

# Regional Update

A Monthly Report of Activities on the Eastern Shore of Virginia

April 2005

## Application Submitted for Accomack Manor Senior Housing Development

Accomack County has just submitted an application for \$700,000 in Virginia Community Development Block (CDBG) grant funds to assist with the development of Accomack Manor. The CDBG funds will be used to construct the water and wastewater treatment systems. Accomack Manor will begin to address the shortage of affordable housing for seniors.

Accomack Manor LLC will construct the apartment complex. Accomack Manor LLC is a partnership of the Mark-Dana Corporation and the Accomack-Northampton Housing and Redevelopment Corporation. The complex will be located on a site near

Rt. 13 north of Bailey Road and west of the town of Parksley.

The building will be three-stories and have ninety units. The units will be constructed using a combination of funding including tax credits, HOME funds and private financing.

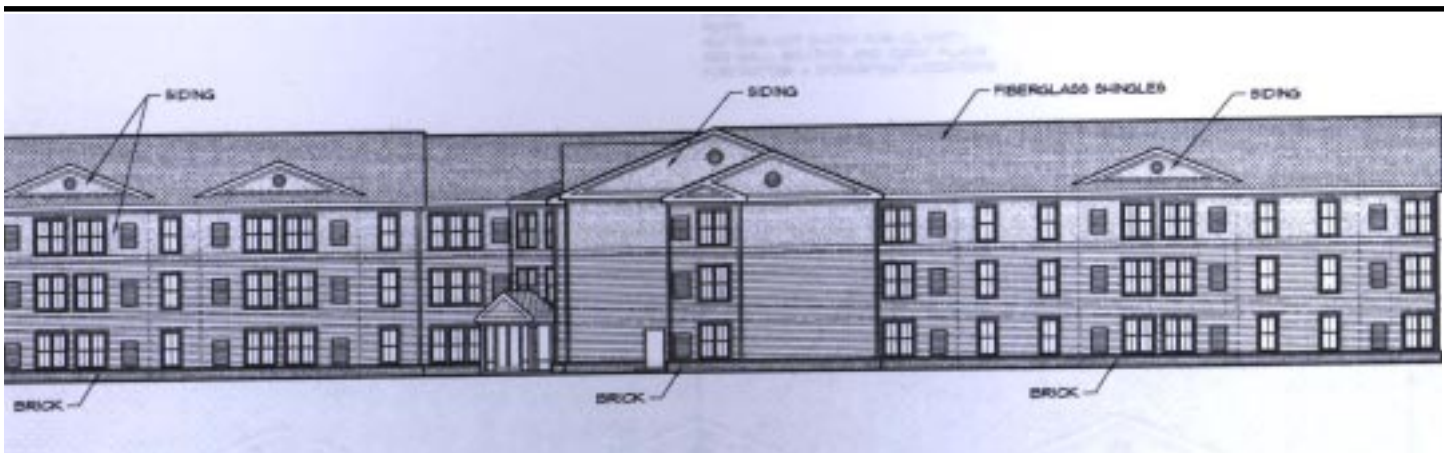
The complex will be composed of seventy-six one-bedroom units and fourteen two-bedroom units and offer community and fitness rooms and laundry facilities.

Rents are designed to be affordable to persons at 60% of the area median income. One bedroom units will have rents of \$341 and two bedroom units will have rents of \$385. To be eligible,

a person must be 55 years of age or older and have an income of no more than \$20,580 for one person and \$23,520 for two people.

If successful in securing all of its funding, construction on Accomack Manor will begin in the spring of 2006 and be completed in 2007. The Accomack-Northampton Regional Housing Assessment and Strategic Plan, adopted in June 2002, identified the need for 439 units of elderly housing in Accomack County. Accomack Manor will go along way towards meeting these identified needs.

For more information, contact Kat Edwards at (757)787-2936.



*Elevation Drawings of the Accomack Manor Project*

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## Enterprise Zone's Financial Incentives Change

In the past, there were three incentives for businesses within designated Enterprise Zones. Mostly these incentives were tax credits. These old incentives have been done away with and in their place two new incentives were instituted.

### Real Property Improvement Grant

Commercial real estate construction or improvement projects that meet minimum thresholds are eligible for a grant of up to 30% of the total cost of qualified improvements (maximum amount not to exceed \$125,000 in a 5-year period). The grants are made after the project is complete.

New construction must cost at least \$250,000. Rehabilitated or expanded real property requires a minimum investment of at least \$50,000. The purchase price of the real estate is not included in the investment calculation.

Residential projects are not eligible. Mixed-use projects that are at least 30% business use can qualify for a grant.

### Job Grants

Businesses that create at least 4 new full-time jobs may be eligible to receive job creation grants, for a maximum of 350 eligible jobs per year. Jobs paying 200% of the federal minimum wage and providing health benefits will be eligible for a grant of \$800 per year for five years. Jobs paying less than 200% of minimum wage, but at least 175% (and providing health benefits) will be eligible for a grant of \$500 per year for five years. Jobs paying less than 175% of minimum wage will not be eligible for job grants. Job grants are not eligible for retail, local service or food/beverage service businesses.

For more information, contact Greg Manter at (757)787-1247.

## A-NPDC Recognizes Josephine James for 20 Years of Service

Josephine James joined the A-NPDC on March 1, 1985 and has continued to serve the Eastern Shore community ever since. In 1987, she moved into the Section 8 Coordinator position. In and around 2000, the Section 8 program became the Housing Choice Voucher Program and Ms. James became the Community Development Coordinator IV managing this program. The Choice Voucher Program helps families find safe, affordable housing.

Ms. James says she gets great job satisfaction from the children in her program. For many of them this is the first personal space they have had in their life, many having come from multigenerational homes. They can not wait to show her how they have decorated their new bedroom.

The Accomack-Northampton Planning District Commission recognizes and appreciates Ms. James 20 years of service.

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## Housing Authority Partners to Rehab Onancock Square

The Accomack-Northampton Regional Housing Authority will partner with the owners of Onancock Square Apartments to refurbish the affordable, 19-year old apartments in the town of Onancock.

The Authority and the Onancock Square owner, Robert Margolis of the Onancock Associates Limited Partnership, submitted applications for \$982,000 to the Virginia Housing Development Authority (VHDA) on March 11 in order to repair the 40 apartments, build a community center,

and improve landscaping.

As part of the partnership, the Authority will purchase the Apartments from Onancock Associates. Onancock Associates will continue to serve as developer and property manager of the Apartments.

VHDA funding is available through the Low-Income Housing Tax Credit (LIHTC) Program. This will be the first LIHTC application that the Regional Housing Authority has ever submitted.

For more information, contact Paul Berge at (757)787-2936.



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## A-NPDC and A-NHRC Officer Election Results

The Accomack-Northampton Planning District Commission elected new officers at the March meeting.

Gregory L. Duncan was elected Chairman. Charles J. Kellam was elected Vice Chairman. The Commissioners appointed Donald L. Hart, Jr to the Executive Committee.

The Accomack-Northampton Housing and Redevelopment Corporation Board elected new officers. Anthony P. Sacco was elected President. J. W. Jeffries was elected Vice President. Diane Giddens was elected Treasurer. Paul F. Berge was elected Secretary.

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## McMahon to Lecture on Sustainable Development

Ed McMahon of the Urban Land Institute will present "The Dollars and Sense of Sustainable Development" at the Eastern Shore Chamber of Commerce in Melfa at 3:00 PM on Thursday, April 14<sup>th</sup>. Mr. McMahon is a nationally known authority on sustainable development, land conservation, and urban design. He is a Senior Resident Fellow at the Urban Land Institute and the author of *Better Models for Development in Virginia*. The presentation is free and open to the public. For more information, contact Jim McGowan at (757)787-2936.



### How to Contact the A-NPDC

If you have questions or would like to discontinue your subscription, please contact the Planning District Commission.

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