

Affordable Housing Grant Programs for Local Governments

Virginia Municipal League Annual Conference
October 2024



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Today's Agenda

Brief Overview of Virginia Housing Grant Programs

Chris Thompson, Director of Strategic Housing & Luke Tate, Strategic Housing Officer

Town of Marion

Ken Heath, Director of Community and Economic Development & Bill Rush, Town Manager

City of Danville

Susan E. McCulloch, Division Director of Housing and Community Development

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Community Outreach

- Guide partners to appropriate Virginia Housing resources
- Support affordable housing planning and project development activities
- Participate in stakeholder meetings promote Virginia Housing at conferences & events
- Connect partners with other resource agencies



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Planning Resources

- Community Impact Planning Grant
 - Market Analysis
 - Community Engagement
- Stabilization and Deconstruction Grant
- Innovation
 - Planning
 - Implementation
- Rental Predevelopment Loan Fund



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Community Impact Planning Grant

- Eligible Applicants - Public Housing Authorities, Non-profits, Local Governments, Quasi-governmental Entities
- Up to \$20,000 per study
- Multiple studies can be combined into one application
- Project Types – Area Planning, Project Planning, Market Assessment, Policy Study

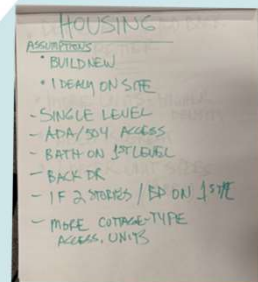


- Joint IDA of Wythe County
 - \$60,000 Planning Grant
 - Feasibility Study, Preliminary A&E Report, Site Plan, Title Search & Boundary Survey
 - Existing Mixed-Use Building off W. Main Street
 - Followed up with \$150,000 Stabilization Grant

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Community Engagement Grant

- Community Input Sessions
- Neighborhood Community Planning
- Affordable Housing Awareness
- Assists with community engagement and development of plans for physical transformation -
 - Up to \$50,000
- Multi-Cultural Materials supplement available for translation expenses
 - Up to \$15,000



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Community Engagement Grants

- Alexandria West Small Area Plan
 - \$50,000 Engagement Grant, in addition to multicultural materials grant
 - Robust, inclusive stakeholder engagement
 - Multicultural Materials grant for outreach to Afghan population via trusted community partners versed in Pashto & Dari



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Stabilization and Deconstruction

- Assists with transforming blight and vacancy into affordable housing (rental or homeownership)
- Property must be owned by the applicant and have a solid redevelopment plan
- Contractor Costs up to \$150,000
- Cumberland Plateau Regional Housing Authority
 - Old motel, blighted and community gateway eyesore
 - 21 unit senior housing project
 - \$150,000 CIG Deconstruction Grant in February 2022
 - Cumberland Plateau PDC - \$2,000,000 award
 - Acquisition, Soft Costs, Consultant, Contractor costs



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Innovation Program



- Designed to spur more affordable housing by supporting technological innovation in the homebuilding industry and process innovation in the delivery of housing services
- Innovative Planning Grant – up to \$50,000
- Innovative Program Grant – up to \$200,000
- Innovative Construction Grants – up to \$500,000
- Competitive Application in early 2025



COMMUNITY LODGINGS
Opening Doors to Independence



ACCOMACK COUNTY



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PROJECT BAUD

THE TOWN OF MARION, VIRGINIA

Presented by: Ken Heath, Marion Community and Economic Development
Bill Rush, Marion Town Manager

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MARION'S PROJECT BAUD OVERVIEW



- Blighted
- Abandoned
- Underutilized
- Dilapidated
- ***A comprehensive approach to reducing and eliminating visual and economic blight throughout the Town of Marion by systematically identifying and remediating properties to provide a safe, clean, attractive community.***

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MARION'S PROJECT BAUD



- Started as discussion in 2018, with an initial inventory and the process to adopt the Property Maintenance Code.
- Marion Economic Development Authority
- Initial inventory identified 250 blighted properties, including former CDBG neighborhood housing projects, spot blight, commercial and public properties that were not serving best and highest use
- Need for safe, affordable housing
- Marion Redevelopment and Housing Authority, VA DHCD, VA Housing, US Senators Kaine and Warner, US Representative Morgan Griffith. Smyth County, Mount Rogers PDC

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MARION'S PROJECT BAUD



- Housing studies (Town of Marion and Mount Rogers PDC)
- Website enhancements (community demographics, online reporting)
- Code Enforcement (Flave Davis)
- Rewriting of Town's Comprehensive Plan and Zoning Ordinances to meet current and future objectives
- **OVERALL GOAL:** To clean up our town while providing safe, affordable housing opportunities by being a catalysis for change – always a terminal project!

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MARION'S PROJECT BAUD



- Tax sales
- Negotiated targeted purchases
- Property donations
- As of August 2024, The Town of Marion/Marion EDA has acquired 60 +/- BAUD properties, including 3 commercial structures.
- “The quicker we work, the faster we can get these properties back in the hands of people who want to build their homes on these lots and be a part of the Marion community!”

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MARION'S PROJECT BAUD



- Code Enforcement (Property Maintenance Code, Zoning, Comprehensive Plan)
- Strengthening Town Ordinances
- Public nuisance reporting form online
- Working with Commonwealth Attorney and judges for realistic timeframe and penalties
- Other initiatives under consideration: Storefront Preservation, "Paint the Town", Marion Homestead

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MARION'S PROJECT BAUD



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MARION'S PROJECT BAUD



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MARION'S PROJECT BAUD



- Initial inventory identified 250 BAUD properties
- 60 +/- properties, including 3 commercial, acquired by the EDA
- As of September 2024, only 54 of those original 250 BAUD properties remain
- BAUD program has completed 46
- PRIVATE SECTOR has completed 150!!!
- "We are working to put our program out of business!"

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MARION'S PROJECT BAUD



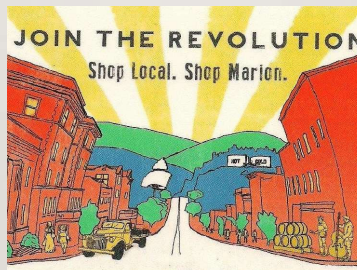
- Decide to be that catalyst for change AND SECURE THE POLITICAL WILL
 - Property Maintenance Code
 - Zoning
 - Comp Plan
- Complete inventory (citizens, staff, police patrols, fire department, water meter readers, trash guys)
- Find partners (no territorial lines)
- Implement program (acquire properties, seek contractors and alternatives)
- MARKET YOUR SUCCESS!

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MARION'S PROJECT BAUD



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- Bill Rush brush@marionva.org (276) 706-0237



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Innovation in Housing - Virginia Municipal League - October 14, 2024



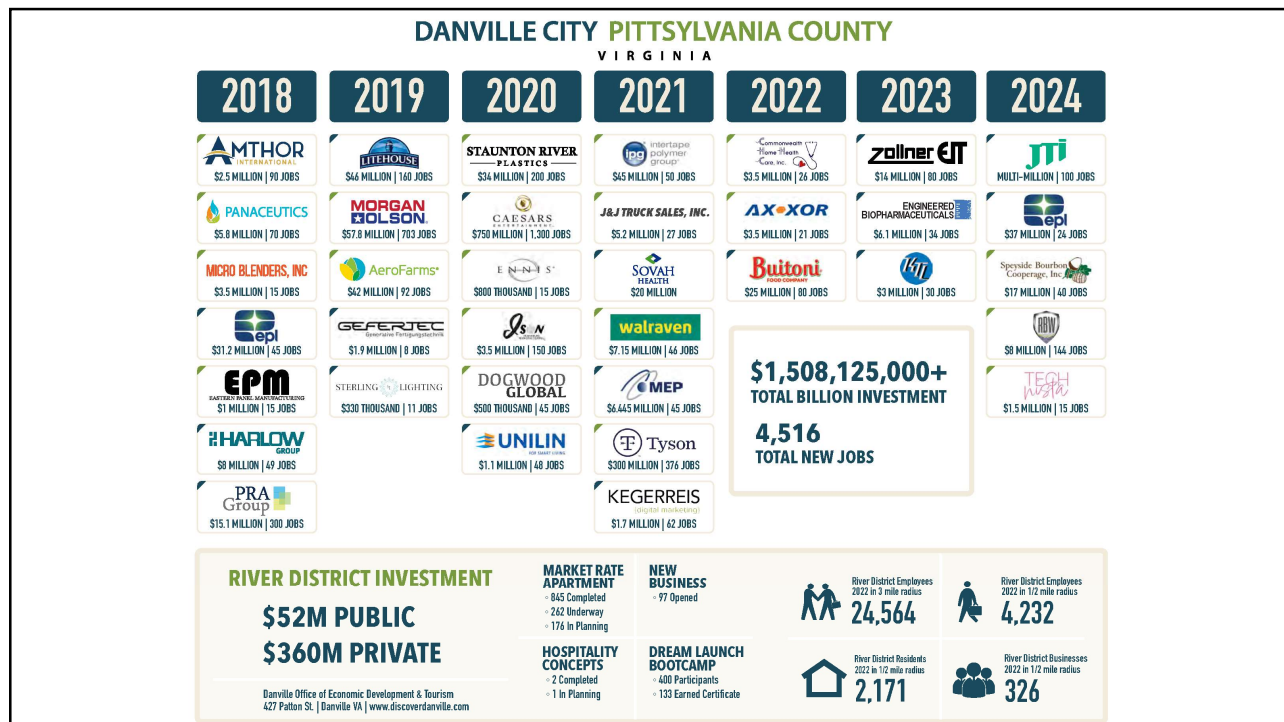
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Danville's Housing Initiatives

- Residential Development Journey and the Danter Study - August 2022
- Monument Berryman Redevelopment Area
- Residential Incentives
- The Catalyst Projects of VA Housing
 - Developments
 - Southern Virginia Regional Housing Summit (October 24, 2024 from 8:30a-3:30p)
 - Planning Grants
- WRT Neighborhood Planning
- Danville's Housing Navigator
- What's Next?



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River District Growth



- \$52M Public Investment
- \$360M Private Investment
- 4,232 River District Employees in 1/2 mile radius
- 326 River District Businesses in 1/2 mile radius
- 2,171 River District Residents in 1/2 mile radius
- 845 Apartments/Lofts
 - (438 on the way)
- 20 Food & Beverage Concepts

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Residential Development Journey the Danter Study August 2022

- Danville's Office Economic Development and Tourism took the lead to initiate the Danter Study as the workforce prospects focused more on Housing
- Study showed a critical need for more housing
- The first Southern Virginia Regional Housing Summit was held to highlight development opportunities in the region
- Residential Development became a part of Economic Development and Tourism
- Hired Division Director of Housing and Development October 2022



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Danville Housing Strategies' Statistics

Current Demand

- 606 Single Family Homes valued at over \$250,000
 - 196 in the \$250,000 - \$299,999 range
 - 209 in the \$300,000 - \$399,000 range
 - 88 in the \$400,000 - \$499,999 range
 - 113 in the \$500,000+ range
- 760 Apartments with rents between \$700 to \$1,500 per month
- 3,355 existing renters with incomes that can support modern quality rental products.
 - Only 538 units within this category.
- 600+ existing renters age 62+ with incomes that would support modern rental products.
 - Nearly all existing units are not senior-friendly



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Danville Housing Strategies' Statistics

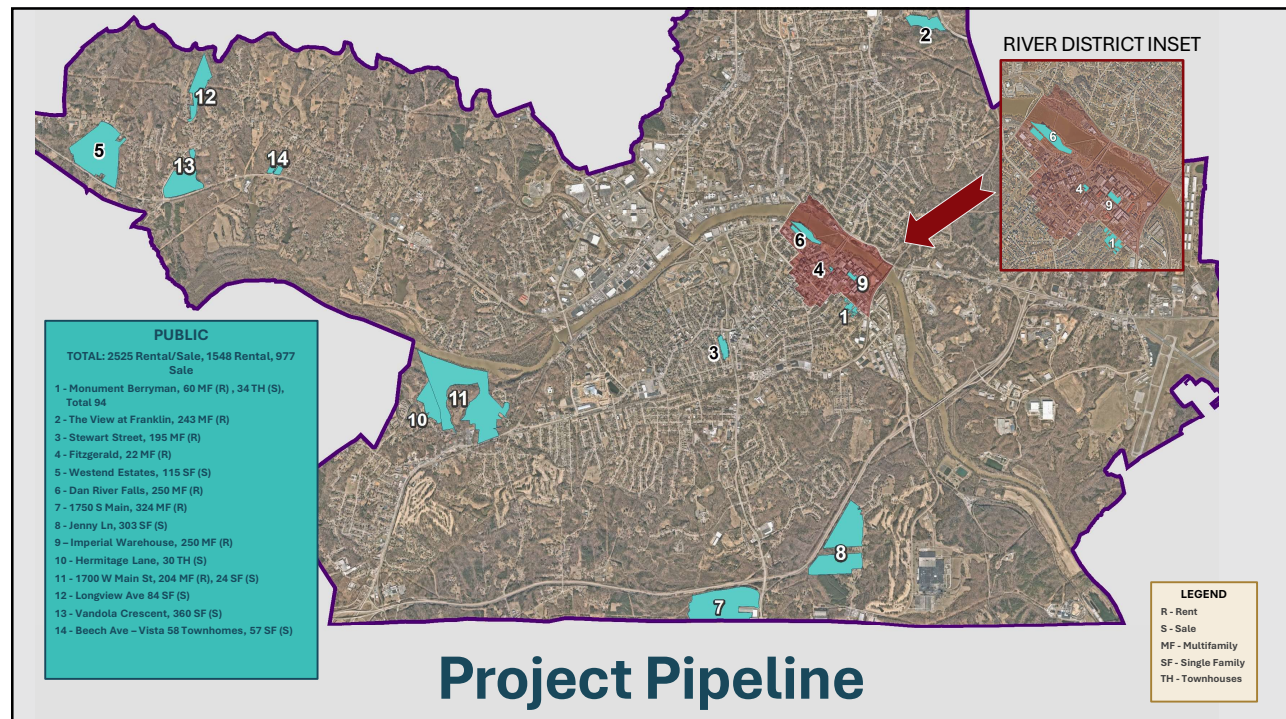
Future Demand

Since 2018, Danville and Pittsylvania County have announced over 3,900 new jobs that will impact the Danville region within the next 18 months. These jobs would support:

- **1,563 additional apartments**
 - 990 Workforce apartments (\$750 - \$1,000 per month)
 - 573 Upscale apartments (\$1,000 - \$1,500 per month)
- **234 additional single-family homes**
 - 70 Entry level homes at less than \$300,000
 - 144 “Move up” homes at between \$300,000 - \$450,000
 - 20 “Upscale” homes at \$450,000+



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Monument Berryman Redevelopment Area



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Residential Incentives for Qualified Projects

- Industrial Development Authority Actions
 - Real Estate Tax Grant for New Construction
 - Reimbursement Grant for New Construction
- Expansion of City's Real Estate Tax Abatement Program for Historic Properties
- Public Works and Engineering – Subdivision Reimbursement Program



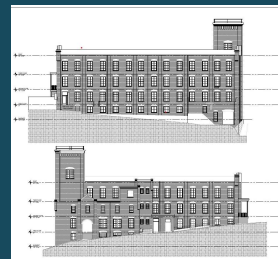
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Catalyst Projects of VA Housing



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Residential Projects



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Southern Virginia Regional Housing Summit

Localities

- Danville, Pittsylvania County, Henry County, Martinsville, Patrick County, Halifax County

Topics

- Economic Mobility in Housing
 - Sherrie Armstrong, Community Foundation of Greater Richmond
- State of Housing in VA and Southern VA
 - Ryan Price, Chief Economist, VA Realtors Association
- Plan for Success! Keynote
 - Greta Harris, Better Housing Coalition
- Residential development properties available
- Success Stories
- Financial Resources



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Southern Virginia Regional Housing Summit



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VA Housing Planning Grants



- Site Analysis and Preliminary Architectural & Engineering Report
 - Two Sites
- MHP Inventory and Needs Assessment (New!)



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WRT Neighborhood Planning

- Proactive Approach
- Resident Engagement
- Focus on affordable, “missing middle”, and market-rate housing
- Process works in coordination with PlanDanville, the City’s effort to update the comprehensive plan



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WRT Neighborhood Planning



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Housing Navigator



Information on housing demand, construction, incentives, and services

[Link](#)



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What's Next?

- Residential Incentives
 - Downpayment Assistance
 - Rental Deposit Assistance
- Residential Development Assistance



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Questions?

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