



Better Housing
COALITION

2022 Annual Report

Opportunity **LIVES HERE**



Dear Friends,

At the Better Housing Coalition (BHC), hope is our mantra. This year, it was also the drumbeat that kept moving us forward and helped us conquer patches of rough terrain. To be sure, we have not been immune to the economic, health and labor issues that have faced so many companies. Coming out of our pandemic isolation, we found ourselves embroiled in a perfect storm of rising interest rates, supply chain delays, and astronomical building materials and labor costs that threatened to derail many of our plans.

Instead of focusing on the problems, however, we choose to practice gratitude for the resources we do have and the impacts that we've been able to realize for so many individuals in need of quality, service-enriched housing that they can afford.

Our success, as always is fueled in large part by the generosity of our beloved RVA community, our incredible public, private and community partnerships, and the most talented group of associates in the region! Together, we are making a tangible difference for our modest-income neighbors seeking a good place to call home. Because of our mutual passion for our work and region, BHC was able to acquire a new affordable rental community in South Richmond; make significant progress on two multi-family developments in Richmond and Chesterfield; and begin construction on the last of 35 single-family homes for sale in Richmond's East End in 2022.

“
**HOME IS
WHERE HOPE
IS SEEDED,
PLANS ARE
MADE AND
DREAMS ARE
REALIZED.**”

With all of this new construction comes hundreds of new residents hoping to change the trajectory of their lives through BHC's housing and support programs. Whether we are assisting a family in their transition from public housing to home ownership — or supporting career advancement through our scholarship program — or helping to ensure the health and vitality of our senior residents — BHC provides hope to neighbors who may need just a bit of a helping hand. You are helping to make all of this good work possible.

For all of us, home is where hope is seeded, plans are made and dreams are realized. We hope you enjoy this sampling of the past year's successes. Thank you for your ongoing support as — together — we continue to ensure that all of our neighbors can become their best selves and contribute to our thriving community.

Sincerely,

Greta J. Harris
President and CEO

Atma Iyer,
Board Chair





Dreams **LIVE HERE**

With the help and support of BHC's affordable housing and resident services programs, Yawen Morgan and her one-year-old daughter Nova are building a story of hope and resilience. Yawen dreams of being a hairstylist to the stars. First, she says, "I want to get a salon. I want to start saving, and become a licensed cosmetologist so I can own and run my own business." Yawen is bright, and determined to be successful – she waits tables during the day and attends cosmetology school in the evenings. Nova, a quick study, likes to help Yawen brush her hair. She's learning to name colors and parts of the body.

Before a local rapid rehousing program led them to BHC, however, Yawen and Nova were without a home. For nine months, they experienced the chaos and insecurity of moving from shelter to shelter. At times, they knew the fear of sleeping in the back seat of a car. Not having a place to call their own took a toll on both of them; and while Yawen dreamed of a better future for her and Nova, she lacked the resources to think it possible.

Shortly after arriving at BHC, Symn Miller, BHC's career coordinator and financial specialist knocked on Yawen's door. Symn quickly assessed their tenuous situation. First, Yawen needed

“
**DON'T BE AFRAID.
JUST KEEP ON
BEING STRONG
AND BELIEVE IN
YOURSELF.**
— YAWEN

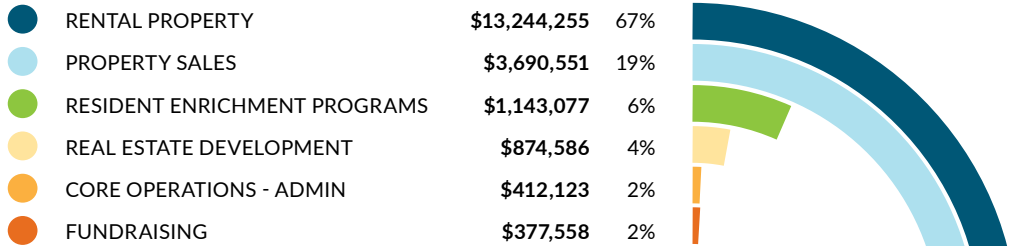
Did you know?

In 2022, nearly 400 residents enrolled in BHC's workforce development programs to prepare for better employment opportunities.

a job, and reliable childcare. Symn connected Yawen and Nova with a local Head Start program and invited Yawen to an on-site job fair. There, she found employment at a restaurant with a flexible work schedule to accommodate Nova's needs. In later meetings, Symn learned about Yawen's aspirations, and encouraged her to apply for a BHC higher-education scholarship. It was a game-changer. "I had been looking into cosmetology school, but I didn't know how I could afford it with all my other financial commitments. Then the scholarship came in!"

For Nova, the transition to a stable home with her own bedroom is a big change. With her bright spirit and love for learning, Nova is thriving, eagerly exploring the world around her. Yawen is grateful for the kindness they have received from BHC staff, and for BHC's resident services programs. She encourages others who may be facing challenging circumstances: "Don't give up. Take advantage of the programs. Be consistent. Don't be afraid. Just keep on being strong and believe in yourself."

2022 FINANCIAL SUMMARY



Total Expenses \$16,684,071*



Total Revenue \$25,170,314

*Does not include depreciation of \$4,406,244

Integrity **LIVES HERE**

Assets		Liabilities	
\$13,266,682	CASH	\$1,039,905	ACCOUNTS PAYABLE
100,131,227	PROPERTY AND EQUIPMENT*	45,295,396	LOAN PAYABLE
7,158,790	RESTRICTED DEPOSIT	8,226,149	LINES OF CREDIT
20,236,621	CONSTRUCTION IN PROGRESS	4,783,151	DEFERRED REVENUE
3,015,758	RESTRICTED CASH	1,338,820	OTHER
375,308	INVESTMENTS (RESTRICTED)	\$60,683,421	Total Liabilities
234,275	INVESTMENTS		
3,170	ACCOUNTS RECEIVABLE	\$85,439,672	Total Net Assets
440,201	TENANT RECEIVABLE		
1,261,061	OTHER		
\$146,123,093	Total Assets	\$146,123,093	Total Liabilities & Net Assets

* Includes depreciation of \$56,242,014. Note: Full audited financials are available by contacting BHC External Affairs at (804) 644-0546.



Community LIVES HERE

At BHC's Lincoln Mews community in North Richmond, Gwen Coley is a pillar of strength and wisdom. With more than 25 years of history in this community, Gwen is clear about why she has chosen to make Lincoln Mews her home for so long: "It's affordable, it's convenient, and everyone is community oriented here," she says.

Gwen stays active – she walks to the North Richmond YMCA and participates in the Senior Connections programs offered on Wednesdays. There, she meets new people, does crafts and plays Bingo. "We have to stay healthy," Gwen believes. She periodically takes advantage of BHC's resident services programs at the community center, and enjoys the fresh fruits and vegetables brought onsite by Shalom Farms' mobile market.

Gwen keeps her cherished grandson twice a week, and continues to work part-time at a nearby pediatrician's office where she is a receptionist. Being on the bus line allows her to reach her workplace with ease, ensuring she can be there for those who rely on her. At her job, Gwen

“

**IT TAKES A VILLAGE,
AND I AM PART OF
THEIR VILLAGE.**

— GWEN

Did you know?

In 2022, 763 senior residents took part in BHC's health and wellness programs that help residents age in place.

sometimes acts as a mentor to parents, and a caregiver to the young patients. "I am a single parent, so I understand what the parents are going through," she says. "A lot of our young kids need help, and parents can't do it all themselves."

Due to her longevity at Lincoln Mews, Gwen is looked to for input on program and community needs by BHC staff. She watches out for her older and younger neighbors alike, offering a helping hand and performing acts of kindness whenever she sees a need. As she so beautifully puts it, "It takes a village, and I am part of their village."

Transformation is changing the neighborhoods of Richmond's East End, and the lives of Sherita Johnson and her two daughters.

Before finding BHC's homeownership program, Sherita and her daughters shared a two-bedroom apartment in Richmond's public housing, where space was scarce and the future seemed uncertain. Today, they're settled into their own beautiful new home, a place where they've found security, freedom, and a deep sense of belonging. "I feel a sense of community, and a responsibility to it because I am here and a part of this neighborhood," she shares.

Did you know?

In 2022, BHC distributed \$65,000 in down payment assistance grants to first-time homebuyers, to keep their monthly mortgage affordable.

Sherita's journey to home ownership began when she took a tour of homes for sale, organized by the Housing Authority (RRHA). She fell in love with the affordable homes BHC had built at Armstrong Renaissance, but was certain she could never attain one. After talking with BHC staff,

“
**COMING FROM
PUBLIC HOUSING
TO OWNING MY
OWN HOME, THIS
IS A BIG STEP FOR
ME. I AM REALLY,
REALLY HAPPY.**

—SHERITA

Sherita is building generational wealth for her family's future - something she never thought possible. Her pride in her accomplishment is evident. "Being able to buy my own house gave me something I am proud of. My family is proud of me, too," she says with a warm smile. "Coming from public housing to owning my own home, this is a big step for me. I am really, really happy."

however, Sherita says, "They gave me the confidence that I could own a home." BHC also provided crucial down payment assistance to keep Sherita's monthly mortgage affordable. More than that, Sherita said, "BHC walked me through every step, all the way to closing day," Sherita recalls with gratitude. "They let me participate in choosing the home's amenities, and it made me feel connected and interested in how to maintain my home."

Her big leap to home ownership has also given Sherita's 6- and 15-year-old daughters an opportunity to thrive. They have a yard and porches, and have made new neighborhood and school friends. Best of all, they each have their own bedroom. As Sherita says with a smile, "There is definitely a lot more peace in the household!"



CHANGING LIVES AND TRANSFORMING COMMUNITIES THROUGH HIGH-QUALITY, AFFORDABLE HOUSING



CHANGING LIVES

1,372 residents enrolled in BHC's resident services programs at no cost to them

MAINTAINING HOUSING STABILITY FOR FAMILIES AND SENIORS

649 individuals received proactive eviction prevention services



633 senior residents received entitlements help

174 families obtained \$750,000 in rental assistance

485 households received free internet service

62 young residents received school supports

SUPPORTING RESIDENTS' HEALTH AND WELLBEING



in free or low-cost meals, groceries and fresh produce distributed to food-insecure families and senior residents

763 seniors enrolled in health and wellness programs

614 individuals received counseling services

579 residents received critical furniture, clothing, cleaning supplies or transportation

IMPROVING ECONOMIC MOBILITY

\$10,000 in higher education scholarships awarded

359 residents enrolled in educational and vocational programs to prepare for better employment opportunities



in down payment assistance grants to first-time homebuyers

TRANSFORMING COMMUNITIES: INCREASING AFFORDABLE HOUSING OPTIONS

COMPLETED:

10 new construction single-family homes in North Church Hill

UNDER CONSTRUCTION:

26 new construction single-family homes in North Church Hill

IN PREDEVELOPMENT:

302 new construction, affordable rental communities (Chesterfield & Henrico Counties)

153 new construction single-family homes (Richmond & Henrico County)

UNDER REHABILITATION:

102 multi-family units in South Richmond acquired in 2022

227 new construction multi-family apartments in Richmond & Chesterfield County



Impact **LIVES HERE**

Generosity **LIVES HERE**

Many thanks to our 2022 donors. Your support makes our mission possible.

Committed to Change (\$25,000+)

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Capital One Services, Inc.
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Community Foundation for a greater Richmond

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Champions of Change \$10,000–\$24,999

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Community Builder \$5,000–\$9,999

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Town Builder \$1,000–\$4,999

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Dodson Companies
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Exodus Office Installation



School Supply Drive, August 2022

The Farrell Family Foundation
Florence Bryan Fowlkes
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East End RVA Bike Tour, May 2022

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\$500-\$999

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The Stewart Title Foundation, Inc.

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Home Builder
\$100-\$499

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Alison and Lee Alford

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Nancy Benedict

Sylvia Bowman

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Builder's Society Reception, October 2022

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Barbara S. Shocket

Mr. and Mrs. Walter Smiley, Jr.

William Smith

Rodney and Rebecca Sobin

Tory and Eric Sprehe

Frances Stanley

Karen Stanley

Jamie and Ronald Swann

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Shalita Washington

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VCDC Staff visit *The Goodwyn* at Union Hill

Good Neighbor
Up to \$99

- AmazonSmile Foundation
- Kristen Ambrose
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- Beth Collins
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- Mr. David Forrest, Jr.
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- Rima Franklin
- Jon Frederick
- Maja Gabrielson
- Sarah and Eric Gabrielson
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- Weslie Green
- Rich Gregory
- Lea Hansen
- Leslie Hanson
- M. Barrett Hardiman
- Ebony Hargrove
- James Hartman
- Jessica Hartness
- Ms. Ann Henderson
- Tina Jordan
- Anneliese Kennedy
- Joe Koeberle
- Renée Kube
- James Lambert
- Michael Layman
- Mark G. Lewis
- Ms. Melinda Lewis
- Kristy Lippy
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- Cyane Lowden
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- Sally Yates Wood

Designates members of BHC's Cornerstone Society, choosing to sustain BHC's mission through legacy gifts

We have taken great care to ensure the accuracy and completeness of this list, and deeply regret any errors or omissions.

We are grateful to those who included BHC in their workplace giving campaigns:

- Commonwealth of Virginia Campaign
- United Way of Greater Richmond and Petersburg
- United Way of South Hampton Roads

Gifts in Honor & Memory

In Honor of Kamala Allen and Kate Noon

Joyce M. Jackson

In Honor of James Artus

Elaine McFadden

In Honor of Stacie Birchett

Christopher English and Meda Lane

In Honor of Patricia Bradby Moore

Anneliese Kennedy

In Honor of Lissy Bryan

Anne Trice Chewning

Bryan Wisner

Nancy and Neil Benedict

In Honor of Lissy Bryan and Carter McDowell

Sally Bagley

In Honor of Barbara Fischl and Carter McDowell

Barbara S. Shocket

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Howard Ellis and Eugenia Anderson-Ellis

In Honor of Sarah Fernald

Mr. and Mrs. Robert Emmich, Jr.

In Honor of Maja Gabrielson

Satyanarain Rangarajan

In Honor of Greta J. Harris

Laura and Michael Lafayette

Nadine Marsh-Carter

Barry Merchant

Karen Stanley

In Memory of Mary Tyler McClenahan and In Honor of Carter McDowell

Greta J. Harris

In Honor of Carter McDowell

Howard and Cathy Bos

Frances F. Goldman

Mrs. Anne Lower

In Honor of the McDowell Family

Pete and Marcia Alcorn

In Honor of Paul Sheehy

Lawrence and Freddie Gray

In Honor of Todd B. Waldo

Beth Collins

In Honor of Matt Wilbanks

Ronald Telford Wilbanks



Freda Bolling and Joyce Jackson



Leadership **LIVES HERE**

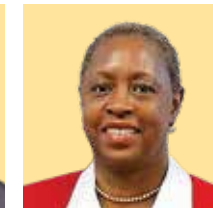
2022-23 BOARD OF DIRECTORS



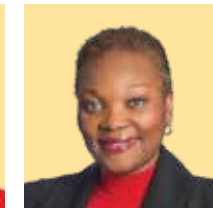
Atma Iyer
Chair
Community Volunteer



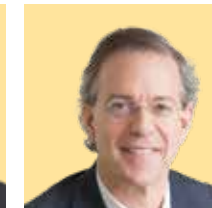
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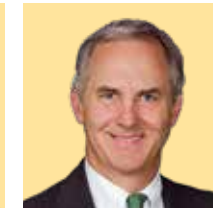
R. Wheatley McDowell
Immediate Past Chair
Richmond Capital Management

In Memoriam: Rachel Bender Meyer

Years before Rachel Bender Meyer joined BHC's Board of Directors, she was instrumental in helping shape the organization it would become. After a national search to find T.K. Somanath's successor ten years ago, Rachel found and recruited Greta J. Harris, BHC's current President & CEO in our own back yard. A few years later, Greta returned the favor and recruited Rachel to the BHC Board. Since then, Rachel gave her time and enthusiasm to help strengthen BHC's human resources policies and procedures, and support BHC's fundraising and marketing efforts as a member of our External Affairs committee. Rachel cared equally for our mission, our employees and her fellow board members. Rachel passed away unexpectedly in August 2023. We will miss her bright light and bottomless positivity.



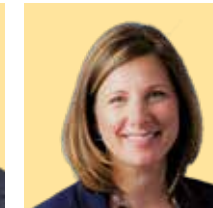
Sarah Brooks
Virginia Economic
Development Partnership



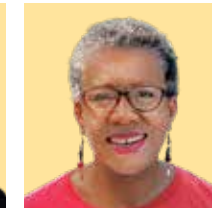
Richard Dickinson
TowneBank



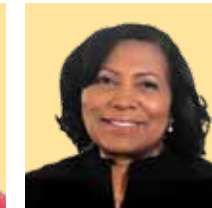
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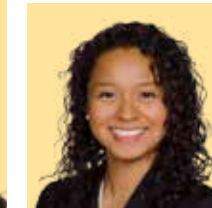
Cheryl Groce-Wright
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Collaborative RVA



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Humana



Rachel Bender Meyer
Steven Douglas

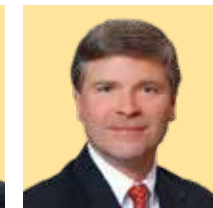


Patricia Bradby Moore
Boomi

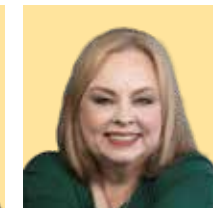
Emeritus Members



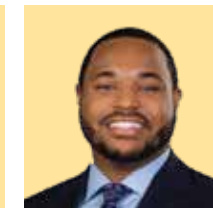
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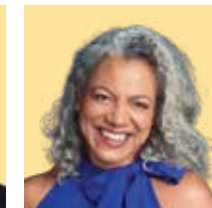
Paul Sheehy
GrayCo



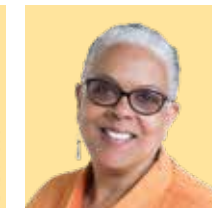
Kristin Swanlund
Capital One



Zanas Talley
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Virginia ABC



Greta J. Harris
BHC President/CEO



Lissy S. Bryan
Past Chair



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Dodson Property
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W. Martin Williams
Attorney

Mission Statement:

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

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