

Memories OF MS. MAYBELL

In May 2021, our community lost our dear friend, Ms. Maybell Fountain. She was a neighbor, an employee, an active community member, and friend to all of us at project:HOMES. To honor her and the impact she had on us, the staff decided to paint a mural in her honor on what would have been her 97th birthday. The mural faces the project:HOMES office and serves as a permanent memorial to Ms. Maybell.

“The mural is extraordinary! It’s a monumental dedication to my mom. It’s bigger than life – a forever memory,” said Cynthia Hagood, Ms. Maybell’s daughter. “We feel gifted. The whole family is overwhelmed by the overpouring amount of love from everywhere, especially project:HOMES.”

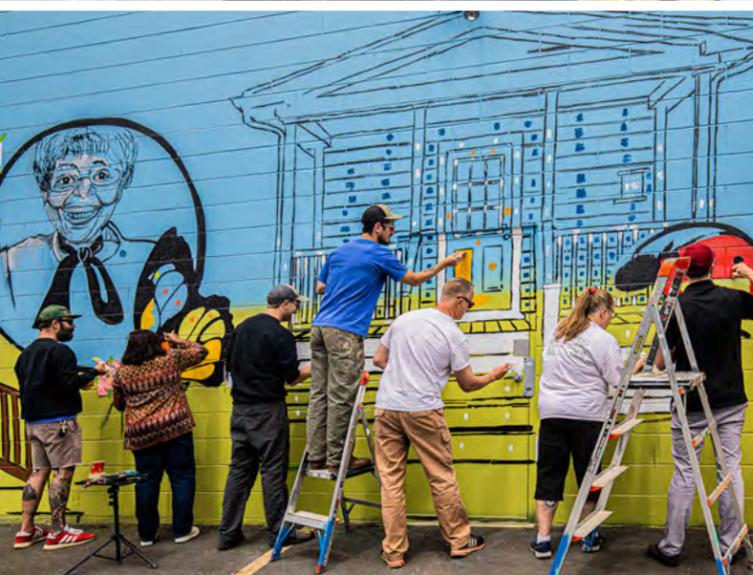
project:HOMES homebuyer, Sir James Thornhill, who purchased one of our Solar Row homes in 2019, prepared the mural for us and led the event. He and his staff also added finishing touches and painted Ms. Maybell onto the mural. He is an internationally recognized muralist, born and raised in Jackson Ward. Adding the project:HOMES mural to his portfolio, he now has 24 murals around the City of Richmond!

Our staff and Ms. Maybell’s family joined together to enjoy a day of painting, team building and reminiscing. “She cared about project:HOMES so much. You all were her everything,” said Cynthia, who was thrilled to meet the artist and be a part of the painting with her family and project:HOMES staff members.



—continued





Memories of Ms. Maybell

(continued)

In addition to the portrait of Ms. Maybell, the mural also includes 4 different project:HOMES houses, including one of our manufactured homes in Bermuda Estates. "Mom would have been ecstatic about the mural! She would have brought everyone by to see it and called everyone about it," said Cynthia. "I know she sees it."

This mural not only honors a dear friend of ours but shows how project:HOMES made investments in our Mission Advancement team, our staff culture, and our staff engagement activities this year. Fostering a creative and collaborative workspace makes our work much more fun and impactful!

EMPLOYEE DATA

Data During Fiscal Year 2021-2022

49 Employees, including new hires

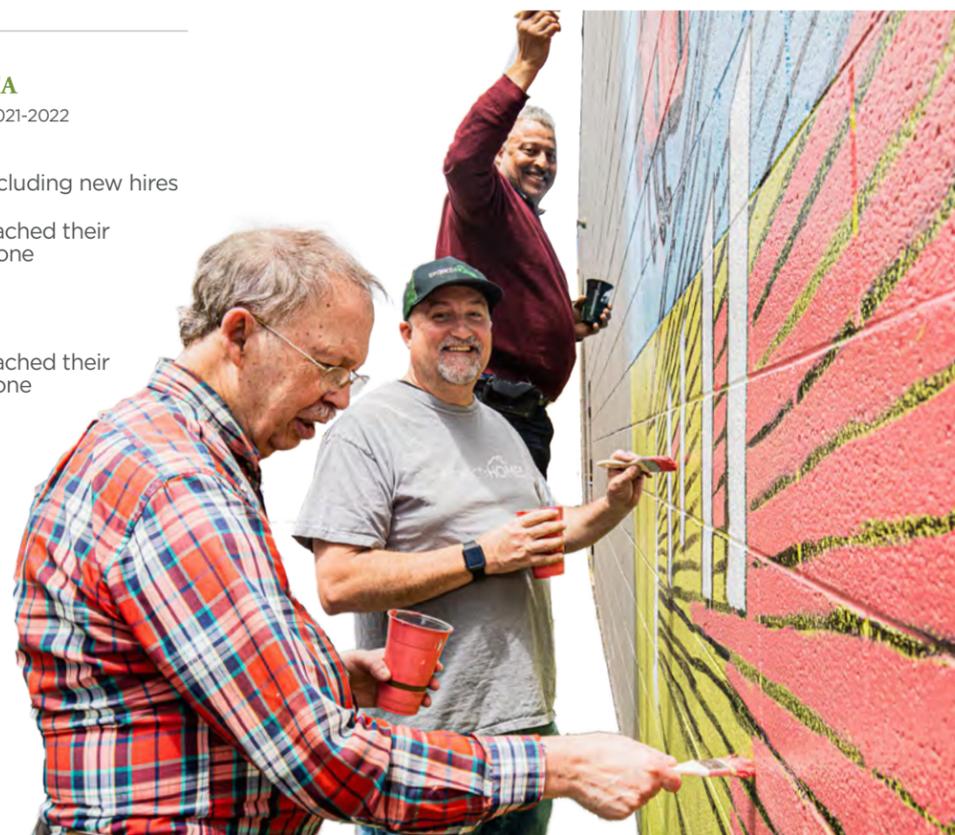
12 Employees reached their 10-year milestone

11 New hires

6 Employees reached their 15-year milestone



Sir James Thornhill,
Artist and project:HOMES
Homebuyer



Repairs Allow a Grandmother to Return Home

Vonda White couldn't imagine living anywhere else. She adores her home on Richmond's southside where she raised her 2 daughters and her son. "I've been here 30 years. This house holds many family memories, and it means a lot to me," she said.

Vonda's family is her top priority. She babysits her 2 grandchildren and takes care of her disabled daughter in the small, two-bedroom home. While she focused on her family's needs the past 2 years, she couldn't afford any home repairs. When Vonda's oil furnace stopped working last winter, she knew her and her daughter wouldn't be able to stay in the house and endure the cold, bitter temperatures. "It was awful," she said. They packed their belongings and moved in with Vonda's other daughter.

Vonda returned to her beloved house periodically. One day she found her bathroom flooded with water. Her toilet had started leaking, damaging her floor and crawl space. She knew she needed help to save her home. She called project:HOMES. "Within days, they were here," said Vonda. "It was amazing!" project:HOMES repaired the bathroom and crawl space, and Vonda was shocked to see the transformation in the bathroom. "The work was extensive. I never could've afforded that," she said.

HOME REPAIR DATA

399 Individuals impacted

236 Households served

26 Lead projects completed

6 Mobile home repairs on units not located at Bermuda Estates

ENERGY CONSERVATION DATA

3,852 Multifamily units and

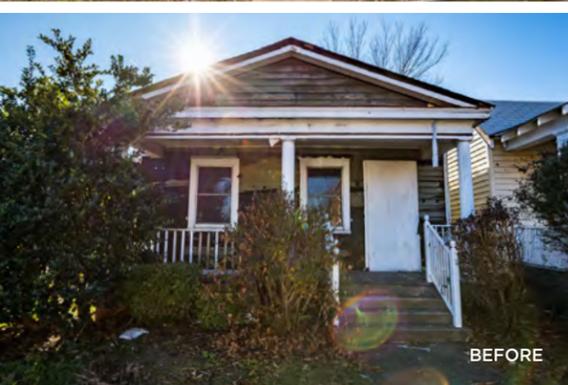
356 Single family homes served through weatherization (WAP) and utility programs

50 Single family homes served through the city of Richmond MetroCare Program

While inspecting her home, project:HOMES found additional problems needing immediate attention for the safety of the family. "When they told me I was getting a new roof, new doors, and a new heating and cooling system, I was shocked. I started crying," said Vonda, who was overwhelmed knowing she was going to be able to move back home. "This new heating system will save me so much money and is safer for us," said Vonda.

In addition to the critical repairs done by the project:HOMES Home Repair Program, project:HOMES' Energy Conservation team also made improvements, including adding insulation to her attic, sealing air cracks, and replacing her hot water tank. These energy-saving fixes will help keep the house warm in the winter and lower her electricity bill. Vonda was thrilled the project:HOMES Volunteer Program installed railings on her porches. "I was worried one of the grandchildren would fall," she said. "All these repairs have made a tremendous difference. It's like I was on an extreme home makeover program."





TRANSFORMING *Maymont & Randolph*

In the 1950's, when the Downtown Expressway was constructed, hundreds of families were displaced and many homes destroyed or relocated to other neighborhoods, including Maymont and Randolph. This process especially isolated Black neighborhoods and removed community members from their homes.

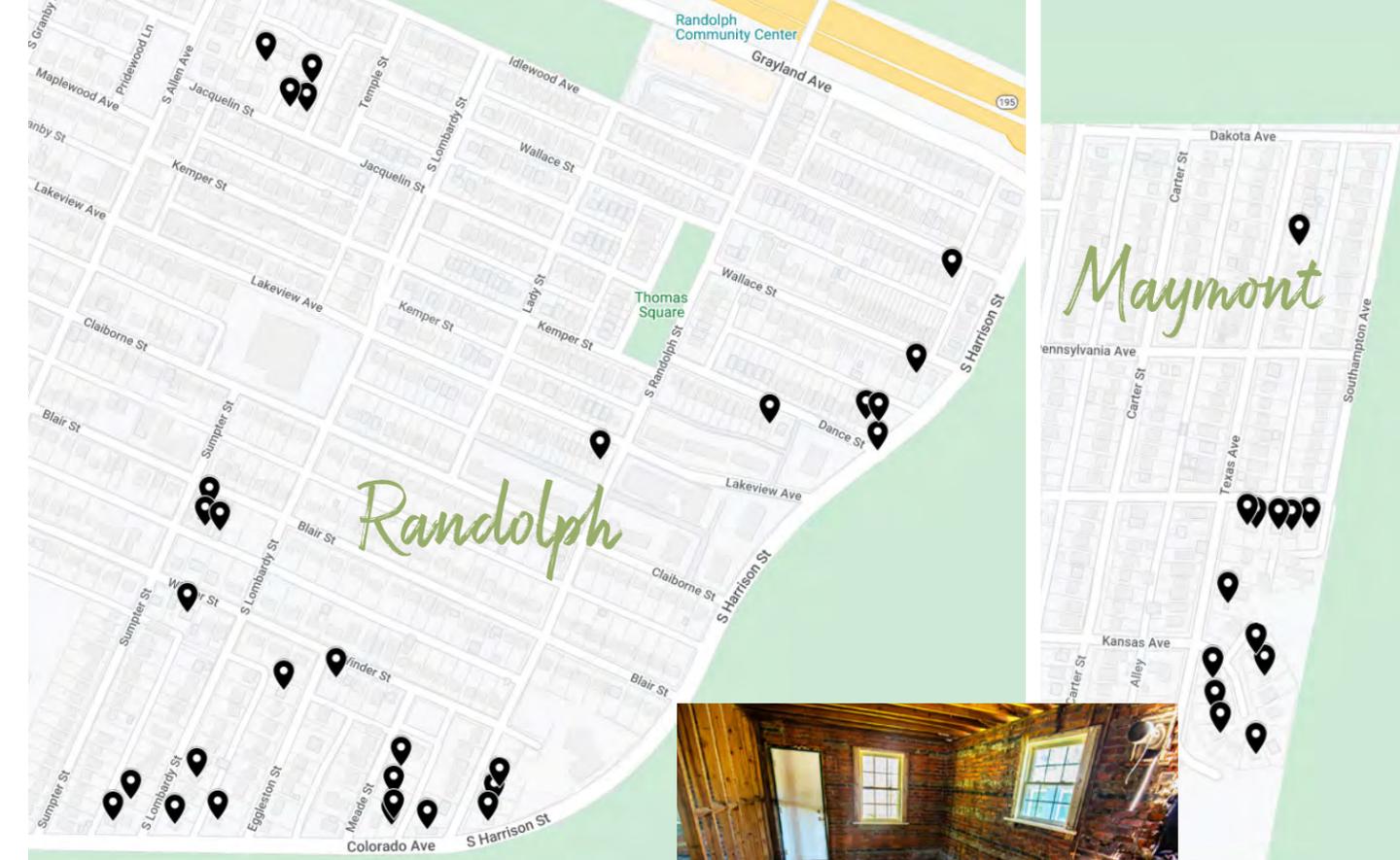
Following their relocation to Maymont and Randolph, these brick capes were used by the Richmond Redevelopment and Housing Authority (RRHA) as scattered site public housing until RRHA ended the program in 2007.

The houses sat vacant and boarded up for over a decade. Entire blocks and cul-de-sacs, including the area near the entrance to Texas Beach, were filled with empty homes.

In 2016, RRHA announced their initiative to partner with housing organizations to redevelop these homes into affordable homeownership opportunities. project:HOMES and Richmond Metropolitan Habitat for Humanity stepped forward to gut and renovate the 66 homes and turn them into new homeownership opportunities for low-to-moderate income buyers.

“project:HOMES looked at this project as a once in a lifetime opportunity to completely renovate and modernize a large concentration of starter homes for affordable homeownership in a very desirable neighborhood,” said Marion Cake, project:HOMES' Vice President of Affordable Housing Development.

In total, the major revitalization effort includes 66 homes, with project:HOMES renovating 38 of them. All the homes were completely stripped down to their masonry shells and rebuilt. The project is nearly complete, with the last couple of homes being sold in the coming months.



The effort has had a huge impact on the vibrancy of the community. Families facing economic barriers to home ownership and those who might not be able to purchase a home completely on their own could purchase one of these affordable homes in a thriving neighborhood. 23 of project:HOMES' properties were purchased by buyers through the Maggie Walker Community Land Trust (MWCLT), keeping them affordable in perpetuity.

project:HOMES and Richmond Habitat were awarded a Golden Hammer Award by the Historic Richmond Foundation and the Storefront for Community Design for the extraordinary revitalization efforts in the Maymont and Randolph neighborhoods. We also were awarded a VAGHC award in 2020 for our partnership with MWCLT.





Connecting with the Community in *Bermuda Estates*

It was another exciting year at Bermuda Estates! 200 individuals, including 72 children, call the park home. Residents come from diverse backgrounds, including countries throughout Central and South America, and Asia. As project:HOMES continues its work to improve Bermuda Estates, we're seeing firsthand the resiliency and resourcefulness of the community, which is endlessly inspiring.

Since project:HOMES purchased the park in September 2020, we've focused on 3 areas of improvement: stabilization of park infrastructure and existing manufactured homes; unit replacement with new manufactured homes designed by project:HOMES and Virginia Tech; and community engagement and resource coordination.

BERMUDA ESTATES DATA

- 200** Individuals served
- 50** Households served
- 34** Home repairs
- 14** Residents in Community Leadership Council
- 5** Community Events

In the first year, project:HOMES completed major infrastructure repairs and made the park safer for the 50 families living there. To-date, half of the park (25 households) have received extensive repairs to their unit.

Through our community engagement work, we hosted many events at the park, including our first Christmas Party! A committee of residents along with staff helped plan the celebration. Everyone brought a dish representing their culture. Two members of the

project:HOMES staff dressed as Santa and Mrs. Claus and handed out gifts for every child. We cut a cake with the community, ate together, and celebrated with the breaking of a piñata.

We also hosted our second community listening session to reveal the design of the new community center to residents. We demonstrated ways their feedback informed the design. In September, we hosted a movie night for kids to celebrate back-to-school and Hispanic Heritage Month. In October, we created a Community Council, a group of 14 residents who represent the needs and voices of the park and help project:HOMES make decisions, plan events and identify resource gaps.

"One thing I appreciate is the fact that they listen to what I have to say. The fact that we can express ourselves in our language is amazing," said Cesia Luke, a Bermuda Estates resident. "The administration is great. They help us unite the community and the kids are more active due to the activities they create. They also bring kids and adults together through the activities they organize."

Last summer, we established the Resource Coordination Program to connect residents to external resources, break down barriers they might face, and provide access to resources that more opportunity-rich neighborhoods have access to.

From individual-based programs to large-scale classes, we connected residents with varying resources. We applied for and received rental relief for residents during the pandemic through Chesterfield County. To address stray cats in the park, we partnered with Lost Dog Foundation to neuter them. We also assisted 3 teenagers in the park with applying for college scholarships and all 3 were awarded funds by the Virginia Manufactured and Modular Housing Association.

"Our availability and openness to listen and to respond to the community has helped us gain and maintain the trust of the community," Claudia Guerrero Barrera, project:HOMES' Community Engagement Manager. "Our engagement approach has also been intentional in connecting the Spanish and English community, so no one feels isolated or excluded from participating in events, programs, meetings and celebrations."

One of our biggest resource coordination projects was a month-long English as a Second Language (ESL) class to teach mothers in the park how to advocate for themselves and their children. Lessons included how to ask for an interpreter and register a child for school. With on-site childcare provided, 13 family members were able to improve their ability to communicate with teachers and school staff about their children's education.

"I am even learning English through the classes they have provided! project:HOMES is incredible, and the community is definitely grateful! I am grateful," said Cesia.

By fall of next year, the construction of the Community Center will be complete, and we will operate our Resource Coordination Program at a larger capacity. The space will be the foundation for future opportunities we hope to provide for families through partnerships with other local organizations who share our mission of setting up families in manufactured housing for future success.



RICHMOND'S FIRST 3D-Printed Home

Tiffany Terrell says she feels like a superstar as the homeowner of Richmond's first 3D-printed home. project:HOMES was a partner in this innovative project, alongside Virginia Housing, Virginia Tech, Alquist, RMT Construction and Better Housing Coalition. "I lucked out! I feel like a small-town hero," said Tiffany. "I'm so happy with it. It has everything I wanted."

The unique house displays an innovative solution to affordable homebuilding and is located across the street from the project:HOMES office. Tiffany purchased the home for her and her 14-year-old daughter, Makayla. As a first-time homebuyer, Tiffany was ready to quit looking for a home in Richmond before she visited the 3D-printed home. She had a difficult time finding a quality home in her price range and was disappointed by the lack of affordable homes in the Richmond region.

SINGLE FAMILY HOME DEVELOPMENT DATA

- 19** Homes sold
- 13** Home renovations
- 5** New homes built
- 1** Modular home installed

Technologies like 3D-printing could provide a faster, less expensive alternative to traditional home building. "I didn't know anything about 3D-printing. I came to see it when it was bare bones. It looked like a brand-new house," said Tiffany. "I did my research after that and thought, 'This is pretty cool.'"

A massive 3D modular construction printer from Denmark built the exterior walls with 150 layers of 3D printed concrete. The walls allow the house to better retain temperature,

which saves on heating and cooling costs. They also resist extreme weather and cut down on maintenance. Traditional construction techniques were used to complete the concrete slab foundation, roof system and interior walls. The three-bedroom, two-bath home is all-electric and includes vinyl plank floors, a kitchen island, laundry room and a covered front porch. The home is designed to be comfortable, durable and affordable to maintain. Its energy-saving features are designed to be more energy-efficient than code.

"I am blessed to have this house," said Tiffany. "It's a really nice house. It has all the bells and whistles." After living in a small apartment, Tiffany is enjoying having more space, two bathrooms and a washer and dryer. Her favorite part of the house is the spacious front porch where she can relax. She says it's the perfect place for her and her daughter to sit and talk after a long day of work and school. "The first night in the house, I couldn't believe it was mine. I was so happy," said Tiffany. "It feels great to own a home."



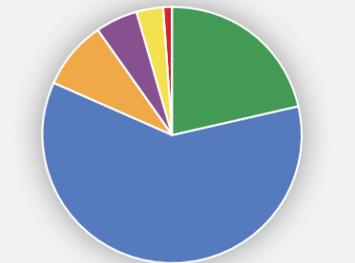
ACTIVITIES STATEMENT

REVENUE	
Grants Rehabilitation	\$ 3,836,003
Grants Affordable Housing	\$ 1,815,624
Grants Weatherization	\$ 11,249,228
Contributions	\$ 2,641,017
Investment Income	\$ 255,792
Total Revenue	\$19,797,664
EXPENSES	
Program Services	\$ 15,655,539
Management & General	\$ 893,497
Fundraising	\$ 161,582
Total Expenses	\$16,710,618
Change in Net Assets	\$ 3,087,046

FINANCIAL POSITION STATEMENT

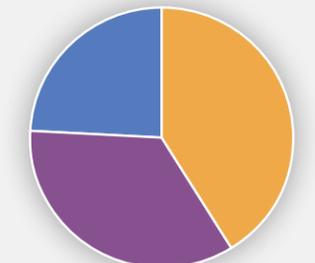
ASSETS	
Cash & Investments	\$ 2,977,639
Accounts Receivable	\$ 1,525,546
Grants Receivable	\$ 5,097,533
Inventory of Real Estate	\$ 3,022,462
Property and Equipment	\$ 3,224,374
Investments	\$ 2,118,817
Total Assets	\$17,966,371
LIABILITIES	
Current Liabilities	\$ 763,324
Long-term Liabilities	\$ 2,696,362
Total Liabilities	\$ 3,459,686
NET ASSETS	\$14,506,685
Total Net Assets	\$17,966,371
Current Assets to Current Liabilities	12:1
Total Assets to Total Debt	5:1

TOTAL DOLLARS SPENT



- REHABILITATION 21.6%
- WEATHERIZATION 60.2%
- AFFORDABLE HOUSING 8.7%
- ADMINISTRATION 5.3%
- VOLUNTEER 3.2%
- FUNDRAISING 1.0%

VOLUNTEER PROGRAM COSTS



- MATERIALS 39.9%
- LABOR 33.9%
- FUNDRAISING 23.2%

Helping a Determined Teenager *Rebuild His Life*

In March 2021, Samar Lemons, a Henrico High School football player, was paralyzed by a serious collision during a football game. After the incident, the 18-year-old student was in a rehabilitation center for 4 months. He worked hard with physical therapists to be able to come back home.

VOLUNTEER SERVICES DATA

- 1,370** Volunteers
- 864** Individuals impacted
- 450** Households served
- 327** Home repairs
- 148** Wheelchair Ramps installed
- 99** Emergency heating & cooling solutions
- 69** Immediate response projects

project:HOMES' permanent volunteers and a group of wonderful volunteers from Westminster Canterbury Richmond helped install a wheelchair ramp at his home, just in time for his birthday. "I was overwhelmed," said Samar. "I wasn't expecting that many people to come out and build a ramp for me. I'm pretty much covered in love. I can't escape it and I don't want to escape it! I just want to thank everybody."

Samar's mother, Dana Armstead-Guy, is relieved that Samar is no longer confined to his room. "The ramp has been amazing! Such a blessing. We couldn't do half of what we do without it. It makes everything much easier." Dana added that the ramp allows Samar to sit outside and have his independence and freedom again. "He

enjoys being outside and he can visit with the neighbors and go around the yard by himself," she said.

Samar started as a student at Old Dominion University this fall. He is majoring in computer engineering and taking his classes online. His goal is to continue to increase his mobility so he can spend at least 1 semester on campus. His family says he continues to maintain a positive outlook. Recently, he started swimming with Sportable, a nonprofit in Richmond providing athletes with physical disabilities access to sports. Dana said, "He was so nervous about the swimming, but he loves it!"

If you ask Samar what his future holds, he says, "I'm gonna walk. It's gonna happen." His story is one he hopes will inspire others. In the future, Samar wants to volunteer as a motivational speaker, hoping to encourage others who are living with a disability.



Improving Lives on the *Eastern Shore*

Karen Parker loves to see her boys, Sammie and Patrick, happy and having fun. She thinks the Eastern Shore is a great place to raise a family. Her sons enjoy nature walks at the beach, visiting the wharf, and raising chickens. Karen's house holds many memories for her. It's her family's home – the home her mother lived in before she died. Karen also cared for her uncle in the home before he passed away 2 years ago. "I don't want to leave. I love the sense of community on the Eastern Shore," said Karen, who lives in the house with her husband, 2 sons and teenage daughter.

ENERGY CONSERVATION DATA

- 40** Single family homes served through the Weatherization Deferral Repair Program (WDR)

During the pandemic, stress culminated for Karen. The HVAC system had problems and the floor in the bathroom and kitchen started to collapse. "The bathroom was the worst. We could only walk on one side. I was scared my boys would step in the wrong place. It's the only bathroom we have," she said. Karen called repair companies, but she couldn't afford their services. "The quotes were outrageous!

They were overpriced because of the pandemic. As a mother I felt guilty I couldn't get these repairs done," said Karen, who dreaded another winter struggling to keep the house warm.

Karen called project:HOMES for help. Unfortunately, Karen 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." Karen 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' new program, called the Weatherization Deferral Repair Program (WDR), we were able to repair Karen'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. Thanks to this program, we helped 40 families, including Karen, in the last year, who desperately needed repairs on their home, but were initially denied services through WAP. At Karen's house, project:HOMES repaired the bathroom, replaced the kitchen floor, and installed a new HVAC system. While the crew was on site, they discovered major problems. In the crawl space, there was pooling water and mold, caused by a water leak under the toilet and bathtub. project:HOMES fixed the broken water pipes, replaced the toilet and bathtub, and installed a new sump pump. The crew removed the mold to make the home safe for the family. "This was such a blessing. I had no idea project:HOMES was going to be able to help me with so much," said Karen. "I cried when the crew showed me the repairs."

After the repairs were done, project:HOMES could provide the energy efficiency and health and safety measures from WAP at Karen's house, including insulation, air sealing, energy efficient light bulbs, and carbon monoxide detectors. "I am forever grateful to project:HOMES. They did amazing work," said Karen. "My stress level is better. I feel better knowing I have a safe home for my family now."





Looking Towards the Future: A New Apartment Development for Seniors

project:HOMES hopes to provide more affordable apartments for low-income seniors in the near future! In June, project:HOMES purchased a former coal storage property in the City of Richmond's Swansboro neighborhood to build around 80 units of affordable apartments. project:HOMES will preserve the property's original carriage house and build the new apartment complex surrounding it.

"This is an exciting opportunity for us," said Matt Morgan, project:HOMES' Director of Affordable Housing Development. "We can use our skill set in real estate development and construction to create more affordable housing in the area. Since they are apartments, we can offer new housing opportunities for lower-income individuals than we have historically served with our single-family construction."

Working on a new construction project also gives project:HOMES the chance to strategically focus on innovative and creative housing types. After pre-development and community engagement are completed, construction will begin in fall 2023.

Thank You to Our Donors

The project:HOMES Board, Community Engagement Board, and Staff sincerely thank our donors for their support between July 1, 2021, and June 30, 2022. To view the list of our gracious donors, scan this QR code or visit our website at www.projecthomes.org/donors



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