

PDC Development Grant: Process and Preferred Development Partners

Thomas Jefferson Planning District Commission
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Background



On July 13, 2021, Virginia Housing announced \$40 million in grants to Virginia's 21 Planning District Commissions



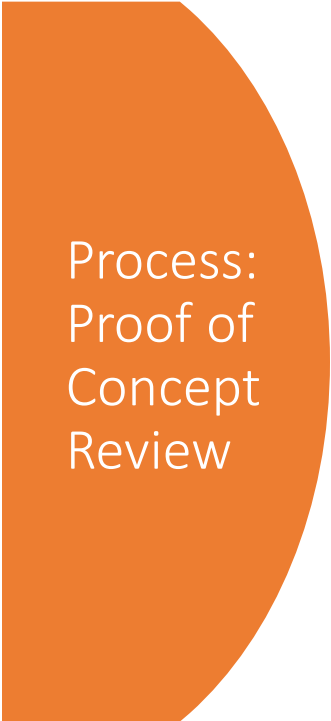
The TJPDC was awarded \$2 million to help support new affordable housing units in the region



Per Virginia Housing, at least 20 new affordable units must be constructed by June 2024

Process: Proof of Concept

- A “proof of concept” was issued to collect key details about the proposed project, including type of construction, location, cost, timeline, and other details critical for staff to make an informed decision on funding allocations.
- Staff received 5 proposals totaling \$5.9 million in funding requests.
- Of \$2 million dispersed by Virginia Housing, the TJPDC is will award \$1.8 million, and reserving the remaining \$200,000 for staff time and potential contingency costs.



Process: Proof of Concept Review

- Staff established criteria by which submissions would be judged. These included:
 - Cost per unit
 - Location of development
 - Type of development
 - Affordability level
 - Site control
 - Funding sources
 - Capacity to be complete by June 2024
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Selected Priority Development Partners

APPLICANT	FUNDS AWARDED	UNITS FUNDED
Habitat for Humanity	\$640,000	32
CRHA	\$660,000	48
Virginia Supportive Housing	\$500,000	80
TOTAL	\$1,800,000	160

Potential Development Partner Project Descriptions

#1 - Habitat for Humanity of Greater Charlottesville, Fluvanna Habitat for Humanity, Piedmont Habitat for Humanity – 32 Affordable Homeownership Units – Louisa, Fluvanna, Nelson, Greene, Charlottesville, and Albemarle

- 5 single family detached dwellings in Louisa County, 1 single family detached dwelling in Greene County, 6 single family attached dwellings in Charlottesville, single family attached, 8 single family detached, and 6 walk out condominium dwellings in Albemarle, 4 single family detached dwellings in Fluvanna, and 2 single family detached dwellings in Nelson.
- Home ownership units sold to residents of TJPDC's localities who earn between 25%-60% AMI
- Homes will include, at minimum, 30-year affordability provisions including a right of first refusal, appreciation sharing and a final forgivable mortgage.

Habitat Proposal

Locality	Number of Units
Louisa County	5
Greene County	1
Charlottesville City	6
Albemarle County	14
Fluvanna County	4
Nelson County	2
TOTAL	32

Potential Development Partner Project Descriptions

#2 - Charlottesville Redevelopment and Housing Authority – South First Street Phase Two - 48 Affordable Rental Units, Charlottesville

- Demolition of 58 deteriorated townhome-style public housing units and will be replaced with 113 townhome and garden-style rental apartments. The TJPDPC will be funding 48 of the 113 proposed new rental units.
- Will serve population with incomes ranging from 30-60%.
- Significant and extensive input from current public housing residents, who were critical in both pushing for the redevelopment as well as helping to determine the layout of the new units, amenities, and design decisions.
- Serves the City of Charlottesville's stated need to expand affordable housing options for very low-income residents and households, as well as delivers a long-overdue renovation of existing public housing.

CRHA Proposal

Locality	Number of Units
Charlottesville City	48

Potential Development Partner Project Descriptions

#3 - Virginia Supportive Housing – Premier Circle - 80 Affordable Supportive Housing Units, Albemarle County

- New construction of a four-story building. The project will provide 80 affordable studio apartments for homeless and low-income adults.
- Sixty units will have rental subsidies for homeless adults and the remaining units will be affordable for individuals earning 50% AMI or less.
- Premier Circle is permanent rental housing; residents sign leases and pay a monthly rent and supportive services will be provided on-site by Virginia Supportive Housing (VSH) staff.
- Units are 350 square feet and fully furnished, with other resident amenities like community room, gym, computer lab and laundry facilities. Staff will be present for on-site support services for 16 hours a day, with a night monitor team available if necessary.

VSH Proposal

Locality	Number of Units
Albemarle County	80

Process: Final Application and Review

- After choosing these staff sent each project a full application, which collects more detailed information about the organization's capacity to deliver new units, detailed financial information, and site control documentation.
- Staff organized a review panel of qualified affordable housing development experts to review the full application and provide a detailed analysis of project finances, feasibility, and ability to deliver units by June 2024.
- The review panel consisted of:
 - Bob Adams, Senior Advisor and Founder of HDAdvisors in Richmond
 - Andrew Friedman, Principal and Owner of Progressive Housing Solutions, LLC in Virginia Beach
 - Supervisor Jesse Rutherford, Chair of the Thomas Jefferson Planning District Commission
- The review panel examined each priority application and determined that **each was feasible and could deliver the proposed units in the required timeframe**



Process: Final Application and Review

Funding these three projects ensures that the \$1.8 million from Virginia Housing will fund developments in each of the 6 jurisdictions in the planning district, will create new rental, supportive housing, and homeownership units, will fund units with affordability levels ranging from 40% to 80%, and will create **8 times as many units as is required by Virginia Housing per grant guidelines.**

Staff Recommendation

In order to address the region's critical housing shortage through the construction of new affordable rental and homeownership units, staff requests that the Commission approve the recommended project partners to develop 160 new affordable units, to include units in each locality in the planning district.

Proposed Development Partner
Locality/Unit Breakdown

Locality	Number of Units
Charlottesville City	54
Albemarle County	94
Louisa County	5
Fluvanna County	4
Nelson County	2
Greene County	1
TOTAL	160

Questions?



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