

2024

LETTER from the CEO

Dianna C. Bowser





January 29, 2025

Dear friends of SCDHC,

Community empowerment is what we do here at Southside Community Development and Housing Corporation (SCDHC). In 2024 we showcased our commitment to uplifting our neighbors throughout the Commonwealth by expanding our suite of services to meet clients' needs across the housing spectrum and reducing barriers to access to our programming. SCDHC is the newest administrator of the City of Richmond Eviction Diversion Program, and our freshly branded Homeownership Center combines our Financial Opportunity Center® Program and HUD-certified housing counseling services to streamline enrollment for our neighbors nurturing their dreams of financial stability and homeownership.

In 2024, we welcomed opportunities to build community with open arms.

Spring

In April, SCDHC celebrated the construction of new modular homes in Emporia, VA at the Emporia Housing Fair, hosting an afternoon of family-friendly fun featuring local vendors, music and dancing, virtual housing tours, and more.

Summer

On Juneteenth, SCDHC celebrated with a groundbreaking ceremony at 712 High Street in Petersburg, VA, marking the beginning of construction on 12 affordable apartment units in the historic downtown region.

Later in June, SCDHC began in-person tours of our modular homes in Emporia and opened our new office space on Baker Street to the community.

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Fall

In September, SCDHC welcomed new staff and launched the Eviction Diversion Program (EDP) in partnership with the City of Richmond. The EDP runs educational workshops, one-on-one housing stability coaching, and administers direct financial assistance to families in Richmond facing the threat of eviction. The EDP provides a beacon of hope to families in crisis, supporting their right to safe, stable housing.

We were thrilled to speak at the Virginia Governor's Housing Conference in Virginia Beach in November, sharing our model for housing development in Emporia. Robbie Franklin, Director of Real Estate Development, and William Johnson, Emporia's City Manager, captivated the crowd and shared SCDHC's model for rural development in hopes of inspiring other non-profits to support their local communities through affordable housing projects.

Winter

As 2024 came to a close, we reflected on our impact throughout the year.

SCDHC proudly administered the SPARC program, sponsored by Virginia Housing. We allocated \$8 million to support 37 first-generation homebuyers, providing a fixed mortgage interest rate of 3.5%. This initiative was particularly instrumental in 2024, as average interest rates reached nearly 6%. We provided an additional \$4 million to reduce first-time buyers' mortgage rates by 1%. We celebrate the achievements of our clients who navigated a challenging market to achieve their dreams.

SCDHC staff also participated in 44 community outreach events in 2024.

Our eventful year concluded with joy as we celebrated community at our December holiday party in Emporia. We opened our doors to our neighbors and partners, enjoyed a decadent home-cooked meal, played games, and reflected on the positive impacts of the coalitions and partnerships we built in 2024.

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Looking forward into 2025, we reaffirm our commitment to collaboration. Our partners and neighbors make our work possible, and we look forward to the innovative initiatives planned for this year. We humbly thank you for your commitment to empowering our Virginia community alongside the dedicated staff at SCDHC. Together, we can build a better tomorrow.

With gratitude,

Dianna C. Bowser

President/CEO

Southside Community Development and Housing Corporation

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