



Improving Lives by Improving Homes

Pete the Ramp Champ

Pete Adler, also known as "the ramp guy", and his team of volunteers from Grace Lutheran Church have transformed lives by building over 500 accessibility ramps for households in need. Recently retired from the Army, Lt. Col. Adler has gone from building one ramp per weekend to completing three, sometimes four ramps each week across the Tri-Cities area. These projects are made possible by the support of our donors: individual contributors, corporate partners, and private foundations like the John Randolph Foundation.

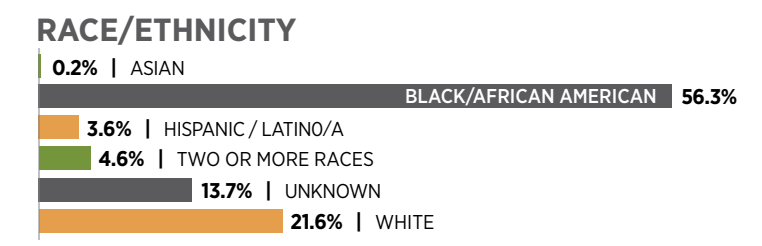
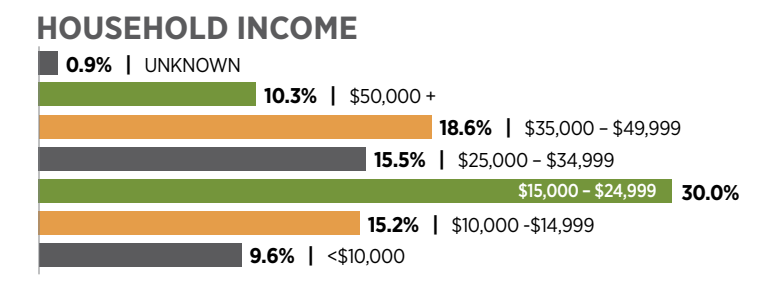
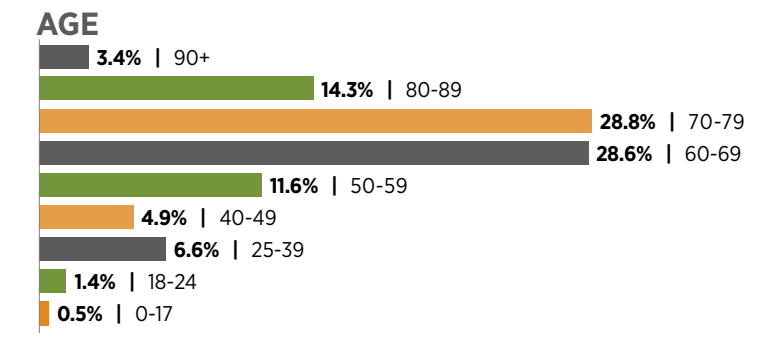


2024 Impact



CLIENT SNAPSHOT

Sample analyzed is equivalent to 60% of all households (1,488)

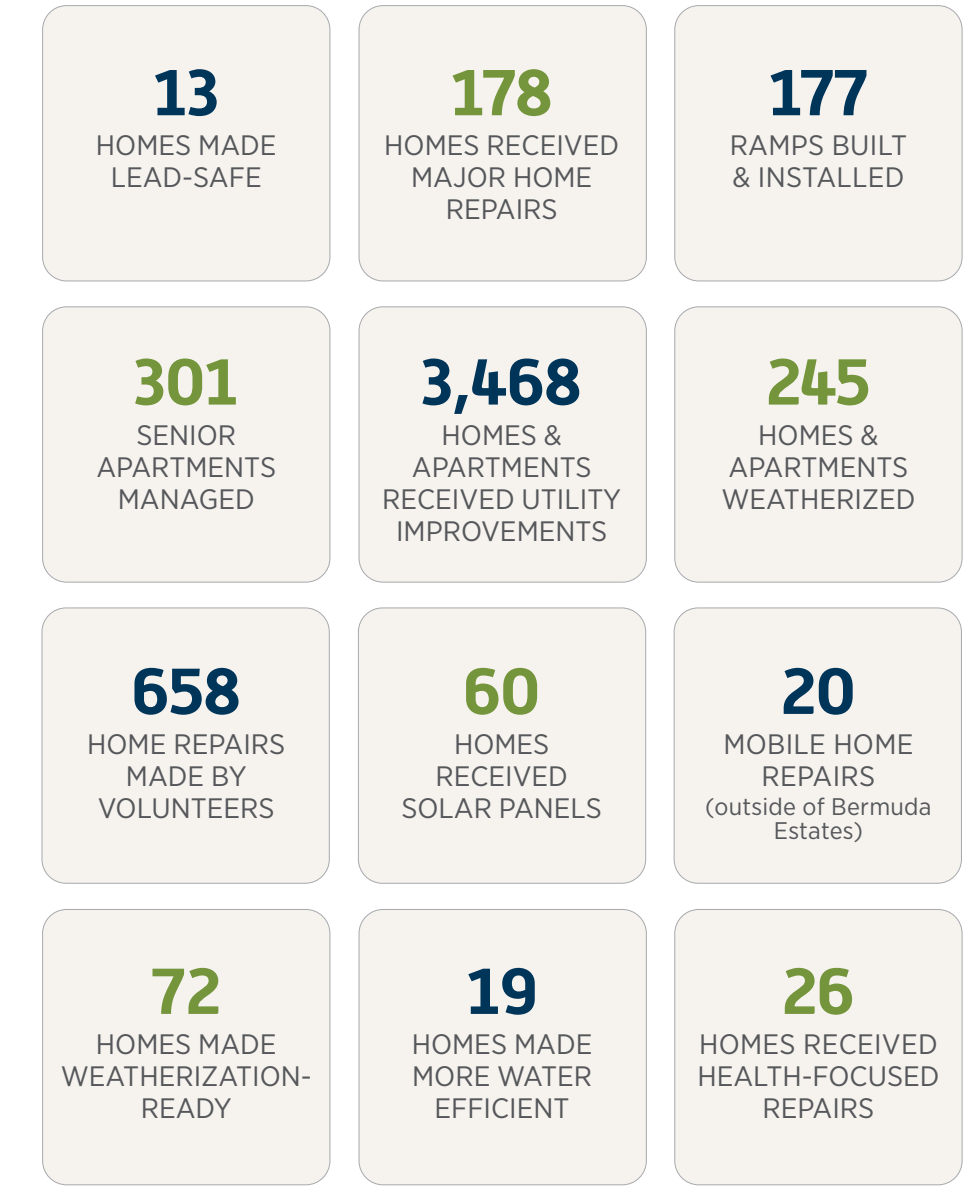


68 years
MEDIAN HOMEOWNER AGE

\$24,000
MEDIAN HOUSEHOLD INCOME

51%
OF CLIENTS REPORTED A DISABILITY

HOUSING UNITS PRESERVED



NEW UNITS OF HOUSING CREATED

21 TOTAL HOMES SOLD

4 NEW UNITS IN BERMUDA ESTATES

2 SHIPPING CONTAINER HOMES



Affordable Housing

ETTRICK LANDING

Ettrick Landing is a transformative new 10-unit single-family subdivision in Chesterfield, developed through a collaborative partnership between Maggie Walker Community Land Trust, Chesterfield County, and the Concerned Citizens of Ettrick. Located on the site of the former Ettrick Elementary School Annex, this project is Chesterfield's first affordable housing subdivision. With a focus on providing affordable homeownership opportunities, Ettrick Landing aims to support local families and strengthen the community by offering quality homes in a neighborhood with a rich history.

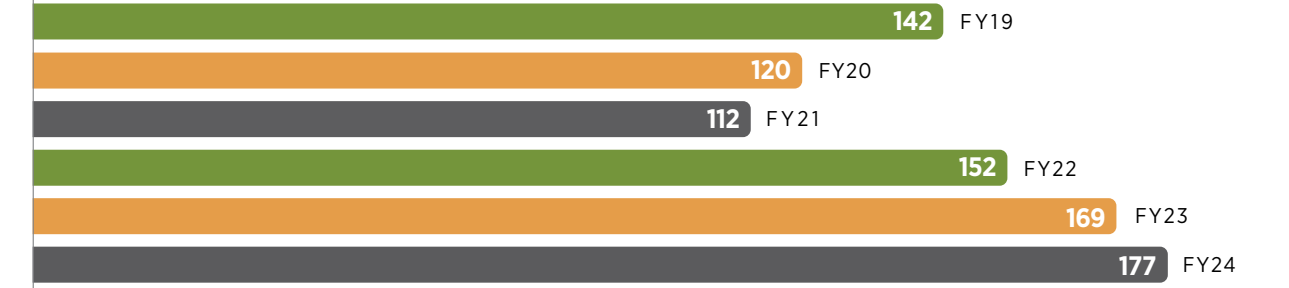


10
NEW HOMES

Mathew Oswald Photography



RAMP INSTALLATIONS



VOLUNTEER SERVICES PROGRAM

Over the past year, we've seen a remarkable increase in the production and installation of wheelchair ramps, continuing a record-breaking trend that has persisted for the last 3 years. Each ramp is more than just a construction project; it serves as a vital support for individuals in need of accessibility, empowering them to navigate their lives with greater ease and independence. This impact transforms not only physical spaces but also enhances the quality of life for our clients and their families. Every year, dedicated groups of volunteers—from local organizations to individuals—come together to build ramp components in our shop, host blitzes, and install ramps at clients' homes, helping us make significant strides toward a more inclusive and accessible world.

"I am very pleased with my new wheelchair ramp. I don't have to fall or trip anymore. I cried when I saw my new ramp. AAA+'s to the crew for a very extraordinary job."

- Client feedback

"I found myself unable to use my right leg. I was able to get a wheelchair from a friend, but was still trapped inside my house. Thanks to you, I'm able to get out!"

- Client feedback

MANUFACTURED HOME REPAIR PROGRAM

The Manufactured Home Repair Program provides critical repairs at no cost to the homeowner. Covering essential systems like heating, electrical, plumbing, and hot water heaters, as well as window replacements, faulty roofs, dilapidated porches and steps, and hazardous flooring conditions, this program allows manufactured home residents access to the same services as those in traditional types of housing.

Bilingual staff members in affordable housing and community engagement play a key role breaking down language barriers and helping us connect more deeply with residents in these communities. With greater outreach efforts and open communication with funding partners about equitable application requirements, we are empowering residents through access to these resources.

CITY OF RICHMOND ARPA

The City of Richmond dedicated \$2.2 million dollars of ARPA (American Rescue Plan Act) funding to project: HOMES for a comprehensive home repair program. The program will serve approximately 30 households, benefiting more than 60 residents, by the end of 2026. Eligible households receive major critical repairs, including roof replacements, plumbing upgrades, and heating and cooling system improvements. Repairs also focus on structural integrity, and general health, safety, and accessibility needs.

This program allows homeowners the ability to age in place while preserving a unit of affordable housing, increasing the opportunity for families to create generational wealth to be passed on in the future.

NORTH 19TH STREET

The North 19th Street project resulted in the construction of seven new homes, each sold to Community Land Trust buyers.



7
NEW HOMES



Energy Conservation



Video footage courtesy of Danielle Ababa, project:HOMES and Grey Walters, Virginia Tourism Corporation; edited by Danielle Ababa.

SERVICE TO TANGIER ISLAND

Tangier Island, located 12 miles out in the Chesapeake Bay, is home to approximately 400 residents and is accessible only by boat. This unique location presents a host of challenges for our team, from logistical hurdles to increased project costs. Transportation and coordination efforts are more complex and expensive due to the island's remote location. Recognizing these challenges, we applied for and received funding from the Department of Energy's Community Energy Innovation Prize challenge. This funding is crucial in supplementing our existing resources, allowing us to address the dual issues of a scarcity of qualified contractors and the advanced age and deteriorating condition of many homes on Tangier Island. The additional financial support helps bridge the gap created by the higher costs associated with working in such a remote location.

This initiative is supported by the Department of Housing and Community Development (DHCD) and Old Dominion Electric Cooperative (ODEC), underscoring the collaborative effort required to improve access to services to this region.



SCAN TO WATCH OUR PRIZE-WINNING VIDEO!

DOMINION ENERGY SOLAR PROGRAM

HB2789 was a two-part bill designed to enhance energy access and efficiency for the Commonwealth of Virginia. The first phase focused on energy efficiency work, while the second phase brought solar arrays to participants in the program. As HB2789 concludes this year, we celebrate the successful ramp-up of qualified solar contracting partners who participated in the program. While this specific initiative is ending, we remain optimistic about the future of LMI solar projects in our service territory and look forward to exploring new opportunities to enhance access to solar energy for our communities.

From NEAR ZERO TO 60

We completed 60 solar photovoltaic system installations in FY23-24, an increase from 2 the previous year.



DEBBY DENNIS IS THE JOHN LANGFORD AWARD RECIPIENT

We are thrilled to celebrate Debby Dennis as the recipient of the John Langford Administrative Award, serving as a reflection of her exceptional dedication to the Virginia weatherization network. With over 15 years of unwavering commitment, Debby has continually gone above and beyond to assist our clients and enhance our programs. This recognition reflects not only her significant contributions but also honors the legacy of John Langford, whose expertise, work ethic, and leadership in the field continue to inspire us. Congratulations, Debby, on this well-deserved achievement!

"Debby's tireless efforts, coupled with her empathetic approach towards our clients, have significantly impacted the lives of many within our community."

— Amanda Boulware, Director of Client Services, Energy Conservation



UTILITY PROGRAM

Offers critical assistance to low-income residents that includes no-cost services for homeowners and multifamily property owners, featuring energy-efficient upgrades such as LED lighting, low-flow showerheads, toilets, insulation, and HVAC replacements. These measures ensure continued access to essential energy services while helping residents save money on their utility bills and enhancing overall comfort and efficiency.

"My husband and I want to thank you for all you've done. The expertise went far beyond our expectations. In addition to the big job, there was purposeful attention to the little things."

— Client feedback

WEATHERIZATION DEFERRAL REPAIR PROGRAM (WDR)

Assists low-income residents by addressing critical repairs needed before weatherization services (WAP) can be implemented, ensuring homes are safe and eligible for energy efficiency upgrades.

WEATHERIZATION ASSISTANCE PROGRAM (WAP)

Provides energy efficiency improvements for low-income households, helping to reduce energy costs and enhance comfort through insulation, air sealing, heating system upgrades, and health and safety items.

FINANCIALS

At project:HOMES, our mission is **improving lives by improving homes**. We are proud to maintain a Candid Platinum Seal of Transparency on GuideStar, the highest standard for nonprofit accountability. This recognition reflects our dedication to using resources effectively, so every dollar we receive goes further in creating safe, healthy, and affordable homes for those in need.

Platinum Transparency 2024

Candid.

We are grateful for your support, which allows us to continue making a difference in the communities we serve. For a comprehensive view of our financials, including audited statements and Form 990, please visit our GuideStar profile at: [guidestar.org/Profile/54-1595851](https://www.guidestar.org/Profile/54-1595851)

FINANCIAL STATEMENT

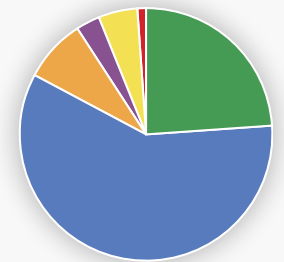
Change in Net Assets \$ 750,865
Total Net Assets \$16,504,832

ACTIVITIES STATEMENT

REVENUE	
Contributions	\$ 2,071,084
Grants - State	\$ 2,028,111
Grants - Federal	\$ 9,190,358
Local and other agencies	\$ 8,735,781
Program services revenue	\$ 140,298
Total Revenue	\$ 22,165,632

EXPENSES	
Rehabilitation	\$ 5,117,220
Energy Conservation	\$ 12,597,835
Affordable Housing	\$ 1,730,500
Volunteer Services	\$ 598,798
Administration	\$ 1,164,901
Fundraising	\$ 205,513
Total Expenses	\$ 21,414,767

TOTAL DOLLARS SPENT



- REHABILITATION 24%
- ENERGY CONSERVATION 59%
- AFFORDABLE HOUSING 8%
- VOLUNTEER SERVICES 3%
- Community Supported Program
- ADMINISTRATION 5%
- FUNDRAISING 1%



Kerri Walker

Dennis LeBlanc

Thank You to Our Donors!

To view the list of our gracious supporters and Community Engagement Board members, scan this code.



Honoring Their Legacy

Earlier this year, project:HOMES mourned the loss of two long time, dedicated team members, Kerri Walker and Dennis LeBlanc. Their work in support of our mission—improving lives by improving homes—continues to inspire us.

Kerri Walker, who recently retired as Vice President of Energy Conservation, leaves behind a legacy of innovation and compassion. She was instrumental in building impactful programs and fostering a supportive environment for her team. Known for her kindness, love of nature, and unwavering support of others, Kerri was not only a mentor to many but also a friend to all who knew her.

Dennis LeBlanc dedicated 16 years to project:HOMES, where his craftsmanship played a vital role in shaping the future of many families. His work helped more than 100 families achieve the milestone of owning a quality, affordable home and provided over 130 critical home repairs for existing homeowners. Dennis's vibrant personality, his love of good coffee, and his signature brightly colored front doors made a mark on everyone he met.

As we reflect on their contributions, project:HOMES is committed to finding meaningful ways to honor Kerri, Dennis, and others we have lost, ensuring that their legacy lives on through the work we do every day.

BOARD OF DIRECTORS

John Tull
Chair
Atlantic Union Bank

John Thaniel
Vice Chair
Government Operations, LLC

Billy Trigg
Secretary/Treasurer
Retired, Marsh & McLennan

Dana Ballenger
McGuire Veterans Hospital

Steven A. Benham, Sr.
Retired, Hopewell Redevelopment and Housing

Art Bowen
Retired, Virginia Housing

Jonathan Frank
Williams Mullen

Anne Garrett
Community Representative

Aretha Harris
University of Richmond

Rebecca McNamara
Dominion Energy

Hunter Snellings
Greystone Affordable Development

Patricia Trotta
Partnership for Housing Affordability

Barbara Vaughan
Retired, RRHA

PERMANENT VOLUNTEERS

Pete Adler
Keith Armistead
Brandon Armor
Patience Armstrong
Bruce Arnette
Remmie Arnold
Tim Atwood
John Bailey
John Bander
Gabriel Bib Noel
Holt Callaway
Steve Carnes
Wayne Chadwick
Anne-Marie Condlin
Chris Cook
Tom Cooper
George Davis
Dan Dixon
Ken Dougherty
Tim Evans
Ray Faszewski
Guy Fournier
Pete Gallini
Jerry Garofalo
Marilyn Gloyer
Randy Godwin
Jerry Hancock
Robert & Gail Harris
Steve Hittel
Lee Hlavaty
Wanita Hlavaty
Ron Hobbs
Bob Hodge
Kevin Judson
Ron Kasoff

Michael Keegan
Joel Keith
Morgan Kleen
Logan Kleen
Vince Kokal
David Koogler
Tom Krupa
Denis Macguire
Kyle Martin
Robert McMichael
Keith Mottley
Jere Obrien
Scott Osmundson
Sam Pepple
Bill Poole
Bryan Pope
Katie Roemer
John Rooke
Timon Schumacher
John Schwarz
Paul Shively
John Shugars
Pete Sizemore
John Smith
Andy Smith
Walter Smith
Terry Taylor
Russell Titone
Mike Trancynger
Steve Treagle
Billy Trigg
Tom Weir
Tim Wolfgang
Ray Yamaoka
Bill Yanovitch



project:HOMES
88 Carnation Street, Richmond, VA 23225

804-233-2827
projecthomes.org

