

**Submitted by:** Jessica Guglielmo, VBCDC President and CEO  
**Date Submitted:** August 31, 2023



## **Executive Summary**

VBCDC’s strategic plan entitled “Building Communities. Creating Opportunities.” outlines four overarching goals for the organization for the 5 year period 2022 - 2027. The goals include sustaining and expanding both housing and supportive services as well as sustaining and enhancing leadership, operations and funding. Included below for your review are accomplishments and highlights for the fiscal year July 1, 2022 through June 30, 2023. Please also find attached a copy of VBCDC’s Strategic Plan 2022-2027.

## **Mission Statement**

VBCDC’s mission is to provide affordable housing opportunities and supportive services for low- and moderate-income individuals and families and assist the City of Virginia Beach with neighborhood revitalization.

## **Vision**

Our vision is to be champions for a supportive community where people can be empowered to live their best lives and thrive.

## **Accomplishments of Goals and Objectives**

VBCDC offers an array of housing programs and services for individuals and households with low and moderate income. Below are some highlights from the fiscal year ending June 30, 2023.

### **Intake and Referral Services**

Over the past fiscal year, VBCDC served 1,171 individuals and households through intake and referral services. 62% of the households served were from Veterans in need of housing.

### **Food Pantry**

VBCDC offers free supplemental nutrition assistance to community members in partnership with the Food Bank of Southeastern Virginia. During the past fiscal year, VBCDC served over 800 households with non-perishable food items.

### **Support Services for Veteran Families**

VBCDC’s Support Services for Veteran Families (SSVF) programs provide housing stability and support to very low-income veterans and their families in the region. This past year, VBCDC provided case management, rental assistance, utility assistance, and emergency housing to 167 households.

### **VBThrive**

VBCDC launched a new service program during the past fiscal year in partnership with the United Way of South Hampton Roads. VBThrive is a United Way-led program funded by the City of Virginia Beach. This program provides mentoring, housing support, education, employment, and financial management guidance for asset limited income constrained residents of Virginia Beach who have been impacted by COVID-19. VBCDC employs two full-time equivalent Mobility Mentors in support of the program’s initiatives. The goal of the program is to help participants meet educational, career, homeownership and/or financial goals while promoting well-being, financial freedom and by assisting participants in planning for the future. Please find attached a program brochure for your reference.

**Rental Housing**

VBCDC served over 1300 individuals with affordable rental housing programs during the fiscal year ending June 30, 2023. In addition, VBCDC provided income based service enriched housing for 90 veteran households through permanent supportive housing programs at Cedar Grove and Cypress Landing Apartments.

**Property Rehabilitation and Reinvestment**

During the fiscal year ending June 30, 2023, VBCDC completed the rehabilitation of 32 scattered site townhomes funded through HOME grant funds received from the City of Virginia Beach.

Additionally, VBCDC has four capital renovation projects currently underway as follows:

- (1) American Rescue Plan Act (ARPA) capital renovation project funded through the City of Virginia Beach is underway in Scarborough Square neighborhood. ARPA funds in the amount of \$480,000 were committed to VBCDC to renovate 16 townhomes in Scarborough Square. This project is in the early stages of renovation.
- (2) American Rescue Plan Act (ARPA) Funds from the City of Virginia Beach in the amount of \$348,000 were committed to VBCDC to renovate Westneck Village. This project is midway through renovations.
- (3) Grand Cypress Apartments is undergoing a capital improvement project as part of the project's refinance. The renovations began in November 2022 and are expected to end November 2023. Renovations total \$740,000 and include replacement of decks, windows, patio doors, and parking lot repaving. Select apartments will receive kitchen and bathroom remodels as part of the project.
- (4) VBCDC received \$200,000 in HOME funds from the City of Virginia Beach to renovate 4 properties in Lake Edward. This project is in the very early stages of estimating and bid preparation.

**Assessed Value**

The total assessed value of VBCDC's properties exceeds \$68,000,000.

## Membership and Attendance

Standard Membership Roster including those whose term has ended and all Liaisons. (Effective 6.6.2023)

### VBCDC BOARD MEMBERS

MEMBER	PROFESSION/EXPERTISE
Brice, Marshall	Cinnaire
Brown, Chris	At The Mall Realty
Crain, David	Attorney
Dr. Douglas-Cooke, Audrey	J-DOS Internationale, Inc.
Ewell, Robert	Project Manager
Friedman, Andrew	Progressive Housing
Hutchins, Brandon	Anthem, Inc.
Johnson, Jeremy	Long & Foster Real Estate, Inc.
Lalonde, Courtney	American Financial Network, Inc.
McCarthy, Timothy	Retired Licensed Clinical Social Worker, Family Counseling
McKinney, Frank	Retired Real Estate Professional
Remick, Worth	Colliers

### CITY COUNCIL LIAISONS

MEMBER	REPRESENTING
Berlucchi, Michael	City Council
Moss, John	City Council – term ended 12/2022
Remick, R. Worth	City Council

### VBCDC STAFF LIAISONS

NAME	POSITION
Guglielmo, Jessica	CEO
Jarvis, Ashley	Director of Development and Administrative Services
Michaud, Maria	Office Administrator

**Standard Attendance Report Fiscal Year 2022-2023**

**FY 2022 Attendance – Board members**

Name	Term Expires on:	Jan	Feb	Mar	Apr	May	Jun	No Mtg.	Aug. 24	Oct. 4	Oct. 26	Nov. 16	No Mtg.	Total Present
Brice, Marshall									N/A	N/A	N/A	N/A		N/A
Brown, Chris	8/31/2026								P	P	P	P		4/4
Crain, David	8/31/2026								E	E	P	P		2/4
Dr. Douglas-Cooke, Audrey	12/31/2023								P	P	P	P		4/4
Ewell, Robert	8/31/2026								P	P	P	P		4/4
Friedman, Andrew	12/31/2024								A	P	P	A		2/4
Hutchins, Brandon	12/31/2023								P	P	P	A		3/4
Johnson, Jeremy	12/31/2024								P	P	E	P		3/4
Lalonde, Courtney	12/31/2023								A	P	A	P		2/4
McCarthy, Timothy	12/31/2023								P	P	P	P		4/4
McKinney, Frank	12/31/2024								P	P	P	P		4/4
Remick, Worth	12/31/2024								P	P	E	P		3/4
This row indicates if there was a quorum; total number of members in person/total number of appointed members.									8/11	10/11	8/11	9/11		

**FY 2022 Attendance – City Council Liaisons / VBCDC Staff Liaisons**

Name	Jan	Feb	Mar	Apr	May	Jun	No Mtg.	Aug. 24	Oct. 4	Oct. 26	Nov. 16	No Mtg.	Total Present
Berlucchi, Michael - Councilmember								P					1/4
Moss, John - Councilmember								P		P			2/4
Remick, Worth - Councilmember								N/A	N/A	N/A	N/A		N/A
Guglielmo, Jessica - VBCDC Staff Liaison								P	P	P	P		4/4
Jarvis, Ashley - VBCDC Staff Liaison								P	P	P	A		3/4
Savali, Megan - VBCDC Staff Liaison								N/A	P	P	P		3/3
Michaud, Maria - VBCDC Staff Liaison								N/A	N/A	N/A	N/A		N/A

Key: Present (P); Present/Virtually (P/V); Absent (A); Resigned (R); Excused Absence (E); Cancelled (C); City Council and Staff Liaisons should be marked either P or P/V, if not in attendance, the block should be blank. If Commissioners participate P/V, it must be annotated in the Minutes where they remotely participated from and the reason – does not apply to City Council or Staff Liaisons. Meetings lacking a quorum of Members attending in-person should be designated with an asterisk (\*).

**FY 2023 Attendance – Board members**

Name	Term Expires on:	Jan. 25	Feb. 22	Mar. 22	Apr. 26	May 24	Jun. 28	No Mtg.	Aug	Sept	Oct	Nov	No Mtg.	Total Present
Brice, Marshall	12/31/2024	N/A	N/A	N/A	P	P	A							2/3
Brown, Chris	8/31/2026	P	P	P	P	E	P							5/6
Crain, David	8/31/2026	P	P	P	P	P	P							6/6
Dr. Douglas-Cooke, Audrey	12/31/2023	P	A	P	P	P	P							5/6
Ewell, Robert	8/31/2026	P	P	P	P	P	P							6/6
Friedman, Andrew	12/31/2024	P	P	P	P	P	A							5/6
Hutchins, Brandon	12/31/2023	A	P	A	A	A								1/5
Johnson, Jeremy	12/31/2024	A	A	P	P	A	P							3/6
Lalonde, Courtney	12/31/2023	P	A	A	P	P	A							3/6
McCarthy, Timothy	12/31/2023	P	P	P	P	P	P							6/6
McKinney, Frank	12/31/2024	P	A	P	P	P	P							5/6
Remick, Worth	N/A	R	N/A	N/A	N/A	N/A	N/A							N/A
This row indicates if there was a quorum; total number of members in person/total number of appointed members.		8/10	6/10	8/10	10/11	8/11	7/10							

**FY 2023 Attendance – City Council Liaisons / VBCDC Staff Liaisons**

Name	Jan. 25	Feb. 22	Mar. 22	Apr. 26	May 24	Jun. 28	No Mtg.	Aug	Sept	Oct	Nov	No Mtg.	Total Present
Berlucchi, Michael - Councilmember					P								1/6
Moss, John - Councilmember	N/A	N/A	N/A	N/A	N/A	N/A							N/A
Remick, Worth - Councilmember	P			P		P							3/6
Guglielmo, Jessica - VBCDC Staff Liaison	P	P	P	P	P	P							6/6
Jarvis, Ashley - VBCDC Staff Liaison	P	P	P	P	P	P							6/6
Savali, Megan - VBCDC Staff Liaison	P	P	P	N/A	N/A	N/A							3/3
Michaud, Maria - VBCDC Staff Liaison	N/A	N/A	N/A	P	P	P							3/6

Key: Present (P); Present/Virtually (P/V); Absent (A); Resigned (R); Excused Absence (E); Cancelled (C);  
 City Council and Staff Liaisons should be marked either P or P/V, if not in attendance, the block should be blank.  
 If Commissioners participate P/V, it must be annotated in the Minutes where they remotely participated from and the reason – does not apply to City Council or Staff Liaisons.  
 Meetings lacking a quorum of Members attending in-person should be designated with an asterisk (\*).

**Volunteer Hours Report** covering this report's Fiscal Year

Total duration of time based on the length of 10 (10) board meetings held during the fiscal year: 13 hours 45 minutes. Plus 2 hour 17 minutes for two (3) Committee meetings.

**Board meetings**

Name	Aug. 24	Oct. 4	Oct. 26	Nov. 16	No Mtg.	Jan. 25	Feb. 22	Mar. 22	Apr. 26	May 24	Jun. 28	No Mtg.	Total Time
Meeting duration	80 min.	105 min.	99 min.	74 min.		88 min.	34 min.	65 min.	94 min.	94 min.	92 min.		825 min.
Brice, Marshall	N/A	N/A	N/A	N/A		N/A	N/A	N/A	P	P			188 min.
Brown, Chris	P	P	P	P		P	P	P	P		P		731 min.
Crain, David			P	P		P	P	P	P	P	P		640 min.
Dr. Douglas-Cooke, Audrey	P	P	P	P		P		P	P	P	P		791 min.
Ewell, Robert	P	P	P	P		P	P	P	P	P	P		825 min.
Friedman, Andrew	P	P	P			P	P	P	P	P			659 min.
Hutchins, Brandon	P	P	P				P				N/A		318 min.
Johnson, Jeremy	P	P		P				P	P		P		510 min.
Lalonde, Courtney		P		P		P			P	P			455 min.
McCarthy, Timothy	P	P	P	P		P	P	P	P	P	P		825 min.
McKinney, Frank	P	P	P	P		P		P	P	P	P		791 min.
Remick, Worth	P	P		P		N/A	N/A	N/A	N/A	N/A	N/A		259 min.

**Committee meetings – Board members**

Name	Aug.	Sept.	Oct. 11	Nov.	No Mtg.	Jan.	Feb.	Mar.	Apr.	May 17	Jun. 14	No Mtg.	Total Present
Meeting duration			42 min							75 min.	20 min.		137 min.
Crain, David										P	P		95 min
Dr. Douglas-Cooke, Audrey			P							P			117 min.
Friedman, Andrew										P			75 min.
Lalonde, Courtney			P								P		62 min.
McCarthy, Timothy			P							P	P		137 min
McKinney, Frank			P										42 min.
Remick, Worth			P										42 min.

**Committee meetings – VBCDC Staff Liaisons**

Name	Aug.	Sept.	Oct. 11	Nov.	No Mtg.	Jan.	Feb.	Mar.	Apr.	May 17	Jun. 14	No Mtg.	Total Present
Meeting duration			42 min							75 min.	20 min.		137 min.
Guglielmo, Jessica VBCDC Staff Liaison			P							P	P		97 min
Jarvis, Ashley VBCDC Staff Liaison			P							P	A		117 min.
Savali, Megan VBCDC Staff Liaison			P							N/A	N/A		42 min.
Michaud, Maria VBCDC Staff Liaison			N/A							P	P		95 min

**Key:**

11 OCT Board Personnel Committee Mtg.

17 MAY Finance Committee Mtg.

14 JUN Nominating Committee Mtg.

**City Council Liaisons / VBCDC Staff Liaisons**

Name	Aug. 24	Oct. 4	Oct. 26	Nov. 16	No Mtg.	Jan. 25	Feb. 22	Mar. 22	Apr. 26	May 24	Jun. 28	No Mtg.	Total Time
Meeting duration	80 min.	105 min.	99 min.	74 min.		88 min.	34 min.	65 min.	94 min.	94 min.	92 min.		825 min.
Berlucchi, Michael Councilmember	P									P			174 min.
Moss, John Councilmember	P		P										179 min.
Remick, Worth Councilmember	N/A	N/A	N/A	N/A		P			P		P		274 min.
Guglielmo, Jessica VBCDC Staff Liaison	P	P	P	P		P	P	P	P	P	P		825 min.
Jarvis, Ashley VBCDC Staff Liaison	P	P	P	A		P	P	P	P	P	P		751 min.
Savali, Megan VBCDC Staff Liaison	N/A	P	P	P		P	P	P	N/A	N/A	N/A		465 min.
Michaud, Maria VBCDC Staff Liaison	N/A	N/A	N/A	N/A		N/A	N/A	N/A	P	P	P		280 min.

**Budget Report**

VBCDC contracted with Wall, Einhorn & Chernitzer to complete the year end audit. Audited financial statements will be available in October 2023 and will be included in the VBCDC Monthly Board package for the October 2023 meeting. Additionally, the audited financial statements and report will be sent to the City’s Finance Director for inclusion in the CAFR.

**Goals and Objectives for the Coming Year**

VBCDC is in different phases of development for two housing expansion initiatives – Tranquility at the Lakes II and NAMI/VBCDC.

**Tranquility at the Lakes II** is a low income housing tax credit project under development with co-developer, Seniors Unlimited Lifestyles, Inc., in the Burton Station Neighborhood. The project will serve low-income seniors. The three-story building with elevator contains a community room, laundry room, and an office and maintenance room. Thirty-two (32) units will be one-bedroom apartments and six (6) will be two-bedroom apartments. Half of the units will be accessible, and all units will be universally designed. The partnership closing is expected December 2023/January 2024 and groundbreaking will begin immediately thereafter.

The **VBCDC/NAMI** project is a mixed income, mixed use affordable housing project. VBCDC is collaborating with NAMI (National Alliance on Mental Illness) Coastal Virginia, a non-profit organization who provides free services and programs for persons living with a mental health diagnosis. The development will be a mix of 1-, 2-, and 3-bedroom apartment homes and include commercial office space for NAMI Coastal Virginia. NAMI provides free support groups, educational classes, presentations, and programs for people living with mental health conditions. All of these programs and services are intended to be operated out of the proposed new NAMI office, a key component of this model. The proposed project contains up to sixty (60) units of affordable housing serving households under 80% of the Area Median Income (AMI) with a set-aside of apartments reserved for households with a family member who has a mental health diagnosis. Rents will be affordable to households earning up to 80% of the area median income. VBCDC is moving forward with development plans on a site owned by the city near the Tidewater Community College campus in Virginia Beach. Next steps for this project include obtaining site control, securing

pre-development funds, and launching community engagement and conceptual design.

Aside from the expansion of affordable housing, VBCDC intends to complete three capital rehabilitation projects: **Grand Cypress Apartments, Westneck Village ARPA, and Scarborough Square ARPA** by the end of next fiscal year.

VBCDC received a capacity building grant from Virginia Housing to complete a salary study. The consulting work is expected to begin in September and be completed by December 2023.



## **Appendix**

### **Exhibit A**

VBCDC Strategic Plan 2022 – 2027 “Building Communities. Creating Opportunities.”

### **Exhibit B**

VBTHRIVE Brochure

Exhibit A

VBCDC Strategic Plan 2022 – 2027 “Building Communities. Creating Opportunities.”

**GOAL: Maintain & Expand Housing Opportunities for Low/Moderate Income Households**

- Maintain and improve existing housing stock through capital reinvestment and preventative maintenance to optimize property value.
- Expand housing stock by exploring acquisition, adaptive re-use, and new construction development opportunities, and by evaluating mixed-use and multi-family developments.
- Foster pathways from tenancy to home ownership for VBCDC residents.

**GOAL: Maintain & Expand Services to VBCDC Residents and the Public**

- Maintain, improve, and expand supportive services for VBCDC's residents.
- Increase supportive services for low and moderate income individuals and families for the public at large.
- Develop partnerships throughout all sectors to support services expansion.

**GOAL: Sustain & Enhance Leadership and Operations**

- Expand VBCDC talent to ensure excellence in operational and organizational growth.
- Prioritize staff development and growth.
- Cultivate Board development.
- Recognize the critical importance and value of diversity, equity, and inclusion.
- Develop a cyber-security strategy.
- Advocate for, and educate about, affordable housing in alignment with the City, funders, and other partners.

**GOAL: Sustain & Enhance Funding**

- Increase VBCDC visibility and brand recognition.
- Increase unrestricted revenue to maintain a strong financial position and provide funding for new initiatives.
- Value and sustain relationships with strategic partners.

Exhibit B  
VBTHRIVE Brochure

# VB THRIVE

GET COACHING AND SUPPORT WHILE YOU REACH YOUR GOALS  
AND POSITION YOURSELF TOWARD AN EVEN BRIGHTER FUTURE

## DO YOU WANT TO?

- Pay off debt
- Buy a home
- Change careers
- Make more money
- Plan for the future
- Take a vacation
- Start a savings account
- Advance your education
- Find financial freedom
- Reduce stress and anxiety

## ELIGIBILITY

- Adult resident of Virginia Beach, VA
- Have income from employment or benefits, or if neither, are enrolled in school
- Impacted by COVID-19
- NOT living on the street or in an emergency shelter, and have NOT received an eviction notice

## HOW IT WORKS

### 1 Referral & Intake

After we receive your referral, you'll meet one-on-one with your case manager so they can assess your needs.

### 2 Care Coordination

Based on your needs and goals, your case manager will refer you to various resources and services that case provide support.

### 3 Closing the Loop

Your case manager will follow up with you on your progress and provide incentives for each referral or goal you complete.

## CONTACT

 **Meyera E. Oberndorf Central Library**  
4100 Virginia Beach Blvd | Virginia Beach, VA 23452

 **757.853.8500 x105**

 **vbthrive@unitedwayshr.org**

 **vbthrive.org**



**MENTORING**



**HOUSING**



**EDUCATION &  
EMPLOYMENT**



**FINANCIAL  
MANAGEMENT**



**WELLBEING**

