

# Virginia Housing

*Partnering with Virginia's  
Planning District Commissions*

# Housing Environment Summary

There is now a strong focus on housing at all levels across our nation

- Pre-COVID
  - Affordability & Household Vulnerability
  - Inventory
  - Housing & Economic Development
  - Funding Resources Evolving
- COVID
  - Household Vulnerability & Affordability
  - Equity
  - Relief Funding
  - Inventory
- Post-COVID (see all above)

# Addressing Housing Challenges

Significant engagement across range of programs

- Community Impact Grant
  - Local and regional housing studies
  - Project feasibility
  - Master planning
- Capacity Building
- Sponsorships

\_\_\_\_\_

# PDC Housing Development Grant Program

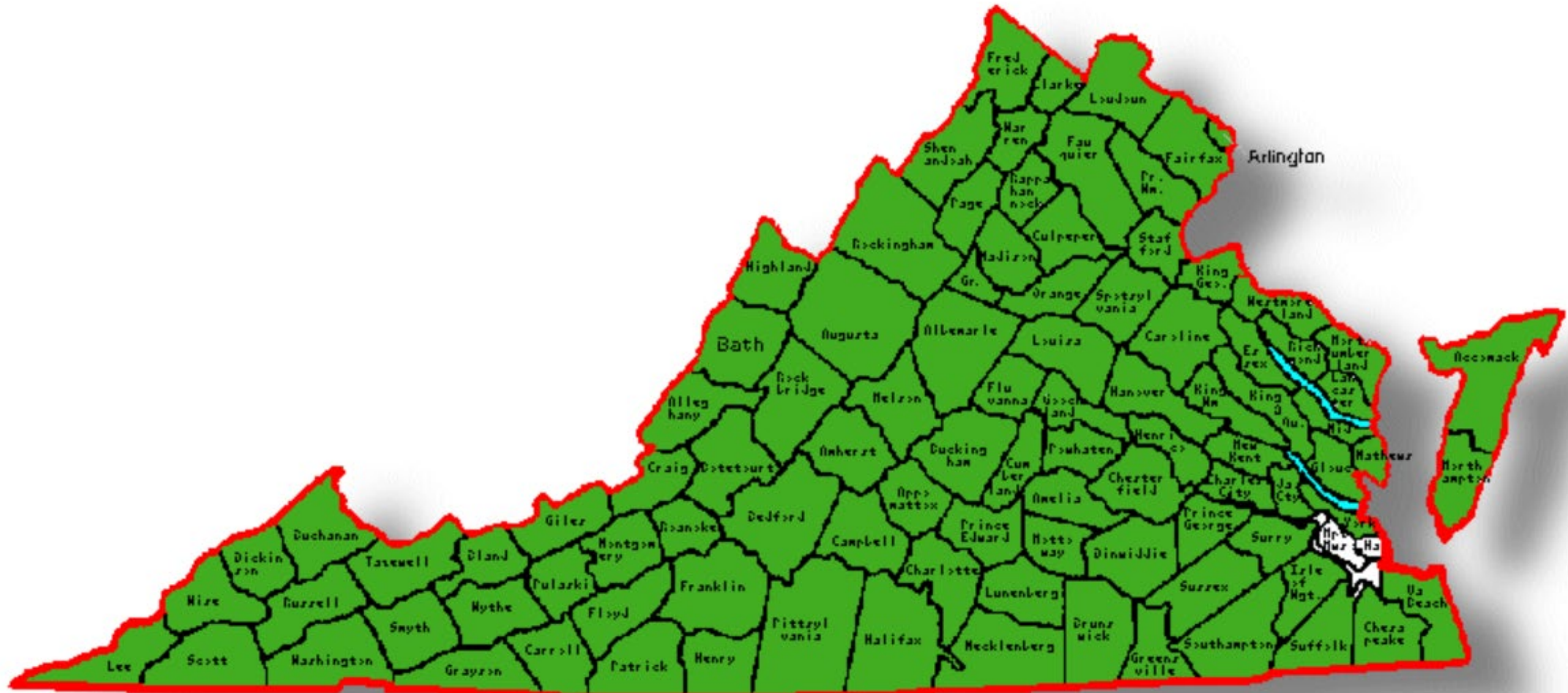
Promote housing planning and program resources available to the PDC network

Build upon the strong relationship between Virginia Housing and many PDCs

- Promote regional approaches to housing project/program planning and development
- Enhance collaboration between regional and local organizations comprising the housing services delivery network
- Strengthen PDC capacity to address housing opportunities identified in the Virginia Housing Strategic Plan: Opportunity 2025.

**New units: Homeownership, rental, mixed-use**

# 100 Percent Participation!



# Next Steps

Internal review which may result in follow-up for additional information

Anticipate awards announcements in July

Grant Officer assigned to guide you throughout process

- Will work to support development of workplan and budget
- Establish milestones based on Track
- Support for initial disbursement

Work with VAPDC to establish regular workgroup convening

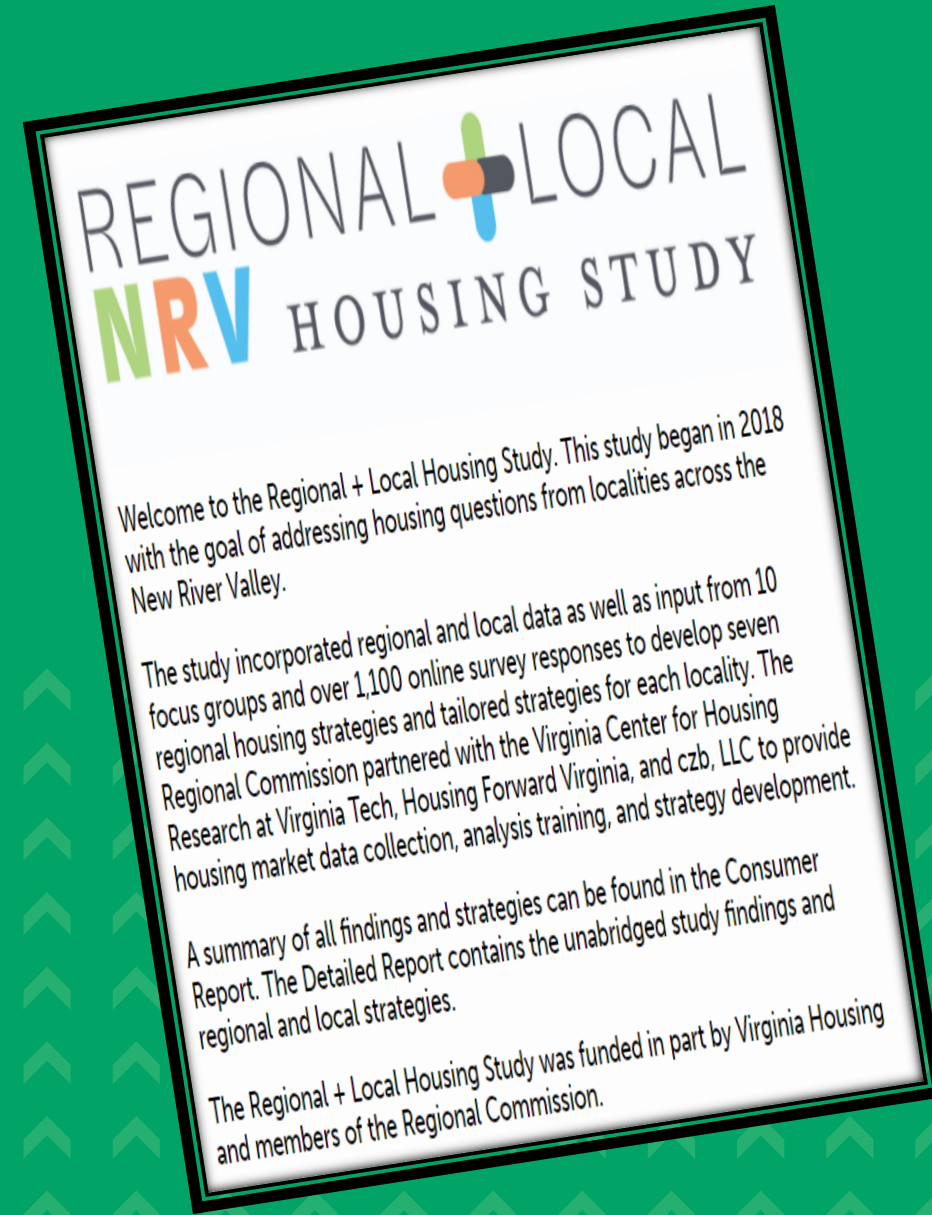


# Partnership Highlights

Regional Housing Studies to examine current condition, future needs, barriers to development

New River Valley Regional Commission

<https://nrvrc.org/regional-housing-study/>





# Affordable Housing Crisis Develops in Stafford County – 5/23/21

*In this study, the GWRC stated multiple problems. It stated essential workers might find it increasingly hard to locate where jobs may be available due to lack of housing within their budget.*

*According to the background report submitted to the Stafford Board of County Supervisors, the region has experienced some of the fastest population growth in Virginia. By 2040, the population will increase to nearly half a million people. This will require the county to consider where new and existing residents will live as housing prices continue to grow.*

*Between 2010 and 2018, the number of renters in the region increased by 20%. According to the GWRC's major findings, one in two renters in the region are cost-burdened. The majority of them have low and moderate income, and there is little rental housing dedicated to them.*

*Furthermore, home prices have increased by 20% over the past five years.*

*As a result of this lack of affordable housing, the background report states that businesses might relocate to other localities to be closer to their workforce. It also says that it will impact the ability of existing families to have multiple generations living and working in the region.*

# Partnership Highlights

## Historic Chincoteague Fire Station Adaptive Reuse Study

Feasibility study and architectural report which will help determine how to best use the building

<https://www.hillstudio.com/chincoteague-historic-firehouse/>



# Resources to Support Housing Development Grant

Prioritize Development Grant resources for hard costs

Community Impact Grant funds available to support planning work necessary to refine projects

Applications open on rolling basis, from mid-July through end of May

Talk to the Strategic Housing staff to vet project ideas

# Examples of Planning Assistance

## Up to \$20,000

- Development Code Analysis
- Regional Market Assessment
  - Multi-jurisdictional Organizations: \$20,000 per county or city
- Historical Study
- Impact Study
- Local Market Assessment
- Needs Assessment
- Policy Analysis
- Site Planning

## Up to \$15,000

- Small Area Plan
- Area Market Study
- CPAT Report
- Data Analysis
- Economic Market Analysis
- Preliminary Architectural and Engineering Report
- Feasibility Study
- Marketing Plan (Development Specific)
- Title Search and Boundary Survey

# PLANNING: Community- Engaged Planning

Supports planning efforts that educate and encourage community voice in the development process.

Up to \$50,000

## Community Input Sessions

- Meetings facilitated by the organization to gather feedback about a proposed development through conversations with members of the community in which the development will be located.

## Neighborhood Community Planning

- The creation of a land use proposal as a collaborative neighborhood effort in order to provide local government with rezoning solutions that support affordable housing.

# Development

**STABILIZATION:** Supports efforts to spark revitalization by preparing deteriorated vacant properties for residential or mixed-use redevelopment.

**DECONSTRUCTION:** Assists communities with demolition of vacant, blighted structures that cannot be rehabbed, with materials reused and recycled to the extent possible.

Amount: Up to \$150,000





# INNOVATIVE DEMONSTRATIONS

Seeks to spur more affordable single-family and mixed-use housing development by supporting technological innovation in the homebuilding industry

Up to \$500,000



# INNOVATION

## Governor Northam Announces Modular Housing Manufacturer to Create 220 New Jobs in Newport News

indieDwell will invest over \$2 million to establish first East Coast operation

**RICHMOND**—Governor Ralph Northam today announced that indieDwell, an industry leader in the steel modular housing manufacturing sector, will invest over \$2 million to establish its first East Coast manufacturing facility in the City of Newport News. The new manufacturing facility and related administrative offices will occupy a portion of 520 21st Street in Newport News. Virginia successfully competed with other states for the project, which will create 220 jobs when fully operational.

“The affordable housing deficit in Virginia and across our country has deepened amid the pandemic and indieDwell’s innovative modular units are an important part of the solution,” **said Governor Northam.** “We are proud to welcome this mission-driven company to the Commonwealth and look forward to collaborating with indieDwell and the many local partners involved in this project to build strong, resilient, and sustainable communities.”

Founded in 2018, indieDwell is a Public Benefit Corporation and a Certified B Corporation with a mission to manufacture healthy, durable, energy efficient, sustainable modular housing to help solve the affordable housing crisis. The company currently has manufacturing facilities in Caldwell, Idaho and Pueblo, Colorado, and is actively expanding to other states. indieDwell is committed to paying a living wage with benefits coupled with profit sharing and ownership for all employees.

3D Printing  
[www.alquist3D.com](http://www.alquist3D.com)

### PROJECT VIRGINIA.

We are transforming affordable housing options for the Richmond, VA region, offering homes that benefit economically without sacrificing what you expect in a home.



# Finance Products

*Address Unmet Rental Needs Of Low-income and Critical Needs Populations*

*Strengthen Homeownership For First-Time Homebuyers in Virginia*

## Multifamily and Mixed-Use

- Below market, fixed-rate, long-term financing tailored to meet individual developer needs
- Very low through market rate income
- Over \$810 million in lending in 2020 resulting in nearly 5,500 units

## Homeownership

- Consumer directed programs
- Mobile mortgage office
- Downpayment assistance, closing cost assistance, mortgage credit certificates, mortgage rate buydown
- Over 8,500 loans (\$1.8 billion)

## REACH Virginia

- Contribute 60 percent of net revenues to meet critical housing needs
- \$108 million in FY20

# Thank You.

---

Mike Hawkins

Managing Director, Community Outreach

[Mike.Hawkins@virginiahousing.com](mailto:Mike.Hawkins@virginiahousing.com)

804-343-5654

Chris Thompson

Director of Strategic Housing

[Chris.Thompson@virginiahousing.com](mailto:Chris.Thompson@virginiahousing.com)

804-343-5692