



# Proposed Projects for Affordable Housing Investment Fund (AHIF) Support.

Board of Supervisors

March 18, 2026



# Affordable Housing Investment Fund (AHIF) History

- Created FY 2019
- Support affordable housing projects that are one-time costs, support county strategic & housing goals
- Funds distributed on first-come basis



# Process Changes

- Board approved May 2025
- Implemented competitive application process
- AHIF balance split 40% grants, 40% loans, 20% staff identified emerging needs projects
- Applications reviewed by non-Office of Housing staff
- Applications must score at least 75% of maximum possible score to be *considered* for funding



# AHIF Application Process

Application open to public 1/9/26 – 1/31/26

Interdepartmental review team scored applications

Housing staff available for questions or support

Received 7 applications for \$7,343,652.

Applications scored in sections:

*Readiness to proceed*

*Capacity & experience of applicant*

*Project Budget*

*Consistency with county priorities*



# Application Scoring Criteria

Readiness to proceed

*site control & zoning approvals*

*likelihood of starting within 120 days*

Capacity & experience of applicant

Project Budget

*preference for projects in which county provides less than 25% of total project cost*

Consistency with county priorities

*consistent with existing policies & plans, addresses strategic priorities, extended period of affordability, energy efficiency, focus on 80% or below AMI, units will be accessible, focus on the most vulnerable members of our community*



# FY 26 AHIF Recommendations

Adjustments made:

Based on review of calculations:

*Eliminate duplication of affordability score and adjust totals*

Based on BOS feedback:

*Eliminate the section on per-unit cost*

*Distribute the full amount of the available funding for grants & loans*



# FY 26 AHIF RESULTS

Project	Total Score Possible	Site Readiness	Capacity/ Experience	Budget	County Priorities	Total
<b>Affordable Rental Housing</b>	205	50	40	50	65	
Brown's Insulation		8	16	1	35	60/30%
Woda Cooper		26	40	50	39	155/76%
Habitat for Humanity of Greater Charlottesville		49	38	45	40	172/84%
SupportWorks		50	39	50	45	184/90%
<b>Home Ownership</b>	180	50	30	40	60	
Habitat for Humanity of Greater Charlottesville		49	26	35	29	139/77%
<b>Housing Rehabilitation &amp; Preservation</b>	125	20	30	40	35	
Piedmont Housing Alliance		15	30	20	35	100/80%
LEAP		18	28	22	32	100/80%



# FY 26 AHIF Recommendations

**SupportWorks \$377,970**

*80 units of permanent supportive housing*

**Habitat for Humanity \$1,211,464 grant/\$450,000 loan**

*20 units of affordable housing*

**LEAP \$679,124**

*70 units of housing preservation*

**Piedmont Housing Alliance \$1,249,618**

*194 units of housing preservation*

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**Salvation Army Family Shelter \$110,000**

*7 family shelter units*



# Future Housing Items

- Southwood Phase 2 Performance Agreement
- Security Deposit/Risk Mitigation Fund
- Family Preservation housing assistance pilot
- Consideration of FY27 AHIF process
- Housing Advisory Committee
- Review & renovation of Housing Albemarle