

# Regional Update

A Monthly Report of Activities on the Eastern Shore of Virginia



May 2008

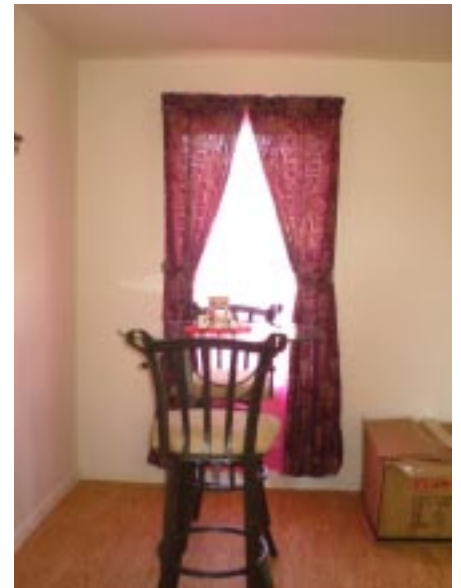
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## New Construction at Metompkin CDBG Project

A new home has recently been completed under the Metompkin Comprehensive Community Development Project. Besides the 2-bedroom house, this project included installation of a deep well and septic system. The house is owned by Fletcher Drummond, who says he is enjoying furnishing the home and landscaping his lot.



project area. For information on the project or to apply, call Patti Merritt at 757-787-2936, ext 119.



property will be acquired to allow for the widening and paving of existing streets to Virginia Department of Transportation standards. Many of the beneficiaries of this grant will be first-time homeowners.

Applicants must be income-eligible and either own or acquire lots within the

Construction is well underway on four additional houses in the Project area, and the A-NPDC is working with four more applicants to settle ownership issues and obtain septic and building permits. The Project is located just north of Accomac Manor, and includes lots fronting on Route 13 and other lots on Finney and Savage Drives.

Under this project, 14 abandoned structures will be demolished and the lots cleared, 20 occupied houses will be repaired or replaced (including providing first-time indoor plumbing to 3 houses), new deep wells and on-site septic systems will be installed to replace existing failing systems, and

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## Cape Charles School Adaptive Reuse Study Started

The Accomack-Northampton Regional Housing Authority (A-NRHA), the Town of Cape Charles, and the Virginia Redevelopment Housing Authority are partnering to complete a reuse study of the Cape Charles High School. The A-NRHA has contracted with Leon Parham, Architect, to complete the design work for the project. The A-NRHA is examining the school for rehabilitation and adaptive re-use incorporating a community library site and workforce housing with a market focus oriented to educators. Another scenario to include a limited commercial component is also being considered. The conceptual plans will

incorporate the requirements of the federal and Virginia Historic Tax Credit program. The study is scheduled for completion at the end of June.

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### This Issue

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Cape Charles School Adaptive Reuse Study Started

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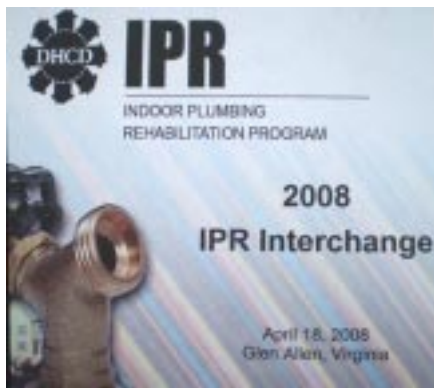
Matt Cook, New Regional Planner

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## 2008 IPR Interchange

Program Administrator Patti Merritt and Rehab Specialist Robert Williams attended the Indoor Plumbing Rehabilitation (IPR) Program Interchange at Glen Allen, VA on April 18, 2008. The major topic of discussion was Department of Housing and Community Development (DHCD) policy changes, effective December 1, 2007. Simplified forms for project set-up and budget reporting were reviewed, along with new (higher) cost limits applying to IPR houses lacking a bathroom.



Also discussed were repayment issues, such as the requirement to recalculate the ability to pay whenever the beneficiary family composition or income changes. Rehabs estimated at less than \$10,000 can be offered as a grant; no deed of trust or note is required. DHCD does not require foreclosure on loan deficiencies. Instead, Program Administrators are encouraged to work with the family and, if necessary, add missed payments to the

end of the lien period. However, when payments are missed, the forgivable portion becomes due and is also added to the total balance due.

DHCD Housing Quality Standards were updated. For example, all homes must be weatherized with at least R-30 ceiling insulation, and all windows and doors must be caulked and weather-stripped. And, exterior doors must be equipped with a storm door unless so doing will result in voiding the manufacturer's warranty; in that case, a screen door may be installed.

On the Eastern Shore, the IPR Program provides 0% interest loans to low and moderate income owner-occupants of substandard housing in Accomack and Northampton counties. To qualify, applicant houses must lack indoor plumbing or have wells or septic systems which have failed. Usually, demolition of the existing unit is necessary, and replacement houses are built. Also eligible are qualifying units where only general rehab is necessary. The Accomack-Northampton Housing and Redevelopment Corporation has recently completed an update of the waiting list for both Eastern Shore counties. Higher priority is given to households lacking a bathroom or adequate indoor plumbing. Income levels, family composition and age of applicants are also considered. For more information or to apply for this program, contact Patti Merritt at 757-787-2936, ext 119.

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## Foreclosure Prevention Counseling

As part of Virginia's Foreclosure Prevention Task Force assembled by Governor Tim Kaine, the Virginia Housing Development Authority (VHDA) is certifying counselors in Basic to Intermediate Foreclosure Prevention.

Community Development Coordinators, Bobbie Jo Wert and Patricia Connolly Grove attended basic to intermediate Foreclosure Prevention certification training at VHDA's Virginia Housing Center in the Innsbrook area of Richmond in March. This three-day training was conducted by industry experts and provided best practices for Loss Mitigation and Foreclosure Prevention to counselors, enabling them to provide information critical to serving their customers. The Task Force will hold two regional foreclosure clinics across the State in June. Bobbie and Patricia obtained certification and will help staff the clinic in the Tidewater area on June 14<sup>th</sup>. In addition, a website will be launched in May listing agencies that will provide foreclosure counseling.

As a HUD certified Housing Counseling Agency, the A-NRHA will provide foreclosure prevention counseling services and will be listed on this website. For more information, please contact Bobbie Jo Wert at (757) 787-2800 ext. 125 or Patricia Connolly Grove at (757) 787-2800 ext. 124.

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## HMGP Project Updates

The Tangier 2004 HMGP Elevation Project is nearing completion. The contractor will return there in May to resume work on the first eleven houses that have been elevated. The project deadline has been extended until October 30, 2008. The contractor indicates that it will take two to three weeks to complete the houses.

The Northampton County 2004 HMGP Elevation Project is still under-

way. Four of the V-zone houses are nearing completion, with a fifth scheduled to be started soon. The project deadline has been extended until April 30, 2009.

The Accomack County 2004 HMGP Project is starting to gain momentum. Four houses have been completed on Saxis and three more are ready to start there. Two other houses have been done in Accomack County.

Wet weather has delayed start of a third house in Deep Creek. Negotiations are underway on another house in the first bid group. The second bid group of six houses is being negotiated with the contractors at this time. Two or three of those will begin in the next 60 days. A two-year extension has been requested; a response from FEMA and VDEM is expected in a few weeks.

# Matt Cook, New Regional Planner

The A-NPDC welcomes Matt Cook as the new Regional Planner. A native of the Richmond area, he graduated from Radford University with a B.S. in Geography with a minor in English. His studies were concentrated around the environmental field. Before starting here, he worked for Powhatan County at the Richmond Regional Planning District Commission part time as a GIS technician for their new GIS department.

Matt also spent his past five summers with the Department of Environmental Quality in the Piedmont office where he first worked with the water monitoring network, then later moved to the Coastal 2000 Program, which was a monitoring system along Virginia's tidal waters.



Matt enjoys outdoor recreation and all types of sports. His hobbies include gardening and breeding veiled chameleons. He has several pets, including two dogs, Odette and Henna, and an umbrella cockatoo named Elko.



## How to Contact the A-NPDC

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