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ANNUAL REPORT

New River Valley Home Consortium



Purpose



The New River Valley HOME Consortium is a regional consortium located in southwest Virginia that includes the counties of Floyd, Giles, Montgomery, Pulaski, the City of Radford and the ten towns in the counties.

The purpose of the HOME Consortium is to support the creation of housing opportunities for low and moderate income people in the New River Valley. The NRV HOME Consortium receives HOME funds through the U.S. Department of Housing & Urban Development.

BOARD OF DIRECTORS

- Chair: Steve Ross, Town of Blacksburg, Deputy Town Manager
- Vice Chair: Melissa Skelton, City of Radford, Community Development Director
- Vicky Collins, City of Radford, Department of Social Services Director
- Brady Deal, Town of Pulaski, Planner and Economic Development Director
- Linda DeVito Kuchenbuch, Floyd County, Board of Supervisors
- Emily Gibson, Montgomery County, Planning Director
- Elaine Holeyton, Pulaski County, Planning & Zoning Administrator
- John Mills, Giles County, Building Official
- Lydeana Martin, Floyd County, Community & Economic Development Director
- Dave Rundgren, Giles County, Resident & Former Director NRV Regional Commission
- Jim Drader, Habitat for Humanity of the NRV Executive Director (non-voting)

LEAD AGENCY (FISCAL & LEGAL OVERSIGHT)

TOWN OF BLACKSBURG

STAFF

- Matt Hanratty, Assistant to the Town Manager, Town of Blacksburg
- Ellen Stewart, Housing & Community Development Grants Coordinator
- Kim Thurlow, Housing & Community Development Initiatives Manager
- Jennifer Wilsie, Senior Planner, NRV Regional Commission



Projects in the Pre-Development Phase

Pulaski

Claremont School Apartments

Total Project Cost: \$9.92 Million

Local HOME Investment: \$ 675,000

Project Location: Town of Pulaski

Project Overview

Landmark Properties plans to revitalize the presently vacant Claremont Elementary School into 50 affordable units for individuals, families, and seniors with low-to-moderate incomes. The proposed Claremont School Apartments will encompass the historic school building (originally completed in 1952), as well as a newly constructed three-story building. The existing building will contain a total of 23 apartment units on two floors. The newly constructed building on the site will contain a total of 27 apartment units. 5 units will be for families at or below 30% Area Median Income (AMI), 20 units for families at or below 50% AMI, and 25 units for families at or below 60% AMI.

NRV HOME Investment

Landmark is using a combination of tax credits and private equity, including Low Income Housing Tax Credits, Federal and State Historic Tax Credits, National Housing Trust funds, Local HOME Consortium funds, and a low-interest mortgage loan from VHDA. This project was awarded \$675,000 from the NRV HOME Consortium. In 2021, the project secured the additional funding necessary to start construction.

Project Status

Landmark has already developed site plans and architectural drawings for both buildings. Now that Landmark has assembled the required funds, HOME staff will work to finalize the underwriting and HOME agreement so construction can begin in the first half of 2022.



Montgomery

Stroubles Ridge Neighborhood

Total Project Cost: \$23 Million

Local HOME Investment: \$ 1,121,500

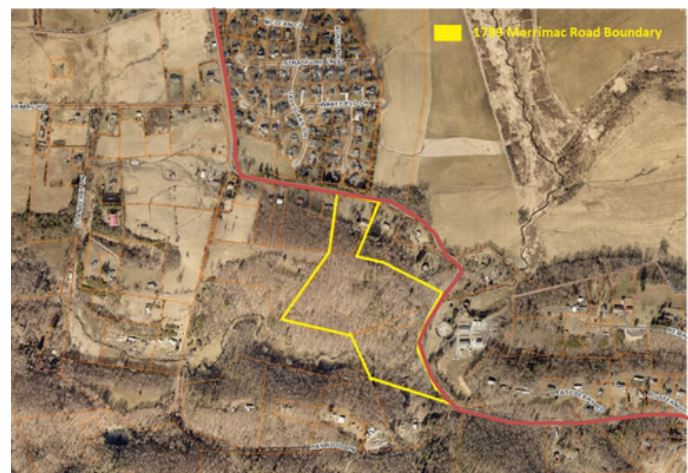
Project Location: Town of Blacksburg

Project Overview

Community Housing Partners (CHP) plans to develop 45 residential lots with 41 single-family homes and 4 duplexes, on 24 acres as part of Stroubles Ridge development on Merrimac Road. All homes will also meet or exceed Earthcraft green building standards. The proposed project will provide new homes targeted at first-time homebuyers earning less than 80% of AMI. 80% AMI and below in Montgomery County equates to a 4-person household with an annual gross income of \$66,000 or less.

NRV HOME Investment

To achieve this project, CHP plans to use a combination of State and Local HOME Consortium funds, Community Development Block Grant (CDBG) funds, New Market Tax Credits, private equity, and a low-interest mortgage loan from VHDA. Community Housing Partners was awarded NRV HOME funds, totaling \$1,121,500, which will support the development of 6 HOME units.



Town of Blacksburg boundary in red will now encompass Strouble Ridge in yellow.

In 2021, CHP requested and received a boundary line adjustment from the Town of Blacksburg and Montgomery County.

This project will now be located in the Town of Blacksburg and built to the standards originally approved by the County, with a handful of negotiated variances. This will allow CHP to access at least \$1 million of the Town's Community Development Block Grant (CDBG) funds to ensure 60% of the development will remain affordable. In 2021, CHP also submitted a State HOME application for this project. In 2022, CHP will work to secure New Market Tax Credits to continue expanding the number of affordable units that can be included in this development.

Project Status

In December 2021, CHP received approval for the boundary line adjustment with vested rights. CHP hopes to finalize its architectural plans and begin site work in the first half of 2022. HOME staff will work to finalize the underwriting and HOME agreement for the first phase of this development in the first quarter of 2022.

Radford

Leggett Apartments

Total Project Cost: \$2.54 Million
Local HOME Investment: \$ 405,000
Project Location: City of Radford

Project Overview

Taylor Hollow Construction (THC) plans to convert the historic former Leggett Building in downtown Radford into 11 energy-efficient mixed-income rental units with commercial use on the bottom floor. NRV HOME funds will allow for the development of 4 HOME units and if additional State HOME funding is secured 3 more HOME units will be included. The remaining 4 will be rented at market rate. The apartments will be located on the upper floor of the building and will have elevator access, making them accessible to handicapped or senior residents. The apartments will have a mix of one and two bedrooms, one bathroom, and range from 650-800 square feet. The units will also have shared access to laundry. All units will have new electric, plumbing, and HVAC systems along with quality finishes while maintaining the character-defining historic features. In compliance with Section 504, one unit will be fully handicap accessible.



Former Leggett Building in the City of Radford.

NRV HOME Investment

THC plans to use a combination of state historic tax credits, private equity, State and Local HOME Consortium Funds, and a low-interest mortgage loan from VHDA. This project was awarded \$405,000 from the NRV HOME Consortium. Applications for State HOME funding and VA Historic tax credits were submitted in fall 2021.

Project Status

A swap in NRV HOME funding, between Giles and Radford, will allow construction to begin in 2022. Architectural plans and the environmental review for the apartments are complete. Once funding is assembled for the project, staff will work to finalize the underwriting and HOME agreement so construction can begin in the first half of 2022.

Giles

Habitat for Humanity of the New River Valley was awarded Giles's FY20 and FY21 allocation of HOME funds totaling \$235,000 to support a homeownership housing development in partnership with Giles County and Giles Technology Center. To allow more time for project development in Giles and project implementation in Floyd, Habitat traded their HOME allocation with Taylor Hollow. This will allow Radford's HOME project to begin construction in 2022 and Giles will then receive HOME funding in 2023.

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Projects under Construction

Floyd

Newtown Townhomes

Total Project Cost: \$1.5 Million

Local HOME Investment: \$ 480,000

Project Location: Floyd County

Project Overview

Habitat for Humanity of the New River Valley (HFH) is building 7 new townhomes on Newtown Road in Floyd. These homes will be the first townhomes in the County and are a result of strong community support and collaboration with the Floyd Initiative for Safe Housing (FISH). The Townhomes will be EarthCraft certified, and two units will be fully handicap accessible. Each of the seven townhomes will have three bedrooms, two and a half bathrooms, and approximately 1,500 square feet. The units will include covered front and back porches and designated parking. The site is located just outside town limits on a .9-acre lot, which will be served by town water and sewer. The homes will be sold to prequalified households who earn at or below 80% of the area median income, which for a family of four is \$47,850. Historically, the majority of homebuyers Habitat NRV serves are at 60% AMI, which equates to \$35,880 annually. The units will be secured as a 99-year restricted resale to ensure their long-term affordability.

NRV HOME Investment

To achieve this project, HFH is using a combination of organizational cash and in-kind contributions as well as State and Local HOME Consortium Funds. Habitat for Humanity of the New River Valley was awarded NRV HOME funds totaling \$480,000. The Newtown Road Townhome project is using these HOME funds to acquire land, build infrastructure, and construct these townhomes.

Project Status

Site work began in November 2021 after a delay due to Covid-19 and the need to revise site and architectural plans to better meet stormwater requirements.



Groundbreaking Ceremony with Habitat board members and Senator Tim Kaine.

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Completed Projects



Total Project Cost: \$ 3.82 million
Local HOME Investment: \$ 130,000
Project Location: Montgomery County

The Prices Fork Apartments are located behind the Old Prices Fork Elementary School Apartments on Prices Fork Road. This new development includes 8 two-bedroom units and 8 three-bedroom units, for a total of 16 units. There are 10 HOME assisted units. 8 of the HOME units serve households 60%-80% of area median income and 2 units serve households 50% or below. The remaining 6 are market rate. To achieve this project, THC used a combination of private equity, Virginia Housing Trust Fund (Vibrant Community Initiative) funds, Local HOME Consortium Funds, and a low-interest mortgage loan from VHDA. Development is complete and all units are occupied.

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Other Highlights

NRV Regional Housing Study

This Regional + Local Housing Study was funded in part by Virginia Housing and members of the New River Valley Regional Commission. This study began in 2018 with the goal of addressing housing questions from localities across the New River Valley and was completed this past spring. The study incorporated regional and local data as well as input from 10 focus groups and over 1,100 online survey responses to develop seven regional housing strategies and tailored strategies for each locality. A summary of all findings and strategies can be found here:

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

Senator Tim Kaine Visits HOME projects

This past August, U.S. Senator Tim Kaine spoke at Habitat for Humanity's in-person groundbreaking ceremony for the new townhomes in Floyd and also toured the completed Prices Fork Apartments. After both events, he took the opportunity to talk with community and local government partners about the region's affordable housing issues. He was interested in learning more about challenges and barriers to affordable housing development. Kaine also shared insights about his efforts to include historic investments in affordable housing in the Build Back Better bill and to secure key provisions in the American Rescue Plan to support affordable housing development and help Virginians get back on their feet and stay in their homes during the pandemic.



HOME ARPA Funds

The NRV HOME Consortium plans to receive an additional \$2.1 million in HOME-American Rescue Plan (ARP) funds to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country.

HOME-ARP funds can be used for four eligible activities:

- Production or Preservation of Affordable Housing
- Tenant-Based Rental Assistance (TBRA)
- Supportive Services, Homeless Prevention Services, and Housing Counseling
- Purchase and Development of Non-Congregate Shelter

In 2022, HOME staff will work with the HOME board to explore community gaps and priorities as well as develop a region-wide strategy for this funding. Funds must be spent by 2029.

PDC Housing Development Program

The New River Valley Regional Commission (NRVRC) will receive \$2 million from Virginia Housing to:

- Promote regional approaches to housing project/program planning and development,
- Enhance collaboration between regional and local housing organizations,
- Strengthen PDC capacity to address housing opportunities, and
- Develop affordable housing.



As part of this grant, in 2022, NRVRC staff plan to convene localities and explore the development of a regional Housing Trust Fund (HTF). Housing Trust Funds are meant to receive ongoing dedicated sources of public and/or private funding to support the preservation and production of affordable housing. A portion of these funds from Virginia Housing can be used to kick start affordable housing projects associated with the fund.



New River Valley HOME funds have been leveraged to provide more than \$38 million of additional funds for the New River Valley and to create 359 homes since the HOME Consortium's inception in 2007.



FOR MORE INFORMATION ON THE NRV HOME CONSORTIUM CONTACT:

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