

SHAPING THE



OF POST-PANDEMIC HOUSING | 2022

EMBASSY SUITES, CHARLESTON, WV

2022 | SEPTEMBER
14,15,16

WVHousingConference.com





WELCOME

SHAPING THE



OF POST-PANDEMIC HOUSING | 2022

As the state of West Virginia moves forward following the pandemic, we find ourselves tasked not only with the need for more affordable housing, but also with the need for affordable housing preservation. In order to be successful at this task, we must collaborate to maximize all possible resources, including our knowledge and experience. The West Virginia Housing Conference features over 30 topic opportunities to learn and network with national, state, and local experts. This conference has been designed around the importance of housing in relation to health, economic development, and social stability for our children, families, elderly, and special needs populations.

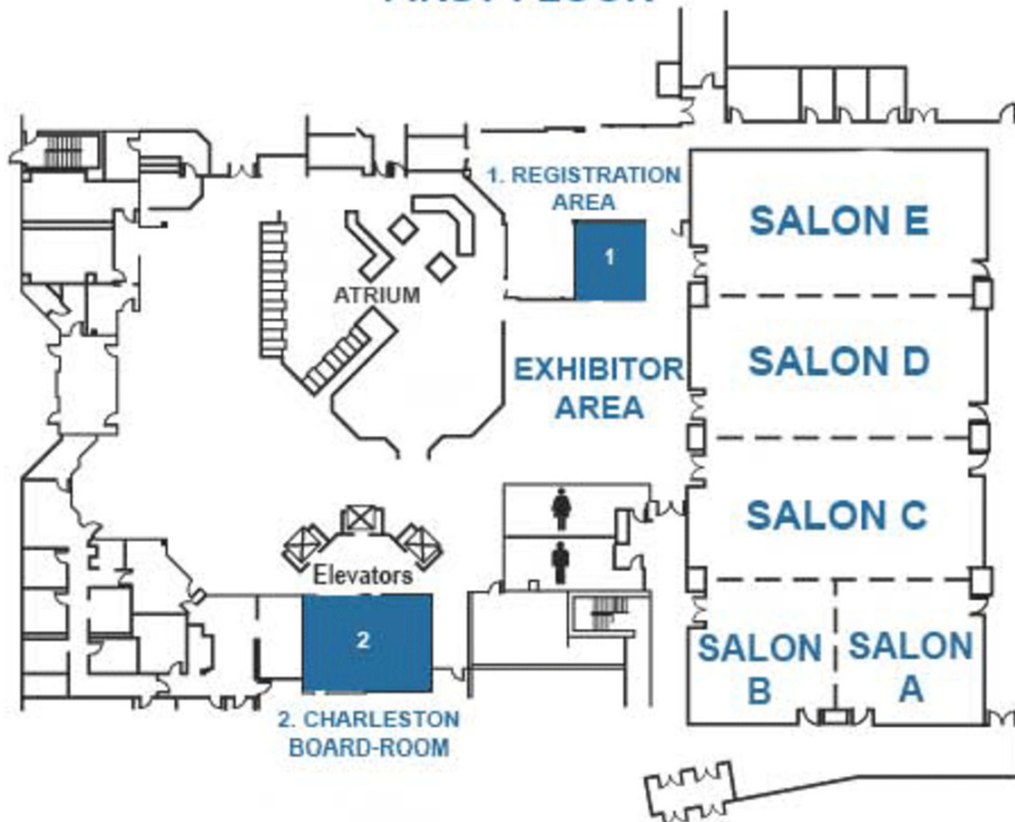
The pandemic may have challenged our mission, but we were able to find creative ways to forge ahead as we persevered through tough times. The importance of the 2022 WV Housing Conference is to remind us that our organizations are not alone. There are many organizations shaping the vision of post-pandemic housing in West Virginia. We are excited to be able to host an in-person event that will provide an engaging opportunity to study best practices in housing development and management. Remember, as you partake of the learning opportunities and network over the next few days, that you can be instrumental in assisting with providing West Virginians the highest standard of safe, decent, and affordable housing in the nation.



Follow us on Facebook!

www.facebook.com/WVHousingConference

EMBASSY SUITES CHARLESTON FIRST FLOOR



CONFERENCE SPONSORS

PLATINUM LEVEL



West Virginia Housing
Development Fund

BRONZE LEVEL

CLAUDE

WORTHINGTON

BENEDUM

FOUNDATION



Wednesday, September 14, 2022

9:00 am – 4:00 pm	Registration (Coat Room)			
12:00 pm – 1:15 pm	Welcome, Opening Luncheon and Keynote Presentation (Salons D/E)			
1:30 pm – 2:30 pm	Concurrent Sessions A			
	<i>A1 - Salon A</i> The Cluster Event: When Homelessness, HIV and IDU Collide	<i>A2 - Salon B</i> Market Analysis & Regional Housing Studies	<i>A3 - Salon C</i> HOME-American Rescue Plan Program	<i>A4 - Charleston</i> There's Not an App for That - The Dying Art of Communication
2:30 pm – 2:45 pm	Break / Exhibit Area			
2:45 pm – 3:45 pm	Concurrent Sessions B			
	<i>B1 - Salon A</i> Recovery Housing Panel	<i>B2 - Salon B</i> Advocacy in Action: Driving Smart Investments in WV to Produce Community Led Change	<i>B3 - Salon C</i> Service and Support Animals	<i>B4 - Charleston</i> Business Writing - Get Read. Get a Response. Get Results.
3:45 pm – 4:00 pm	Break / Exhibit Area			
4:00 pm – 5:00 pm	Concurrent Sessions C			
	<i>C1 - Salon A</i> Recovery Housing in West Virginia and the Certification Process	<i>C2 - Salon B</i> Transforming Abandoned Properties: Opportunities for Workforce Housing		<i>C3 - Charleston</i> Real Time - Managing Tasks and Get Results



View presenter bios online at
WVHousingConference.com

Thursday, September 15, 2022

7:30 am – 8:15 am	Breakfast & Registration (Exhibit Area)		
8:30 am – 9:30 am	Concurrent Sessions D		
	<i>D1 - Salon A</i> Get Connected, Get Help - WV 211	<i>D2 - Salon B</i> Introduction to the Inflation Reduction Act: A New Era of Solar and Renewable Energy for Communities	<i>D3 - Salon C</i> NSPIRE'ing Times Coming Very Soon – Will You be Ready? (UPCS Review and 2022 Updates) Part 1 of 5
9:30 am – 9:45 am	Break / Exhibit Area		
9:45 am – 10:45 am	Concurrent Sessions E		
	<i>E1 - Salon A</i> Empowering Low-Income Households through Energy Efficiency	<i>E2 - Salon B</i> Historic Tax Credits: How Historic Buildings and New Housing Intersect	<i>E3 - Salon C</i> NSPIRE'ing Times Coming Very Soon – Will You be Ready? Part 2 of 5
10:45 am – 11:00 am	Break / Exhibit Area		
11:00 am – 12:00 pm	Concurrent Sessions F		
	<i>F1 - Salon A</i> FY 2023 Budget Recap	<i>F2 - Salon B</i> Catalyzing Rural Design Projects: Lessons Learned from the Citizens Institute on Rural Design and Beyond	<i>F3 - Salon C</i> NSPIRE'ing Times Coming Very Soon – Will You be Ready? Part 3 of 5
12:00 pm – 1:15 pm	Luncheon Presentation (Salons D/E)		
1:30 pm – 2:30 pm	Concurrent Sessions G		
	<i>G1 - Salon A</i> Built for Zero: Ending Homelessness in West Virginia	<i>G2 - Salon B</i> Lessons in Community-Driven Development	<i>G3 - Salon C</i> NSPIRE'ing Times Coming Very Soon – Will You be Ready? Part 4 of 5
2:30 pm – 2:45 pm	Break / Exhibit Area		
2:45 pm – 3:45 pm	Concurrent Sessions H		
	<i>H1 - Salon A</i> Tips to Become a More Effective Advocate and Housing Policy Update	<i>H2 - Salon B</i> Introduction to WV Main Street and OnTRAC	<i>H3 - Salon C</i> NSPIRE'ing Times Coming Very Soon – Will You be Ready? Part 5 of 5
3:45 pm – 5:00 pm	Networking Reception (Exhibit Area)		

Friday, September 16, 2022

7:30 am – 8:15 am	Breakfast & Registration (Exhibit Area)			
8:30 am – 9:30 am	Plenary Session (Salons D/E)			
	West Virginia Department of Economic Development			
9:30 am – 9:45 am	Break / Exhibit Area			
9:45 am – 10:45 am	Plenary Session (Salons D/E)			
	Net-Negative Carbon Neighborhood Demonstration for Low-Income Housing Developments			
10:45 am – 11:00 am	Break / Exhibit Area			
11:00 am – 11:50 am	Concurrent Sessions I			
	<i>11 - Salon A</i> What Is the Senior Community Service Employment Program?	<i>12 - Salon B</i> What's Happening Downtown?!	<i>13 - Salon C</i> What Is Fair Housing?	<i>14 - Charleston</i> Community Reinvestment Act: What You Need to Know
12:00 pm – 2:15 pm	Closing Luncheon & Awards Presentation (Salons D/E)			



EXHIBITORS

Aetna Better Health of West Virginia
 American Property Consultants, Inc.
 Enviro Management Group, LLC
 FHLBank Pittsburgh
 First Choice Services

Honest Fred's Flooring
 Huntington Bank
 Solar Holler
 WV Housing Development Fund
 WV Human Rights Commission



2923 Park Avenue
 Huntington, WV 25704

304-501-6015 Ext. 601
coalfield-development.org

every donation

helps a family build a decent and affordable home



815 Court Street
 Charleston, WV 25301

<https://CharlestonWVrestore.org>





**CLAUDE
WORTHINGTON
BENEDUM
FOUNDATION**

TRUIST 



Visit our website to learn
more about the Affordable
Housing Program and
Home4Good offerings



www.fhlb-pgh.com

SESSION DESCRIPTIONS

WEDNESDAY, SEPTEMBER 14, 2022

9:00 am – 4:00 pm
Registration (Coat Room)

12:00 pm – 1:15 pm
Welcome, Opening Luncheon and Keynote Presentation (Salons D/E)

Kathy McMurray, Executive Director, Mountain Community Action Partnership; Board President, CommunityWorks in WV; T. Craig Petry II, Executive Director, CommunityWorks in West Virginia, Inc.; Amy Shuler Goodwin, Mayor, Charleston, West Virginia

1:30 pm – 2:30 pm
Concurrent Sessions A

A1: The Cluster Event: When Homelessness, HIV and IDU Collide (Salon A)

Henry Alexander Hatfield, Housing Programs Manager, State of West Virginia/WV Department of Economic Development; Marissa Clark, Assistant Director, Harmony House; Cassie Province, Resident and Resource Case Manager, Covenant House

The session will cover the transformation of both the Cabell and Kanawha County clusters, including growth, spread, health and housing outcomes, along with how the Housing Opportunities for Persons with HIV/AIDS (HOPWA) grant program, new and existing community and organizational partners, and the leveraging of additional resources and funding has been utilized in serving those individuals within the HIV IDU clusters. Additionally, a response effort will be discussed on how quickly and effectively activate which organizations to prepare for, prevent the spread of, and respond to the community health emergency.

A2: Market Analysis & Regional Housing Studies (Salon B)

Mel Jones, Associate Director, Virginia Center for Housing Research; Daniel Eades, Associate Professor & Extension Specialist, WVU Extension

Mel & Daniel will discuss approaches to housing studies and best practices for market analysis and housing plans. They will present components of housing studies, best practices, and important considerations in the development of community and regional housing plans. Finally, they will present elements of successful housing strategies.

A3: HOME-American Rescue Plan Program (Salon C)

Cathy Colby, Senior Manager - HOME & HTF Programs, West Virginia Housing Development Fund

Section 32015 of the American Rescue Plan Act of 2021 for the HOME Investment Partnership Program provided funds for homelessness assistance and supportive services. The HOME-American Rescue Plan Program (HOME ARP) session provides a summary of the HOME ARP Allocation Plan. HOME ARP qualifying populations and HOME ARP eligible activities (development of affordable rental housing, acquisition and development of non-congregate shelters, supportive services, and non-profit operating) will be reviewed.

A4: There's Not an App for That - The Dying Art of Communication (Charleston)

Chuck Stump, Owner and President, The Performance Group, Inc.

Today's world offers us more tools (and gadgets) than ever to communicate, but our inability to communicate effectively remains the root cause of most problems. Messages are often read but not accurately understood. Simply put, we spend too much time talking about one another and not enough time speaking with one another. This workshop helps participants discover ways to become a more effective communicator – regardless of the channel they choose.

2:30 pm – 2:45 pm
Break (Exhibit Area)

2:45 pm – 3:45 pm
Concurrent Sessions B

B1: Recovery Housing Panel (Salon A)

Haley Walker, Executive Director, Rea of Hope; Reggie Jones, D.Min., MSW, Executive Director, Recovery Point West Virginia; Andrew Daniels, Director of Development, Recovery Point West Virginia; Rev. James Patterson, Executive Director, Partnership of African American Churches

B2: Advocacy in Action: Driving Smart Investments in WV to Produce Community Led Change (Salon B)

Maggie Riden, Director of Advocacy, Fahe; Taylor Bennett, WV Land Stewardship Corporation; Taylor Bennett, Executive Director, West Virginia Land Stewardship Corporation; Bryan Phillips, Policy Engagement Coordinator, West Virginia Community Development Hub

This shouldn't be set up this way! Why does the law say that? Someone should change things! If you've said any of these things after running into roadblocks caused by problematic systems or laws that don't reflect an on the ground reality, you're not alone. Come to this session and find out how three nonprofit organizations are using advocacy to change systems that harm West Virginians and how you can too. We'll give concrete examples of how advocacy work can be done by both small and larger nonprofits to remove the barriers to housing and community development that are keeping our programs from moving forward. And we'll answer tough questions on how best to engage with legislators, how to talk about the changes you want to make, and more.

B3: Service and Support Animals (Salon C)

Linda Koch, AMS, COS, C3P, MORS, TCS, Asset Management Specialist, West Virginia Housing Development Fund; Michelle Bennett CAHM, COS, MORS, C3P, AMS, & TCS, Asset Management Specialist, West Virginia Housing Development Fund

Determination, verification, and regulations concerning Service Animals and Emotional Support Animals (ESA)/Companion animals. Obligations of housing providers under the Fair Housing Act (FHA) and American Disability Act (ADA) with respect to animals that individuals with disabilities may request as reasonable accommodations.

B4: Business Writing - Get Read. Get a Response. Get Results. (Charleston)

Chuck Stump, Owner and President, The Performance Group, Inc.

Top executives view effective business writing as a skill that can "make or break" a career. This workshop teaches participants how to break bad habits, learning to create concise, coherent, and correct messages that get read. You will never look at writing the same again!

3:45 pm – 4:00 pm Break (Exhibit Area)

4:00 pm – 5:00 pm Concurrent Sessions C

C1: Recovery Housing in West Virginia and the Certification Process (Salon A)

Emily Birckhead, MSW, Executive Director, WV Alliance of Recovery Residences

This session will provide an overview of the recovery housing landscape in West Virginia and provide an update on the certification process for our state's recovery residences.

C2: Transforming Abandoned Properties: Opportunities for Workforce Housing (Salon B)

Taylor Bennett, Executive Director, West Virginia Land Stewardship Corporation

Vacant, abandoned, and dilapidated properties are a drain on local resources, limiting efforts at economic stabilization, and holding West Virginia's communities back. What if instead, they could be transformed into a resource that could be used to meet one of the most pressing needs faced by West Virginians today: Housing. In this session, you'll learn more about the WV Land Stewardship Corporation and our Transforming Abandoned Properties Program through which we will take properties that have been abandoned due to non-payment of property taxes, clean them up both legally and physically, and transfer them to housing partners who can put them back into productive use.

C3: Real Time - Managing Tasks and Get Results (Charleston)

Chuck Stump, Owner and President, The Performance Group, Inc.

As the pace of life continues to accelerate, and organizations are challenged to do more with less, most people struggle to keep up. This interactive workshop will challenge participants to take a hard look at where time goes. We'll also look at the emotional toll that bad days (or even parts of bad days) have on you and your team.

THURSDAY, SEPTEMBER 15, 2022

7:30 am – 8:15 am
Breakfast & Registration (Exhibit Area)

8:30 am – 9:30 am
Concurrent Sessions D

D1: Get Connected, Get Help - WV 211 (Salon A)

Margaret Ann O'Neal, President, United Way of Central WV and WV 211

Learn more about West Virginia's information and referral number, 211. Find out more about how we answer calls, texts and messages and help people find vital resources close to home.

D2: Introduction to the Inflation Reduction Act: A New Era of Solar and Renewable Energy for Communities (Salon B)

Dina Hornbaker, Community Partnership Coordinator, Solar Holler

This presentation will be on what the Inflation Reduction Act means for renewable energy in Appalachia and all benefits that the community will be able to take advantage of.

D3: NSPIRE'ing Times Coming Very Soon – Will You be Ready? (UPCS Review and 2022 Updates) Part 1 of 5 (Salon C)

Dennis J. DiBello, COO/Chief Inspector, American Property Consultants, Inc.

National Standard Physical Inspection Real Estate or NSPIRE for short, now has firm implementation dates: PHAs - April 2023; MF - September 2023; HQS/PBV - April 2023 target date. NSPIRE is a national alignment to one inspection protocol for all previous housing inspection types. Starting in April 2023 all subsequent REAC Inspections for Public Housing Agencies (PHAs) will be conducted using the New NSPIRE protocol. Full NSPIRE Inspections start with PHAs replacing UPCS, HQS, and PBV program inspections. A second date is set for REAC inspections of Multi-Family (MF) on September 2023. In terms of implementing a conversion plan this is very little time for PHAs and only a little more time for MF. What are the necessary steps for a successful implementation plan?; How is the new NSPIRE protocol designed?; How does it compare to

UPCS and HQS?; How does the scoring work?; How can you get a passing score yet fail the Unit indicator?; and how do you to get your team prepared for REAC-NSPIRE inspections. Get all these questions answered by attending this session. As a bonus, the latest REAC UPCS-NSPIRE Field Guide Book is included with the training.

9:30 am – 9:45 am
Break (Exhibit Area)

9:45 am – 10:45 am
Concurrent Sessions E

E1: Empowering Low-income Households Through Energy Efficiency (Salon A)

Shelly Woda, Unit Manager, West Virginia Department of Economic Development - CAD

In this session, you'll learn about the Weatherization Assistance Program and the Heating/Cooling Emergency Repair and Replacement Program. Both are available to low-income households, with priority given to the elderly, people with disabilities, and households with children. Services are provided by the WV Community Action Network, consisting of 15 independent non-profit organizations serving all 55 counties.

This session is being presented by the WV Department of Economic Development which administers and makes funding available to Community Action Agencies through grants. While the goals of each program differ, both are crucial to improving the health and safety of residential properties for individuals and families with low-incomes.

E2: Historic Tax Credits: How Historic Buildings and New Housing Intersect (Salon B)

Meredith Dreistadt, Tax Credit Coordinator, West Virginia State Historic Preservation Office

Throughout West Virginia, the Historic Rehabilitation Tax Credit has assisted in the adaptive reuse of hundreds of historic buildings that are once again useful, thriving parts of our communities. In this session, you will learn more about the Historic Tax Credit process, the eligibility of buildings, and the Secretary of the Interior's Standards for Rehabilitation which are the foundation of the program. Several case studies will outline how this program has benefited housing projects in particular.

E3: NSPIRE'ing Times Coming Very Soon – Will You be Ready? Part 2 of 5 (Salon C)

Dennis J. DiBello, COO/Chief Inspector, American Property Consultants, Inc.

**10:45 am – 11:00 am
Break (Exhibit Area)**

**11:00 am – 12:00 pm
Concurrent Sessions F**

F1: FY 2023 Budget Recap (Salon A)

Sean O'Leary, Senior Policy Analyst, WV Center on Budget and Policy

A recap of the state budget for FY 2023

F2: Catalyzing Rural Design Projects: Lessons Learned from the Citizens Institute on Rural Design and Beyond (Salon B)

Omar Hakeem, AIA, Founder/Principal, To Be Done Studio

This session will cover lessons learned, how-to's and best practices for getting rural design projects off the ground. In addition, we will discuss funding methods for pre-development phases of design projects. This session will showcase projects from the Citizen's Institute on Rural Design and To Be Done Studio's design practice.

F3: NSPIRE'ing Times Coming Very Soon – Will You be Ready? Part 3 of 5 (Salon C)

Dennis J. DiBello, COO/Chief Inspector, American Property Consultants, Inc.

**12:00 pm – 1:15 pm
Luncheon Presentation (Salons D/E)**

HUD Updates and Affordable Housing

Matthew Heckles, Regional Administrator, Mid-Atlantic Region, U.S. Department of Housing and Urban Development

West Virginia Economic Outlook

John Deskins, Director, WVU Bureau of Business and Economic Research

The session will cover recent economic trends and will provide a report on the likely path of economic growth in the state in coming years. The session will also cover national economic concerns, as they relate to West Virginia. We will close with a discussion of economic development challenges and possible opportunities in the state.

**1:30 pm – 2:30 pm
Concurrent Sessions G**

G1: Built for Zero: Ending Homelessness in West Virginia (Salon A)

Paige Looney, Housing Policy Specialist, West Virginia Coalition to End Homelessness

Built for Zero is an initiative led by Community Solutions designed to measurably and equitably end homelessness by reaching "functional zero," an ongoing state where homelessness is continuously rare and brief. Built for Zero is grounded in real-time data and community-wide perspectives. Ending homelessness requires partnerships among all sectors that encounter homelessness, such as housing providers, emergency services, treatment and recovery, healthcare, and so on. This session will explore the Built for Zero framework and the crucial impact of affordable housing in ending homelessness in West Virginia.

G2: Lessons in Community-Driven Development (Salon B)

Dustin Smith, Director of Project Development, Woodlands Development Group

In this session, Dustin Smith will discuss how Woodlands Development Group approaches community-based real estate development. This will include an in-depth look at how WDG manages the development process, and how Woodlands has evolved as an organization to effectively meet the needs of the communities that they serve.

G3: NSPIRE'ing Times Coming Very Soon – Will You be Ready? Part 4 of 5 (Salon C)

Dennis J. DiBello, COO/Chief Inspector, American Property Consultants, Inc.

**2:30 pm – 2:45 pm
Break (Exhibit Area)**

**2:45 pm – 3:45 pm
Concurrent Sessions H**

H1: Tips to Become a More Effective Advocate and Housing Policy Update (Salon A)

Allison Karakis, Government Relations Director, FHLBank Pittsburgh; Mara Boggs, State Director, Office of U.S. Senator Joe Manchin; Andrew Dinsmore, Projects and Appropriations Director, Office of U.S. Senator Chris Coons (Delaware)

Housing has become the center of many policy discussions in Washington. Join us for an interactive discussion on housing policy developments and tips to become a more effective advocate for the industry. Staffers from the offices of Senator Joe Manchin and Senator Chris Coons (Delaware) will provide insight into how congressional offices function and best practices to build relationships with members of Congress and their staff.

H2: Introduction to WV Main Street and OnTRAC (Salon B)

Jennifer Brennan, Main Street and OnTRAC Coordinator, West Virginia Main Street

This session will provide an introduction into the West Virginia Main Street and OnTRAC programs. Information will include a look at how the programs work and the benefits of being a member.

H3: NSPIRE'ing Times Coming Very Soon – Will You be Ready? Part 5 of 5 (Salon C)

Dennis J. DiBello, COO/Chief Inspector, American Property Consultants, Inc.

3:45 pm – 5:00 pm
Networking Reception (Exhibit Area)

FRIDAY, SEPTEMBER 16, 2022

7:30 am – 8:15 am
Breakfast & Registration (Exhibit Area)

8:30 am – 9:30 am
Plenary Session: West Virginia Department of Economic Development (Salons D/E)

Mitch Carmichael, Secretary, West Virginia Department of Economic Development (invited); Mike Graney, Executive Director, Department of Economic Development (invited); Introduced by Erica L. Boggess, CPA, Executive Director, West Virginia Housing Development Fund

9:30 am – 9:45 am
Break (Exhibit Area)

9:45 am – 10:45 am
Plenary Session: Net-Negative Carbon Neighborhood Demonstration for Low-Income Housing Developments (Salons D/E)

Melissa Lapsa, Building Technologies Program Manager, Oak Ridge National Laboratory

Achieving net-negative carbon at a neighborhood level within the United States, and territories, will require a suite of existing and novel grid-flexible technologies. Oak Ridge National Laboratory (ORNL), in coordination with utility and municipal partners, provides unequalled cross-disciplinary capabilities to both test and demonstrate such technologies. ORNL is developing a roadmap for implementation in FY23-24, for two to three net-negative carbon demonstrations in low-income housing developments in the Appalachian region. Four technology opportunities will be presented that will be deployable in net-negative-carbon neighborhood demonstrations. A suite of other commercially available grid-flexible technologies will be evaluated for inclusion in the neighborhood demonstration, including smart appliances, solar, electric vehicles that exchange power with the homes/multifamily housing, and other options for decarbonization.

10:45 am – 11:00 am
Break (Exhibit Area)

11:00 am – 11:50 am
Concurrent Sessions I

I1: What Is the Senior Community Service Employment Program? (Salon A)

Jason Miller, Program Director, Southwestern Community Action Council, Inc.

This session is an introduction and overview of the Senior Community Service Employment Program (SCSEP). The Information included will cover eligibility, supportive Services, goals and how to become a part of the program.

I2: What's Happening Downtown?! (Salon B)

Ray Moeller, Redevelopment Specialist, Brownfield Assistance Center at WVU

In communities large and small, there are interesting redevelopment projects taking place statewide. Ray will provide snapshots of a variety of these efforts along with an overview of the supporting programs that are in play helping to facilitate this challenging work.

I3: What Is Fair Housing? (Salon C)

Hannah McCune, Fair Housing Specialist, The West Virginia Coalition to End Homelessness; Vickie Ashcraft, Fair Housing and Reasonable Accommodation Specialist

Fair Housing explained with examples of what housing discrimination looks like, how to spot

it, where to report it, and answers to frequently asked questions.

14: Community Reinvestment Act: What You Need to Know (Charleston Room)

Theodore C. "Ted" Ranson, Senior Vice President, West Virginia Region Manager, Mortgage Division, Huntington National Bank

This session will discuss CRA, the Community Reinvestment Act. The Act itself and partnership with your local banks can help to build on the relationship.

**12:00 pm – 2:15 pm
Closing Luncheon & Awards Presentation (Salons D/E)**

Hosted by Mary Skeens, CommunityWorks in West Virginia

- West Virginia Affordable Housing Hall of Fame Award
- West Virginia Housing Award

West Virginia Human Rights Commission

The West Virginia Human Rights Commission investigates discrimination in housing, employment and public accommodations based on protected class.

Learn more:

Toll Free: 1-888-676-5546

Phone: 304-558-2616

Fax: 304-558-0085

<https://hrc.wv.gov/>



2022 West Virginia

Housing Awards Luncheon

Friday, September 16, 2022 • 12:00 pm - 2:15 pm • Location: Salons D/E

Join us for the 2022 West Virginia Housing Awards Ceremony, which recognizes and celebrates innovative efforts to meet West Virginia's diverse housing needs. Awards will be presented during the Awards Luncheon on Friday, September 16, 2022 from 12:00 pm – 2:15 pm.

West Virginia Affordable Housing Hall of Fame

The West Virginia Affordable Housing Hall of Fame annually honors an individual who has demonstrated a lifelong commitment to affordable housing and whose career leadership has achieved important and lasting results in the community. The award winner, along with past awardees, will be recognized.

Hosted by Mary Skeens, CommunityWorks in West Virginia

Awardee:

Brandon Dennison

Past Awardees:

Jeffrey J. Woda (2019)

West Virginia Housing Development Fund (2018)

Mark Taylor (2017)

Jay Judy (2016)

Federal Home Loan Bank of Pittsburgh (2015)

Mary Josie Cuda (2014)

Virginia Lewis (2013)

Mary Skeens (2012)

William Dotson (2011)

Joe Hatfield (2010)

Sharon Walden (2009)

Sandra Hamlin (2008)

John Martys (2007)

Betty Barrett (2006)

WV Housing Award

The Fourth Annual West Virginia Housing Awards recognizes organizations or collaboratives who have developed successful projects in the field of housing.

Awardee:

Golden Rule Building

Past Awardees:

Boury Lofts

Greenville Senior Manor

HOPE Neighborhood Housing and Economic Stabilization Project Initiative

Monongalia County Habitat for Humanity

Healthy Home: A Wellness Collaborative Program

West Virginia Affordable Housing Preservation Portfolio

Huntington WV Area Habitat for Humanity's Veterans Housing Initiative

Main Street Fairmont

Rea of Hope



Brandon Dennison

Brandon Dennison is a sixth generation West Virginian who is on a mission to revitalize Appalachia. He is the Founder and CEO of Coalfield Development Corporation which he has operated since 2011. Coalfield Development has created over 600 new jobs and more than 1,600 job training opportunities in southern West Virginia; Dennison has raised over \$35 million towards the accomplishment of these goals. This organization creates opportunities for those facing barriers, while revitalizing the local economy and supporting the climate fight. Coalfield Development hires unemployed members of the community – many of whom are recovering from substance use disorder – to retrofit buildings to improve energy efficiency, grow local food, and install clean energy systems. Every week, those in the program work for 33 hours, attend community college for six hours, and participate in personal development sessions for three hours. Mr. Dennison is also the Co-Founder and Regional Competitiveness Officer for the Appalachian Climate Technologies Coalition.



Dennison completed his Bachelor of Arts in History and Bachelor of Science in Political Science from Shepherd University. He later attended Indiana University, O'Neill School of Public and Environmental Affairs and Kelley School of Business where he earned a Master of Public Affairs in Nonprofit Management degree. Shepherd University bestowed Mr. Dennison with an Honorary Doctorate of Business in 2019. He is currently a PhD candidate at West Virginia University, Davis College of Agriculture, Natural Resources and Design with a focus on Human and Community Development.

Brandon Dennison has been recognized by numerous organizations for his efforts in Southern West Virginia. These awards include, but are not limited to,

- One of 10 "Young Guns" in West Virginia named by WV Executive Magazine
- West Virginian of the Year, WV Living Magazine
- Heinz Award for Technology, Innovation, and Employment
- Ashoka Fellow
- The Outstanding Young American Award, Jaycee's America
- Grist 50 – internationally recognized top 50 "fixer" of "the biggest challenges facing our globe"
- "40 under 40 leaders nationwide who are making their mark on the nonprofit world" by the Chronical on Philanthropy

Brandon has been featured in many national media video outlets for work to diversify coal-community economies including National Geographic, Bill Moyers' "Making Change" series, the Associated Press, CNBC, PBS, Starbucks Upstanders, CNN, NPR, and Bloomberg News. He has also provided keynote speeches for more than 20 national gatherings and two university commencements.

Brandon and his wife Ashley have two boys: Owen and Will.



GOLDEN RULE BUILDING

The Golden Rule Building
Woodlands Development Group



The Golden Rule building is an Italianate structure, located in The City of Belington, in Barbour County, WV. It was built in 1902 by Luther Patrick Shinn, as a 3 story masonry building for his Valley Grocery Company. The Valley Grocery Company sold goods to the surrounding region, often delivering goods on the rail line, or by horse and buggy. They would also utilize the building's one-of-a-kind water-powered elevator to transport goods between floors.



The Shinn family would continue to operate the Valley Grocery Company until 1929 when they reorganized as The Golden Rule Company and began selling a diverse array of home goods. Wanda Shinn would continue to manage the Golden Rule Company until she was well into her 80's. When she finally decided to retire in the early 2000's, the building became vacant and would remain vacant for 20 years. During that time, the building began to fall into disrepair. Over time, the roof started to fail, and water would pool on the floors below slowly destroying the building.



This was the condition of the building when Woodlands Development Group first met with concerned local residents in 2013 and discussed the possibility of saving the Golden Rule Building. Woodlands developed a plan to create a mixed-use project with affordable rental housing on the upper two floors and a commercial operation on the first floor. Woodlands would receive their first tranche of redevelopment funding in 2017, an AHP award from Federal Home Loan Bank. Following that, Woodlands would go on to blend several sources of funding, including financing from CommunityWorks In WV, Low Income Housing Tax Credits, Historic Tax Credits, as well as financing from other partner organizations.



The redevelopment of the building would start in the fall of 2019. During the building's 12-month construction phase, Woodlands was able to restore the building's key components, including the maple and chestnut-oak flooring, the building's original arched entrances and the water powered elevator – which has been rehabbed to operate between the basement and first floor. Currently, the building features 10 beautiful apartments and a first-floor commercial space which is used for various community events.



Joy. Reassurance. Peace of mind. The West Virginia Homeowners Rescue Program

Homeowners affected by COVID-19 may qualify for help with past-due mortgages, utilities, taxes, and other housing costs.

Our partnerships with housing counseling services across the state can even help homeowners get their finances back on track!

Apply today at www.wvhomerescue.com!

This project is being supported, in whole or in part, by federal award number HAF0045 awarded to the West Virginia Housing Development Fund by the U.S. Department of the Treasury.



WVHousingConference.com

