



December 2007

# Deerfield: Affordable Housing Solutions

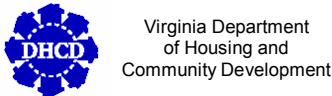


a planned community of HOPE, Inc. (formerly Mountain Shelter, Inc.)

Many thanks to our Deerfield Community partners:



Housing Assistance Council



Affordable Housing Program



Southeast Rural Community Assistance Project, Inc.



P.O. Box 743  
680 W. Main Street  
Wytheville, VA 24382  
Toll free: 1-877-818-8680  
Phone: (276) 228-6280  
Fax: (276) 228-0508  
www.wythehope.org

## New Homes Update

Between August 2006 and December 2007, six families have moved into new homes in the Deerfield community, with the newest family, **Ramah Dove** and her 10 year old daughter, Logan, settling in just before Christmas. In fact, the day before her closing, Ramah took her daughter on a drive and stopped in the driveway of their new home, though Logan did not know that yet. When she asked her mom why they were there, Ramah held out the house keys and said it was their Christmas present! What a Merry Christmas it will be!



Ramah Dove and her daughter Logan (with their dog Max) moved into their new home in Deerfield just in time to celebrate Christmas.

## Deerfield-Phase 2

With six homes sold and another four spec homes still available (though under contract negotiations), that means there are but eight lots available in the Phase 1 portion of the Deerfield community. In order to sustain our work in providing affordable homes for working families, we have been moving forward on the Phase 2 section in conjunction with another developer who is planning to develop lots on adjacent property. If all goes as currently planned, *which is*

*always subject to change*, there may be site work for Phase 2 underway by spring or summer 2008. We are hoping to include a playground as part of Phase 2 as an added enhancement of our work. Stay tuned or, if you have comments or ideas, please do not hesitate to forward them back to our office.



Deerfield Community  
Deerfield and Frederick Lanes  
Wytheville, Virginia

## HOPE, Inc. Name Change

As busy as the past year has been for the new residents of Deerfield, what with changes of addresses and everything else that goes along with a new home, you may have noticed a change in the name of Mountain Shelter, Inc. (MSI). The Boards of Directors of MSI and Helping Overcome Poverty's Existence, Inc. (HOPE, Inc.) decided over the past year to merge in order to offer a broader menu of services beyond the strictly housing mission of MSI. We are doing all of the same work of MSI, plus some new programs, under the name of HOPE, Inc. Our many partners are as excited as we are about this change.

## HOPE, Inc. Board of Directors

One of the programs we participate in is the Community Housing Development Organization (CHDO) certification of U.S. Housing and Urban Development and Virginia Department of Housing and Community Development. A key requirement of CHDO certification is to involve program recipients on our Board of Directors and in our planning work. To this end, last summer the new Board of Directors of HOPE, Inc. welcomed Deerfield resident **Ginger Gregory** as a new Board member. **Paulette Turpin**, who works with Appalachian Independence Center and one of the agencies co-located in the HOPE Ministry Center, was also appointed to the Board. If any other residents of Deerfield have an interest in serving with our planning and governance work, please do not hesitate to contact us.



Members of MSI's Board of Directors and representatives of our partners Federation of Appalachian Housing Enterprises, Inc. (FAHE), Virginia Housing Development Authority (VHDA) and Virginia Department of Housing and Community Development (DHCD) at the Deerfield open house and ribbon cutting ceremony in June 2006.

## Low Impact Development

The persistent drought of 2007 has proven to be a bad thing for the yards and landscaping of existing homes, but not so bad for the stormwater management system of Deerfield, known as Low Impact Development (LID). One or two of the 18 LID installations have proven to need additional corrective action, as outlined in the closing documents homebuyers signed when they moved in. We are working with an excavating contractor to remediate some of the grading on the 'pond/swale/sand traps' of a couple of lots, and we will keep the residents abreast of this work. Remember, these systems are designed to reduce the flow of stormwater away and off site and to keep surface water by recharging it back into the underground aquifer through the buried storage systems in those swales. In a period of heavy rain, there will be some ponding of rain water in those areas, but under normal circumstances that water should naturally drain down through the system over a course of several hours. We ask the residents to please notify us of any unusual behavior or questions you may have.

