



# New Amenities and Resources at Bermuda Estates

This year, project:HOMES revealed a brand new Community Center at Bermuda Estates. The original vacant office building was fully gutted, and the original roof structure was removed while preserving the exterior shell of the building. The original space was doubled with a new wood-framed addition to the building.

*—continued*



## New Amenities and Resources at Bermuda Estates —continued

During the grand opening event in July, residents had the chance to tour the new center and hear about the events, classes and workshops planned for the new space. “The Community Center is the best they have done for us. It is something that beautifies the park entrance. It looks good. It makes the park look better because it is a beautiful building,” said Rosalba Hernández, Bermuda Estates resident.



project:HOMES Director of Housing Innovation, Zack Miller, led the construction of the building, which includes two offices, a kitchen, and a large multipurpose room. The exterior of the building has three new covered patio spaces with ceiling fans in the front, rear and side of the building to allow for indoor and outdoor events. The original garage door opening was kept with a new glass garage door that provides good visibility of the yard for parents during classes or can be opened to join the multipurpose space with the yard during parties and other events. In November, project:HOMES won a Golden Hammer Award for the Community Center in the Best Placemaking Arts & Engagement category.

“It was really cool to feel the rising excitement from residents as the building progressed. They were always asking questions and stopping by to see the progress,” said Zack. “There was an immediate demand to rent the

space for parties and the ESL classes moved from the temporary office to the Community Center the very week it opened. I look forward to seeing how the uses evolve over time, especially once the playground is installed.”

The new center is now the home of project:HOMES’ new Resource Coordination Program, which coordinates external resources and brings in classes and workshops on a variety of topics, including English as a Second Language (ESL), financial literacy, health and wellness, food security, public safety, and more. Through the Resource Coordination Program, project:HOMES partners with other nonprofit organizations to hold collaborative workshops in the new space. So far, resource partners have included Chesterfield County, FeedMore, local teachers, VA HealthCare Foundation, the Community Tax Law Project, and the residents themselves.

project:HOMES Community Engagement Manager, Claudia Guerrero Barrera, runs the program and has office space at the new center. “It’s wonderful. I am grateful for having a bigger space for classes and other events that we are hosting. It was emotional when I saw everybody comfortably taking their ESL class. It was so hard to fit 10 people in the space we had before.” “Resource coordination is so beneficial for us. I love having access to different workshops and classes,” said Rosalba Hernández.

The new center also offers a place for residents to gather, share, and build community. A unique feature added to the entrance to the community center is a library for the residents. We received donations for books and children’s books. There is a system for renting out books and a comfortable place for children to sit and read. “They all love the new space! They are impressed by the quality of



### BERMUDA ESTATES DATA

- 171** INDIVIDUALS living in the park
- 46** HOUSEHOLDS living in the park
- 11** HOME REPAIRS
- 13** RESIDENTS in Community Leadership Council
- 14** COMMUNITY EVENTS
- 8** RESOURCE programs/workshops

the space. They think it’s beautiful. They also love all the amenities. Plus, it helps them to feel safe, and to have a space for their kids to play. They also have a bigger space to celebrate their kids’ birthdays, and their celebrations in general,” said Claudia.

In addition to resources, project:HOMES also plans community events for the residents, such as movie nights, Christmas parties, and cultural celebrations, such as Día de los Muertos. project:HOMES does its best to plan events and coordinate resources that match the needs and cultural backgrounds of the residents in the park. They have a chance to give input for events and resources as well as other park decisions through the Community Council. The Community Council is a group of approximately 13 residents who meet monthly to receive updates from project:HOMES and have a voice in future decisions. They are the ambassadors for the community.

“I really like the activities that project:HOMES hosts at the center. And, the new center gives us a chance to meet and share thoughts with other residents,” said Juana Hernández, Bermuda Estates resident. In the upcoming months, project:HOMES plans to host a wellness fair at the community center in collaboration with Chesterfield County and the Department of Health, as well as add a playground to the space!



# A Ramp for Gracie K.

Gracie K. loves her new ramp and says, "It's mine." She uses it to get to the school bus every morning and re-enter the house after school. Calling the ramp "her home," she creates her own "fort" on the ramp to play with her dolls and cars. "It creates a place of safety for her," said Heidi Grueser, Gracie K.'s mother and Pastor at Prince George Christian Church. "The ramp is wonderful," said Heidi. "Before, I had to carry her. It's so much of a relief. It helps so much. It's really a Godsend."

Diagnosed with Juvenile Arthritis at the age of five, Gracie K. had to begin using a wheelchair to get around. Despite the pain she endures from the disease, Gracie K. is full of life. "She's an engaging, happy child who loves life and loves people," said Heidi. Earlier this year Gracie K. started chemo, in hopes it will put her Juvenile Arthritis into remission. She will undergo the treatment for another year.

Gracie K. can walk some and the new ramp provides her support to walk around outside and safely re-enter the house. "Every time we use the ramp, it gives us a warm, fuzzy feeling that we are loved. It's a gift of love from God," said Heidi, who's grateful for the men's group at her church for stepping forward to contact project:HOMES and volunteer to install the ramp. "project:HOMES brought hope to us. Made us feel loved," said Heidi. "The ramp is a beacon of light."

**1,020** INDIVIDUALS impacted  
**527** HOUSEHOLDS served  
**804** TOTAL VOLUNTEER projects



# Repairs Help a Great-Grandmother Receive Energy Improvements

Judith Frederick adores her home in Chesterfield County. "It's perfect for me because it's all on one level and I have the most wonderful neighbors," she said. "When you're alone and old, it makes a big difference."

In 2001, Judith and her husband, Fred, moved into the home. They were looking for a home with a smaller, more manageable yard than their previous house. Fred passed away 16 years ago, but Judith is determined to stay in her home. "I'm content here," said Judith, who has 12 grand-children and 11 great-grand-children.

The cost of repairs on the house exceeds Judith's budget so she was thrilled to see that Dominion Energy advertised help with weatherization services on the back of the power bill. "I called and I thought they would send me some weather stripping, but they sent project:HOMES," said Judith.

Unfortunately, Judith didn't qualify for the federally funded Weatherization Assistance Program (WAP) project:HOMES offers. In order to qualify, the home must be in a certain working order, called "weatherization-ready." Judith needed to have some of the repairs already completed before she could qualify for WAP.

The federal government sets the rules for WAP, including qualifications, income requirements and house requirements that project:HOMES must follow. But, thanks to project:HOMES' Weatherization Deferral Repair Program (WDR), we were able to repair Judith's home and get it 'weatherization-ready' to qualify for WAP.

Funding for this special program is provided by the state through the Virginia Department of Housing and Community Development. In the last year, project:HOMES provided repairs to 160 single family homes and 230 apartment units through WDR so that each of these households could qualify for weatherization.

At Judith's house, project:HOMES replaced the roof and installed a new HVAC system. Both were 28 years old, original to the house. The roof was missing some shingles and needed to be replaced before insulation could be added to the attic. "It could have started to leak at any moment. I knew it needed replacing, but I didn't have the money for the work," said Judith, who was shocked project:HOMES was able to do so many repairs at her home. "The work was just amazing. They were so efficient and cleaned up after themselves," she said. "Everyone was delightful. I couldn't have asked for nicer people."

After the repairs were done, project:HOMES could provide the energy efficiency and health and safety measures from WAP at Judith's house, including insulation, air sealing, energy efficient light bulbs, and smoke detectors. The crew also wrapped the hot water tank and add a new vapor barrier to the crawl space. "I never expected them to do so much," said Judith. "There's no way I could have afforded any of the work. It was such a blessing. I'm extremely grateful for everything they did."





Members of the project:HOMES team overseeing the program include:  
 Bryan Burris  
 Vice President of Energy Conservation  
 Melinda Fairwell,  
 Utility Project Coordinator, and  
 Rex McCoy  
 Housing Rehab & Equipment Specialist.

## Energy Conservation's First Solar Home

In partnership with Dominion Energy, project:HOMES' Utility Department completed its first Solar installation at the home of Randall Davis. Dominion customers that were previously served through the Dominion Energy Share program are now eligible for the Dominion Solar Program, pending that their home meets the solar shading analysis performed by our Solar Contractors, Nova Solar and Convert Solar.

"I've been researching solar for a while," said Randall. "I had some private companies come out to give me a quote. When I heard about the Dominion program, I called project:HOMES and they came out to do the weatherization first and then I inquired about the solar panels."

The Dominion Energy Income and Age Qualifying Solar Program is designed to assist qualifying low-income customers and elderly customers by reducing their energy expenses through the installation of photovoltaic systems. A photovoltaic system is composed of one or more solar panels combined with an inverter and other electrical and mechanical hardware that use energy from the Sun to generate electricity.

"Dominion's Income and Age Qualifying Solar Program is a game changer for homeowners that qualify and are looking to lower their cost in energy bills," said Bryan Burris,

project:HOMES' Vice President of Energy Conservation. "A new solar panel system can be a steep investment for most individuals. Dominion Energy offers this program at no cost to the homeowner. We're proud and appreciative of the partnership between project:HOMES and Dominion Energy, and the positive impact we're having in our community."

As the first homeowner to receive solar panels on his house through this new program, Randall is excited to see the benefits. "I'm looking forward to possible savings on my bill and to help to save the environment," he said.

## Creating More Rental Opportunities

In partnership with Urban Hope RVA, project:HOMES completed an affordable rental duplex on North 30th Street in Church Hill. project:HOMES built the duplex and sold it to Urban Hope RVA, who works to identify residents and manage the rental property. Urban Hope RVA is a nonprofit organization that partners with clients to gain financial health, secure safe, quality, affordable rental housing, and chart pathways to homeownership.

"project:HOMES is a great partner for Urban Hope since they share our commitment to building quality homes for our clients," said Sarah Hale, Executive Director of Urban Hope. "They have the same desire as we do to provide affordable housing for those at lower incomes, and they know that Urban Hope is skilled at tenant placement and counseling toward thriving. And we know they are strong at efficient development consistent with the character of our neighborhood. There's a mutual trust between us that we are on the same mission: creating opportunity."

Urban Hope is the only agency in the East End of Richmond focused on rental housing that remains affordable for people making below 50% Area Median Income (AMI). Their vision is for a thriving community where everyone can find a home.

"The partnership allows us to expand what we do and who we serve, while not straying from the strategic focus of what we do, and what our skillset is," said Matt Morgan, project:HOMES Director of Affordable Housing Development. "We know we are great at building and developing housing, and Urban Hope is great at managing low-income scattered site rental housing, while giving their renters the tools to succeed."

Seven organizations were involved in making this rental duplex a success. The land under the rental home was formerly tax delinquent and city-owned before being made available through the Maggie Walker Community

Land Trust's Richmond Land Bank program to Urban Hope. project:HOMES secured funds from Virginia Housing and the Richmond Planning District Commission, administered by the Partnership for Housing Affordability.

"Affordable multifamily housing is perhaps the biggest need within the housing crisis, but not everyone wants to live in a large apartment building, said Morgan. "Units like these allow people to have a little more freedom of choice in where they live and can be a better option for people with unique housing needs."



# A Lead-Safe Home in Petersburg

Alice Washington couldn't imagine living anywhere else. Her historic home on Liberty Street in Petersburg, where she lives with her grand-daughter and great-grandson, means the world to her. She loves the beautiful wrap around front porch, the big yard, the neighborhood and all the memories the house holds for her. She grew up in the home, raised her three children there and plans to leave the property to her family.

"I owe it to my parents to keep this house in the family," said Alice. "My father, mother and aunt all died in 1998 trying to save the family home. A fire engulfed the hallway and they all died from the smoke damage they suffered while trying to put the fire out and escape."

The house was built in 1908 and Alice works hard to try to handle all the maintenance and repairs on the home, but she didn't have the money for major repairs. This year, she desperately needed to replace the siding that was deteriorating. She reached out to project:HOMES, since we had helped her with a new roof in 2019.

While on-site at Alice's house, project:HOMES discovered lead paint in the siding boards and also inside on the windowsills, door trim and the baseboards. Thanks to our Lead-Based Paint Hazard Control Program, funded by the Virginia Department of Housing & Community Development, Alice qualified for lead removal services. project:HOMES replaced the siding with new Hardi-plank boards to meet the

guidelines established for historic homes. Inside the home, workers removed the lead paint and new paint was applied to make her home safe. "I feel so much safer, especially for my 9-month-old great-grandson who lives with me," said Alice. "He is crawling everywhere and now he can roam and I don't have to worry about him getting sick."

Due to rotten boards and deterioration on the front porch, project:HOMES also re-did the front porch with new flooring and a new ceiling. The laundry room floor and a closet ceiling were also replaced because they were damaged from water leaks. "project:HOMES transformed the house. I never could have imagined it would look this great," said Alice. "I feel blessed and grateful. I would have never been able to do this on my own." "He is crawling everywhere and now he can roam and I don't have to worry about him getting sick."

Due to rotten boards and deterioration on the front porch, project:HOMES also re-did the front porch with new flooring and a new ceiling. The laundry room floor and a closet ceiling were also replaced because they were damaged from water leaks. "project:HOMES transformed the house. I never could have imagined it would look this great," said Alice. "I feel blessed and grateful. I would have never been able to do this on my own."



BEFORE



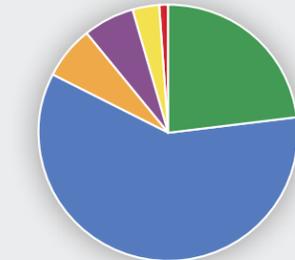
## ACTIVITIES STATEMENT

REVENUE	
Grants Rehabilitation	\$ 4,567,282
Grants Affordable Housing	\$ 757,614
Grants Weatherization	\$ 12,735,901
Contributions	\$ 1,481,108
Investment Income	\$ 699,945
<b>Total Revenue</b>	<b>\$ 20,241,850</b>
EXPENSES	
Program Services	\$ 17,573,420
Management & General	\$ 1,195,158
Fundraising	\$ 201,850
<b>Total Expenses</b>	<b>\$ 18,970,428</b>
<b>Change in Net Assets</b>	<b>\$ 1,271,422</b>

## FINANCIAL POSITION STATEMENT

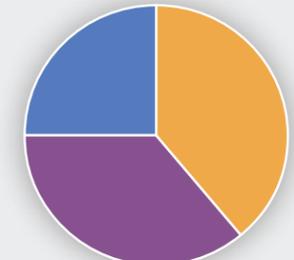
ASSETS	
Cash & Investments	\$ 2,439,534
Accounts Receivable	\$ 1,135,271
Grants Receivable	\$ 6,271,411
Inventory of Real Estate	\$ 4,021,716
Property and Equipment	\$ 427,437
Investments	\$ 2,125,263
<b>Total Assets</b>	<b>\$ 16,420,632</b>
LIABILITIES	
Current Liabilities	\$ 1,599,514
Long-term Liabilities	\$ 3,445,671
<b>Total Liabilities</b>	<b>\$ 5,045,185</b>
<b>NET ASSETS</b>	<b>\$ 15,753,967</b>
<b>Total Net Assets</b>	<b>\$ 20,799,152</b>
Current Assets to Current Liabilities	6:1
Total Assets to Total Debt	4:1

## TOTAL DOLLARS SPENT



- REHABILITATION 23.2%
- WEATHERIZATION 59.5%
- AFFORDABLE HOUSING 6.7%
- ADMINISTRATION 6.3%
- VOLUNTEER 3.2%
- FUNDRAISING 1.1%

## VOLUNTEER PROGRAM COSTS



- MATERIALS 39%
  - LABOR 36%
  - FUNDRAISING 25%
- \$609,093** TOTAL COST

# project:HOMES Impact in 2023

WE SERVED

**4,398**  
FAMILIES

**11,876**  
INDIVIDUALS

SERVICE AREA & REACH



STAFF

**6**  
NEW EMPLOYEES

**56**  
TOTAL EMPLOYEES

**12**  
EMPLOYEES WITH 10+ YEARS OF SERVICE

GIVING

APPROXIMATELY  
**1,000**  
VOLUNTEERS



GAVE  
**13,212**  
HOURS



RESULTING IN  
**\$396,360**  
OF LABOR VALUE



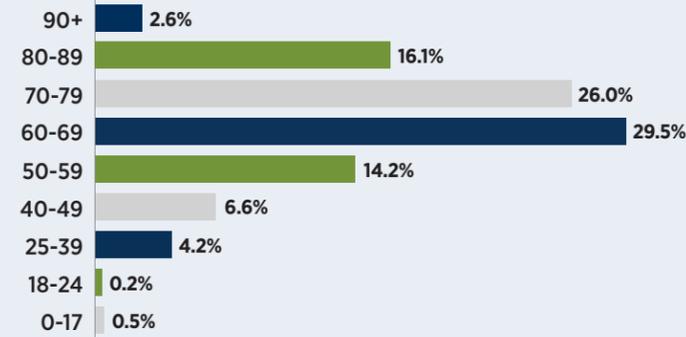
IN ADDITION, WE RECEIVED  
**\$1,812,702**  
IN CONTRIBUTIONS



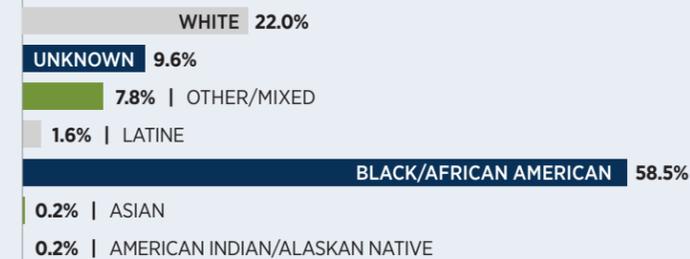
CREATING  
**\$2,209,062**  
OF TOTAL VALUE

## CLIENT SNAPSHOT

**AGE** Sample analyzed is equivalent to 62.5% of all households (1,388)



**RACE/ETHNICITY** MOE = 2.68% (99% CL)



THE AVERAGE CLIENT AGE WAS  
**66 years**

INCOME  
AVERAGE  
**\$26,399**

DISABILITY  
**45.3%**  
OF ALL HOMEOWNERS REPORTED A DISABILITY

## HOUSING UNITS PRESERVED

**41**  
HOMES MADE LEAD-SAFE

**152**  
HOMES RECEIVED MAJOR HOME REPAIRS

**169**  
RAMPS BUILT & INSTALLED

**302**  
SENIOR APARTMENTS MANAGED

**3,388**  
HOMES & APARTMENTS RECEIVED UTILITY IMPROVEMENTS

**224**  
HOMES & APARTMENTS WEATHERIZED

**635**  
HOME REPAIRS MADE BY VOLUNTEERS

**2**  
HOMES RECEIVED SOLAR PANELS

**46**  
MANUFACTURED HOMES MANAGED & PRESERVED IN BERMUDA ESTATES

**290**  
HOMES MADE WEATHERIZATION-READY

**50**  
HOMES MADE MORE WATER EFFICIENT

**9**  
HOMES RECEIVED HEALTH-FOCUSED REPAIRS

NEW UNITS OF HOUSING CREATED

**22**  
NEW HOME OWNERSHIP OPPORTUNITIES

**2**  
NEW UNITS OF RENTAL HOUSING



SCAN TO LEARN MORE about our data report

project:HOMES



## Celebrating Retirements

Congratulations to Kerri Walker and George Spires on their retirement from project:HOMES! They were both passionate, dedicated employees at project:HOMES who will be greatly missed.

**Kerri Walker** was with project:HOMES for 17 years and retired in September. She started working in the volunteer department managing a handicapped accessibility grant. Then, she moved to the Affordable Housing Department, first working on owner occupied home repair. After that, she started building new homes in our construction division. During the American Recovery and Reinvestment Act of 2009, Kerri was asked to head up a new Weatherization program and developed the Multifamily Weatherization program. Four years later, she became the head of the Energy Conservation Division as Vice President.

"I got to work with highly motivated and talented staff, and I am thankful for the diversity of talent, abilities, and work styles at project:HOMES. Though I am looking forward to retirement, I will miss this tremendous staff," said Kerri Walker.

**George Spires** was an accountant at project:HOMES for 16 years and retired at the end of the last year. While we were very sad to see him go, after years of hard work (even on the weekends), he deserves some much-needed relaxation. George said he enjoyed working at project:HOMES because of the people he worked with, both internally and externally. He liked the work he did and believed it gave him a "sense of purpose."

George and Kerri have been such bright lights in our organization during their tenure with us and we are truly going to miss both of them!

## Thank You to Our Donors!

The project:HOMES Board, Community Engagement Board, and Staff sincerely thank our donors for their support between July 1, 2022, and June 30, 2023. To view the list of our gracious donors, scan this QR code or visit our website at [www.projecthomes.org/donors](http://www.projecthomes.org/donors)



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