

CENTRAL SHENANDOAH
PLANNING DISTRICT COMMISSION

PDC Housing Development Program Overview

Celebrating
50
Years



CSPDC

Central Shenandoah Planning District Commission

Agenda

1

PDC Housing Development Grant Overview

2

State of Housing in our Region

3

Discussion



Program Overview

- Virginia Housing awarded \$40 million to all PDC's across the state
- The CSPDC region qualified for \$2 million
- **Goal:** creation of new housing initiatives in the region

Program Overview (cont'd)

- \$2 million = at least 20 affordable units by July 1, 2024
- Provides gap funding to affordable housing developers to fund the creation of affordable units
- Eligible applicants:
 - Non-profit developers
 - Private developers
 - Local housing authorities
 - Member local governments

Program Overview (cont'd)

- Allowable uses:
 - Construction of new affordable units
 - Rehabilitation of existing vacant units
 - Adaptive re-use of existing structures to incorporate housing units
 - Rental or homeownership

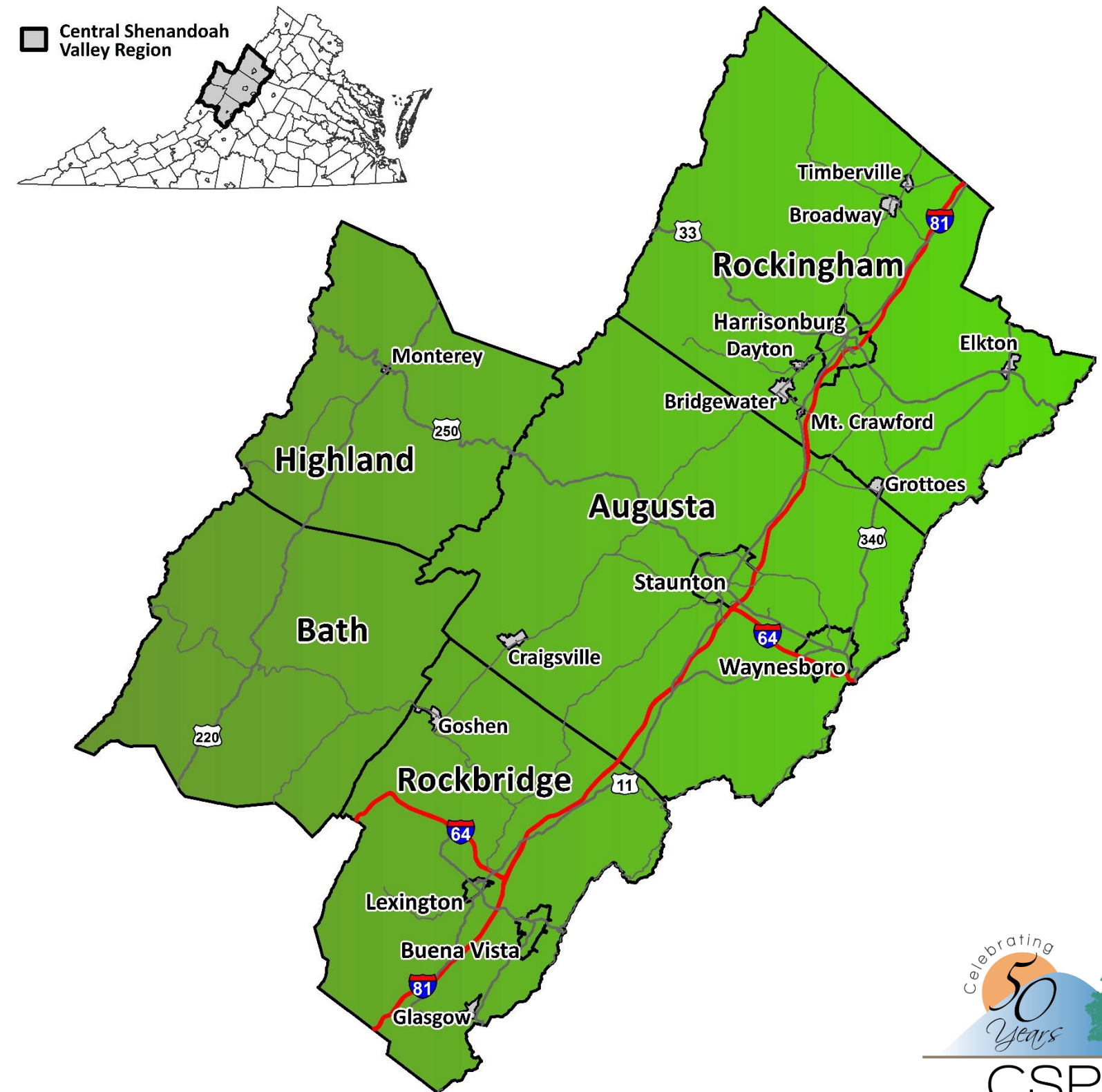
Program Overview (cont'd)

- Focus areas:
 - Mix of ownership and rental opportunities
 - Serving historically underserved markets and expanding housing choice
 - Prioritizing a mix of income levels (low to moderate)
 - Funding projects across the CSPDC footprint

Project Area

Counties of: Augusta, Bath, Highland, Rockbridge, Rockingham (and 11 associated towns)

Cities of: Buena Vista, Harrisonburg, Lexington, Staunton, Waynesboro



Project Criteria

- Rental units must be occupied by households at or below 80% Area Median Income (AMI):
<https://www.vhda.com/BusinessPartners/PropertyOwnersManagers/Income-Rent-Limits/Pages/HUDMedianIncome.aspx>.
 - Mixed income developments: at least 50% of units affordable to households at 80% AMI or less
- Homeownership units must have sales price and income limits consistent with Virginia Housing: www.virginiahousing.com/loanlimits
- Units must remain affordable
- Mixed use development must designate 60% square footage to housing

80% AMI in our Region (by Household Size)

Locality	1-Person	2-Person	3-Person	4-Person
Staunton- Augusta- Waynesboro	\$39,900	\$45,600	\$51,300	\$56,950
Harrisonburg- Rockingham	\$38,300	\$43,800	\$49,250	\$54,700
Bath	\$34,950	\$39,950	\$44,950	\$49,900
Rockbridge- Buena Vista- Lexington	\$34,300	\$39,200	\$44,100	\$48,950
Highland	\$34,200	\$39,050	\$43,950	\$48,800

Home Sale Price and Income Limits

Area	Maximum Gross Household Income				Sales Price/Loan Limits
	2 or Fewer People		3 or More People		New & Existing Construction
	Standard	With Virginia Housing DPA or CCA Grant	Standard	With Virginia Housing DPA or CCA Grant	
Washington-Arlington-Alexandria	\$145,000	\$116,000	\$170,000	\$136,000	\$550,000
Charlottesville	\$90,000	\$72,000	\$105,000	\$84,000	\$375,000
Richmond	\$98,400	\$78,700	\$114,900	\$91,900	\$425,000
Norfolk-VA Beach-Newport News	\$90,400	\$72,300	\$105,400	\$84,300	\$390,000
Culpeper-Rappahannock-Warren	\$92,300	\$73,800	\$107,700	\$86,100	\$450,000
King George	\$92,600	\$74,000	\$106,900	\$85,500	\$300,000
All Other Areas of Virginia	\$88,300	\$70,600	\$101,600	\$81,200	\$295,000

Project Criteria

- Projects must be in the predevelopment phase by September 2022
 - Grant will be terminated for projects not in predevelopment by July 2023
- Funds may not be used to pay for activities currently funded by another funding source
 - Including paying back loans already secured

Eligible Expenses

- Contractor fees (includes construction costs) and materials
- Soft costs (permitting fees, utility connections, final design, architecture and engineering, inspection fees, capitalization fees)
 - Capitalization fee requests must be accompanied by a detailed development plan
- Equipment (tangible personal property with per-unit acquisition costs of \$5,000 or greater)
- Acquisition: \$500,000 available for the entire region

Restrictions

- This program does not fund:
 - Market analysis
 - Land banking or creation of a land trust
 - Units proffered as part of a rezoning
 - Virginia Housing loan application fees
 - Owner equity requirements for loan qualification
 - Emergency shelters, rental assistance, owner-occupied rehabilitation
 - Projects that have already been closed and are considered in the development pipeline

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

Project Funding

- Available funds:
 - \$1.65 million for project implementation
 - \$350,000 for program administration
- One organization is allowed to submit multiple applications
 - Must submit each individual project separately
- Each application/project will be judged individually
 - Applications will be evaluated by a panel of CSPDC staff

Project Funding



- \$1.2 million (large projects)
 - CSPDC will fund up to 3 larger projects, defined as 5 units or more (multifamily development or single family neighborhood projects)
 - If funding from this pool remains, funds will open up to all applicants
- \$450,000 (scattered-site projects)
 - Defined as 1-4 units

Project Funding



- Applicants can request funds **up to** \$80,000/unit with a maximum project award of \$400,000
 - Applicants are encouraged to use funds efficiently and request less funds per unit where applicable

Project Details

- Priority criteria:
 - Project feasibility (shovel-ready, support from locality, infrastructure, etc.)
 - Funding need (does the project need this funding to come to fruition?)
 - Units are move-in ready by July 1, 2024
 - High quality units
 - Efficient use of funds across units
 - Distributing funds equitably across the region
- Competitive criteria:
 - Projects that serve a variety of income levels (60% AMI, 40% AMI, etc.)
 - Projects that serve people with disabilities, seniors, low-wage earners, home owners, etc.
 - Projects that grant greater housing choice (located outside areas with high poverty concentrations, etc.)
 - Innovation (universal design, eco-friendly, green building, modular, etc.)
 - Support from locality and/or public feedback received

Application Process

- Application opens: January 3rd, 2022
- Application closes: February 3rd, 2022
- Awardees will be notified in March 2022
 - Projects applying for LIHTC funds will receive decisions prior to LIHTC deadline

Updates will be posted on our website:

<https://www.cspdc.org/programs-services/housing/>

Funding Details

- Awardees will enter into a contract with the CSPDC
- Funding will be provided to awardees on a quarterly reimbursement basis
 - With the exception of acquisition funds
- Projects must provide supporting documentation of eligible expenses to the CSPDC before the last day of each quarter
- Upon approval, Virginia Housing will disburse funds
 - Approval could take up to 30 days

What should I be prepared to submit?

- Organizational information
 - Contact information, 501c3 status if applicable, project capacity, etc.
- Project information
 - Project title, AMI limits and income mix, multifamily v. single family, new vs. rehab, total units, project location, current project status, estimated total costs, etc.
- Detailed budget including funds requested and funding uses
 - Include other existing funding sources
- Other questions: application competitiveness
 - Population served, income limits, innovative design, location, etc.
- Supporting documentation (site plans, pro forma, etc.)

Questions?

Olivia Raines

Housing Program Manager, CSPDC

olivia@cspdc.org

