



City of Petersburg Housing Developer Summit

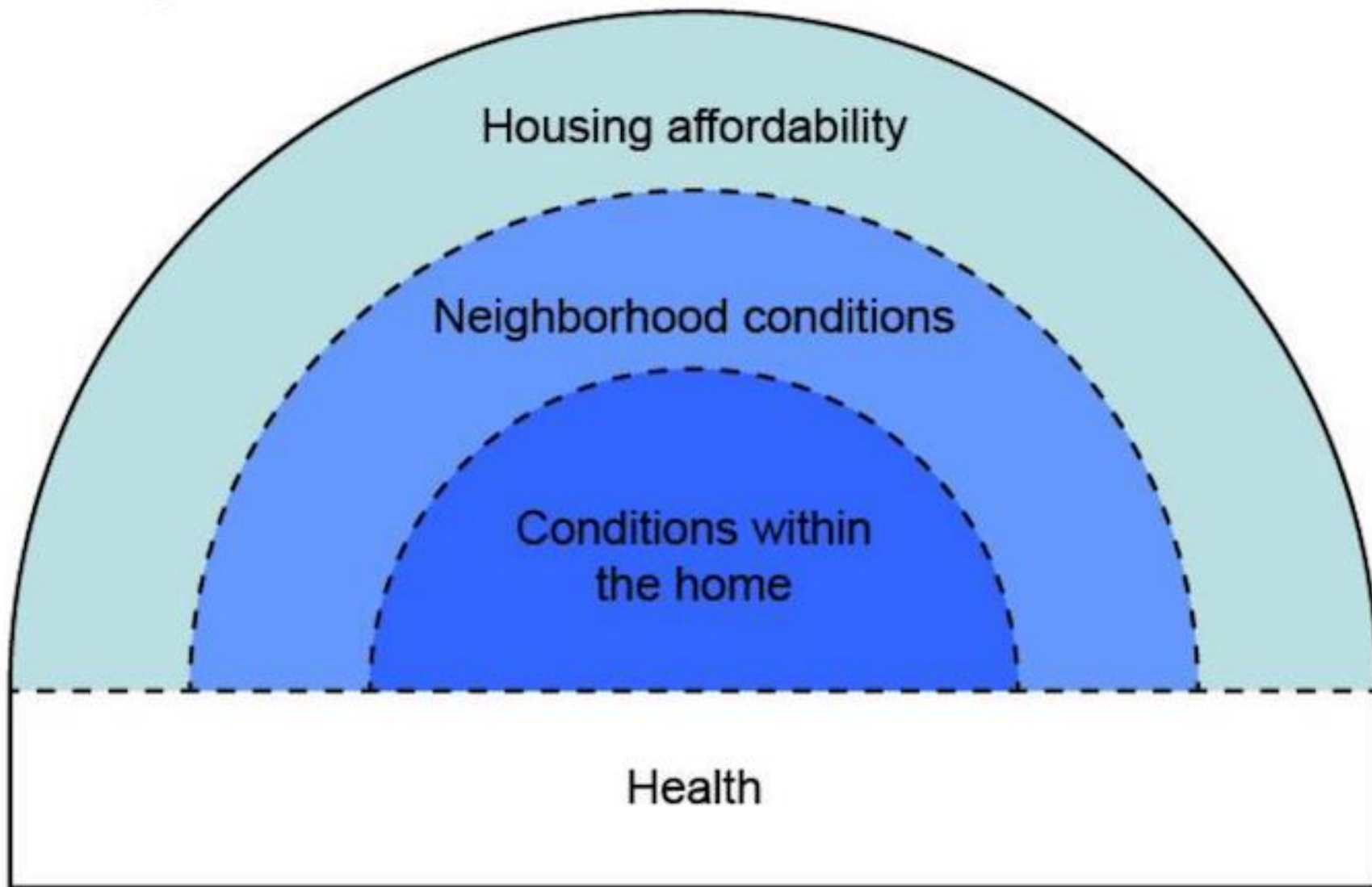
June 21, 2023

The Cameron Foundation

- Private, independent 501(c)(3) foundation
- Health Legacy Foundation
- Established in April 2003 out of the sale of the nonprofit Southside Regional Medical Center to Community Health Systems, a for-profit entity
- Mission: To transform the Tri-Cities and surrounding counties into a healthy, vibrant and economically vital region by strategically leveraging resources for community impact.



Housing Factors that Influence Health



Source: Braverman et al. (2011): Copyright 2011. Robert Wood Johnson Foundation.

Considerations

- Vacant, Abandoned & Dilapidated Properties
- Blighted Neighborhoods
- Housing Market
- Median Income
- Size of Houses
- Age of Houses
- Historic Districts
- ARB Standards
- Increased Costs



Virginia Guard Army & Air engineers collaborate to demo derelict structures

BY SGT. 1ST CLASS TERRA C. GATTI – AUGUST 28, 2013

POSTED IN: 203RD RED HORSE, 276TH ENGINEER BATTALION, 91ST CYBER BRIGADE, AIR GUARD, ARMY GUARD, UNCATEGORIZED

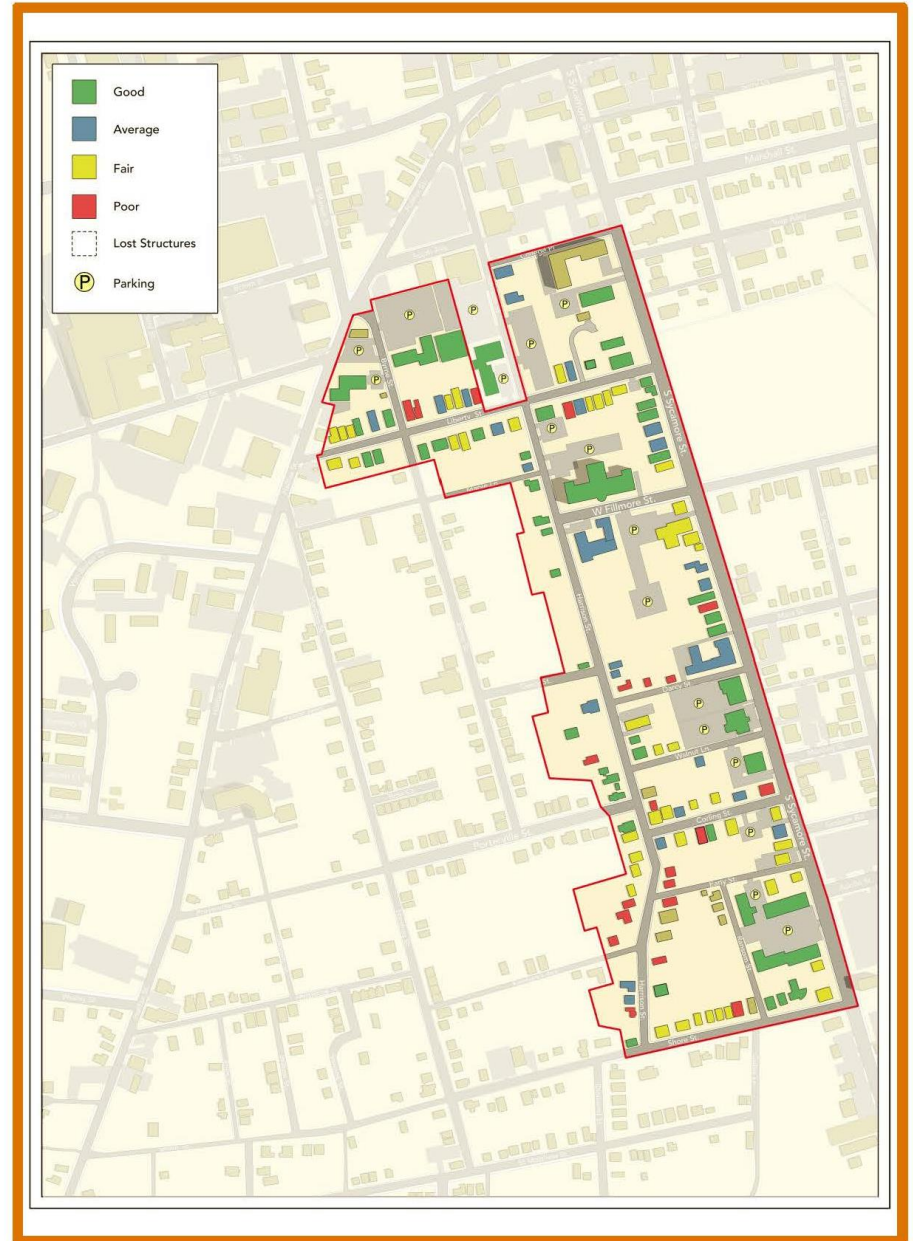
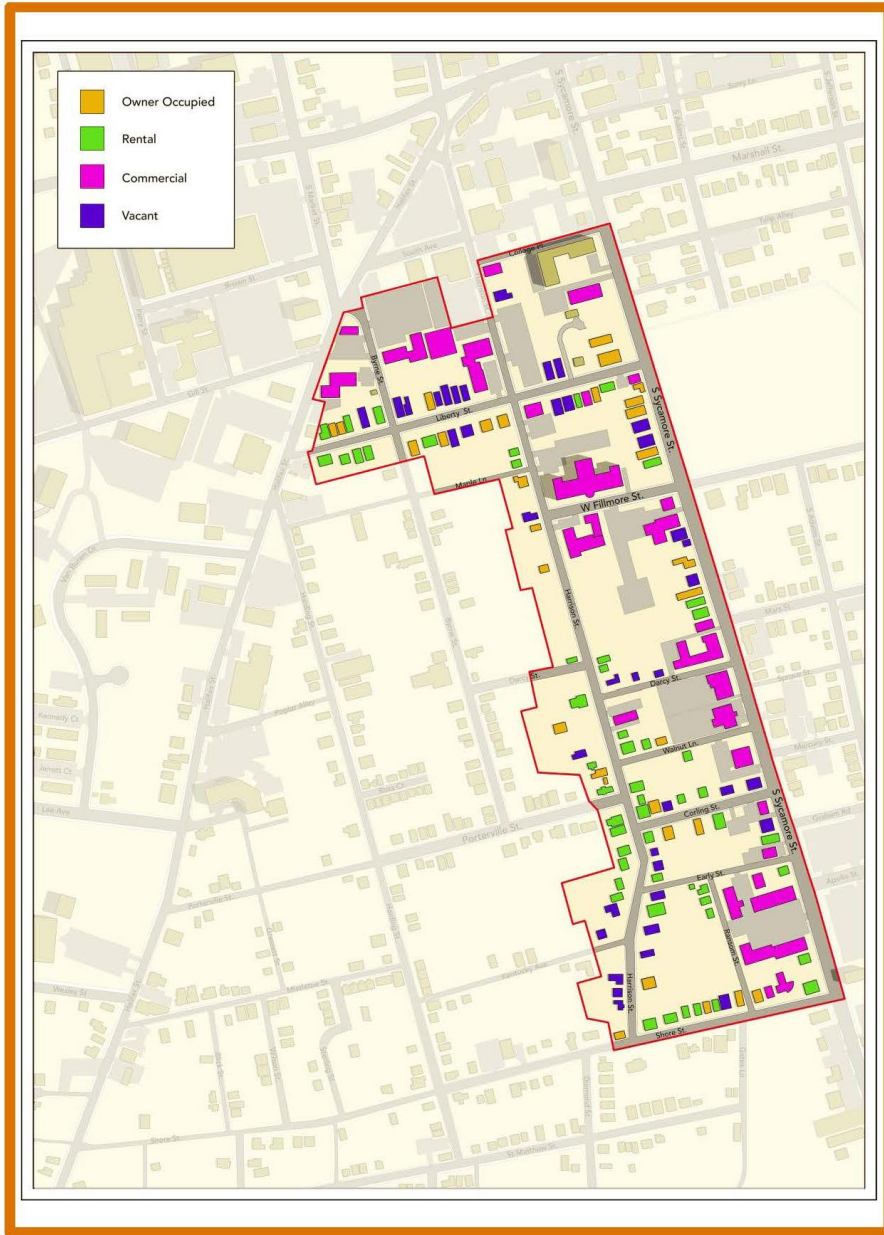


**PETERSBURG
FIGHTS BLIGHT**



Property Usage in Poplar Lawn Historic District

Property Condition in Poplar Lawn Historic District



POPLAR LAWN HISTORIC DISTRICT
Liberty St.

POPLAR LAWN HISTORIC DISTRICT
Harrison St.

TARGET AREA

PNR Strategy



1.

**HOMEOWNER
REHAB**



2.

**MULTI-FAMILY
RENTAL**



3.

**SINGLE
FAMILY**





I AM
PETERSBURG
VIRGINIA

Department of Planning and Community Development
135 North Union Street, Room 304
Petersburg, Virginia 23803

(804) 733-2308
(804) 863-2772

_____/_____/_____
Dear Property Owner(s)/Resident(s):

The City of Petersburg and several non-profit organizations are collaborating to implement the City's revitalization strategy by having a greater impact on community restoration. It is our goal to remediate blight and to increase the opportunities of homeownership. This is the starting point of our efforts, and we solicit your participation and cooperation in this revitalization project.

An inspection of the property known as _____ and owned by you was made on _____. The enclosed inspection report will indicate the repairs needed to bring this property into compliance with the International Property Maintenance Code (IPMC) 2012 Edition.

This property is located within the Poplar Lawn Historic District; therefore, all exterior modifications require a Certificate of Appropriateness (COA) before any work begins. You must apply for a COA immediately upon receipt of this letter. You are to contact Ms. Kathleen Morgan, Preservation Planner, in the Department of Planning and Community Development at (804) 733-2314. She will be happy to assist you with the application process to obtain the COA.

This correction notice allows you 15 days to come up with an abatement plan on how you will address the violations.

There are allocated grant funds that can be used to repair or replace leaking roofs, fix siding, front porches and other exterior maintenance. These funds do not have to be repaid, and all work provided **will be free of charge**.

The following criteria must be met in order for your household to be considered for repair work:

1. The house must be a single-family property and occupied by the owner. (Meaning: the applicant must both OWN and LIVE in the home.)
2. Homeowners must be at or below 80% of the area median income. Income and assets will be verified before a home repair contract is issued. The total household income is based on the number of people living in the home.

For an application, please contact **Richonda Anthony** at *Project:Homes* at (804) 233-2827 ext. 244 or **Jillian Daleidan** at *Rebuilding Together*, at (804) 447-3841.

If you have additional questions about this letter and general program information please contact the Planning Department at (804)733-2308. For all repair and abatement plans please contact Code Compliance at (804)733-2409.

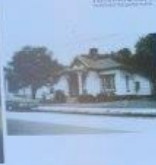
Thank you in advance for your community spirit and we look forward to teaming up with you to restore this neighborhood.

Sincerely,

Michelle B. Peters
Director, Department of Planning and Community Development



Roger Pryor Campbell House



135 Liberty Street

project-HOMES



18 Liberty Street

Rebuilding Together



135 Liberty Street

project-HOMES



SOUTH ELIMINATION

NORTH ELIMINATION

18 Liberty Street



RUN 2 REBUILD
RICHMOND • 2011
50 Fun Run/Walks Fair

Volunteers repair houses in Petersburg for low-income homeowners

By MICHAEL O'CONNOR Richmond Times-Dispatch Oct 21, 2017



COMMUNITY
DAY 2017

project:HOMES

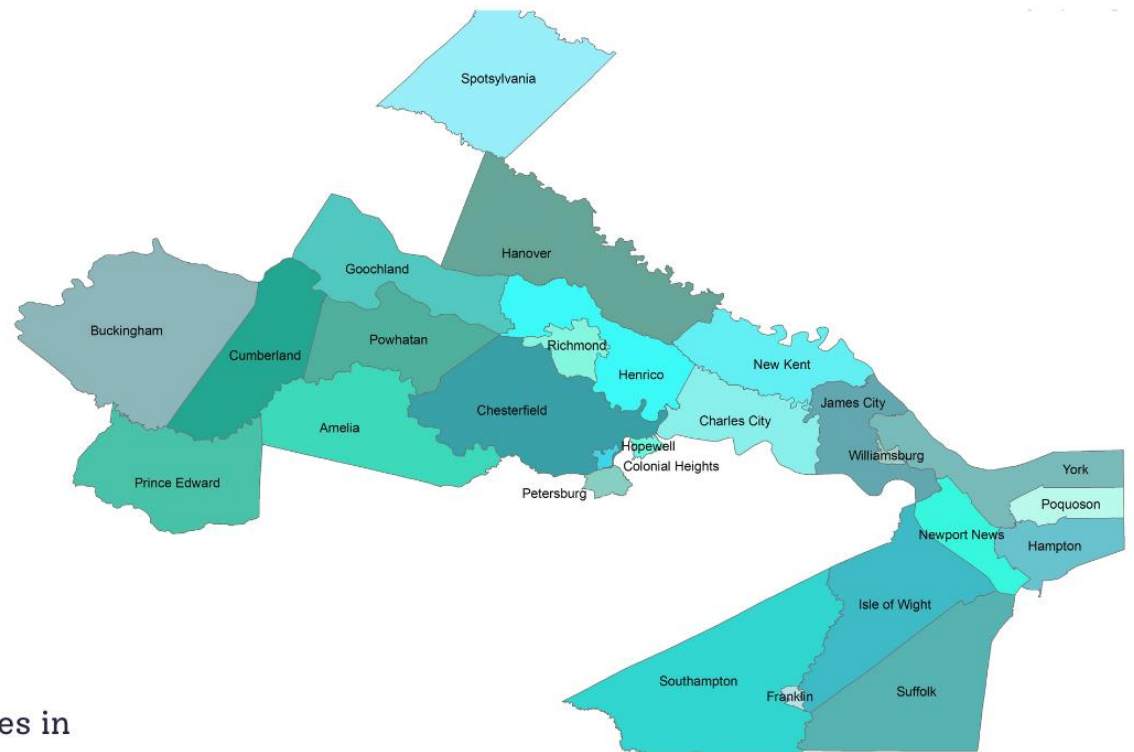
project:HOMES EST. 1992

OUR MISSION

Improving Lives by Improving Homes.

OUR VISION

To be the leader in housing solutions that enable individuals and families to live full independent lives in safe and healthy homes, neighborhoods and communities.



Homeowner Occupied Rehab

- Exterior Home Repairs
- Emergency Repairs
- Eligibility Criteria



1.

734 HARRISON STREET



Rear elevation-Pre-demo





Additional #2 is down. New 4x6 sill is installed.







Vacant Single-Family Renovations for Resale

- Only vacant SF properties
- Net proceeds from each sale are reinvested into the next project
- “Ugliest House on the Block”



3.



135 LIBERTY STREET



















From 'ugly' to unbelievable in Petersburg



🛒 BUY PHOTO

▲ HIDE CAPTION

Petersburg Mayor Samuel Parham, left, presents a key to the 135 Liberty St. house to Saladen Williams Thursday morning. Williams, who now lives in Prince George, says he plans to move his fiancée and two daughters from New Jersey to Petersburg to live in the house. (Sean Jones/progress-index.com)

The image shows two houses side-by-side. The house on the left is a two-story structure with white siding that is heavily peeling and missing in several places, revealing dark wood underneath. It has a small dormer window on the roof and a brick chimney. The house on the right is a similar two-story structure, but it is fully renovated. It has green horizontal siding, white trim around the windows and doors, and a white porch with a railing and stairs. It also has a brick chimney. A blue semi-transparent rectangular overlay is positioned in the center of the image, containing the text 'SINGLE FAMILY' in large white letters and 'Scaling Up' in smaller white letters below it.

SINGLE FAMILY

Scaling Up



\$800,000
4 Houses

- **The Cameron Foundation**
- **The Cabell Foundation**
- **Mary Morton Parsons Foundation**

project:**HOMES**
Improving Lives
by Improving Homes



137 LIBERTY STREET

project: **HOMES**
Improving Lives
by Improving Homes

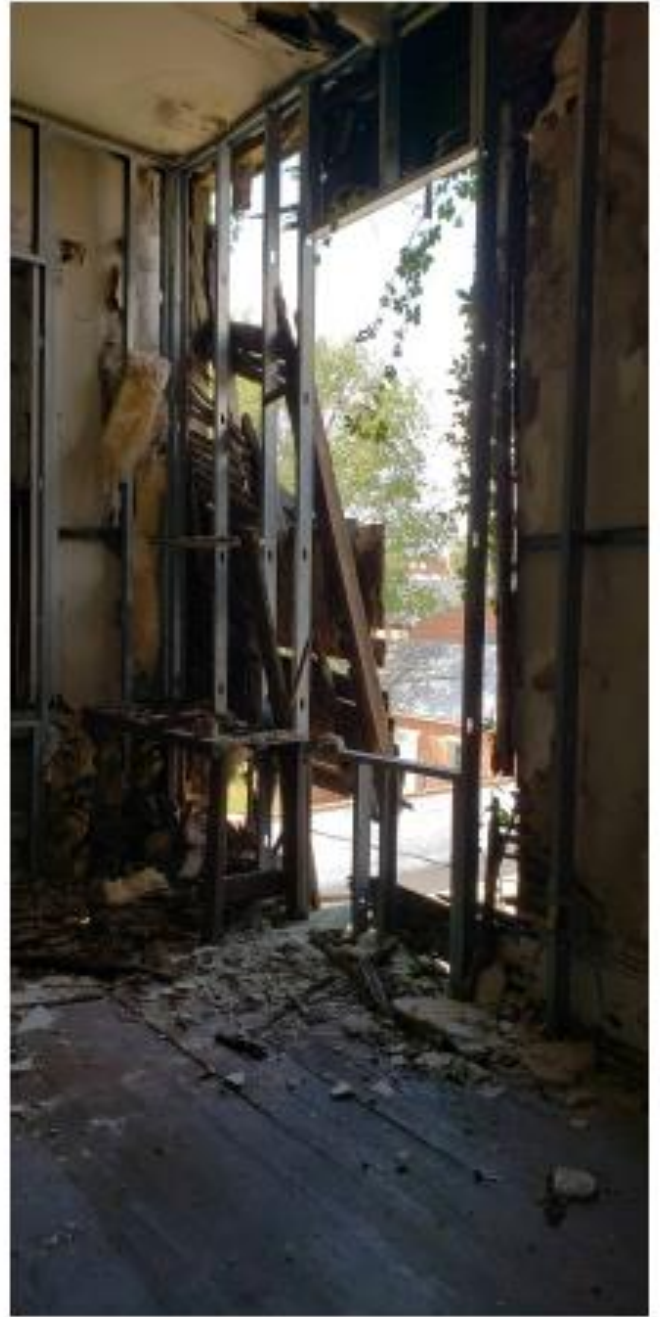
















Historic Renovation Coming Soon

Brought to you by:

project:HOMES CAMERON FOUNDATION

The Cabell Foundation
The Mary Morton Parsons Foundation

www.projecthomes.org | 864.333.3827

Partners for
Neighborhood
Renewal

POPLAR
LAWN







D'ARCY STREET HOUSES



POPULAR LAWN HISTORIC DISTRICT
Harrison St.

Historic Renovation Coming Soon
Brought to you by:
project:HOMES
The Cabell Foundation
The Mary Morton Parsons Foundation
www.projecthomes.org | 804.233.2827

POPULAR LAWN HISTORIC DISTRICT



41 D'Arcy Street

project:**HOMES**
Improving Lives
by Improving Homes

















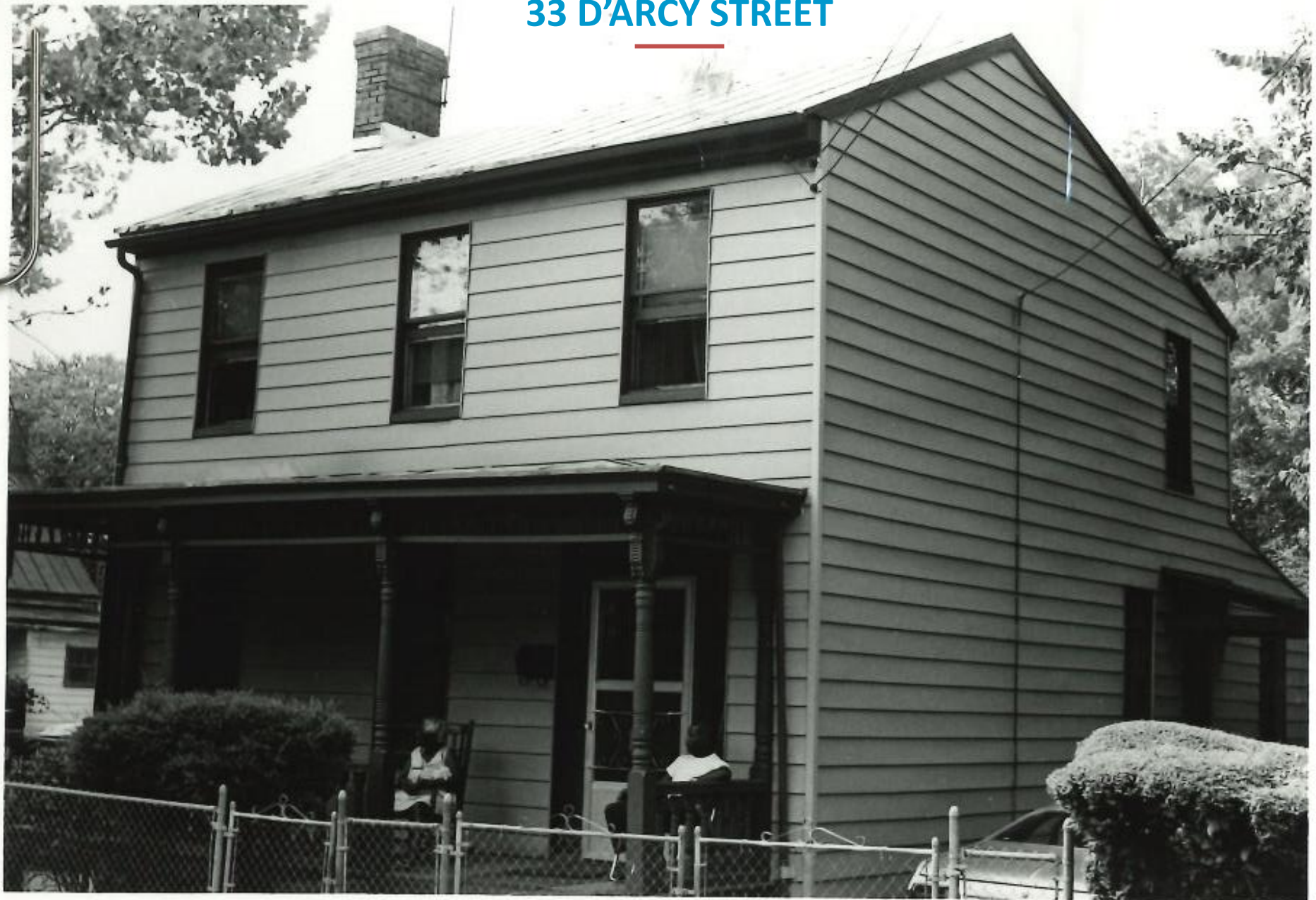








33 D'ARCY STREET







15
04
08

33











25 D'ARCY STREET







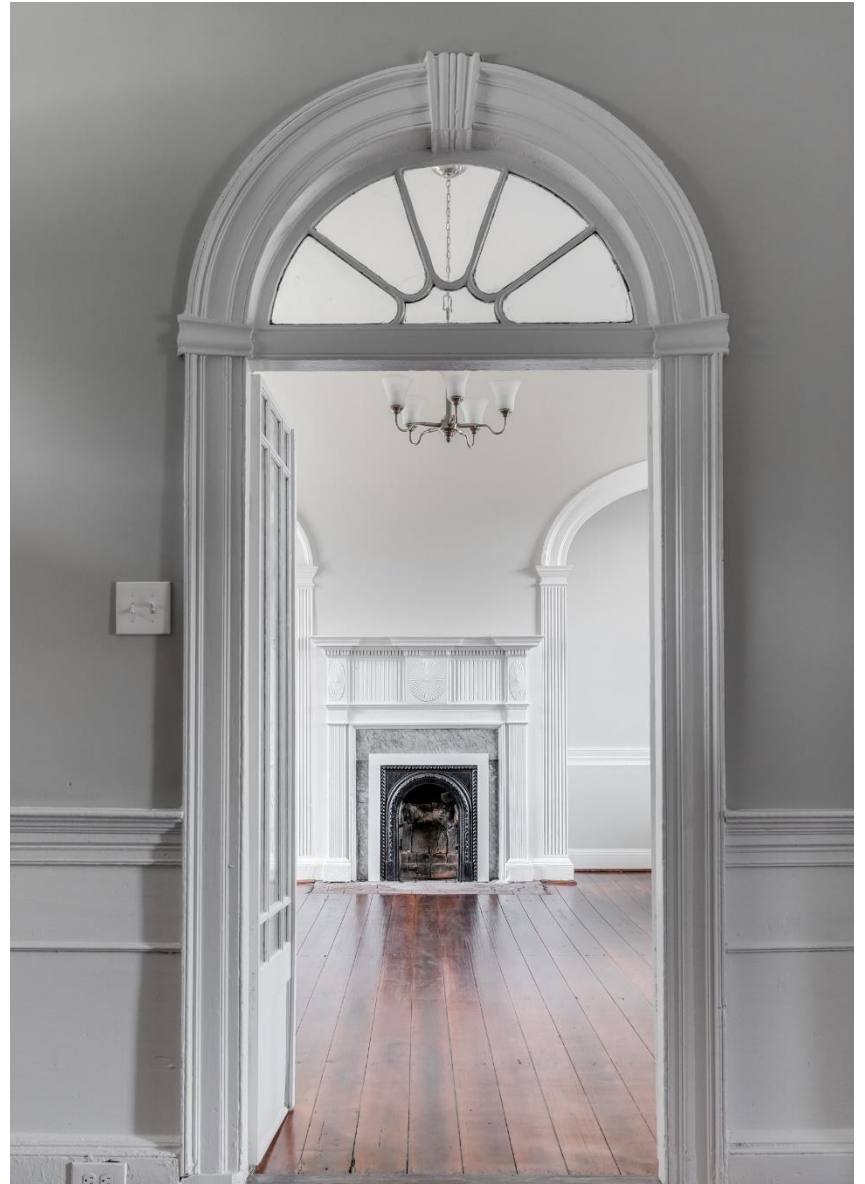




25





































25







3 Houses

project:**HOMES**
Improving Lives
by Improving Homes

Next Phase



223 HARRISON STREET

Historic Gothic Cottage

**Roger Pryor
& Carrie Bragg
Campbell House**





120 LIBERTY STREET



449 HARRISON STREET



**ROGER PRYOR & CARRIE
BRAGG CAMPBELL HOUSE**



**FIRST BAPTIST CHURCH
HARRISON STREET**



**OTHER HISTORIC
STRUCTURES**

HISTORICAL MARKERS



NEW AT 6

**HISTORIC MARKER UNVEILED FOR OLDEST BLACK CHURCH
FIRST BAPTIST CHURCH, PETERSBURG**

Challenges

Homeowner Rehab

- Resident Buy-in
- Resident Health
- Generational Property Transfers
- Deed of Trust
- Staffing Changes
- Limited Funding

SF Renovation for Resale

- Homeownership for Existing Community
- Additional Residents Needs
- Infrastructure Needs
- COVID, Contractors, Supply Chain & Inflation
- Limited Funding

Lessons Learned

- Community Engagement
- Residents in Rental Properties
- Targeting vs. Larger Needs of the Community
- Learn the History of the Neighborhood
- Balancing Preservation, Affordability & Safety
- Funding & Subsidy
- Time Commitments for Partners
- Evaluation of the Initiative

Questions?

Brandy Cramer

The Cameron Foundation

(804) 732-8900

bcramer@camfound.org

Matt Morgan

project:HOMES

(804) 233-0911

matthew.morgan@projecthomes.org