

## Notice of Funding Opportunity:

### Virginia Housing Community Impact Grant - Stabilization and Deconstruction

July 2021

#### Funding Purpose:

**REACH Virginia FUNDING OPPORTUNITY:** Virginia Housing reinvests a portion of our net revenues into Virginia's communities through REACH *Virginia* (Resources Enabling Affordable Community Housing in Virginia). This is a multifaceted resource that Virginia Housing uses to support vital housing initiatives through our Homeownership, Rental and Community Outreach programs.

The intent of the **Stabilization and Deconstruction Grant** is to support vacant and deteriorated properties whose poor condition creates a notion of physical and economic blight in the surrounding area, and often is a deterrent to surrounding development. Awards will be granted on a first-come, first-served basis.

#### Eligibility Guidelines

To be eligible for funds under the Stabilization and Deconstruction Community Impact Grant, organizations must be a non-profit organization or local government and:

1. Be physically located in Virginia.
2. Have at minimum three (3) years of operations.
3. Carry out at least one of the following housing-related focuses:
  - Creating economically integrated and inclusive housing opportunities including housing options for people with disabilities.
  - Planning and Community Development to include significant attention to housing planning.
  - Align with Virginia Housing's mission of Helping Virginians Attain Quality, Affordable Housing and align with Virginia Housing's Strategic Direction.

Requests for funds under the Stabilization and Deconstruction Community Impact Grant must fall within one of the following project types. Virginia Housing reserves the right to reject funding requested for any applications that are outside the focus areas listed below:

#### Stabilization Grant

Requests for funds under the Stabilization Community Impact Grant must be for the redevelopment of foreclosed, abandoned, and vacant blighted residential properties or properties to be converted for residential use located in a revitalization area.

## Program Parameters

- Approved agencies must comply with the Virginia Housing Community Impact Grant Handbook. Click the document below for a detailed explanation of the scope, disbursement, and reporting requirements.
- The budget and period of performance for this grant is twenty-four (24) months from grant award.
- The building must be located in an area with at least one (1) of the following designations: Redevelopment Area, Conservation District, and Rehabilitation Areas as prescribed in Title 36 of the Code of Virginia, State Enterprise Zone (DHCD), Virginia Main Street Designation (DHCD), Neighborhood Revitalization Strategy Area (NRSA) as prescribed by the HUD CDBG Program, or Opportunity Zone.

## Deconstruction Grant

Requests for funds under the Deconstruction Community Impact Grant must be to dismantle buildings in a revitalization area in order to develop affordable housing with the goal of maximizing the reuse potential of the building's components.

## Program Parameters

- Approved agencies must comply with the Virginia Housing Community Impact Grant Handbook. Click the document below for a detailed explanation of the scope, disbursement, and reporting requirements.
- Redevelopment plans must indicate that majority of the property will be used for residential units.
- Deconstruction must be initiated within the first ninety (90) days of the award.
- The building must be located in an area with at least one (1) of the following designations: Redevelopment Area, Conservation District, and Rehabilitation Areas as prescribed in Title 36 of the Code of Virginia, State Enterprise Zone (DHCD), Virginia Main Street Designation (DHCD), Neighborhood Revitalization Strategy Area (NRSA) as prescribed by the HUD CDBG Program, or Opportunity Zone.

## Application Process

For questions concerning this program or assistance with application submission, contact **Matthew Bolster, Strategic Housing Office, at (804) 343-5631** or [Matthew.Bolster@VirginiaHousing.com](mailto:Matthew.Bolster@VirginiaHousing.com). All applications must be submitted electronically using the Virginia Housing Grants Management System.

## Pre-Application

The applicant is required to meet with Matthew Bolster, Strategic Housing Officer, who will review the applicant's plans per the program requirements to determine eligibility. The proposed budget may not exceed \$150,000.

The following must be attached to the application:

- Agency authorized official certification
- ACH
- W9
- Three qualified bids for stabilization activities
- Designation of revitalization area
- Building exterior and interior photographs
- Certificate of Appropriateness by Historic Preservation Board (if applicable)
- Structural Assessment
- Tax Assessment
- Redevelopment Plan
- Additional sources of financial support, include the applicant's financial contribution
- Nonprofit Determination or proof of eligibility if governmental organization
- Prior year's audited financial statements, or prior year's reviewed financial statements or two (2) years of financial statements
- NICRA Agreement (if applicable)
- Contractor documents - Evidence of licensure and general liability insurance

### **Decision Process**

Funds will be awarded based on an assessment of the organization's application and the availability of Virginia Housing funds. The selected organization will receive a Grant Award Notification (GAN) and a Grant Agreement if approved for funds under the award.

All applicants have the option to submit a request at [Grants@VirginiaHousing.com](mailto:Grants@VirginiaHousing.com) for a debriefing within thirty (30) days of approval or denial.