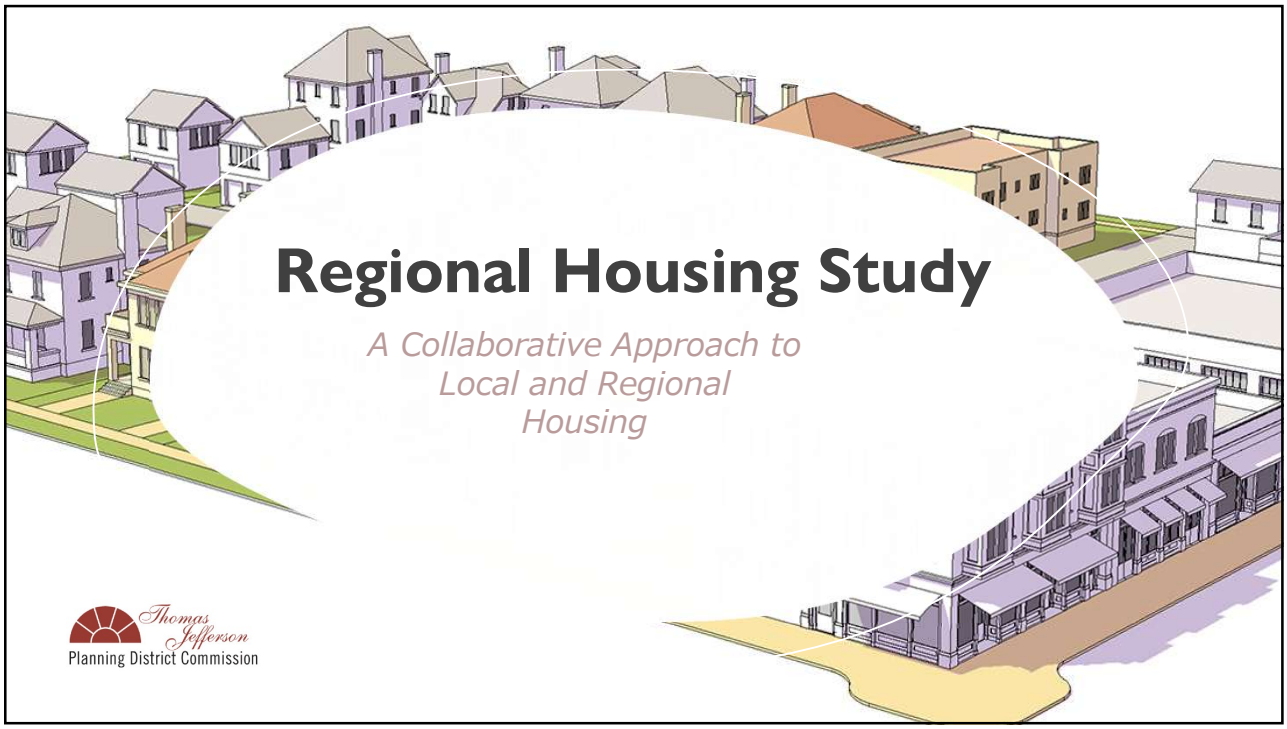

Regional Housing Study
A Collaborative Approach to Local and Regional Housing
Thomas Jefferson
Planning District Commission

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STUDY OBJECTIVES
Assess current and future housing challenges
Identify local needs and regional trends – pressures, patterns, local priorities
Develop strategic, tailored housing solutions - strategies that reflect your values and your vision
Equip localities with better data to support funding and planning efforts

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THE PROCESS – HOW WE'LL GET THERE

Phase 1:

Needs Assessment and Market Analysis

- Data gathering
- Staff training
- Focus groups
- Stakeholder input

Phase 2:

Localized Strategy Development

- Toolkit of strategies
- Locality-specific solution development with Housing Forward Virginia

Phase 3:

Final Report and Toolkit

- Regional Summary
- Locality-specific solutions
- Action-oriented deliverables
- Consumer version

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NEEDS ASSESSMENT HIGHLIGHTS

- There are 6,945 renter households below 30% AMI versus only 5,345 units affordable to them, a shortage of 1,600 deeply affordable units.
- Only 29% of the housing stock has 2 or fewer bedrooms, while 80% of households have 3 or fewer people, and 65% of households are 1-2 people.
- 42% of workers in the MSA drive in from outside of the MSA.

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NEEDS ASSESSMENT HIGHLIGHTS

- 4,765 households in the TJPDC are at risk of homelessness, mostly due to incompatibility of income and housing costs, and resulting cost burden.
- 54% of these are in Charlottesville and Albemarle.
- 46% of these are in Fluvanna, Greene, Louisa, and Nelson, representing 6% of all of their households.
- 643 people received services from the COC, homeless for an average of 62 days each - without a home for about two months.
- Median-wage workers in 5 of the 10 most-employed occupations cannot afford median rent or homeowner costs anywhere in the TJPDC.
- Those occupations include cashiers, fast-food workers, home health aides, and housekeeping staff.

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REGIONAL STRATEGY 1: REGIONAL STANDARDS

HousingForward Virginia will develop recommended regional standards for fee waivers and fast-tracked approvals for affordable housing, so that localities share a clear, reasonable baseline. The standards would outline the bare minimum that local governments could do within reason.



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REGIONAL STRATEGY 2:
LONG TERM
REVOLVING LOAN FUND

HousingForward Virginia will provide guidance for the development of a regional revolving loan fund for deeply affordable, small units.

- Affordability period of 50 years or more (will explore feasibility).
- Units also cannot be only marginally affordable. A household making 35% of AMI cannot afford a unit priced at exactly 80% of AMI. A unit rented at 80% of AMI serves only households making the full 80%, so it is not affordable to a household making 70% of AMI.
- Developing affordable units for the future reduces the long-run need for rental assistance.

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REGIONAL STRATEGY 3:
REGIONAL HOMELESS SOLUTIONS

HousingForward Virginia will develop a metric by which localities can measure their role and impact on regional homelessness, including a regional funding formula to consider, and collaborative possibilities to address regional homelessness.



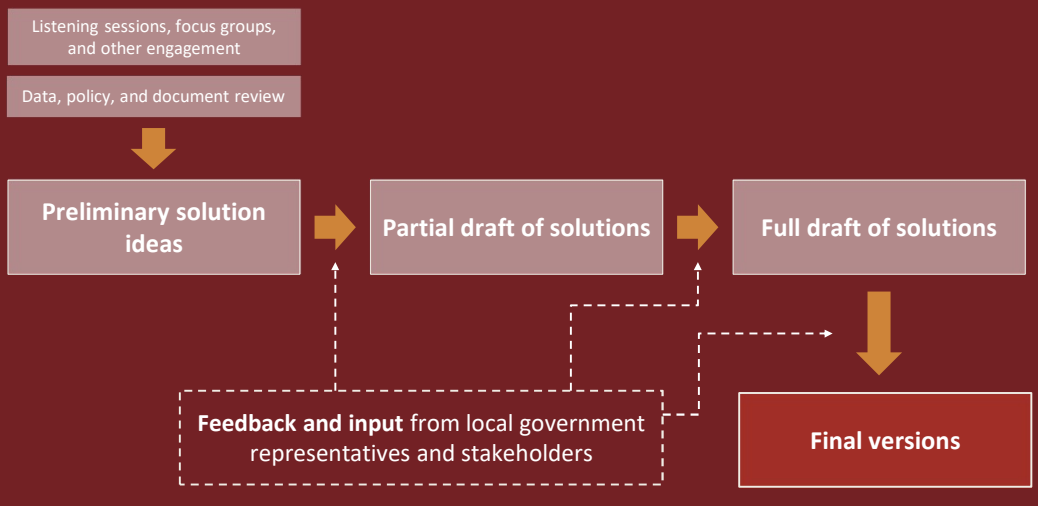
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EACH SOLUTION INCLUDES

- ❗ **ISSUE** — Problem to be addressed
- ❓ **HOW IT WORKS** — Detailed outline and explanation
- 🛠️ **HOW TO DO IT** — 6 month, 1 year, and 2 year action steps
- 🖐️ **WHO DOES WHAT** — Roles and responsibilities
- 💰 **HOW TO FUND IT** — Potential public and private funding sources
- ✅ **HOW TO MEASURE SUCCESS** — Metrics to track progress

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HOW WE CRAFT SOLUTIONS



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KEY DELIVERABLES

TECHNICAL REPORT

- Full unabridged version
- Includes appendices and other supplementary materials

Intended audience:

- Local government staff, program administrators, and other practitioners

CONSUMER REPORT

- Infographic-style summary version
- Produced by graphic designer with input from project team

Intended audience:

- Elected officials, community leaders, advocates, and public writ large

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