

**RECOMMENDED FOR FY 2023 FUNDING**

Agency	Piedmont Housing Alliance	Habitat for Humanity
<b>Project</b>	Long-term Affordable Rental Homes (Southwood Apartments)	Southwood Resident Relocation & Anti-Displacement Plan - Temporary On-site Rehousing
<b>Request</b>	\$3,900,000	<p><b><i>\$1,220,062</i></b></p> <ul style="list-style-type: none"> <li>• Salaries/benefits Relocation Staff - \$90,000</li> <li>• Trailer demo - \$238,000</li> <li>• Trailer relocation - \$224,000</li> <li>• Trailer rehab - \$205,100</li> <li>• Trailer skirting/porches - \$207,800</li> <li>• Post-move pad clearing - \$330,000</li> <li>• Master lease (2 years) - \$306,504</li> </ul>
<b>Recommended funding amount</b>	\$3,000,000	<p>\$306,504</p> <p><i>For temporary master leasing of units for resident relocation</i></p>
<b>Beneficiaries</b>	<p>Approx. 1,584 households (based on average tenancy of 27.5 months)</p> <p>Incomes 30% - 60% AMI</p>	<p>40 households</p> <p>Incomes 25% - 60% AMI</p>
<b>Housing Units</b>	121	0 - all temporary housing
<b>County cost/unit</b>	\$32,231/unit	\$30,501/household

Agency	Piedmont Housing Alliance	Habitat for Humanity
Completion date	TBD	2/2023
Years affordable	30 years	0
Other county funding	8 Project-based vouchers: \$500,000	0 for Phase 2 \$6,393,524 in Phase 1
Other funding	LIHTC: \$1,153,191 Virginia Housing loans: \$7,568,000 Donovan Foundation: \$1,000,000 ASNH: \$600,000	Private donations match: \$799,257
Total project cost	\$20,400,728	\$2,019,319
Funding gap	\$9,579,537	\$1,220,062 Recommend \$306,504 for master leasing from FY23 funding allocation
County % of total	19%	60.4%

Agency	Piedmont Housing Alliance	Habitat for Humanity
<b>Housing policy alignment</b>	<p>Objective 1: Increase the supply of housing to meet the diverse housing needs of current and future Albemarle County residents.</p> <p>Objective 2: Increase the supply of long-term affordable and workforce rental housing in Albemarle County.</p> <p>Objective 9: Promote access to safe, stable, and healthy housing regardless of race, color, religion, national origin, sex, elderliness, familial status, disability status, source of income, sexual orientation, gender identity and veteran status.</p>	<p>Objective 4: Preserve and maintain the county's aging housing stock, and existing communities.</p>
<b>Strategic plan goals</b>	<p>Infrastructure Investment - Prioritize, plan, and invest in critical infrastructure that responds to past and future changes and improves the capacity to serve community needs.</p> <p>Thriving Development Areas - Attract quality employment, commercial, and high density residential uses into development areas by providing services and infrastructure that encourage redevelopment and private investment while protecting the quality of neighborhoods.</p>	<p>Infrastructure Investment - Prioritize, plan, and invest in critical infrastructure that responds to past and future changes and improves the capacity to serve community needs.</p> <p>Thriving Development Areas - Attract quality employment, commercial, and high density residential uses into development areas by providing services and infrastructure that encourage redevelopment and private investment while protecting the quality of neighborhoods.</p>

### APPROVED FOR FY 2022 FUNDING

Agency	AHIP	Piedmont Community Land Trust	Energy Improvement Program
Project	Critical Home Rehab & Repair	Long-term Affordable Homeownership	Assisted Home Performance Program
Request	\$1,100,000 (Through ABRT and ARPA)	\$1,250,000	\$250,000
Approved funding amount	\$421,520	\$625,000	\$250,000
Beneficiaries	Income: 36% AMI average	Incomes ≤ 80% AMI with a focus on households with incomes ≤ 60% AMI	≤ 80% AMI
Housing Units	41	25	25
County cost/unit	\$10,185/unit	\$50,000/unit	\$10,000/unit
Completion date	12/2024	Rolling	12 – 24 months
Years affordable	Until unit resold	90 years (90-year period renews with each home sale)	Not stated
Other county funding	ARPA: \$250,000 ABRT: \$428,480	0	FES: \$250,000
Other funding		ASNH Program: up to \$70,000/unit (potential)	None provided
Total project cost	\$1,100,000	\$1,250,000	\$250,000
Funding gap	\$421,520	\$1,250,000	\$250,000
County % of total	100%	100%	100%

Agency	AHIP	Piedmont Community Land Trust	Energy Improvement Program
<b>Housing policy alignment</b>	<p>Objective 4: Preserve and maintain the county's aging housing stock, and existing communities.</p> <p>Objective 12: Promote healthy, sustainable communities and housing.</p>	<p>Objective 1: Increase the supply of housing to meet the diverse housing needs of current and future Albemarle County residents.</p> <p>Objective 3: Improve access to affordable and workforce homeownership opportunities and promote long-term affordability of for-sale housing.</p> <p>Objective 9: Promote access to safe, stable, and healthy housing regardless of race, color, religion, national origin, sex, elderliness, familial status, disability status, source of income, sexual orientation, gender identity and veteran status.</p>	<p>Objective 4: Preserve and maintain the county's aging housing stock, and existing communities.</p> <p>Objective 12: Promote healthy, sustainable communities and housing.</p>
<b>Strategic plan goals</b>	<p>Infrastructure Investment - Prioritize, plan, and invest in critical infrastructure that responds to past and future changes and improves the capacity to serve community needs.</p>	<p>Infrastructure Investment - Prioritize, plan, and invest in critical infrastructure that responds to past and future changes and improves the capacity to serve community needs.</p>	<p>Infrastructure Investment - Prioritize, plan, and invest in critical infrastructure that responds to past and future changes and improves the capacity to serve community needs.</p>

### ALL FUNDING REQUESTS

Agency	AHIP	Piedmont Community Land Trust	Piedmont Community Land Trust	Piedmont Housing Alliance	Piedmont Housing Alliance
<b>Project</b>	Critical Home Rehab & Repair	Long-term Affordable Homeownership	Revolving Capital Development Fund	Long-term Affordable Rental Homes (Southwood Apartments)	Long-term Affordable Rental Homes (location TBD)
<b>Request</b>	\$1,100,000	\$1,250,000	\$1,000,000	\$3,900,000	\$4,000,000
<b>Beneficiaries</b>	259 individuals 36% AMI (average)	Incomes ≤ 80% AMI with a focus on households with incomes ≤ 60% AMI	Incomes ≤ 80% AMI with a focus on households with incomes ≤ 60% AMI	Approx. 1,584 households (based on average tenancy of 27.5 months)  Incomes 30% - 60% AMI	Approx. 1,625 households (based on average tenancy of 27.5 months)  Incomes 30% - 60% AMI
<b>Housing Units</b>	108	25	24	121	125
<b>County cost/unit</b>	\$10,185/unit	\$50,000/unit	\$41,667/unit	\$32,231/unit	\$32,000/unit
<b>Completion date</b>	12/2024	Rolling	Initial funds expended by 12/2024.  Recaptured funds used on ongoing basis	TBD	TBD
<b>Years affordable</b>	Until unit resold	90 years <i>90-year period renews with each home sale</i>	90 years <i>90-year period renews with each home sale</i>	30 years	Potentially 30 years
<b>Other county funding</b>	ARPA: \$250,000 ABRT: \$428,480	0	0	8 Project-based vouchers: \$500,000	0

Agency	AHIP	Piedmont Community Land Trust	Piedmont Community Land Trust	Piedmont Housing Alliance	Piedmont Housing Alliance
Other funding		ASNH Program: up to \$70,000/unit (potential)	Local investors match: \$1.2 mill (potential)	LIHTC: \$1,153,191 Virginia Housing loans: \$7,568,000 Donovan Foundation: \$1,000,000 ASNH: \$600,000	Potential fed/state match: \$3,000,000
Total project cost	\$1,100,000	\$1,250,000	\$2,200,000 max	\$20,400,728	unknown
Funding gap	\$421,520	\$1,250,000	\$1,000,000	\$9,579,537	\$4,000,000
County % of total	100%	100%	45%	19%	Unknown
Housing policy alignment	Objective 4: Preserve and maintain the county's aging housing stock, and existing communities. Objective 12: Promote healthy, sustainable communities and housing.	Objective 1: Increase the supply of housing to meet the diverse housing needs of current and future Albemarle County residents.  Objective 3: Improve access to affordable and workforce homeownership opportunities and promote long-term affordability of for-sale housing.  Objective 9: Promote access to safe, stable, and healthy housing regardless of race, color,	Objective 1: Increase the supply of housing to meet the diverse housing needs of current and future Albemarle County residents.  Objective 3: Improve access to affordable and workforce homeownership opportunities and promote long-term affordability of for-sale housing.  Objective 9: Promote access to safe, stable, and healthy housing regardless of race, color,	Objective 1: Increase the supply of housing to meet the diverse housing needs of current and future Albemarle County residents.  Objective 2: Increase the supply of long-term affordable and workforce rental housing in Albemarle County.  Objective 9: Promote access to safe, stable, and healthy housing regardless of race, color, religion, national	Objective 1: Increase the supply of housing to meet the diverse housing needs of current and future Albemarle County residents.  Objective 2: Increase the supply of long-term affordable and workforce rental housing in Albemarle County.  Objective 9: Promote access to safe, stable, and healthy housing regardless of race, color, religion, national origin, sex, elderliness, familial

Agency	AHIP	Piedmont Community Land Trust	Piedmont Community Land Trust	Piedmont Housing Alliance	Piedmont Housing Alliance
		religion, national origin, sex, elderliness, familial status, disability status, source of income, sexual orientation, gender identity and veteran status.	religion, national origin, sex, elderliness, familial status, disability status, source of income, sexual orientation, gender identity and veteran status.	origin, sex, elderliness, familial status, disability status, source of income, sexual orientation, gender identity and veteran status.	status, disability status, source of income, sexual orientation, gender identity and veteran status.
<b>Strategic Plan goals</b>	Infrastructure Investment - Prioritize, plan, and invest in critical infrastructure that responds to past and future changes and improves the capacity to serve community needs.	Infrastructure Investment - Prioritize, plan, and invest in critical infrastructure that responds to past and future changes and improves the capacity to serve community needs.	Infrastructure Investment - Prioritize, plan, and invest in critical infrastructure that responds to past and future changes and improves the capacity to serve community needs.	Infrastructure Investment - Prioritize, plan, and invest in critical infrastructure that responds to past and future changes and improves the capacity to serve community needs.  Thriving Development Areas - Attract quality employment, commercial, and high density residential uses into development areas by providing services and infrastructure that encourage redevelopment and private investment while protecting the quality of neighborhoods.	Infrastructure Investment - Prioritize, plan, and invest in critical infrastructure that responds to past and future changes and improves the capacity to serve community needs



Agency	Habitat for Humanity	Habitat for Humanity	LEAP
<b>Project</b>	Southwood Public Sewer Infrastructure/Anti-displacement Project	Southwood Resident Relocation & Anti-Displacement Plan – Temporary On-site Rehousing	Assisted Home Performance Program
<b>Request</b>	<p><b><i>\$6,825,955</i></b></p> <ul style="list-style-type: none"> <li>• Field surveys/engineering/legal services - \$300,000</li> <li>• Above/below ground demolition – \$425,000</li> <li>• Sewer main install - \$3,250,000</li> <li>• Sewer laterals install - \$1,311,500</li> <li>• Project Compliance Manager salary - \$180,000 (2 years)</li> <li>• Project &amp; Site Manager salaries - \$120,250</li> <li>• Accounting salaries - \$21,905</li> <li>• Annual Single Audits (2) - \$50,000</li> <li>• 10% contingency - \$682,595</li> </ul>	<p><b><i>\$1,220,062</i></b></p> <ul style="list-style-type: none"> <li>• Salaries/benefits Relocation Staff - \$90,000</li> <li>• Trailer demo - \$238,000</li> <li>• Trailer relocation - \$224,000</li> <li>• Trailer rehab - \$205,100</li> <li>• Trailer skirting/porches - \$207,800</li> <li>• Post-move pad clearing - \$330,000</li> <li>• Master lease (2 years) - \$306,504</li> </ul>	\$250,000
<b>Beneficiaries</b>	≤ 80% AMI – majority ≤ 50% AMI	40 households	≤ 80% AMI
<b>Housing Units</b>	<p>260 total units</p> <ul style="list-style-type: none"> <li>• 150 affordable units</li> <li>• 110 market rate units</li> </ul>	0 – all temporary housing	25
<b>Cost/unit</b>	<p>\$45,506 affordable units only</p> <p>\$26,254 all units included</p>	\$30,501/household	\$10,000/unit
<b>Completion date</b>	12/2024	2/2023	12 – 24 months

Agency	Habitat for Humanity	Habitat for Humanity	LEAP
Years affordable	40 years	0	Not stated
Other county funding	0 for Phase 2 \$6,393,524 in Phase 1	0 for Phase 2 \$6,393,524 in Phase 1	FES: \$250,000
Other funding	0	Private donations match: \$799,257	None provided
Total project cost	\$6,825,955	\$2,019,319	\$250,000 to expand current program
Funding gap	\$6,825,955	\$1,220,062	\$250,000
County % of total	100%	60.4%	100%
Housing policy alignment	Objective 4: Preserve and maintain the county's aging housing stock, and existing communities.  Objective 12: Promote healthy, sustainable communities and housing.	Objective 4: Preserve and maintain the county's aging housing stock, and existing communities.	Objective 4: Preserve and maintain the county's aging housing stock, and existing communities.  Objective 12: Promote healthy, sustainable communities and housing.

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