

RCHA 2013 ANNUAL REPORT



*Building Strong Communities and
a Healthy Quality of Life*

The mission of the Randolph County Housing Authority (RCHA) is to build strong communities and a healthy quality of life by making good rental housing affordable, promoting home ownership, constructing well-built, affordable homes, developing the leadership and jobs skills of youth, and participating in community development efforts. In spite of its name, the RCHA also serves residents and communities in Tucker, Upshur, Lewis, Barbour, and Pendleton counties.



RCHA senior apartments in Davis, WV (top); Woodlands Development Group's (WDG) apartments in Mill Creek, WV, managed by RCHA (middle); WDG's LEED-certified Porter Street Apartments in Elkins, WV, managed by RCHA (bottom).

RCHA'S 2013 OUTCOMES

Rental Development and Management

In 2013, RCHA rented clean, well-maintained apartments and houses to 94 households in Barbour, Randolph and Tucker counties. RCHA leased 16 of these units to senior residents in a newly renovated historic building and started the renovation of a vacant fourplex, both in Elkins.

Section 8 Housing Choice Voucher Program

In 2013, this program:

- Helped 736 households pay their rent, housing a total of 1,431 people in need.
- Helped one household purchase their home with the "Section 8 to Homeownership" program
- The assisted households included:
 - 389 disabled people
 - 285 children under the age of 18
 - 139 residents over the age of 62
- Supported rental units owned by 253 local landlords in five counties with over \$2 million in Housing Assistance Payments.
- Enrolled 22 HCV participants in the Family Self-Sufficiency program. FSS supports participants' efforts to meet their employment goals and ultimately increase their income from wages, thus decreasing their need for assistance.



Becky Collins enjoying her porch. She is one of WDG's senior residents in a rental unit managed by RCHA.

YouthBuild Program

RCHA served 47 YouthBuilders in 2013, providing GED preparation, job training in residential construction and job placement services. Twelve of these young people completed terms as AmeriCorps Volunteers, earning a Segal Education Award to be used toward post-secondary education.



YouthBuild building a ramp for wheelchair access.

YouthBuild participants rehabbed a vacant and dilapidated home in Elkins and completed a concessions building at Glendale Park (also in Elkins). They also provided many hours of community service, including:

- Building the "North Pole" attraction for the Polar Express train stop in Belington,
- Building a ramp for a disabled resident in Randolph County,
- Helping North Elementary School in Elkins with its recycling program,
- Building bunk houses for the Boy Scout Camp in Upshur County, and
- Assisting with the Catholic Charities Food Bank in Elkins.

NEW INITIATIVES

Report Issued on Strategies for the Future of Randolph County

In 2011, RCHA was awarded a Sustainable Communities grant from the U.S. Department of Housing and Urban Development and the U.S. Department of Transportation to study housing and transportation in the county. RCHA worked with the Randolph County Development Authority, the Randolph County Commission, and the Randolph County Senior Center to outline key questions facing the county. The study was completed in 2013, and generated four key findings related to significant local trends and data. The report has led to greater ridership on the local bus service, a plan for new sidewalks and a greenway in two neighborhoods, and 20 new units of affordable rental housing planned for seniors.

The Delmonte Hotel Comes to Life

RCHA formed a partnership with Woodlands Development Group (WDG) to focus on bringing life back to the Delmonte Hotel building in downtown Elkins. Through a program funded by the Claude Worthington Benedum Foundation, WDG helped RCHA design a "Community Market" concept. With the help of an Appalachian Forest Heritage Area AmeriCorps volunteer, this concept became the Delmonte Holiday Market for November and December 2013. One of the vendors plans to lease the first floor to continue the market in 2014.

RCHA Contributes to Successful CDFI Start-up

RCHA helped found Woodlands Community Lenders (WCL) in 2011, and its Executive Director now serves as the Loan Fund manager for this new lending initiative. With start-up capital from the Tucker Community Foundation and support from RCHA, WDG, Randolph County Development Authority and others, WCL made nine loans in 2012-2013 totaling nearly \$250,000. These loans leveraged an additional \$1.5 million in

funding to help create over 20 new jobs in our area.



With support from RCHA, WCL was created to help businesses, like Tip Top Coffee Shop, thrive.

Historic First Ward School Saved

A ribbon-cutting ceremony was held in September 2013 for the adaptive re-use of this 1908 school building, now serving as 16 senior apartments. AU Associates, Inc. completed the project with equity raised from the Community Affordable Housing Equity Corporation using Low Income Housing Tax Credits (LIHTC) and Historic Tax Credits.



Ribbon cutting ceremony at First Ward School Apartments.

The project won the prestigious "Timmy" award from the National Housing & Rehabilitation Association, which honors outstanding rehab and preservation projects. The project also won the state Preservation Alliance award for best tax credit project, and it also had the honor of being designated as the Elkins Historic Landmark Commission's first Historic Landmark. Randolph County Housing Authority manages the property.

RCHA Receives "Toast to Preservation" Award

The Elkins Historic Landmarks Commission honored RCHA at its "Toast to Preservation 2013" celebration, bestowing its "Momentum" award for the work RCHA and its partners have done to rehab vacant and dilapidated buildings downtown, such as the Delmonte Hotel and the Bishop (aka 4th Street) Apartments.

Wellness Collaborative Starts Healthy Home Program

RCHA formed a new collaborative effort with Davis Health Systems, Randolph County Senior Center, and the Randolph-Elkins Health Department to see if, together, we can deliver services to seniors in our rental buildings that make a difference in their health and well-being. The program's introductory effort began in 2013 at the newly remodeled First Ward School Apartments.

2013 FUNDERS

- U.S. Department of Housing & Urban Development
- U.S. Department of Labor—YouthBuild
- YouthBuild USA
- U.S. Department of Transportation—TIGER
- WV Housing Development Fund
- City of Elkins—Parks & Recreation Commission
- Federation of Appalachian Housing (FAHE)
- Rural LISC
- U.S. Department of Transportation
- NeighborWorks America—Achieving Excellence Program
- WV Affordable Housing Trust Fund
- Community Affordable Housing Equity Corporation (CAHEC)

2013 PARTNERS

- The HomeOwnership Center, Inc. (HOC)
- Woodlands Development Group (WDG)
- Highland Community Builders, Wilson Lane and Highland Meadows
- Woodlands Community Lenders (WCL)
- Davis Health System
- Randolph County Senior Center
- Randolph-Elkins Health Department
- Randolph County Development Authority
- Randolph County Commission

2013 BOARD OF COMMISSIONERS

- Clif Schoonover, Chair
- Raymond Godwin, Vice-Chair
- Ed Coberly
- Tate Summerfield
- Dottie Arbogast

STAFF

- Karen Jacobson, Executive Director
- Mindi Broschart, Finance
- Lisa Shaffer, Housing Choice Voucher
- Jason Vandevander, YouthBuild
- Jay Judy, Development
- Dave Clark, Special Projects

RANDOLPH COUNTY



HOUSING AUTHORITY

Serving North Central West Virginia



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