

PDC Development Grant: October 2022 Update

Thomas Jefferson Planning District Commission
October 2022

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Background - Refresher



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



In April 2022, TJPDC Commission approved staff recommendation to fund 160 new affordable units in each locality in the planning district.

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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

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Habitat for Humanity

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.

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Habitat for Humanity Update

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

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CRHA

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 TJPDC will be funding 48 of the 113 proposed new rental units.
- Will serve population with incomes ranging from 30-60% AMI.
- Significant and extensive input from current public housing residents

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CRHA Update

- Construction set to begin in November 2022
- HUD Approvals received in Summer 2022

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VSH

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

- 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.
- Units are permanent supportive housing

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VSH Update

- VSH continues to work towards final design development drawings and to secure predevelopment and permanent funds
- All funding commitments are to be secured by March 2023. VSH will close on tax credits and a construction loan by the end of April 2023
- Construction is set to begin May 1, 2023

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Budget and Development Progress

APPLICANT	FUNDS AWARDED	FUNDS SPENT	UNITS FUNDED	UNITS COMPLETED
Habitat for Humanity	\$640,000	\$180,000	32	5
CRHA	\$660,000	-	48	-
Virginia Supportive Housing	\$500,000	\$121,728.21	80	-
TOTAL	\$1,800,000	\$301,728.21	160	-

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