# Housing Partnerships Annual Report

# 2024

HOUSING
PARTNERSHIPS, INC

Keeping our neighbors safe, warm and dry since 1985

## *Our Mission*

Our mission is to repair and replace substandard housing across the City of Williamsburg, James City County, and York County, Virginia, ensuring that all individuals and families have access to safe, warm, and dry homes. We are committed to transforming lives and communities through the power of collaboration. By fostering partnerships between dedicated volunteers and neighbors in need, we work together to create lasting solutions that promote dignity, security, and hope for all.

## *Our Programs*

Housing Partnerships (HPI) Services

Housing Partnerships, Inc. (HPI) is dedicated to improving the lives of homeowners in Williamsburg, James City County, and York County by providing essential home repair and modification services to those in need. Our comprehensive services are designed to enhance safety, comfort, and accessibility for residents in owner-occupied dwellings, particularly those who are elderly, disabled, or low-income.

*Emergency Home Repairs*: We respond quickly to urgent repair needs, including work on bathrooms, plumbing, doors, flooring, roofs, water heaters, and electrical systems, ensuring that homeowners have a safe and livable environment.

*Home Modifications for Persons with Disabilities:* We provide essential modifications to make homes more accessible for individuals with disabilities, improving their quality of life and independence.

*Replacement of Dilapidated Homes*: When homes are beyond repair, we step in to replace dilapidated and unlivable structures on an as-needed basis, ensuring that families have a stable, safe place to call home.

In addition to these critical services, HPI is also the Virginia *Indoor Plumbing Rehabilitation Flex Program* administrator for a 15-county region, extending west to Goochland County and north to Caroline County. This vital program offers forgivable loans to low-to-moderate-income, owner-occupied households living in substandard conditions without access to indoor plumbing—whether due to the absence of potable water or a failed septic system. By providing these services, we help families gain access to one of the most basic necessities of healthy living.

***Pictured left:*** A house from our Indoor Plumbing Rehabilitation Flex Program. The original house was lacking indoor plumbing. The new house was built in the same place as the old house. This house is 800 square feet and is built with ADA features such as the ramp off the rear of the house.

## *Our clients*

The majority of our clients are elderly, with more than one-third living with disabilities. Many of these individuals are on fixed incomes, with an average annual income of just $21,000—often relying solely on Social Security benefits to meet their basic needs. Housing Partnerships, Inc. (HPI) plays a critical role in ensuring that these vulnerable neighbors can remain safely and independently in their homes as they age. Through our dedicated work, we help improve their living conditions, allowing them to age with dignity, security, and peace of mind in a familiar and supportive environment.

***Pictured left***: Miss Naomi, HPI Client showing off her newly constructed front porch. Her old front stoop was lacking handrails, had concrete steps that were falling apart creating a falling hazard. Miss Naomi can now safely enter/exit her house using handrails constructed by our volunteers.

## *Housing Partnerships—About Us*

Since 1985, Housing Partnerships has been a cornerstone of community support, ensuring that local families are safe, warm, and dry. With a dedicated team of 2 full-time equivalent staff members and the invaluable support of hundreds of volunteers, we have proudly completed over 3,700 home repairs and modifications and have built 56 new homes from the ground up. Our work spans decades, transforming the lives of individuals and families in need.

In fiscal year 2024 (July 1, 2023, to June 30, 2024), we extended our impact to more than 192 households across a variety of living situations, including single-family homes, owner-occupied residences, stick-built houses, and manufactured dwellings (primarily trailers). Through our continued efforts, we remain steadfast in our commitment to providing safe and sustainable housing solutions for those who need it most. The jobs we performed included:

Electrical Repairs: 26
Plumbing Repairs: 14
Structural Repairs: 8
Heating and Cooling: 17
Accessibility Improvements: 59
Roofing: 37
Energy efficiency Improvements: 17
Miscellaneous Repairs: 13

# *Our Staff*

**Brandie Weiler, Executive Director**

Brandie Weiler brings a wealth of leadership experience and unwavering dedication to her role as Executive Director. Under her visionary guidance, Housing Partnerships has expanded its impact and strengthened its mission to provide safe, warm, and dry homes for families in need. Brandie's commitment to community empowerment, strategic planning, and fostering partnerships has driven the organization's growth, ensuring that every initiative aligns with our mission and values. Her ability to navigate complex challenges and inspire staff and volunteers has made her a cornerstone of our success.

**Ashley Mayfield, Program Administrator/Accounting**

Ashley Mayfield serves as the backbone of our operations, combining her expertise in program administration and accounting to ensure Housing Partnerships runs smoothly and efficiently. With a keen eye for detail and a passion for service, Ashley manages our financials with precision, ensuring transparency and accountability in all aspects of our work. Her organizational skills and dedication to managing day-to-day operations and long-term planning have been essential in advancing our mission. Ashley's hard work and tireless commitment make her an invaluable part of our team.

**Roland Dennis, Housing Specialist**

Roland Dennis is our hands-on expert, working directly with homeowners to assess needs, coordinate repairs, and ensure that each project is completed to the highest standards. With extensive knowledge in home construction and repair, Roland's expertise allows him to tackle a wide range of housing issues, from structural repairs to energy efficiency upgrades. His ability to connect with homeowners, understand their unique situations, and provide tailored solutions makes Roland an essential part of our team. His passion for improving the quality of life for our neighbors through safe, livable housing drives the success of every project he oversees.

# *Our Volunteers*

Housing Partnerships, Inc. (HPI) thrives because of the extraordinary dedication and compassion of its volunteers. Our mission to serve the community would not be possible without their unwavering commitment to improving the lives of those in need. From our dedicated "Tuesday/Thursday Crew," who show up week after week, to the groups from Bruton Parish Episcopal Church, St. Stephen's Lutheran Church, Williamsburg Chapel, The Diocese of Richmond, Williamsburg Presbyterian Church, and many others, our volunteers embody the true spirit of service and generosity.

The tasks they take on are as diverse as they are essential. From quick, straightforward jobs completed in just a few hours to large-scale, complex projects that require over 100 hours of work, every job is approached with the same passion and attention to detail. Whether it's a simple repair or a major renovation, our volunteers consistently demonstrate an unmatched level of compassion, professionalism, and dedication. Their contributions go beyond just providing time—they bring skill, energy, and a sense of community that make Housing Partnerships truly exceptional.

Since our founding, volunteers have donated more than 184,500 hours to our cause, saving Housing Partnerships millions of dollars in contractor labor costs. In fiscal year 2024 alone, their efforts—valued at the nationally recognized volunteer rate of $33.49 per hour—amounted to over $150,705 in support. This remarkable volunteer commitment is not only a testament to the generosity of our community but has also made a profound, lasting impact on the lives of our neighbors in need.

We extend our heartfelt gratitude to every individual and group who has shared their time, talent, and heart with Housing Partnerships. Your dedication continues to make our community stronger, safer, and more compassionate, and together, we are building a brighter future for all.

***Pictured left:*** Summer Work Camp volunteers repair a rotten floor in a kitchen.

***Pictured right*:** Before and after pictures from our Tuesday/Thursday crew who reconstructed trailer steps/porch due to the original one being unsafe.

## *Our Tuesday/Thursday Volunteer Crew*

Robert (Bob) Campbell

John Horne

Tom Jamison

Jim Loveland

Jim Overturf

Bob Smith “Doc”

Johnny Young

## *Special Events*

Williamsburg’s 2nd Annual Food Truck Festival

The highly anticipated 2nd Annual Williamsburg Food Truck Festival took place on Sunday, June 2, 2024, at the Williamsburg Community Building, and it was a resounding success. This exciting fundraiser, made possible by the generous support of Virginia Housing, brought together local food enthusiasts and community members for an unforgettable afternoon of food, fun, and philanthropy. The four-hour event featured eight diverse food trucks, offering a wide array of mouth-watering options to satisfy every taste, all set to the lively sounds of The Deloreans, who provided vibrant musical entertainment throughout the day.

Building on the success of its inaugural year, this year’s event once again exceeded expectations, with all proceeds benefiting Housing Partnerships' vital programs. Thanks to the overwhelming community support, we were able to raise crucial funds that will directly support our mission of providing safe, warm, and dry homes for local families in need.

We are excited to announce that this beloved fundraiser will continue in 2025! Save the date for Sunday, June 8, 2025, and join us for another fun-filled afternoon. The location will be announced soon, so be sure to check our Facebook page and website for updates and further details. We look forward to seeing you there as we come together to support our mission and make a lasting difference in the lives of our neighbors.

***Pictured left:***
Food Truck Big Wife’s Mac-N-Cheese Truck out of Richmond was one of the eight food trucks featured at our event.

*Photo/ Madison Pha Photography*

Housing Partnerships' Premier Annual Fundraiser: The PIPE Concert

Since 2007, Housing Partnerships' PIPE (Providing Indoor Plumbing for Everyone) Concert has been a cornerstone of our fundraising efforts, uniting our community to support one of our most vital programs. This event has been made possible by the generous sponsorship of local businesses and individuals who share our commitment to improving the lives of families in need. Thanks to the proceeds from this concert, along with state financing, we have successfully retrofitted the homes of ten families, enabling them to access the essential service of indoor plumbing. However, there is still much work to be done—approximately 30 more families in our area continue to lack these basic necessities for healthy living.

Traditionally held each September at the Martha Briggs Amphitheater on the campus of William & Mary, the PIPE Concert has been a cherished event for the Williamsburg community. For ten years, the concert featured Pirates of the Caribbean, one of the nation's best Jimmy Buffett tribute bands, creating a lively, family-friendly atmosphere that drew hundreds of local supporters. This concert has not only provided an evening of entertainment but also raised crucial funds to further our mission of creating safer, healthier homes for local families.

After pausing the 2020 concert due to the COVID-19 pandemic, we were eager to bring back the event with a fresh new energy. In 2022, we invited the talented Good Shot Judy to perform and moved the concert to the vibrant High Street—a change that resonated deeply with attendees and pulled in music lovers from all walks of life. The event was a huge success, and in October 2023, we brought Good Shot Judy back for an unforgettable encore performance, celebrating our 15th Annual PIPE Concert in style.

Looking ahead, we're thrilled about the possibility of returning to our roots in 2025 with a special performance from Parrots of the Caribbean—the premier Jimmy Buffett tribute band—and we're hopeful to return to the iconic Martha Briggs Amphitheater for this landmark event. We invite you to stay tuned for updates about the tentative 2025 PIPE Concert, which will be held in mid-to-late September or the first Saturday in October. Be sure to follow us on Facebook and our website for more details as we work to bring this celebration of community and generosity back to life.

***Pictured left:*** Good Shot Judy performing for our crowd.

## *Neighborhood Assistance Credit- (NAP)*

Neighborhood Assistance Program (NAP)

Established by the Virginia General Assembly in 1981, the Neighborhood Assistance Program (NAP) was designed to encourage businesses and individuals to contribute to the betterment of low-income communities through donations to approved 501(c)(3) organizations. Housing Partnerships, Inc. is proud to be an approved NAP participant, enabling our supporters to make impactful contributions while also benefiting from valuable state tax incentives.

Through the NAP program, businesses, trusts, and individuals who donate to Housing Partnerships may receive tax credits equal to 65% of their donation, which can be applied directly to their Virginia State Income Tax liability. This program is an incredible opportunity to give back to the community while receiving significant tax relief.

Minimum donation to qualify for the NAP tax credit program is $1,000.

Maximum donation for individuals is $125,000.

No maximum donation limit applies for businesses or trusts.

As an example, a $1,000 donation would provide a 65% tax credit, equaling a $650 credit to be applied against your Virginia State Income Tax Return.

For more information on how you can take advantage of the NAP program and make a meaningful difference in the lives of low-income families in our community, please reach out to Brandie Weiler, Executive Director, at Housing Partnerships.

**Pictured left:** A rotten floor bathroom floor during mid-repair.

**Pictured right**: Johnny Young, volunteer sanding down rough spots on the top of a new ramp for a client built by our Tuesday/Thursday volunteers.

# *Summer Work Camp June 22-28, 2024*

## ***Teens flex physical and spiritual muscles at Work Camp***

*By Lily Nguyen Dunkle, The Catholic Virginian / July 8, 2024*

*Teens fasten a deck board to the joists of a new deck they constructed for a resident in Williamsburg, June 26, 2024. (Photo/Lily Nguyen Dunkle)*

The sounds of saws, drills, and hammers could be heard up and down the streets in quiet Williamsburg neighborhoods the last week in June. About 100 teenagers sacrificed seven days of their summer breaks, flexing their physical and spiritual muscles at the diocesan Work Camp June 22-28.

Work Camp is a whirlwind week – the teens have one day of safety training and tool orientation before they hit their work sites for the week. The campers are divided into work crews and learn quickly how to work as a team with people they likely just met. They have four full workdays to complete the project.

“Work Camp is faith in action,” said Bishop Barry C. Knestout, after visiting the teens at the work sites on Tuesday, June 25.

“Unlike many works of faith, which have primarily a spiritual effect, their service is a practical expression of love for their neighbor – and flows from their faith and love for God,” said the bishop.

*Teens learn some drywall basics on Sunday, June 23, 2024, before tackling a drywall project at their work site for Work Camp. (Photo/Lily Nguyen Dunkle)*

In all, nearly 200 people from more than 20 parishes gathered for the annual camp, organized by the diocesan Office for Evangelization. In addition to the office's staff and the teen participants, dozens of adults helped as chaperones, contractors, and volunteers. Youth ministers, college campus ministers, priests, and seminarians also lent a helping hand.

The mission work is one part of the camp. While the name is focused on the "work" portion of the week, the cornerstone of the camp is the spiritual strengthening it offers for everyone involved.

Each day began with Mass at "home base," which was set up at Peninsula Catholic High School, Newport News. Lunch at the work sites included time for Scripture readings, small group discussions, and praying a decade of the rosary. At the end of each workday, crews returned to home base for more faith-based activities. They ended each day with time for prayer and reflection with their parish group.

"I like [Work Camp] because it's retreat style, but then you're also immediately going out [to serve]," said MJ von Spakovsky, a teen from Holy Spirit, Christiansburg. This was his third time at Work Camp.

"I can't do this anywhere else," he added. "I don't have the opportunity to go somewhere for a whole week and help out people I don't even know."

Seminarian Neal McCaffrey was enthusiastic about his first time helping at Work Camp. He watched the teens grow in faith and in relationship with one another as they worked together during the day, then participated in praise and worship, as well as Eucharistic adoration, at night. "I thought that was really beautiful, to see their collective praise," McCaffrey said.

Six out of the seven days of camp fell on blazing hot days with temperatures over 90 degrees. "It was hot. It was humid. I didn't hear one complaint," said Brandie Weiler, executive director of Housing Partnerships, Inc. She was one of many who praised the teens for their joyful, hardworking attitudes.

*Trevor Provencher, a teen from All Saints, Floyd, learns how to work with drywall during an orientation class for Work Camp on June 23, 2024. (Photo/Lily Nguyen Dunkle)*

**Unspoken need in Williamsburg**

The Office for Evangelization (OFE) teamed with Housing Partnerships, Inc. for the second year in a row. The non-profit serves the Williamsburg area by repairing homes for low-income and disabled residents, and helped OFE identify residents in need of help.

“We come in and do this for one week,” said Andrew Waring, director of OFE. “They do this all year long.”

The need exists year-round, said Weiler. She explained that one week of Work Camp has a ripple effect in the community. Seeing members of the diocesan faithful hard at work “opens doors” because curious residents come out to see what campers are doing.

Weiler said many people do not know how Housing Partnerships serves the community and can help turn homes into safe, comfortable places to live. Work Camp introduces the community to the services of Housing Partnerships.

This year, there were 12 work sites, primarily in two neighborhoods – Highland Park and York Terrace – as well as one home in Springfield Terrace.

Campers worked on an impressive number of projects; they built a deck, built a wheelchair ramp, repaired window trim, installed laminate floors, rebuilt entryway steps and handrails, installed several exterior doors, and reframed a wall and ceiling.

The residents were invited to a dinner Thursday night at home base, where they gratefully shared how the teens inspired them with their kindness.

“What a blessing it has been this week to have you all here at my home,” Naomi Terrell said as she stood up in front of everyone. The teens laid new flooring, replaced her cabinetry, extended her front landing and built new steps at Terrell’s home in York Terrace. “Thank you from the bottom of my heart!”

“I’m really overwhelmed by all that you’ve done,” said Susan Craft, another homeowner in York Terrace. She got choked up as she told her work crew, “You all are wonderful. I love you.”

Her home was the largest work site, with three work crews joining forces to tear down an old deck and build a new one.

Jack Crawford, a teen from St. Mary’s, Richmond, was part of one of those crews. “Susan was so kind. She was so grateful and gave us cookies. She even made us gifts, and she didn’t have to do that,” he said.

The teens were grateful, as well. Kate McCloskey, a teen from St. Gregory the Great, Virginia Beach, said, “We don’t really know what people are going through – and you never know how much you have until you see other people who are struggling – so be thankful for everything.”

This was seminarian Jack Domark’s first time helping out at Work Camp. He said it “gives a good perspective of the different communities that people live in and the work that the contractors put in – that’s their daily labor, that’s hard work that they allowed us to share in.”

“For some of them, that’s their daily lives and their situation,” Domark added, “so it broadens perspective and compassion for people.”

*Bishop Barry C. Knestout blesses the teens at one Work Camp site on June 25, 2024. (Photo/Lily Nguyen Dunkle)*

**‘Boost’ from the bishop**

Bishop Knestout and his vicar general, Father Michael Boehling, drove down from Richmond on Tuesday to tour some of the work sites.

“I wanted to be present, not only to encourage our youth in this Christian work, but also because it revives my own faith,” said Bishop Knestout.

Many of the teens briefly paused to shake hands with the bishop and answer his questions about their handiwork.

“Wow, you have a bishop who cares about you. Not all dioceses have that,” Erin Maguire-Metrey, the youth minister at St. Ann, Ashland, told a teen after they posed for photos with Bishop Knestout.

Eli Uy, a teen from St. Ann, said, “It’s real special [that the bishop came to our site]. The resident is really appreciative, but the bishop is also saying, ‘thank you for your hard work.’”

“It was incredible to see him,” said Xavier Rackliffe, a teen from St. Mary’s, Richmond. “I’ve never met him before.”

Daniel Christian, also from St. Mary’s, added, “It feels really special that he took his time to visit our site – it gave me a boost.”

Bishop Knestout said he mainly wanted to thank the teens for furthering the mission of the Church. “I am grateful for their sacrifice, enduring the heat and discomfort of physical labor to repair homes, making them more comfortable and accessible. Thank you for this expression of faith and charity!”

‘Complete my joy’

The keynote speaker for this year’s camp was Paul Albert, the director of missions for Life Teen, a Catholic youth ministry organization. Albert, who has spoken at national and international events, took the stage each day. He also visited the work sites during the day.

The theme for Work Camp was “Complete My Joy,” based on Philippians 2:2: “Complete my joy by being of the same mind, with the same love, united in heart, thinking one thing.”

Albert weaved the theme each night through the Joyful Mysteries, telling the teens to trust in God as Our Lady and St. Joseph did. He encouraged them to be bold in their faith – especially once camp was over and they were back in their daily routines, facing everyday distractions.

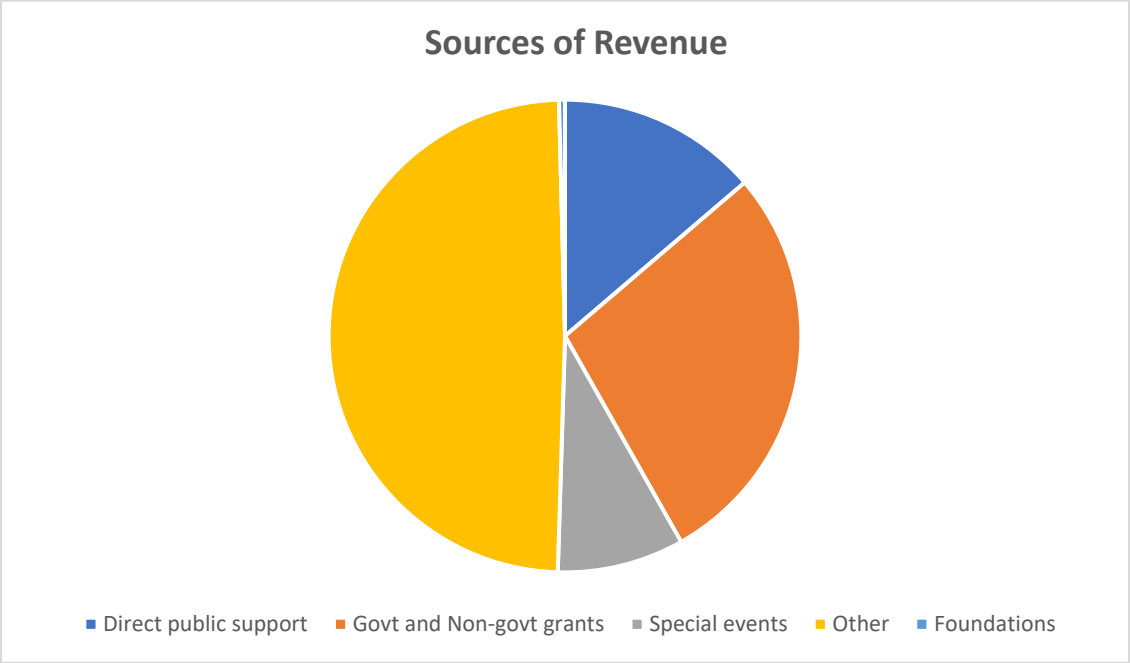
He had them repeat out loud: “I am a beloved son or daughter of the Most High God.”

He told them that nothing they do can change their identity and that God has reserved a spot for each of them in his kingdom.

“I think of myself as a teen, and I would never do any of these [camps or retreats],” Albert said, laughing. “But now, I’ve seen how fruitful it actually is, and how it could change a young person’s life, and completely change and transform communities.”

# *Our Finances*

At Housing Partnerships, our ability to effectively serve and support our neighbors' hinges on the generosity and commitment of many. Monetary donations from individuals and businesses, grants from local governments, foundations, and community organizations, as well as the invaluable time and talent donated by our dedicated volunteers, all play a pivotal role in enabling us to carry out our mission. Each of these contributions, whether financial or in-kind, is essential to the success of our operations, ensuring that we can continue to provide safe, warm, and dry homes for those who need it most. Together, these resources empower us to make a lasting impact in our community, and we are deeply grateful for the support we receive from every one of our donors, partners, and volunteers.



***Pictured above:*** Volunteers from Williamsburg Presbyterian Church generously dedicated their time and effort to clear a significant amount of overgrown brush and debris, helping to restore a safe and welcoming environment for a local family. Their hard work made a tremendous impact, ensuring that the home and surrounding area are now safer and more accessible for those in need.

We want to acknowledge and express our sincere thanks to our sponsors who have donated to make the coming PIPE Concert a success.

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*United Way of South Hampton Roads*
*Williamsburg Community Foundation*

**To donate to help us keep our neighbors safe, warm, and dry, please scan the QR code or visit our website at [www.housingpartnerships.org](http://www.housingpartnerships.org)**

**Are you interested in joining our volunteer team? Please contact Brandie Weiler, Executive Director, by calling the number below or emailing [bweiler@housingpartnerships.org](mailto:bweiler@housingpartnerships.org). No construction experience is needed!**

## Contact Us:

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www.housingpartnerships.org

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*July 1, 2024- June 30, 2024*

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