHALLENGES

Fiscal constraints

Coordination of the interests & activities of nonprofit, private entities, and government

OPPORTUNITIES

Public ownership of land parcels for development – Property back on the tax rolls
OPPORTUNITIES

Potential partnerships with nonprofit and private entities in housing and commercial development

OPPORTUNITIES

Existing conceptual development plans for targeted neighborhoods

OPPORTUNITIES

Support of the Cameron Foundation
PROGRESS
Hundreds of lofts & apartments open

PROGRESS
New Senior Housing Open

PROGRESS
Affordable Housing Under Construction
PROGRESS
Downtown Study Underway / Partnership With VSU

PROGRESS
Over 40 Blight Properties Taken Down

PROGRESS
High Grass & Weed Ordinance
PROGRESS
City Cleanup Days

PROGRESS
Street Paving

PROGRESS
Library Groundbreaking
PROGRESS
Workforce Training

PROGRESS
Health Initiatives

ONGOING
Engage public, nonprofit, and private sectors to coordinate development activities
ONGOING
Elimination of duplicative efforts, and maximize the value of public & foundation financial support

ONGOING
- Eliminate blight
- Re-establish/maintain quality neighborhoods
- Provide affordable safe housing

ONGOING
Goals must be met while maintaining financial sustainability
APPENDIX D: ATTACHMENT 2

City View Place
Manchester District, Richmond, VA

Petersburg Housing Summit
June 27, 2012

CITY VIEW PLACE:
MANCHESTER DISTRICT IN RICHMOND, VA

CRAIG PATTERSON
The Woda Group
Who is the Woda Group?

- Over 20 years building Affordable Housing
- Ranked #5 in Nation
- Based in Columbus, Ohio MSA

The Woda Group

www.wodagroup.com

City View Place
City View Place

City View Place

City View Place

City View Place
City View Place

City View Place

City View Sources/ Uses

<table>
<thead>
<tr>
<th>Sources of Funds</th>
<th>Amount</th>
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<tbody>
<tr>
<td>First Mortgage</td>
<td>$1,200,000</td>
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<tr>
<td>Soft Secondary Debt</td>
<td></td>
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<tr>
<td>Low Income Housing Tax Credit Equity</td>
<td>$4,297,767</td>
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<tr>
<td>Deferred Developer Fee</td>
<td>$115,631</td>
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<tr>
<td>Total Sources</td>
<td>$5,612,868</td>
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<table>
<thead>
<tr>
<th>Uses of Funds</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Acquisition of Land</td>
<td>$600,000</td>
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<td>Hard Construction</td>
<td>$2,104,000</td>
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<tr>
<td>Architect, Engineer, Permits, etc.</td>
<td>$433,404</td>
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<tr>
<td>Financing Costs</td>
<td>$550,191</td>
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<tr>
<td>Developer Fee</td>
<td>$478,765</td>
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<tr>
<td>Operating and Replacement Reserves</td>
<td>$108,200</td>
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<tr>
<td>Total Uses of Funds</td>
<td>$5,612,868</td>
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</table>
City View Place

City View Place

City View Place
City View Partners

- City Real Estate Advisors, Inc. -Equity
- City Bank- Construction Loan
- City Bank- Permanent Loan

Woda and Non-Profits

- First Right to Purchase/ 10% GP
- Supportive Services

City View Place

Grand Opening: September 2012
LNDF is renovating 13 condemned or dilapidated houses into 24 safe, affordable rental units for low income families. Renovations began July, 2010.
Hilltop Homes Project

Restoration of 2011 Grace Street

Restoration of 1800 Grace Street

Restoration of 2005 Grace Street
Hilltop Homes Project

Restoration of 2019 Grace Street

Hilltop Homes Project

Restoration of Carriage House 1402 Fillmore

Hilltop Homes Project

Restoration of 2019 Grace Street
Hilltop Homes Project

Restoration of
1107 Wise Street

Hilltop Homes Project

Restoration of
53 Federal Street

Hilltop Homes Project

Restoration of 1600 Floyd Street
Hilltop Homes Project

Restoration of 714 Polk Street

Hilltop Homes Project

Restoration of 1331 17th Street

Hilltop Homes Project

Restoration of 1406 4th Street
**CENTRAL CITY HOMES PROJECT**

**Restoration of 451 Rivermont Avenue**

LNDF renovated 14 condemned or dilapidated houses – they now provide 37 safe, affordable rental units for low income families.

**CENTRAL CITY HOMES PROJECT**

**Restoration of 717 Madison Street**

**CENTRAL CITY HOMES PROJECT**

**Restoration of 451 Rivermont Avenue**
Hilltop Homes Project

Central City Homes Project

Restoration of 412 Harrison Street

Central City Homes Project

Restoration of 701 Federal Street

Central City Homes Project

Restoration of 800 Rivermont Avenue
Restoration of
1023 Rivermont Avenue

Restoration of
1703 Union Street

Restoration of
1102 Buchanan Street
COLLEGE HILL HOMES PROJECT

LNDF renovated 10 condemned or dilapidated houses – they now provide 28 safe, affordable rental units for low income families.

COLLEGE HILL HOMES PROJECT

Restoration of 915 16th Street

COLLEGE HILL HOMES PROJECT

Restoration of 519-23 Madison Street
Second Annual Petersburg Housing & Community Development Summit

Appendix D: Attachment 3

Restoration of 517 Madison Street

Restoration of 523 Harrison Street

Restoration of 523 Harrison Street
Hilltop Homes Project

**College Hill Homes Project**

Restoration of 519 Harrison Street

Restoration of 600 Madison Street

Restoration of 517 Harrison Street
LNDF restoration retained original skylights, windows, cement floors and girders

PYRAMID HEALTH CENTER
407 Federal Street
- LNDF’s First Commercial renovation -

PYRAMID HEALTH CENTER
Serving Johnson’s Pediatric and OBGYN Center and Centra’s P.A.C.E. – Program of All Inclusive Care for the Elderly
Architect Jim Vernon describes renovation plans
SINGLE FAMILY DEVELOPMENT
LNDF has built or renovated 19 homes and sold them to low and moderate income families

SINGLE FAMILY DEVELOPMENT
Restoration of 409 Taylor Street – sold to a first time homebuyer

SINGLE FAMILY DEVELOPMENT
New Construction 1019 1st Street – sold to a first-time homebuyer
SINGLE FAMILY DEVELOPMENT

- New Construction -
At left, model of LNDF’s first “green” home with Earthcraft certification to be completed on Bell Street in 2011.

NEIGHBORHOOD STABILIZATION PROJECT

LNDF has renovated and resold five foreclosed homes under the Lynchburg Neighborhood Stabilization Program (LNSP). Above the Quarantotto family enjoys their LNSP home at 341 Bell Street. Other LNSP houses are 305 Westover, 221 Warren, 221 Amherst and 1305 Monsview.

College Hill Homes

10 buildings
28 units
Total cost $3 million
Equity $2.4 million
LIHTC and Historic
Bank financing $500,000

Project 1998-2003
College Hill Homes

- 14 buildings
- 37 units
- Total cost $4.4 million
- Equity $3.2 million
- LIHTC and Historic Sponsor finance $450,000
- Bank financing $800,000

Project 2002-2005

Hilltop Homes

- 13 Buildings
- 24 Units
- Total cost $5.5 million
- Equity $3.4 million LIHTC
- Sponsor finance $450,000
- Grant/loans $452,000
- Bank financing $1,245,000

Project 2006-2011

Pyramid Health Center 2008-09

- Former Car dealership
- Renovated into Community Health Center
- 3 Clinics: Pediatrics, OB/Gyn, Elderly

Pyramid Health Center

- First Mortgage Loan(s) $1,400,000
- IDA Loan - $450,000
- Other Local - $50,000
- Federal Historic and NMTC Tax Credit Equity $2,100,000
- Virginia State Historic Equity - $650,000
PETERSBURG HOUSING SUMMIT

FRANCES STANLEY
Virginia LISC
AFFORDABLE HOUSING

• WHAT IS IT? — Frances Stanley

• WHAT ARE THE NUMBERS? — Frances Stanley

• HOUSING PRODUCTION AND REVITALIZATION IN PETERSBURG — Vandy Jones

AFFORDABLE HOUSING

Federal guidelines say a financially healthy household should have to spend no more than 30 percent of its income on shelter.

Families stretched beyond that level are considered “cost-burdened.”
What does Affordable Housing look like?

Do you have an image in mind?

Is this your image of Affordable Housing?

HUD defines low income households ("LI households") as those making less than 50% of the area median income. The various housing problems are: lacking complete kitchen or plumbing facilities (substandard), having more than 1 person per room (overcrowded), and paying more than 30% of gross income towards housing costs (cost burdened). HUD assumes that lacking complete kitchen or plumbing facilities is the most severe housing problem, followed by overcrowding, followed by cost burden. If a household has more than one of these problems they are counted with the most severe problems.

LI Housing Problem: 65%
Total LI Households 4,840
Substandard units: 110
Overcrowded units: 180
Cost Burdened units: over 2,000

HUD Chas Data
The Look of Affordable Housing

Examples from across the country

What Affordable Housing Looks Like

Fairfax County, Virginia

[Images of affordable housing examples from across the country]
What are the numbers?

What does spending no more than 30% of your income on housing look like?

DATA FROM 2010 CENSUS AND AMERICAN COMMUNITY SURVEY

Housing Types

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Detached</td>
<td>61</td>
</tr>
<tr>
<td>Single Family Attached</td>
<td>3</td>
</tr>
<tr>
<td>Duplexes</td>
<td>9</td>
</tr>
<tr>
<td>Small Apartment</td>
<td>21</td>
</tr>
<tr>
<td>Large Apartment</td>
<td>4</td>
</tr>
<tr>
<td>Mobile Homes</td>
<td>2</td>
</tr>
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</table>
To be affordable, housing should cost no more than 30 percent of a household’s income.

### Petersburg Median Income

- Median Income: $35,874

### MSA Median Income

- Median Income: $57,382

### Advertised Prices

- 0 or 1 Bedroom: $383
- 2 Bedrooms: $518
- 3 or more Bedrooms: $1,140

### Gross Rent

- $750

### Percent of All Rental Units

- 0 or 1 Bedroom: 15.49%
- 2 Bedrooms: 53.12%
- 3 or more Bedrooms: 31.39%
Second Annual Petersburg Housing & Community Development Summit

**To be affordable, housing should cost no more than 30 percent of a household’s income.**

<table>
<thead>
<tr>
<th>Income (Maximum Affordable Rent or Mortgage Expense)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Rent = $750</td>
</tr>
</tbody>
</table>

**46% of the renters in Petersburg were cost burdened – Paying more than 30% of their income towards rent**

<table>
<thead>
<tr>
<th>Burdens by Age</th>
<th>Number</th>
<th>Percent of all cost burdened renters</th>
</tr>
</thead>
<tbody>
<tr>
<td>Petersburg</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Under 65</td>
<td>2,281</td>
<td>82.76%</td>
</tr>
<tr>
<td>65 or older</td>
<td>475</td>
<td>17.24%</td>
</tr>
<tr>
<td>Metro Statistical Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Under 65</td>
<td>52,134</td>
<td>82.85%</td>
</tr>
<tr>
<td>65 or older</td>
<td>10,790</td>
<td>17.15%</td>
</tr>
</tbody>
</table>

**Owner Occupied Units**

[Map of Petersburg Home Ownership rates]
To be affordable, housing should cost no more than 30 percent of a household’s income. 

Median monthly owner cost = $1,105
Cost burdened owners = 27%

Housing production and revitalization in Petersburg

City of Petersburg Apartment Housing
2015
Petersburg Apartments

Housing production and revitalization in Petersburg

Since 2005 over 1,500 apartments have been built in the City of Petersburg

High Street Lofts
Lieutenants Run

Mayton Transfer Lofts

Jesse Lee Apartments
Star Lofts – Under Construction

Henry Lee Williams Townhomes—Under Construction

Maximum Affordable Rent
Petersburg Apartments

- Rental Range $705 - $1,365
- Jessie Lee and Lieutenant’s Run - LIHTC
- High Street and Mayton - Market Rate

Perry Street Lofts

Perry Street Lofts
Perry Street Lofts

- Rental Range $727 - $1,300
- 32 Income Restricted Units
- 117 Market Rate