

Housing and Economic Recovery Act

An Informational Brochure Developed by K. W. Poore & Associates, Inc.
Community Development Consultants

October 2008

Are foreclosures mounting in your locality?

Are there signs of deterioration in your neighborhoods with a high rate of foreclosure?

Do you have displaced homeowners needing help to secure better housing?



Peggy K. Morrison
President / CEO

Craig A. Wilson
Vice-President

Kenneth W. Poore
CEO Emeritus

Neighborhood Stabilization Program

In an effort to assist local communities being impacted by a growing foreclosure rate, HUD is making available \$38.2 million in Virginia for its new Neighborhood Stabilization Program. For this program, only Fairfax and Prince William Counties will be entitlement communities. All other localities will need to apply for Neighborhood Stabilization Program funding through the Virginia Department of Housing and Community Development. The application process will be a competitive grant process very similar to the CDBG Small Cities Community Improvement Grant application process.

Neighborhood Stabilization Program funding can be used for the following activities:

- Purchasing & rehabilitating foreclosed homes to re-sell or rent;
- Redeveloping abandoned & blighted structures;
- Demolishing blighted structures;
- Establishing land banks of homes;
- Creating financing mechanisms such as soft 2nd loans, loan loss reserves, & shared equity loans; and
- Providing 10% of the grant amount for administrative costs.

K. W. Poore & Associates can assist communities with compiling the data and information needed to put together a successful grant application. The firm is also available to provide management assistance once a grant is awarded. This brochure outlines the skills and experience the firm would bring to a locality needing assistance with the National Stabilization Program. ☼

Tentative Program Timeline

Late November - Program Design Workshop

December 1, 2008 - Action Plan submitted to HUD

Mid-January 2009 - RFP Issued

Late January 2009 - How-To-Apply Workshop

Jan. 15 - Feb. 20 – Planning Grant Requests

Jan. 30 - April 3 – Open Submissions Due

June 1, 2009 – Competitive Applications Due

June 1, 2009 – Performance Pool Requests Begin

Program Design

Neighborhood
Stabilization

Needs Assessment

Market Analysis

Revenue Scenarios

Redevelopment

Property Acquisition /
Disposition (URA)

Housing Rehabilitation

LMI Beneficiaries

Management Plan

Program Income
Plans

DHCD Compliance



Neighborhood stability and viability are the cornerstones of our communities

K.W. Poore and Associates, Inc., has been assisting local governments with housing and community revitalization issues for thirty years

K.W. Poore & Associates is a community development consulting firm with thirty years of experience with program development for housing and community development grant funding under the Virginia Small Cities CDBG program. Our firm is equally experienced with leveraging other state and federal initiatives for the successful implementation of housing and neighborhood improvement projects. Firm personnel have developed and implemented redevelopment and conservation plans, and Neighborhood Development Programs (NDP) in both major metropolitan areas and small cities and towns throughout Virginia. Acquisition and relocation activities were administered in compliance with the Uniform Relocation Act (URA), with some projects involving more than 100 properties targeted for acquisition. Property disposition and private reinvestment were important components of each project.

The firm is available to assist your locality in the following areas:

Project Development and Application Preparation

- Summarize major issues detailing level of need and magnitude
- Identify target areas and develop action plans
- Assess property conditions
- Measure market demand and research property values
- Develop partnerships and financing strategies, and determine Return on Investment (ROI)
- Identify beneficiary targets and program outcomes
- Assist with application assembly and submission under DHCD requirements

Project Management and Implementation Services

- Compliance monitoring under state and federal law
- Property acquisition / disposition (according to URA requirements)
- Property rehabilitation under Virginia Housing Quality Standards (HQS)
- Annual audits and project closeout

As a firm dedicated to community development and strong, viable neighborhoods throughout the Commonwealth, we can provide the level of knowledge and experience needed to successfully implement the Neighborhood Stabilization Program. ❁

In addition to firm staff, Mr. Neal Barber, the previous director of the Virginia Department of Housing and Community Development will assist K.W. Poore and Associates and your locality with additional support and guidance on project development and management services.

Firm resumes and additional reference are available upon request



Solutions

Strawberry Plains Housing Development

City of Williamsburg, Virginia

Contact:
Mr. Andy Hungerman
Executive Director
Williamsburg Redevelopment and
Housing Authority
757 . 220 . 3477 phone
ahungerman@wrha.us

Williamsburg was confronted with insufficient workforce housing for people working at the college and in the service industry that drives the City's local economy. Low-to moderate-income (LMI) housing in substandard condition fronted Strawberry Plains Road. Large parcels of undeveloped property were identified adjacent to the existing housing. The City, in conjunction with the Williamsburg Redevelopment and Housing Authority, acquired properties and assembled the land to construct single-family affordable housing.

The project resulted in the construction and sale of 47 affordable single-family homes, and the rehabilitation of 5 existing residential properties. K.W. Poore & Associates successfully completed the planning study, secured the Small Cities CDBG funds, and assisted in the implementation of the rehabilitation work, property acquisition, and construction of neighborhood utilities, streets, and drainage. The final project totaled \$1.8 million and benefited 141 persons. ❁



Oldtown / Cobbtown Redevelopment Project

City of Franklin, Virginia

The Oldtown / Cobbtown Neighborhood has been adversely impacted over time because of the City's industrial decline, its proximity to railroad lines, and public housing, all of which contributed to a downward cycle of decay, abandonment, and extensive blight. K.W. Poore & Associates worked with the City; Franklin Redevelopment and Housing Authority; and STOP, the local community action agency, and used CDBG funds to complete an award winning redevelopment project that included housing rehabilitation, property acquisition, residential relocation, construction of 18 affordable

new housing units, water, sewer, street, and drainage improvements. The \$5.4 million dollar project has benefited 146 persons to date. ❁

Contact:
Donald Goodwin
Franklin Director of Planning
757 . 562 . 8580 phone
dgoodwin@franklinva.com





Cherry Street Neighborhood Revitalization & Infill Housing Project

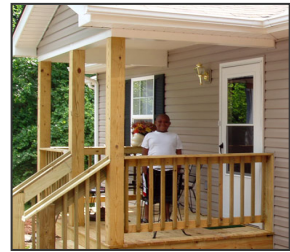
City of Martinsville, Virginia

Martinsville identified the Cherry Street Neighborhood as its priority community development area based on needed comprehensive revitalization efforts owing to the number of residents on fixed income, deteriorating housing conditions, vacancies, aging infrastructure, and underutilized vacant lots.

K.W. Poore & Associates secured a Small Cities CDBG Planning Grant and prepared a successful \$1.2 million dollar construction grant application for the City for submission to the Virginia Department of Housing and Community Development. Combined with other local, state, and federal funding, the \$2.3 million project includes rehabilitating 23 homes, acquiring vacant property for the construction of 11 infill workforce housing units, and upgrading the utilities and streets in the Cherry Street Neighborhood. The project will benefit 94 low-to-moderate income residents. K.W. Poore & Associates is providing implementation assistance under the Small Cities CDBG requirements. ❁

Contact:
Mr. Wayne Knox

Community Development Director
City of Martinsville
276 . 656 . 5169 phone
wknox@ci.martinsville.va.us



Contact Us

2201 W. Broad Street
Suite 204
Richmond, Virginia 23220
804 . 204 . 1022 phone
804 . 204 . 1024 fax
kwpoore@kwpoore.com
www.kwpoore.com

Carver and Blackwell Neighborhood Redevelopment Areas

Richmond Redevelopment and Housing Authority — Richmond, Virginia

The Carver and Blackwell Neighborhoods are working class, pedestrian-friendly, tree-lined neighborhoods that have experienced great decline and disinvestment over the last half century. As such, they are both targeted areas of the City of Richmond and the Richmond Redevelopment and Housing Authority-spurred revitalization efforts under their conservation plans. Both project areas contain dilapidated, vacant, and abandoned housing structures; deficient streets, sidewalks, and drainage systems; expanses of vacant lots; and severe homeowner-disinvestment.

K.W. Poore & Associates with assistance by Dunbar Milby Williams Pittman & Vaughan, LLC, Structural Engineers, assisted the Richmond Redevelopment and Housing Authority with determining the eligibility of these areas for redevelopment under the new statutes related to Virginia redevelopment law. The Consultant Team worked with local residents, community groups, businesses, and government officials to identify issues and redevelopment strategies leading to the adoption of redevelopment plans. The plans provide for housing rehabilitation, infill housing, affordable homeownership, clearance of blighted properties, infrastructure improvements, and neighborhood greening. ❁

Contact:
Ms. Selma Taylor

Project Manager
Richmond RHA
804 . 780 . 4335 phone
sctaylor@rrha.state.va.us

Additional Firm Staff

Planners
Christopher Ward
Brian Reagan
Michael Dodson
Chad Clinger
Jeremy Latimer
Sam Tuttle

Graphics Coordinator
Joel Webne

Office Manager
Jeanette Snyder

