

Better Homes.

Better Communities.

Better Lives.

Betternews

Better Housing Coalition changes lives and transforms communities through high quality, affordable housing.

BHC Home Named Best Residential Renovation

Alliance to Conserve Old Richmond Neighborhoods awards *Golden Hammer* to 2008 Fairmount Avenue



Left: 2008 Fairmount Avenue, a Queen Anne-style single-family home built ca. 1895

Below: Front hallway and staircase, before and after



Home Modifications

- **Pre-finished Hardiplank siding.** This blue cement-based siding replaced the existing brick and provides a durable, low maintenance exterior.
- **Blown-in cellulose insulation.** High quality insulation creates a protective barrier to the entry of outdoor allergens and pollutants, increasing indoor air quality and decreasing humidity levels.
- **Efficient heating and cooling systems.** Energy efficiency lowers utility bills and makes living in this home more affordable.
- **Energy Star™ appliances.** Energy Star™ is a government-backed program which helps protect the environment through superior energy efficiency.
- **Low-VOC paint.** The use of Low-VOC paint contributes to healthy indoor air quality.
- **Change in floor plan.** While the home's original room arrangement remained in tact, modest changes were made to accommodate the bathrooms, closets and mechanicals. BHC also reduced the home's square footage from 2,460 s.f. to 2,150 s.f. due to severe fire damage in the rear portion of the house from 2007.

Over time the beautiful Queen Anne-style home at 2008 Fairmount Avenue had deteriorated to an unlivable state. On top of neglect and abandonment, a fire caused extensive damage to the rear portion in 2007. BHC acquired the home in 2008 in a continuing effort to revitalize Fairmount Avenue, a main thoroughfare in the Church Hill neighborhood. It now stands strong again as a jewel of the 2000 block - a site in Church Hill that has been victim to blight. On November 12, the Alliance to Conserve Old Richmond Neighborhoods recognized BHC's rehabilitation of 2008 Fairmount Avenue with the *Golden Hammer* award for Best Residential Renovation.

BHC carefully maintained the unique historic character of the home, preserving features such as turned posts, spindles, decorative brackets, dentils, modillions, mantels and trim. Where façade details could not be repaired, they were recreated on site. Although the home is more than 100 years old, it has been upgraded with innovative green building technologies that contribute to healthy indoor air quality and energy efficiency. These modifications raise the home's comfort level while reducing utility bills.

With a long, proven track record in Church Hill, BHC is confident that the presence of this rehabilitated home will spark other rehabilitation efforts in the area and motivate residents to promote good stewardship of the block. For more information and pictures of 2008 Fairmount Avenue, visit www.BHChomes.org.



Better Homes, Inc., an affiliate of Better Housing Coalition, restored 2008 Fairmount Avenue to historic standards.

BHC Introduces first Tier-III EarthCraft™ Home to Richmond



115 E. 13th Street, the first Tier-III EarthCraft™ home in Richmond. It incorporates several modern eco-friendly features while retaining a classic architectural style consistent with the surrounding neighborhood.



Low-impact development and green building features are key to our holistic approach to community revitalization. Since 2006, BHC has constructed all of its single-family homes to EarthCraft™ standards. EarthCraft™ is a green building program which uses a flexible point system to certify high-performance, durable and energy efficient homes. The point system encompasses site planning, energy efficient techniques and operations, indoor air quality, water conservation, and resource-efficient design and materials, among other areas. In January 2010, BHC began a new chapter in local history by completing the first Tier-III certified EarthCraft™ home in Richmond, meeting the program's highest standards for green building.

This remarkable home in Oak Summit at Goose Creek is part of BHC's new neighborhood of 45 sustainable, affordable homes near historic Manchester. To achieve Tier-III certification for the home, BHC used pre-cut lumber to ensure minimal lumber waste during construction. Afterwards, all waste from the site was sent to a company that separates the materials to then be recycled.

Our future plans include *building all single-family homes to Tier-III EarthCraft™ standards*. This approach ensures that residents recognize savings in energy and maintenance costs and protects the environment. Check www.betterhousingcoalition.org for announcements about an upcoming ribbon-cutting event and a tour of this high-quality affordable home.

First Home Purchase a Happy Milestone for City Employee

When Richmond City employee Michael Venable found the newly-constructed Four Square-style house for sale in Oak Summit at Goose Creek, he knew it was the home for him. With the home being affordable, eco-friendly, and located just four blocks away from his work, Michael was eager to start the paperwork. "I like the layout," he said. "It's real nice. Also, I like the fact that it's not too far from my job. It's real convenient. With high gas prices, I can even ride my bike to work." Michael, a gas and water service technician, closed on the 1,550 square-foot home this past September.

Michael's first home - also one of the first homes constructed in Oak Summit at Goose Creek - came equipped with several cutting-edge green building technologies which drastically reduce energy consumption and utility bills. It includes a solar hot water heating system and the highest quality insulation package available.

As one of the first homebuyers in BHC's new neighborhood adjacent to Manchester, Michael was able to be a part of the grand opening event for Oak Summit on July 30. He happily joined

Mayor Dwight Jones, BHC President and CEO T.K. Somanath,

and other distinguished guests on the front porch of his new home for the ribbon-cutting ceremony. Michael will soon be

joined by more neighbors as BHC continues to transform the surrounding blocks. "This neighborhood is living proof that

public-private partnerships can make a tremendous impact on individuals, neighborhoods and the environment," says T.K.

"The common thread between thriving communities and thriving economies is home ownership, and with the City and other

partners, we are creating a better city, one homebuyer at a time."



Above: Michael Venable in the front yard of his new home.

Left: Michael is joined on his porch by Mayor Dwight Jones, BHC President/CEO TK Somanath and other distinguished guests for the ribbon-cutting of Oak Summit at Goose Creek.

New Friendship Café at Rockwood Village Brings Residents Together

Rockwood Village has opened a new Friendship Café in partnership with Senior Connections. The Friendship Café provides a gathering place for residents and other people from the community 60 or older. Participants can enjoy a hot, nutritious meal at lunchtime as well as social activities like games, exercise, lectures and occasional field trips with transportation provided.

The Friendship Café also continues to be a very popular and successful program at Monarch Woods, another BHC senior community. The Café recently acquired a 15-passenger van, enabling the group to go on outings in the community - including trips to parks, restaurants and shopping centers.



Friendship Cafés at two BHC senior communities contribute significantly to the residents' active quality of life.

Claiborne Square Apartments: A Cornerstone for Change in Petersburg

In partnership with the Restoration of Petersburg CDC, Better Housing Coalition will begin construction on an affordable, eco-friendly senior community in early 2010. The Claiborne Square Apartments, named in memory of Mason Connie Claiborne of Abram Lodge No. 10, will be located adjacent to Tabernacle Baptist Church on Halifax Street. The lodge donated this land to the church. Upon completion, Claiborne Square Apartments will feature 34 one-bedroom and 13 two-bedroom apartments with rents starting as low as \$500 a month. Forty-three of these apartments will be housed in the main building, with four in a separate cottage. This new community will be the catalyst for additional transformation in Petersburg.



Rendering of the Claiborne Square Apartments - main building and cottage.

On Sunday, November 22, nearly 150 people came together for a kickoff event at the future site of the senior apartments. Mayor Annie Mickens, City Manager David Canada, and Reverend Robert Diggs of Tabernacle, who were among the panel of guest speakers, acknowledged the apartments as a critical step to removing blight in the surrounding neighborhoods and improving the quality of life for people living in the city. For updates on the development of Claiborne Square Apartments, visit www.betterhousingcoalition.org.

Above right: Mayor Annie Mickens
Right: Ceremonial ground breaking at the future site of Claiborne Square Apartments



Leona Salter talks about the life she enjoys as a resident of a Better Housing Coalition community.

\$1,000 and above in the Better Housing Coalition during the year.

Leona Salter, a resident of Carter Woods, also introduced herself and spoke about her experiences living in a BHC senior community. She affirmed the positive impact BHC's Community Social Work program has on real lives, saying:

"As seniors we feel comfortable, safe and secure. Our social worker and nurse provide so much to keep us aware of our health problems and needs, and assist the residents to make sure they have programs available to help them throughout the year."

Thank you to all of our supporters. Your contributions change lives by making high quality, affordable housing a reality for thousands of people in the Greater Richmond region.

Changing Lives

- "I feel I have a very nice apartment with very affordable rent. I have found the managers ready and willing to listen when I needed to talk to them. I thoroughly enjoy my apartment and the location is very nice.I have made many new friends here."
- "I'm just fine. I have a place to call home..."

Save the Date! BHC to Present Second Annual Leadership Awards on March 25, 2010

Better Housing Coalition honors those whose leadership inspires positive change in the Greater Richmond community. The second annual Leadership Awards Presentation will be held March 25, 2010 in BHC's new neighborhood of eco-friendly single-family homes, Oak Summit at Goose Creek. Join BHC for cocktails, hors d'oeuvres and live music as we celebrate local leaders in the following categories:

Community Revitalizer

This award recipient is a leader of development or planning initiatives that have significantly enhanced communities by providing funding and/or intentional design for innovative community revival.

2009 Inaugural Recipient: Rachel Flynn, City of Richmond

Creative Collaborator

This award goes to a leader who initiates, shepherds, and nurtures collaborative efforts of various agencies, organizations, and businesses to enhance the quality of life and delivery of services within communities.

2009 Inaugural Recipient: Reggie Gordon, American Red Cross

Changer of Lives

This leader harnesses their own unique experiences, education, creativity, and resources to develop and foster innovative programs and initiatives that provide capacity building opportunities for community members.

2009 Inaugural Recipient: Pat Asch, Community Volunteer

Henry David Thoreau Environmental Conservator

This award recipient is a leader who invokes environmentally sound design when developing infrastructural change in a community and/or cultivates environmental consciousness through green programs and initiatives that engage and educate community members.

2009 Inaugural Recipient: Karl Bren, Green Visions Consulting

Better Housing Coalition is pleased to have partnered with the University of Richmond's Jepson School of Leadership Studies for the selection of the 2010 Leadership Award recipients. Visit www.betterhousingcoalition.org for the announcement of our award winners and to learn more details about the event.

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These gifts of \$1,000 or more were received since July 2009.

You Can Change Lives

Maximize Your Gift: When you make a gift to BHC, it may be eligible for state tax credits. A gift from an individual of \$500 and above is eligible for a 40% tax credit. For businesses, the gift must be at least \$1,000 to receive the 40% tax credit.

For more information contact Drew Melson at 804-644-0546 x23 or d.melson@betterhousingcoalition.org.

Designate Your Gift: When you give to United Way, use code 3158 or simply write "BHC". Use code 3624 when you make a gift to the Combined Virginia Campaign, and your donation will go to BHC.

BHC WELCOMES NEW BOARD MEMBERS



Laura Lafayette, Richmond Association of REALTORS

"I cannot think of a greater privilege than the opportunity to be a part of an organization dedicated to changing lives and transforming communities through the provision of a variety of affordable housing options. The location and quality of the houses in which we live play an incredibly important role in the people we become. Better Housing Coalition understands this and is now in its third decade of serving the families of Central Virginia. Our regional community is a far better place, because of the work of BHC. If I can contribute in some small way to the furtherance of that work, then it will be my pleasure to do so."



Michael J. Schewel, McGuireWoods

"BHC has been the long time leader in affordable housing for the Richmond area. The important role that BHC has played in our community has only become more important in the current economic climate, with so many people facing difficult economic challenges. I'm proud to join such a splendid organization with such a strong history of real accomplishment."

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