

Better Homes.  
Better Communities.  
Better Lives.

# Betternews

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

## BHC Selected for Two Transformational Grants

**Bank of America and Capital One support revitalization efforts**

"We don't just do bricks and mortar. We help families to be successful, providing services and resources to our residents. These grants will help BHC replicate some of its successful community models and sustain its work. We're grateful for our partnerships with Bank of America and Capital One."

- BHC President/CEO T.K. Somanath

Left: Gary Gore, president of Bank of America's Richmond market, presents the *Neighborhood Builder Award* to BHC. Shown left to right: Gary Gore, Angela Greene, T.K. Somanath, Lissy Bryan, Neil Amin, Freda Green Bolling, and Laura Lee Garrett.

Below: Capital One presented four Richmond area nonprofit organizations with the 2010 *Investing for Good Award*. Shown left to right: Top Row (Capital One presenters): Dan Mortensen, Steve Gannon, Katherine Busser, Susan McFarland, and Don Busick. Bottom Row (Award Recipients): Harold Fitrer (CIS of Richmond), Fay Lohr (FeedMore), Mary Jo Washko (J.Sargeant Reynolds), and T.K. Somanath (Better Housing Coalition).

### The Alliance to Conserve Old Richmond Neighborhoods folds into Better Housing Coalition

BHC is pleased to welcome David Herring and Lane Pearson of the Alliance to Conserve Old Richmond Neighborhoods to our team effective January 31. The Alliance is in the process of dissolving its corporation.

The move will capture the Alliance's talent and programs focused on historic property preservation under the BHC umbrella through BHC's newly created **Center for Neighborhood Revitalization**. David will join the Center for Neighborhood Revitalization as its vice president, and Lane will support its programs.

"This strategic opportunity enables us to more quickly and comprehensively offer education programs to the community as well as utilize the tools of preservation to continue to rebuild our neighborhoods," said Herring.

"With the skills and knowledge the Alliance staff brings to the table, we can bolster our work to revitalize Richmond's urban core featuring well designed, walkable developments that mix residential and commercial uses, integrating the places we live, work and shop," said T.K. Somanath, president of BHC.

John McCann, chairman of BHC's Board of Directors, said, "We also look forward to tapping the talents of Board members from the Alliance, who have provided unwavering support for the Alliance's mission and outreach."

David Herring and  
Lane Pearson

Please contact Jane Helfrich at 804-644-0546 x36 or [j.helfrich@betterhousingcoalition.org](mailto:j.helfrich@betterhousingcoalition.org) with any questions.

In fall 2010, Capital One honored Better Housing Coalition with its *Investing for Good Award*. The award fosters economic vitality in our communities by enabling nonprofit organizations to provide residents with quality education, financial literacy skill building programs, and other programs that improve lives. As one of the four awardees, BHC will receive \$300,000 from Capital One to support revitalization initiatives in Church Hill, specifically transforming the vacant Beckstoffers Mill into a new mixed-use, mixed-income community. Capital One will also provide volunteer support ranging from consulting services to property beautification projects.

BHC was also one of two Richmond nonprofit organizations to be named a *Neighborhood Builder* by Bank of America as part of its Neighborhood Excellence Initiative. This initiative recognizes and rewards organizations and individuals working to improve their communities. As a recipient, BHC will receive a \$200,000 grant from Bank of America for operating support. In addition, Bank of America will send Bob Newman, VP and Chief Operating Officer and Audrey Kramer, VP and Chief Financial Officer to specially designed leadership development programs that cover strategic thinking, business planning in tough economic times, leadership development, and long-term business growth.

We look forward to continuing our large-scale community revitalization initiatives made possible by these two grants! BHC thanks Capital One and Bank of America for their generous support of our mission - to change lives and transform communities through high quality, affordable housing.

# Meet the Residents of Oak Summit at Goose Creek

## First-time homeowners share impressions of the transforming neighborhood

### Anthony and Tara

Anthony and Tara Clary moved into their first home on December 17. They both grew up just minutes away, and their families still live down the street. As long-time residents of Blackwell, they are excited to witness the transformation of their neighborhood by Better Housing Coalition, in partnership with RRHA. They remember a time when public housing occupied block after block of the area. Today, BHC is constructing Oak Summit at Goose Creek, a community of 45 affordable, energy-efficient, single-family homes for first-time homebuyers. Now, at ages 27 and 24, Anthony and Tara are the proud owners of a charming three-story, energy-efficient home.

**“Finding a home like this with everything on our wish list has blown our minds. We’re grateful,”** says Tara.

As new homeowners, Anthony and Tara are both looking for ways to become more involved in the community. Anthony, who works as a youth mental health counselor, plans to volunteer at the Blackwell Community Center.

“The Better Housing Coalition lives up to its name,” he says. “We’re excited to grow into our home and raise our children here. It’s life-changing.”

Anthony and Tara have been married 3 years and have a 2-year-old daughter Alissa.

### Sonjia

Sonjia Monteria and her two daughters Kay’la and Le’nya love their new home. Sonjia is a social worker, teaching parents critical nurturing skills such as nutrition and childhood literacy education. Prior to purchasing her home in Oak Summit, she was connected to New Visions New Ventures and H.O.M.E. Inc. by Better Housing Coalition to obtain down payment assistance and home ownership education.

**“Patience and persistence pays off,”** says Sonjia.

The August issue of *skirt! Richmond* featured Sonjia and her girls on their front porch. Sonjia is proud to have a place to call her own, and happy to live in a neighborhood where her children can play safely outside and walk to school.

Sonjia and her daughters enjoy an afternoon at home. Photo by Agata Schoenborn.

### Scott

Originally from Chicago, Scott Putman has lived all over the country performing with ballet and dance companies. As a working artist, he thought that owning a home would be always out of reach. However, with the help of BHC, Scott was able to afford his first home in Oak Summit.

“I am thrilled that I was able to follow my dreams and my heart, and end up here in such a beautiful community,” says Scott.

Scott is an Associate Professor at VCU in the Dance and Choreography Department, and serves as the Vice Chair of the Richmond CenterStage Associates Board. He frequents Dogwood Dance in his spare time, and is delighted to be able to walk there from his home.

“I’m looking forward to doing that more often for all kinds of events there and for everything else that is happening in this really charged and energetic neighborhood,” he says.

Scott’s favorite pastimes also include reading and writing, and he enjoys the sanctuary his home provides for those. Aside from having a place of his own, he is thrilled to be part of the community’s revitalization.

**“My neighbors have been so open and gracious. I could not have landed in a better house, on a better street, in a better neighborhood than this. Things do work out for the best!”** says

Scott. Now settled in a vibrant and conveniently located community, he plans to remain engaged in the community around the arts and cultural events.

Scott’s dog Baxter enjoys prancing around the spacious yard and sunbathing on the deck.

Scott lives in a **Platinum Earthcraft House**, which represents the highest standards of green building. The energy-efficient features and high-quality insulation reduce monthly utility bills, allowing him to retain more income.

## BHC's Community Gardens Provide Recreation for the Young and Elderly

Above: Ms. Daniel, a resident of Randolph Place, picks a green pepper

Right: Children tending to the community garden at Winchester Greens

The community gardens at BHC's multi-family communities brim with life throughout the year thanks to the efforts of our residents who faithfully tend them. At Randolph Place, the gardens are an enjoyable way for seniors to get fresh air, exercise, and establish relationships with their fellow residents. The gardens also yield fresh vegetables for residents to eat. Children at Winchester Greens have harvested okra, tomatoes, basil, cucumbers and eggplant.

Gardening has shown to be an effective tool in teaching children positive qualities such as patience, planning and responsibility, as well as how to care for the environment and develop healthy eating habits. Partners from Tricycle Gardens come to Winchester Greens each week to help the children care for the community gardens.

### Programs at Winchester Greens Prepare Students for College

BHC's Community Social Work (CSW) team organized a tour of the University of Virginia on November 12 for nine residents of Winchester Greens. The following day, CSW held an informational meeting on how to prepare for college on-site at Winchester Greens. Students also received first-hand perspectives of college life from two college students who attended the Community Center for several years. First-generation college students Courtney

Winchester Greens students in front of the Rotunda at the University of Virginia. The trip to included a presentation from the Dean of Admissions and a student-led walking tour.

and Carl Matthews, original residents of the community, served as guest speakers. They are among a growing group of young residents at Winchester Greens who have been the first in their families to go to college. Courtney, a science major, and Carl, an elementary education major, were tangible proof to those in attendance that they can further their education and achieve the same level of excellence.

### Senior Resident Honored at 103

Kap Kim and daughter Ok Cha Kim share the same apartment at Rockwood Village, a BHC senior community. Kap recently celebrated her 103th birthday. Upon turning 103, she received a letter from Social Security requesting a visit. Neither Kap nor Ok Cha speaks English, necessitating help from BHC's Community Social Work Department (CSW). CSW was able to secure a translator to speak Korean with Kap and Ok Cha, and explain the reason for the visit. Afterward, Social Security presented Kap with a certificate honoring her for her longevity. She was born April 5, 1907.

Ok Cha Kim (left) and her mother Kap Kim (right)

## Thank you Lissy, Welcome John!

After eleven years of devoted service, Lissy Bryan has retired from her position as Chair of the BHC Board of Directors. She will continue to serve on the Board as Immediate Past Chair. We are happy to honor Lissy through the dedication of Lissyland, the new playground at Lincoln Mews!

John presents Lissy with the dedication of Lissyland

BHC is pleased to announce John McCann as the new Chair of the BHC Board of Directors. John has been a dedicated member of the board for seven years.

## VCU Nursing Students Intern at BHC Senior Communities

During their fall semester, nine students from the VCU School of Nursing worked with BHC's Senior Specialists for their clinical rotation for community health nursing. After shadowing BHC staff for a few days, the students saw residents on their own. They monitored the senior residents' blood pressure and blood sugar levels, conducted mini-assessments, and provided health education. BHC thanks VCU for helping us care for our seniors!

VCU Interns with BHC Senior Specialist Gloria Myers (right)

BHC's on-site community social workers regularly help senior residents like Kap and Ok Cha with day-to-day tasks such as understanding Social Security benefits, paying bills, and reading mail. CSW served 189 senior residents in 2010. The attentiveness and compassion of our social workers enable seniors to age in place with comfort and dignity.

## BOARD OF DIRECTORS

John P. McCann, Chairman  
*McCann Realty Partners*

Lissy Bryan, Immediate Past Chairman  
*Community Volunteer*

Laura Lee Garrett, Vice Chairman  
*Hirschler Fleischer*

Daniel R. Mortensen, Secretary  
*Capital One Services LLC*

Neil Amin, Treasurer  
*Shamin Hotels*

Freda Green Bolling  
*Community Volunteer*

Philip A. Brooks  
*Berkadia Commercial Mortgage, LLC*

Tonia L. Churchwell  
*City of Richmond*

Angela C. Greene  
*City of Richmond*

Amy L. Howard, Ph.D.  
*University of Richmond*

Laura Dillard Lafayette  
*Richmond Association of REALTORS*

Wheatley R. McDowell  
*Richmond Capital Management*

Penny McPherson  
*Wachovia Corporation*

Doug Moran  
*If You Will Lead*

Wally O'Brien  
*Brand Builders Unlimited*

Michael J. Schewel  
*McGuireWoods, LLP*

Rev. Dr. Sylvester Thomas Smith  
*Good Shepherd Baptist Church*

Lynn Rhame Spitzer  
*helen, LLC*

Joseph M. Teefey  
*Teefey-Collins Consultants*

T.K. Somanath  
*BHC President/CEO*

## BHC MANAGEMENT BOARD

Joseph M. Teefey  
Graham Driver  
W. Barry Hofheimer  
Monique S. Johnson

## COMMITTEES

Carter D. McDowell  
*Co-Founder & Member*

Willoughby Adams

Andrea Butler

Richard D. Dickinson

Eva M. Hartmann

Thomas E. Jacobson

Christopher Snead

Candice L. Streett

Mary W. Thompson

## FOUNDERS

Mary Tyler McClenahan  
Carter McDowell

## CONTACT INFORMATION

Jane V. Helfrich  
VP, Resource Development & Marketing  
644-0546 x36

Better Housing Coalition  
23 W. Broad Street, Suite 100  
Richmond, VA 23220  
644-0546

**Email:**  
better.house@betterhousingcoalition.org

**Website:**  
www.betterhousingcoalition.org



Better Homes. Better Communities. Better Lives.

23 West Broad Street  
Suite 100  
P.O. Box 12117  
Richmond, Virginia 23241

804-644-0546

www.betterhousingcoalition.org

Non-Profit  
Organization  
U.S. Postage  
PAID  
Richmond, VA  
Permit No.555

## Thank you to the 2010 Builders Society:

Altria Companies Employee Community Fund  
Neil & Amishi Amin  
Anonymous  
Bank of America  
BB&T  
Mr. & Mrs. Charles B. Bice  
Mrs. Roberta Bryan Bockock  
Bon Secours Richmond Health System  
Mrs. Arthur S. Brinkley, Jr.\*\*\*  
The Brink's Company  
Drs. Ellen L. Brock & Joseph F. Borzelleca, Jr.  
Mr. & Mrs. Austin Brockenbrough, III\*  
Lissy & Stewart Bryan\*  
Cameron Foundation  
Ms. Catharine Camper  
Capital One Services, Inc.  
Mrs. Dianne Carter\*\*  
Mr. & Mrs. Thomas N. Chewning  
Mr. & Mrs. James E. Covington, Jr.\*  
Mr. & Mrs. Michael T. Dan  
Mrs. & Mrs. Richard D. Dickinson  
Dixon Hughes Goodman  
Dominion  
Mrs. James S. Evans  
Mr. & Mrs. Thomas F. Farrell  
Mr. & Mrs. Charles K. Fox  
Franklin Federal Savings Bank

Fleetwood & Anna Garner Family\*  
Laura Lee Garrett & John Vollino  
Genworth Foundation  
Gwathmey Memorial Trust  
Mr. & Mrs. Elliott M. Harrigan  
Mr. & Mrs. F. Andrew Heatwole  
Henrico County  
Historic Housing, LLC  
Mr. & Mrs. W. Barry Hofheimer  
Mary Kay & Phil Huss  
Jackson Foundation  
Mr. Thomas E. Jacobson  
Jenkins Foundation  
Ms. Audrey Kramer  
Kutak Rock LLP  
LISC / Home Depot Foundation  
Long and Foster Realtors  
Mr. & Mrs. E. Morgan Massey  
Charlie & Carter McDowell  
Mr. & Mrs. R. Wheatley McDowell  
Media General  
Metropolitan Health Foundation, Inc.  
The Monument Group  
Dan & Shaun Mortensen  
Mr. & Mrs. Marshall N. Morton\*  
Margaret Ann Newman  
Mr. & Mrs. Robert L. Newman III  
Mr. & Mrs. George L. Nyfeler III

Mr. & Mrs. John M. Oakey, Jr.  
Mrs. Chiswell D. L. Perkins\*  
Mr. & Mrs. H. Gerald Quigg  
The R.E.B. Foundation\*  
Richmond Association of Realtors  
Richmond Memorial Health Foundation  
Mr. & Mrs. Gilbert M. Rosenthal  
Wendy & Tom Rosenthal  
Mr. & Mrs. Charles C. Satterfield, III  
Michael Schewel & Priscilla Burbank  
Mr. Robert C. Sledd\*  
Susan & Dick Smith  
Mr. & Mrs. T.K. Somanath  
Mr. & Mrs. Wallace Stettinius  
Mr. & Mrs. William J. Strickland  
SunTrust Mid-Atlantic Foundation  
Joseph M. Teefey & Judith Collins  
Mrs. Charles G. Thalmer, Jr.  
Thompson McMullen  
Mr. & Mrs. Randolph F. Totten  
Mr. & Mrs. Randolph F. Totten\*\*  
Mr. & Mrs. James E. Ukrop\*  
Mr. & Mrs. Robert S. Ukrop  
Ted and Katie Ukrop  
Universal Foundation  
VHDA  
Weinstein Properties  
Jeffrey & Tamra Wilt

\* Through The Community Foundation *Serving Richmond and Central Virginia* \*\* Endowment \*\*\*Deceased

*These gifts of \$1,000 or more were received since July 2010.*

## 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.

**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 is on GiveRichmond.** Search for Better Housing Coalition on GiveRichmond.org to make a gift. You can also make an online gift at [www.betterhousingcoalition.org/give](http://www.betterhousingcoalition.org/give).

For more information contact Drew Melson at 804-644-0546 x23 or [d.melson@betterhousingcoalition.org](mailto:d.melson@betterhousingcoalition.org).

## What Your Gift Supports

### \$100

- Children's books
- Art supplies
- Resume workshops
- Senior health checkups

### \$500

- Plant 2 trees
- First aid class, 10 kids
- Trip to Children's or Science Museum, 10 kids
- 1 year of nutrition classes, 2 seniors of kids

### \$1,000

- High quality home insulation
- Community gardens, fencing, landscaping
- 1 year vocational training, 1 person
- Ropes course, 15 kids

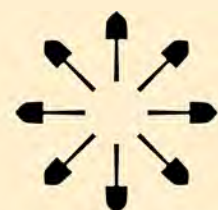
## BHC WELCOMES NEW BOARD MEMBER

**Wheatley R. McDowell**, Richmond Capital Management

"BHC Leadership has been visionary. What started as a plan to improve Richmond's housing stock grew into a much larger social mission. By involving residents in the planning process and staying in its communities, BHC has positively changed countless lives. Success is more likely when all stakeholders are vested. I look forward to my own 'vesting.'"

## Save the Date: Groundbreakers 2011

Better Housing Coalition's third annual Groundbreakers will be held on Tuesday, April 5 from 6:00 p.m. - 8:30 p.m. at Beckstoffer's Mill in Church Hill. Don't miss this exciting event as we celebrate YIMBY (Yes In My Back Yard)! We will also honor four local leaders with the Groundbreaker Awards in the categories of: Changer of Lives, Community Revitalizer, Creative Collaborator, and Henry David Thoreau Environmental Conservator. Please visit [www.betterhousingcoalition.org](http://www.betterhousingcoalition.org) to learn more.



GROUNDBREAKERS2011  
*Better Housing Coalition*