PDC Housing Program

12-9-21
Program Overview

- $40 million provided to PDC’s statewide
- Richmond qualified for $3 million
- Promote regional strategies for housing development
Program Overview

Increase Production of Affordable Housing

• Construction of new affordable units

• Acquisition and rehabilitation of existing vacant units

• Adaptive re-use of existing structures to incorporate housing units

• At least 30 new units
Program Overview

Focus Areas

• Underserved markets
• Rural and historically marginalized areas
• First time homebuyers
Program Overview

Timeline

• All projects must be completed by July 1, 2024

• Units must be habitable by July 1, 2024

• VH will conduct on-site inspections to verify compliance with program
Eligible Expenses

- Project Specific Marketing (advertising to increase project awareness)
- Consultant Fees (facilitation services, proposal development, etc.)
- Contractor Fees (includes construction costs)
- Soft Costs (permitting fees, utility connections, final design, inspection fees, and capitalization fees).
- Equipment (tangible per person property with acquisition costs of $5,000 or greater)
Project Funding

Funding Pools

- Small jurisdiction pool includes: $700,000

1. Hanover County
2. Town of Ashland
3. Powhatan County
4. Goochland County
5. Charles City County
6. New Kent County
Project Funding

Funding Pools

• Large jurisdiction pool includes: $2 million

1. Chesterfield County
2. Henrico County
3. City of Richmond
Project Funding

Funding Requests - Multifamily

- Maximum project award = $500,000
- Minimum project award = $40,000
Project Funding

Funding Requests – Single Family

• $50,000 per unit up to $500,000.
Selection Process

Priority Criteria

• Project feasibility (shovel-ready, local support, etc.)

• Funding need

• Equity

• Innovation

• Quality
Application and Award Timeline

**Application**

Applications were submitted between 10/19 – 11/2

**Review**

The review panel met on 11/16 to deliberate allocations

**Award**

PHA Board approved recommended projects on 12/2
## Small Pool Awardees

<table>
<thead>
<tr>
<th>Project Title</th>
<th>Organization</th>
<th># of Units</th>
<th>Funding Allocated</th>
</tr>
</thead>
<tbody>
<tr>
<td>16 Old Tavern Rd</td>
<td>Habitat for Humanity Powhatan</td>
<td>1</td>
<td>$50,000</td>
</tr>
<tr>
<td>Ashland New Construction</td>
<td>Hanover &amp; King William Habitat for Humanity</td>
<td>1</td>
<td>$50,000</td>
</tr>
<tr>
<td>Hanover New Construction</td>
<td>Hanover &amp; King William Habitat for Humanity</td>
<td>1</td>
<td>$50,000</td>
</tr>
<tr>
<td>Goochland Twin Houses</td>
<td>Habitat for Humanity Goochland</td>
<td>2</td>
<td>$200,000</td>
</tr>
<tr>
<td>ADU Pilot</td>
<td>Habitat for Humanity Powhatan</td>
<td>1</td>
<td>$50,000</td>
</tr>
</tbody>
</table>
### Large Pool Awardees

<table>
<thead>
<tr>
<th>Project Title</th>
<th>Organization</th>
<th># of Units</th>
<th>Funding Allocated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cool Lane Apartments</td>
<td>Virginia Supportive Housing</td>
<td>86</td>
<td>$466,872</td>
</tr>
<tr>
<td>Church Hill Partnership</td>
<td>project:HOMES</td>
<td>6</td>
<td>$300,000</td>
</tr>
<tr>
<td>Colbrook Motel</td>
<td>Better Housing Coalition</td>
<td>147</td>
<td>$400,000</td>
</tr>
<tr>
<td>Ettrick Landing</td>
<td>Maggie Walker Community Land Trust</td>
<td>10</td>
<td>$400,000</td>
</tr>
<tr>
<td>Expanding Homeownership in Chesterfield</td>
<td>Richmond Metropolitan Habitat for Humanity</td>
<td>2</td>
<td>$83,128</td>
</tr>
<tr>
<td>Expanding Homeownership in Richmond</td>
<td>Richmond Metropolitan Habitat for Humanity</td>
<td>7</td>
<td>$350,000</td>
</tr>
</tbody>
</table>
PDC Awards – 264 Units
PHA will meet with all recipients in January to discuss development plans.

PHA will work with projects to prepare claims for 1st quarter reimbursements.

Approx. $250K has been reserved for a spring allocation.
State of Housing in the Richmond Region

Save the Date!

• January 20th at 4pm – cocktail reception to follow

• The Westin Richmond

• Update on housing progress and real estate market

• Public announcement of program awardees and visual renderings

• 2022 outlook
Thank You

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- jburton@pharva.com
- PHARVA.com
Program Restrictions (Cont.)

• Land banking is NOT permitted.

• Funds cannot be used for the creation of a land trust.

• Projects with Virginia Housing loans are allowed if the deal has not yet closed and needs to fill a gap.

• PDC grant funds cannot be used to cover VH loan application fees or owner equity requirements for loan qualification.
Program Restrictions

- All units must be at or below 80% AMI

- Units must remain affordable to households whose incomes do not exceed 80% AMI

- Mixed use developments must designate 60% of sq. footage to housing

- Applicants with existing/previous VH grants must not have ANY outstanding compliance issues resulting in funds withheld within the past 12 months
Program Restrictions (Cont.)

• Market analysis is not covered under this funding opportunity.

• Projects must be in predevelopment phase by September 2022.

• Grants will be terminated for projects not in predevelopment phase by July 2023.

• Funds may not be used to pay for activities currently funded by another funding source.

• One time 12-month extension during the development phase will be allowed.
Program Restrictions

Homeownership units must adhere to VH sales price and income limits

<table>
<thead>
<tr>
<th>Area</th>
<th>Maximum Gross Household Income</th>
<th>Sales Price/Loan Limits</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2 or Fewer People</td>
<td>3 or More People</td>
</tr>
<tr>
<td></td>
<td>Standard</td>
<td>With Virginia Housing DPA or CCA Grant</td>
</tr>
<tr>
<td>Washington-Arlington-Alexandria</td>
<td>$145,000</td>
<td>$116,000</td>
</tr>
<tr>
<td>Charlottesville</td>
<td>$90,000</td>
<td>$72,000</td>
</tr>
<tr>
<td>Richmond</td>
<td>$98,400</td>
<td>$78,700</td>
</tr>
<tr>
<td>Norfolk-VA Beach-Newport News</td>
<td>$90,400</td>
<td>$72,300</td>
</tr>
<tr>
<td>Culpeper-Rappahannock-Warren</td>
<td>$92,300</td>
<td>$73,800</td>
</tr>
<tr>
<td>King George</td>
<td>$92,600</td>
<td>$74,000</td>
</tr>
<tr>
<td>All Other Areas of Virginia</td>
<td>$88,300</td>
<td>$70,600</td>
</tr>
</tbody>
</table>
Eligible Expenses (Cont.)

• Acquisition requests are permitted but must be accompanied with the following:

  1. Detailed development plan
  2. Clean title as determined by Virginia Housing
  3. Appraisal
  4. Environmental study
  5. Proof of line of credit secured by applicant or partnering organization
Eligible Expenses (Cont.)

• Capitalization fees requests must be accompanied by the following:

  1. Detailed development plan

• Funds can be used to reduce deferred developer fee or to take out a sponsor loan **ONLY IF:**

  1. The project is unbuilt
  2. The project has not yet closed its financing