

*OPENING **NEW** DOORS.*



Virginia Beach

COMMUNITY DEVELOPMENT CORPORATION

2015 IMPACT REPORT



Dear Partners,

The Virginia Beach Community Development Corporation has been a leader in the fight for safe homes and supportive communities in Virginia Beach for 30 years. We are a champion of providing supportive services and innovative programs to our neighbors throughout Hampton Roads.

As the largest nonprofit owner of affordable housing in Virginia Beach, we have been proactive in advocating for the needs of struggling families in the community and are uniquely positioned to serve our constituency in new and innovative ways. Our success comes from developing strong partnerships with key organizations and sharing scarce resources.

Social innovation is key to our work. This year we hosted our first Back to School Prep Rally. This high-energy, fun event was designed to increase educational engagement for both children and their parents. It also reinforced the value of receiving a good education while promoting education as the key to building generational wealth within families.

Our work is not all about building houses. It is about creating real and sustainable generational economic change in the lives of our neighbors. We are committed to walking with our neighbors for years to come.

We cannot do this important work without the support of our community; and we hope that you will join us as a volunteer or a donor making this work possible.

Thank you for what you do for so many, each and every day.

Addie Wright Thomason, *President and Chief Executive Officer*

IMPACT STATEMENT

30

YEARS OF
EXPERIENCE

We are an award-winning nonprofit with **30 years of experience** providing quality affordable housing opportunities for low and moderate income families.

6,423

HOUSED

Since the Virginia Beach Community Development Corporation was established in 1985, **we have housed 6,423 individuals** in safe and affordable communities.

411
PROPERTIES

\$41 million

We currently **own and manage 411 properties** that have a total assessed value that exceeds **\$41 million**, making us the largest affordable housing property owner in Virginia Beach.

8,804

ASSISTED

We have provided supportive services including **case management and direct financial assistance to 8,804 individuals** who have experienced housing crises since 1985. Our ongoing efforts will bring housing stability to individuals and communities alike and serve as a crucial step in making communities whole.

MISSION

Our mission is to provide affordable housing opportunities for low and moderate income families in Virginia Beach.

VISION

Our vision is to create a Virginia Beach with quality homes for everyone and to be champions for a supportive community where people can not only survive but are empowered to live their best lives.

VALUES

Our work requires passion for all humanity, inclusivity, equal opportunity, trust, justice, courage, and respect for our partners and our neighbors.*

*Virginia Beach Community Development Corporation defines "neighbor" as anyone receiving services from Virginia Beach Community Development Corporation.

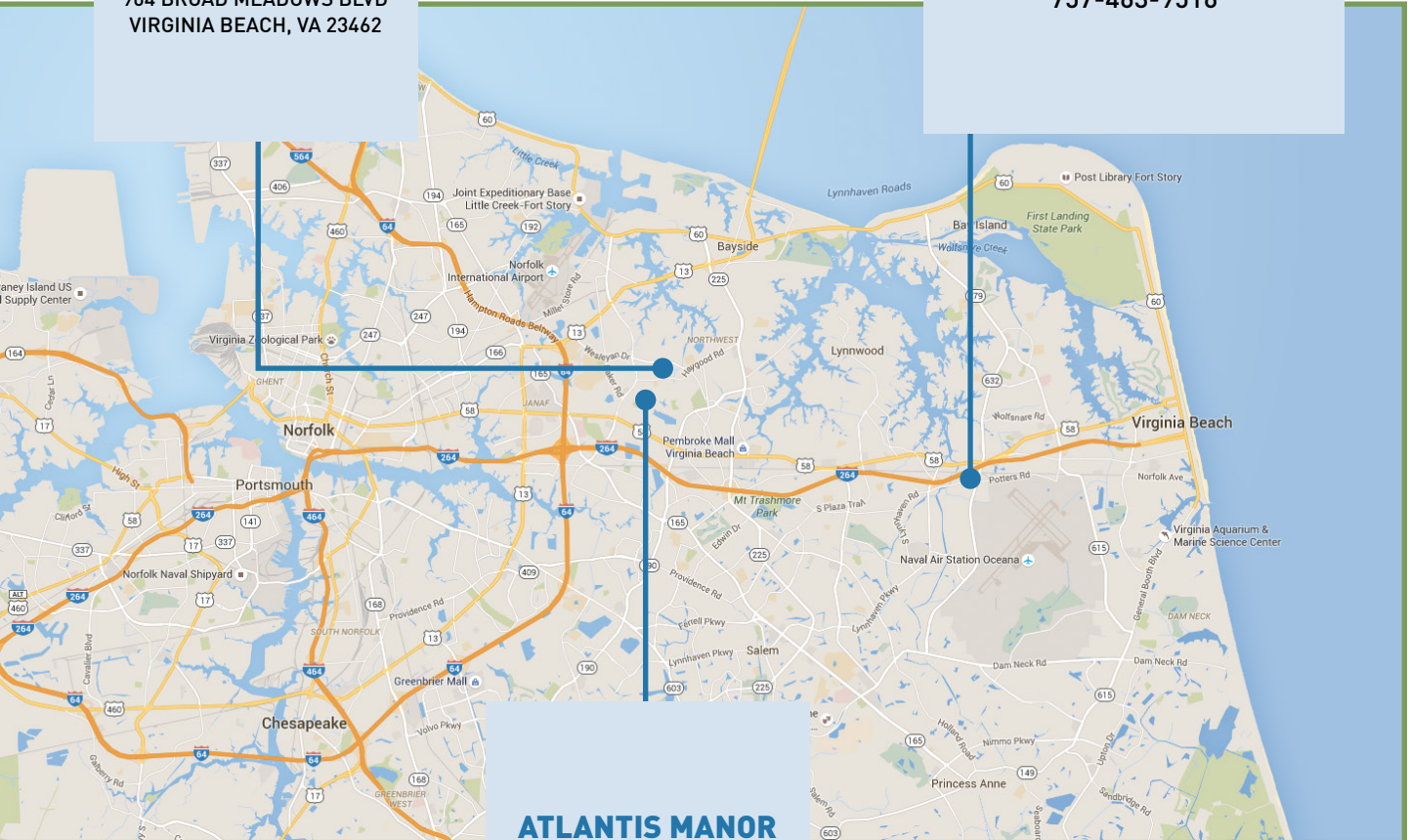
OFFICE LOCATIONS

CEDAR GROVE

COMMUNITY-BASED OFFICE
904 BROAD MEADOWS BLVD
VIRGINIA BEACH, VA 23462

VIRGINIA BEACH

CORPORATE HEADQUARTERS
2400 POTTERS ROAD
VIRGINIA BEACH, VA 23454
757-463-9516



ATLANTIS MANOR

COMMUNITY-BASED OFFICE
745 LAWRENCE DRIVE
VIRGINIA BEACH, VA 23462

ALL MAP/DATA ©2016 GOOGLE

PERMANENT RENTAL HOUSING

“Nationwide, the affordable housing shortage is significant: for every 100 extremely low income renter households in the country, there are only 29 affordable and available rental units.”

—Urban Institute, *Elevate the Debate*, June 2015

The permanent rental housing programs at Virginia Beach Community Development Corporation provide stable, affordable rental housing opportunities for low to moderate income families and individuals including the elderly, veterans, and those with severe mental health or developmental disabilities.

37

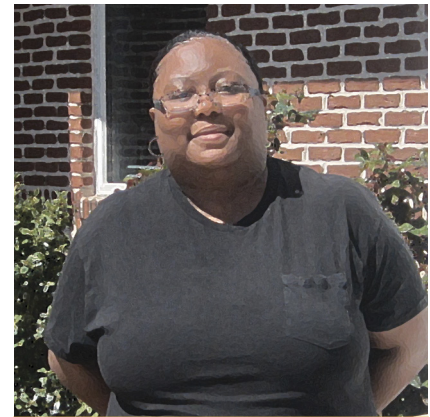
Neighborhoods with permanent rental housing opportunities through Virginia Beach Community Development Corporation

971

Individuals served in 2015

223

New residents in 2015



IMPACT STATEMENT

VICTORIA DAVIS

This program has been a blessing for me and my family. In the last eight years we have achieved so much. I was working a minimum wage job when I first moved in. Now I have a secure career that allows me to provide for my family, and even recently purchase a new vehicle. Two of my children have graduated high school since we have lived here. Being a single mom of three children has not been easy, but I am thankful to be able to provide them a place to call “home.” Thanks to God and the help of Virginia Beach Community Development Corporation, we are now on a great path.

DEMOGRAPHICS

43%

disabled households

14%

veteran households

67%

family households

42%

single parent households

TRANSITIONAL HOUSING and SUPPORTIVE SERVICES

INTAKE

Our staff processed approximately
and supportive services in 2015.

1,750 requests for housing assistance

TRANSITIONAL HOUSING PROGRAM

The Transitional Housing Program* provides safe, temporary housing to families while they are receiving supportive services prior to moving to permanent housing. Virginia Beach Community Development Corporation works in conjunction with local agencies to provide a comprehensive approach to help residents achieve independence and self-sufficiency, maintain employment, increase their skills and income, and obtain permanent housing.

222

individuals were housed in the
Transitional Housing Program in 2015.

50%

of neighbors
came from
shelters

25%

moved daily
between
family and
friends

16%

were living
on the
streets

9 MO. is the average length of time for a family
living in transitional housing.

78% of families leaving transitional housing
moved into permanent housing.

Virginia Beach Community Development Corporation believes in the value of diversifying the service models provided to families in crisis. We continue to evaluate our current Transitional Housing Program and its benefits as we look at various short-term housing solutions to best meet the needs of our neighbors.

*The Transitional Housing Program is funded by the U.S. Department of Housing and Urban Development and the City of Virginia Beach.



IMPACT STATEMENT

CHLOE TABRON

I was in a shelter in Virginia Beach when I received a call about receiving temporary housing through Virginia Beach Community Development Corporation. I moved into a unit at the end of the summer. As I prepare to leave, I will miss my first stepping stone out of homelessness. I am thankful every day. My Neighbor Advocate truly cares about our wellbeing. Virginia Beach Community Development Corporation is a great organization. Thank you so much!

SUPPORTIVE SERVICES FOR VETERAN FAMILIES PROGRAM

The Supportive Services for Veteran Families Program* is designed to promote housing stability among low-income veterans and veteran families who reside in or are transitioning to permanent housing. Eligible veterans may receive rental assistance, security deposits, emergency and general housing assistance, utility assistance, moving costs, transportation, child care, and emergency supplies. This program expanded to include veterans from Newport News and Hampton in 2015, in addition to the original service areas of Virginia Beach, Portsmouth, Norfolk, Chesapeake, Suffolk, Franklin, Isle of Wight and Southampton. The Supportive Services for Veteran Families program played a significant role in exceeding the goals detailed in the 100 Day Challenge initiated by Governor McAuliffe.

548

individuals throughout Hampton Roads received assistance through the Supportive Services for Veteran Families program in 2015.

87%

of participants successfully completed the program, securing permanent housing for their family.

FUNDING BREAKDOWN

80% used for rapid re-housing

20% used for homelessness prevention



IMPACT STATEMENT

KIRK BURGESS AND BILL FEARNSIDE

We are no longer homeless thanks to two wonderful Neighbor Advocates in the Supportive Services for Veteran Families program at Virginia Beach Community Development Corporation. They went above and beyond to find us a safe, affordable and decent place to live. This program provided our deposit and first month's rent, helped with future rent payments, and even provided us with a brand new mattress. Bill and I have a home again and can look forward to a future with stable housing.

*The Supportive Services for Veteran Families Program is funded by the U.S. Department of Veterans Affairs.

NEW SUPPORTIVE SERVICES

Virginia Beach Community Development Corporation launched several new initiatives in 2015 to serve more neighbors in new ways. These additional programs and services are designed to profoundly change the lives of our neighbors.

EMERGENCY SHELTER

Virginia Beach Community Development Corporation expanded its shelter capacity by converting an existing rental unit into a nightly shelter for families with children in need of immediate housing assistance.

The nightly shelter has provided **48** bed nights to individuals that contacted Virginia Beach Community Development Corporation for assistance in the final quarter of 2015.

ENERGY SHARE PROGRAM

Virginia Beach Community Development Corporation became a service provider for the Energy Share Program through Dominion Virginia Power in October. This program offers bill payment assistance to veteran residents who are facing financial challenges.

Our neighbor advocates helped **41** families complete applications for the Energy Share Program during the final quarter of 2015, resulting in **\$20,500** in energy bill assistance.

FOOD PANTRY

Virginia Beach Community Development Corporation became a partner agency of the Foodbank of Southeastern Virginia and the Eastern Shore in November, allowing neighbors in need to receive supplemental nutrition assistance. By implementing a client choice method of distribution, neighbors are able to select foods they need and will be able to use for their families while empowering them as they work toward self-sufficiency.

The food pantry distributed more than **450** pounds of food and provided nutritional assistance to **47** individuals in our community in its first month of operation.



IMPACT STATEMENT

TIARA CLARK

I am truly thankful and grateful for the services I received at Virginia Beach Community Development Corporation. The Intake Coordinator really listened to my story and did all she could to help my family and me after becoming homeless a second time. She was relentless in calling other agencies trying to find possible housing options for my family, and advocated for me to apply for the Transitional Housing Program. We were placed at Virginia Beach Community Development Corporation's shelter while we waited for housing to become available. This shelter provided me with more safety, comfort, stability, and a hope for positive change in my life than in my previous shelter experiences. Virginia Beach Community Development Corporation really impacted my life because it turned me from homelessness to stability.

OWNER OCCUPIED REHABILITATION

The Owner Occupied Rehabilitation Program is funded through a Community Development Block Grant from the U.S. Department of Housing and Urban Development to the City of Virginia Beach. Eligible homeowners could qualify for three types of assistance under this program in 2015: Emergency, Façade, or Home Rehabilitation.

This program helps homeowners in Virginia Beach to make needed repairs to their home in order to correct accessibility barriers, health and safety hazards, and code violations. Assistance is provided through a very low-interest loan, utilizing the neighbor's available equity to finance the rehabilitation.

Virginia Beach Community Development Corporation walks with each neighbor through the entire rehabilitation process from application through project completion. Homeowners receive assistance with financing, inspections and estimates of the work needed, contractor specifications of the project scope, competitive quotes from licensed and ensured contractors, rehabilitation contract oversight, construction management and inspections, and contractor payments once the work is complete.



IMPACT STATEMENT

PATRICIA WASHINGTON

I contacted Virginia Beach Community Development Corporation because I was in need of several home repairs, including accessibility modifications. I was relieved when I qualified for the Owner Occupied Rehabilitation Program, especially when I saw the degree of oversight that Virginia Beach Community Development Corporation would provide during the entire process. It was a major learning experience. I was so happy to see the result of the work and now call my home the best looking home on our street!

7

Number of
ongoing projects
originating in
2015

14

Number of
homes in which
projects were
completed

↓ \$389,267

TOTAL VALUE OF REHABILITATION CONTRACTS UNDER PROJECT MANAGEMENT

TALENT

Virginia Beach Community Development Corporation strives to provide a collaborative, creative working environment where each person feels encouraged to contribute to our processes, decisions, planning and culture.

To enhance our goal of collaboration, we have developed three cross-organizational teams including the Leadership Team, Partner Engagement Team, and Wellness Initiative Team. All of the organization's partners are actively involved in one of these teams.

Professional development has been a focus for all partners* throughout 2015.

Plans are underway to earn a Best Place to Work designation. Our success relies on employing the top talent in the field. With the best partners in place, real change will continue to happen for the people we serve.

ENVIRONMENTAL FOOTPRINT

The Virginia Beach Community Development Corporation enhanced its infrastructure to allow partners, contractors, and board members to work and communicate remotely. Virtual collaboration has cut down on transportation to and from meetings—reducing our organizational carbon footprint.

GREEN OFFICE TASK FORCE

implemented a recycling program with 100% partner participation and made strides this year by reducing paper utilization by 90%.



IMPACT STATEMENT

TRACIE FAIRCCHILD

I first began working as a Neighbor Advocate for Virginia Beach Community Development Corporation in November 2014. I have seen firsthand how our agency impacts the lives of so many in our communities by providing affordable housing programs and offering supportive services to those in need throughout my time here. I work daily assisting homeless families and single individuals secure and maintain employment which in turn helps them find a permanent place to call home. For me personally, working for Virginia Beach Community Development Corporation has been wonderful. I have grown so much professionally and the support and recognition that I receive from my supervisor and co-workers is phenomenal. We work as a team to better serve our neighbors, and it feels amazing to know that I'm with a company that truly cares about their staff and our neighbors we serve each and every day.

*Virginia Beach Community Development Corporation defines "partner" as a member of our paid staff.

VOLUNTEERS

Virginia Beach Community Development Corporation launched its new Office of Volunteer Services in November 2015 in order to utilize volunteers to significantly expand organizational capacity.

93 volunteers contributed **705** hours of time in position-based volunteer roles and at community outreach events throughout 2015.

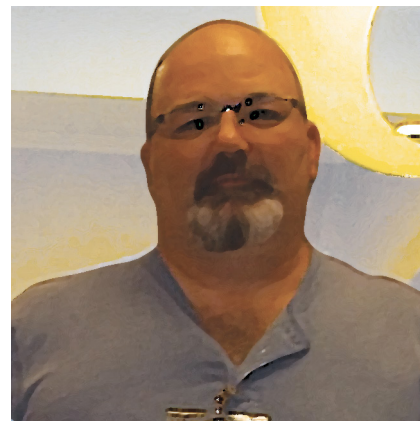
POSITION-BASED VOLUNTEERS

Our dedicated position-based volunteers signed up to serve in various office capacities, committing to volunteer for a several months in their roles. These volunteers worked closely with partners to gain valuable work experience while giving back to the community.

COMMUNITY ACTION VOLUNTEERS

Our dedicated community action volunteers served our neighbors by helping at several events hosted by Virginia Beach Community Development Corporation and by volunteering for several group opportunities including:

- Catholic HEART Workcamp Volunteer Week
- Back to School Prep Rally
- United Way Day of Caring
- Veteran's Day Program and Luncheon
- Children's Christmas Event



IMPACT STATEMENT

MATTHEW BREINER

I had the privilege of working with a great group of people at the Virginia Beach Community Development Corporation. My experience at this organization enabled me to learn new skills. The best feeling was knowing that I was able to help anyone who walked in the door. Volunteering at Virginia Beach Community Development Corporation was a great experience!

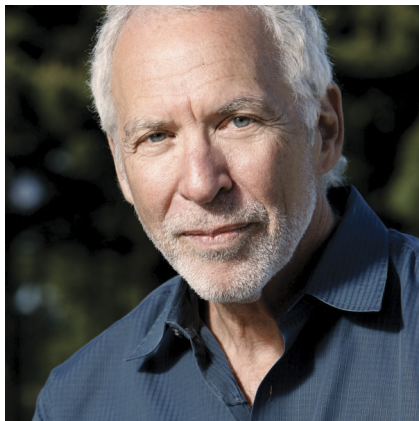
COMMUNITY OUTREACH AND EDUCATION

Virginia Beach Community Development Corporation re-envisioned its approach to community outreach in 2015, and hosted five community outreach events with more than

450 guests in attendance.

READ ONE BOOK TOGETHER

Virginia Beach Community Development Corporation partnered with Second Act Communities to host “Read One Book Together” in April. This event was designed as an opportunity for citizens in the Hampton Roads community to read and discuss *Community: The Structure of Belonging* by Peter Block in order to explore the ways we relate to one another and discuss ways to leverage our perspectives to impact the community. Peter Block led participants in a thought provoking and interactive discussion.



PETER BLOCK

RACIAL EQUITY CIRCLE

Virginia Beach Community Development Corporation partnered with the Leadership Learning Community and YMCA of South Hampton Roads to launch the Racial Equity Circle in May. These ongoing gatherings provide a safe space for participants to explore how the lack of racial equity impacts all of our lives and how they can increase equity in the context of business, education, government and community development. This group is open to the public.



IMPACT STATEMENT

JEWEL JONES

I appreciated the 2015 Veterans Day Program very much as a 12 year U.S. Army veteran. My favorite part of the event was seeing Congressman Scott Rigell and hearing his support for the veteran community. It was nice being able to attend an event specifically for veterans where we were honored and served by the staff of Virginia Beach Community Development Corporation and its volunteers—especially the Boy Scouts. I really enjoyed being able to celebrate Veterans Day along with other veterans.

BACK TO SCHOOL PREP RALLY

Virginia Beach Community Development Corporation hosted its inaugural “Back-to-School Prep Rally” in August. The lively celebration was designed to get children and families excited about the new school year. Attendees were reminded about the power education has to improve their lives and that of their families for generations through a high-energy and fun event centered on the importance of a good education.



DR. ADOLF BROWN

VETERANS DAY PROGRAM AND LUNCHEON

On November 11, Virginia Beach Community Development Corporation hosted a Veterans Day Program and Luncheon to formally thank all of our veteran neighbors, partners, and board members for their sacrifice and service. Veterans were invited to a special program and luncheon, featuring guest speaker Congressman Scott Rigell. Attendees were recognized and honored, while celebrating in fellowship with other veterans and members of the community.



CONGRESSMAN SCOTT RIGELL



CHILDREN'S CHRISTMAS EVENT

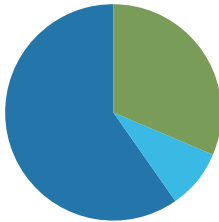
In December, Virginia Beach Community Development Corporation hosted its Children's Christmas Event for all families who were currently receiving services through the organization. Children enjoyed a holiday puppet show, crafts, music, and cookies while waiting to visit with Santa. After their visit, each child received special gifts distributed by the Noblemen.



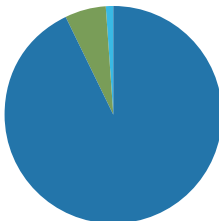
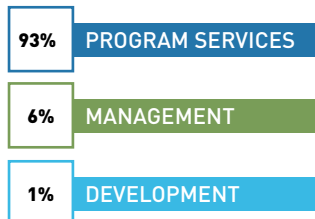
FINANCE

For the fiscal year beginning July 1, 2014 and ending June 30, 2015

FY 14/15 CONSOLIDATED OPERATING BUDGET* \$6,197,813



FY 14/15 CONSOLIDATED EXPENSES \$6,197,813



Virginia Beach Community Development Corporation is now a GuideStar Gold member and is committed to providing transparency and accountability to our neighbors and stakeholders.

GRANTS

VBCDC worked to diversify its funding streams in 2015, seeking funding opportunities from local foundations in an effort to serve new neighbors in new and innovate ways. In 2015, seven new funding sources were identified, adding more than \$100,000 in new funding to our program budget. The total grants budget is \$2,231,665.

GOVERNMENT GRANTS

Federal Grants (\$1,252,457)

U. S. Department of Veterans Affairs- Supportive Services for Veteran Families (SSVF)	\$806,978
U.S. Department of Housing and Urban Development — Transitional Housing Program (THP)	\$371,406
U.S. Department of Housing and Urban Development — Supportive Housing Program (SHP) Veterans First	\$69,145
U.S. Department of Housing and Urban Development — Supportive Housing Program (SHP) New Haven	\$4,928

State Grants (\$48,000)

Virginia Department of Social Services — Neighborhood Assistance Program	\$48,000
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City Grants (\$884,357)

City of Virginia Beach Community Development Block Grant (CDBG) — Owner Occupied Rehabilitation	\$666,877
City of Virginia Beach Department of Human Services (DHS) — Beach Park	\$84,178
City of Virginia Beach Department of Human Services (DHS) — Beach Park West	\$78,876
City of Virginia Beach Community Development Block Grant (CDBG) Match — Transitional Housing Program (THP)	\$18,637
City of Virginia Beach Department of Human Services (DHS) — Atlantis Manor	\$18,426
City of Virginia Beach - Emergency Solutions Grant Match — Homeless Management Information Systems (HMIS)	\$7,363
City of Virginia Beach Community Organization Grant (COG)	\$10,000

ADDITIONAL GRANT SOURCES (\$46,151)

Virginia Housing Development Authority	\$21,000
Wells Fargo — Transitional Housing Program (THP)	\$15,500
Ironclad Technology Services LLC	\$5,000
Southern Bank and Trust	\$2,500
Enterprise Holdings, Inc.	\$1,000
CSX — Beyond Our Rails	\$901
SunTrust Bank	\$700
Woodforest National Bank	\$250

TOTAL GRANTS

\$2,231,665

*Consolidated budget and expenses for Virginia Beach Community Development Corporation and Second Act Communities for presentation purposes.

LEADERS



LEADERSHIP TEAM

Front row (left to right): Addie Wright Thomason, Tiffany Faro, Michelle Salvador, Vanessa Larkin, Tanisha Davis

Back Row (left to right): Tom Hrabchak, Carlton West, Jessica Guglielmo, Jim Reedy, Leah Williams, Marc Thornton, Cecile McCarrick, Mark Atkins

Not Pictured: LaTonia Arnold

BOARD OF DIRECTORS

The organization has continued to strengthen its board capacity, and in 2015 developed a new formal on-boarding program to cultivate and orient new board members.

Virginia Beach Community Development Corporation would like to thank and acknowledge the invaluable contribution of all of our board members that served in 2015.

Christopher Beale, Board Chair *Southern Bank & Trust Company*

Jim Banks *Retired Mortgage Broker*

Richard Biemiller *Willcott Rivers Gates*

Wanda Cooper *The Cooper Law Firm, P.C.*

Jill Eyler *State of Virginia*

Mark Johnson *SunTrust Bank*

Alex Kalasinsky *Retired Businessman*

Anthony Nero *Armada Hoffler Properties, Inc.*

Peter Reuss *BB&T Securities, LLC*

Terron Rodgers *Ebenezer Baptist Church*

Robert Williams, Jr. *Keller Williams Realty*

Elsie Barnes* *Norfolk State University*

Ann Crenshaw* *Kaufman & Canoles, P.C.*

Carolyn McPherson* *EHM Consulting*

*Board member completed commitment period prior to December 31, 2015.

CORPORATE PARTNERS

Virginia Beach Community Development Corporation would like to recognize and thank our partners for helping to provide quality homes for everyone and to become champions for a supportive community where people can not only survive but are empowered to live their best lives.

Armada Hoffler Properties, Inc.

Beach Movie Bistro

Beskin and Associates, Inc.

Boy Scouts of America, Tidewater Council

Catholic HEART Workcamp

Chick-Fil-A Marketplace at Hilltop

Cinemark 18

CIVIC Leadership Institute

City of Virginia Beach

Cloud9 Trampoline Park

Combat Veterans Motorcycle Association Virginia
Chapter 27-1

Congressman Scott Rigell (VA-02)

Dollar General

Ebenezer Baptist Church

Enoch Baptist Church

Enterprise Holdings Foundation

Essential Church

Farm Fresh Food & Pharmacy®

Foodbank of Southeastern Virginia and the
Eastern Shore

ForKids, Inc.

Fort Monroe Authority's Casemate Museum

Fort Monroe National Monument

Girl Scouts of the Colonial Coast

Green Run Homes Association

Hampton Roads Chamber of Commerce

HavMerci

Hunt Club Farm

Image Services Staffing

Ironclad Technology Services LLC

Ivan Schiff

State Farm Insurance — Agent Jeff Granger

John & Vera Mae Perkins Foundation

Lake Edward Area Civic League

Landmark Properties, Inc.

Leadership Learning Community

LEAD Hampton Roads

Lone Star Steakhouse — Norfolk

McDonald's

Portfolio Recovery Associates

Quilts of Valor Foundation — Tidewater Quilters'
Guild, Inc.

Samaritan House

Second Act Communities

Second Calvary Baptist Church

STIHL

SunTrust Bank

Sylvan Learning Center of Virginia Beach

Target #2770

Teens with a Purpose

The Art Institute of Virginia Beach

The Art Institute of Virginia Beach —
Culinary Club

The Noblemen

The Norfolk Tides

The Planning Council

The STOP Organization — Hampton Roads

The Virginia Aquarium

Tidewater Community College

TowneBank

Urban League Hampton Roads, Inc.

U.S. Department of Housing and Urban
Development

U.S. Department of Veteran Affairs

Vietnam Veterans of America

Virginia Community Development Corporation

Virginia Department of Housing and Community
Development

Virginia Housing and Development Authority

Virginia Service Foundation

Volunteer Hampton Roads

Walmart #1811

Woodforest National Bank

YMCA of South Hampton Roads

Youth Solutions, Inc.

Ynot Italian

YWCA South Hampton Roads

