

NSP Funding for Housing for Veterans

Virginia Beach CDC

- Non-profit housing corporation created in 1985
- First program was a Homeownership Program
- Developer, Owner, & Manager of over 400 rental units throughout Virginia Beach
- Our Mission is to provide affordable housing for families, seniors, and persons with disabilities
- 29 year history of providing support services and quality affordable housing to lead vulnerable populations towards stability and self-sufficiency



NSP 1 Funds

- VBCDC Applied for & Received an Allocation of NSP 1 funds for Homeownership Program in 2009
- VBCDC Purchased 7 foreclosures, Renovated, and Resold to homebuyers
- Program Income was returned to DHCD as houses were sold

Need for Veteran Housing

- VBCDC: Member of local Continuum of Care since 1996: provide housing and supportive services to homeless families and individuals
- Transitional Housing since 1988
- Often, Veterans housed in THP
- In November 2010, HUD Continuum of Care Program: High Priority to new applications providing permanent housing for homeless and disabled veterans



Need for Veteran Housing

- City of Virginia Beach has one of highest numbers of homeless veterans in the region and state
- Identified need for Permanent Supportive Housing
- VBCDC: applied for CoC Funding in 2010 to provide rental assistance and support services to homeless, disabled veterans



NSP Program Income

- What to do with NSP Program Income??



Permanent Rental Housing for Veterans

- Decided to develop permanent housing with support services for Veterans
- Checked with DHCD on ability to use NSP Program Income for this purpose
- Had to be a blighted, foreclosed structure to qualify for NSP funding
- NSP can be used for permanent supportive housing

THE HUNT BEGAN



What We Found: House on 2/3 Acre



What We Found: Abandoned, Blighted, and Unsafe



What We Found



What We Found



Notice of Unsafe Building

Jim, Jeanette, Jessica, Randy



City of Virginia Beach

DEPARTMENT OF HOUSING AND NEIGHBORHOOD PRESERVATION
 CODE ENFORCEMENT DIVISION
 MUNICIPAL CENTER
 BUILDING 18A
 2424 COURT HOUSE DRIVE
 VIRGINIA BEACH, VA 23568-9088
 (757) 585-4421
 FAX (757) 386-5884
 TDD (757) 386-5794

RECEIVED
 OCT 28 2011
 WORKFLOW

NOTICE OF UNSAFE BUILDING

CURRENT DATE 10-25-11 INSPECTION DATE 10-25-11

GPIN _____

RE 904 Broad Meadows Blvd

UNSAFE CONDITION Vacant & Open

OWNER NAME _____

OCCUPANT NAME _____

The building or part of the building identified above and in the enclosed inspection report constitutes a hazard through abandonment, dilapidation or inadequate maintenance and is hereby declared unsafe in accordance with Section 105.0 of Part III of the Uniform Statewide Building Code (USBC). This building is a fire hazard category 1B as designated in the fire map; side through compliance with the inspection report, or shall be vacated. When vacated, or when the time allowed for compliance has expired, this building shall be placarded as an unsafe building and no person shall enter except upon authorization of the code official.

If the building is vacant, it shall be kept secured against public entry. If it is vacant and open, it shall be secured within 48 hours with plywood filled to windows and doors unless locked windows and doors are used. The exterior of the building shall be brought into compliance with the enclosed inspection report. The owner has the responsibility to clear gutters and accumulations of litter, trash or junk. Upon receipt of this notice, you are required to declare immediately acceptance or rejection of the terms of this notice.

In accordance with Section 106.0 of the USBC, appeals concerning application of this code or refusal to grant a modification to the provisions of this code covering the manner of construction or materials to be used in the erection, alteration, repair or maintenance of the structure shall be submitted in writing to the Building Code Board of Appeals within 21 days from the date of the decision to be appealed. Appeals should be addressed to the board, in care of this office, and indicate the specific requirements being appealed.

Failure to comply with this notice shall result in the appropriate action indicated below:

- (1) Legal action will be instituted to compel compliance. Violations of the USBC are a misdemeanor, and upon conviction, may be punishable by a fine of not more than \$2,600.00.
- (2) The building will be secured through available means to make it temporarily safe and the costs shall be charged to the owner.
- (3) If the building becomes an imminent and immediate threat to life or property, it shall be demolished and removed with the costs charged to the owner.

In case of a fire, or if you have any questions, please call the inspector immediately between 8:00 a.m. and 4:30 p.m., Monday through Friday at _____ . Thank you for your cooperation in this matter.

B. KING

285-6008

Code Enforcement Inspector

Enclosure

City of Virginia Beach

Code Enforcement Administrator

Cell 651-3787



Surrounding Buildings



Surrounding Buildings



Surrounding Buildings



Surrounding Buildings



Demolition



Cedar Grove Apartments

Hampton Roads 1st Permanent Supportive
Housing Development for Disabled Veterans

A VBCDC Multifamily Development
904 Broad Meadows Blvd.
Virginia Beach, VA 23462



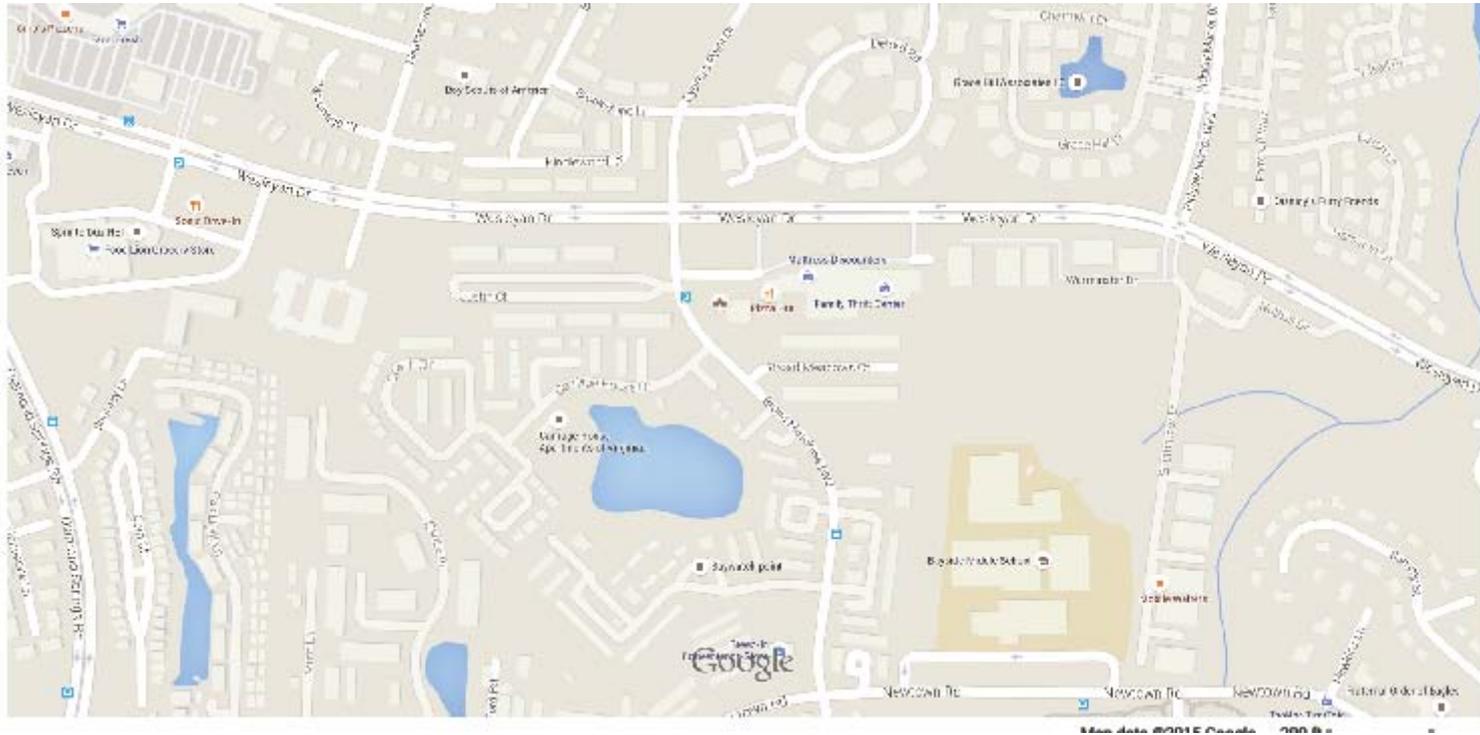
Cedar Grove Apartments



Cedar Grove Apartments

- Located in the Bayside Area of Virginia Beach
- Situated on 2/3 of an acre: Needed Parking Variance
- 3 ½ Story Building
- Close to Transportation
- Located close to grocery stores, pharmacies and recreation

Location



Cedar Grove Apartments

- 32 apartments to serve homeless and/or disabled Veterans
 - 16 units are fully ADA Accessible
 - 3 of the Accessible units are for persons with Sensory Impairments
 - 16 units are Universally Designed
- 28 (1) Bedroom units
- 4 (2) Bedroom units

Cedar Grove Apartments

Funding Sources - \$6.6 Million Project

- DHCD Neighborhood Stabilization Program - \$780,000
- City of Virginia Beach HOME Funds - \$450,000
- VHDA REACH Loan - \$1,177,000
- LIHTC - \$3,5000,000
- DHCD HOME Loan - \$540,000
- Developer Contribution/Private Grants - \$166,000
- Wells Fargo Priority Market Grant - \$90,000
- U.S. Department of HUD & City of Virginia Beach DHNP Project Based Vouchers



Project Partners

- Virginia CDC (Tax Credit Syndicator)
- Virginia Housing Development Authority (VHDA): Tax Credits & SPARC Loan
- State of Virginia Dept. of Housing & Community Development: (NSP & HOME Loan)
- City of Virginia Beach Dept. of Housing & Neighborhood Preservation (Connection to Property Owner, Local HOME loan and Project-Based Section 8 vouchers, Subsidy Layering Review Coordination with HUD, HUD Environmental Review)
- G.M. Frech Architects
- Community Housing Partners (CHP, Inc.) (General Contractor)
- Wells Fargo: Grant for Green Features



Cedar Grove Apartments Green Building

- Project Design & Construction incorporated Energy efficiency and Green building
 - EarthCraft Certified Development
 - All units designed to be at least 20% efficient than the International Energy Conservation Code for code Built Structures
 - Construction materials are green
 - All appliances & lighting are Energy Star

Cedar Grove Apartments Amenities

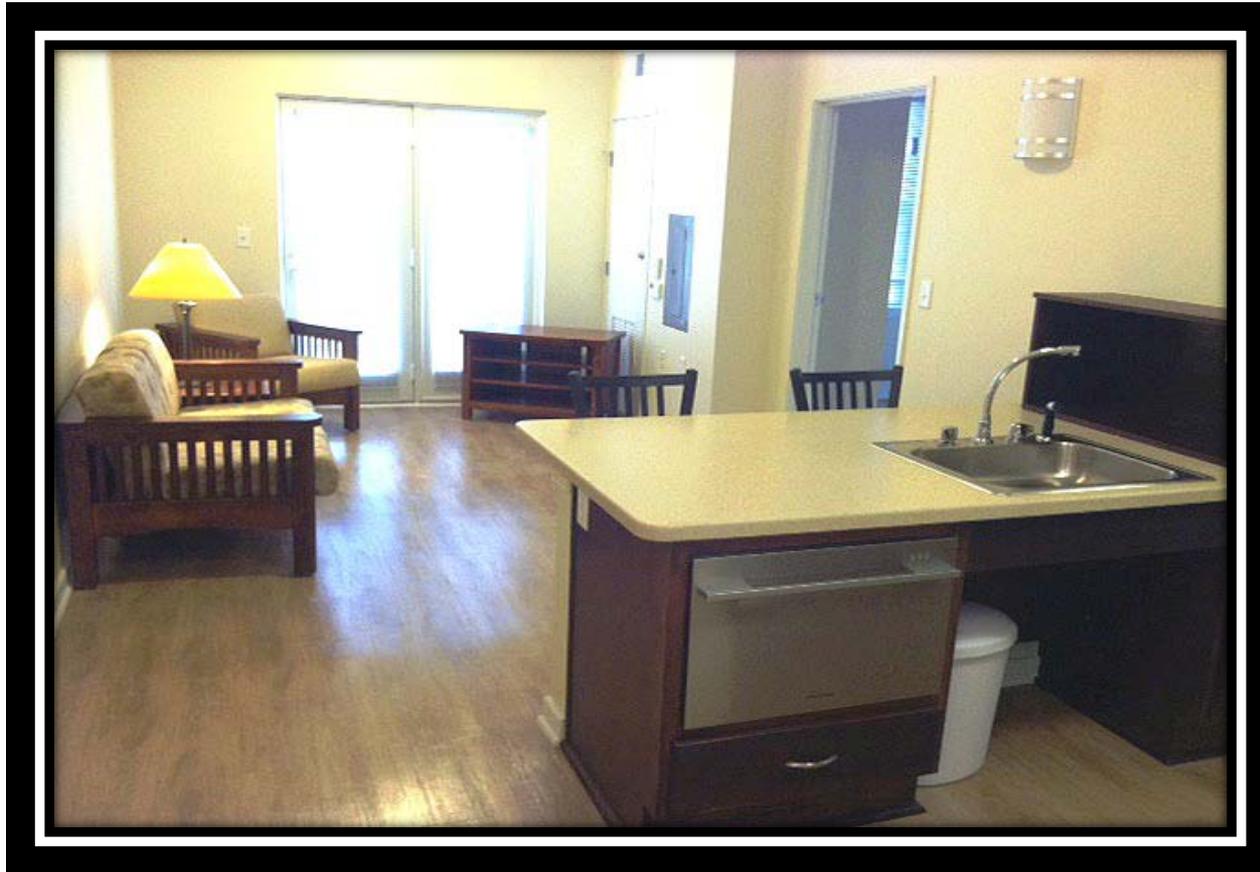
- Shared Patios & Balconies
- Elevator & Locked Entry System
- Resident Developed Garden
- Computer Lab with Internet access
- Community
- Room for Recreation
- Exercise Room
- Private Office for Case Management & Property Management
- Resident Van for Transportation Services



Cedar Grove Apartments



Cedar Grove Apartments



Cedar Grove Apartments



Cedar Grove Apartments

- Permanent Supportive Housing
- Residents pay 30% of their Adjusted Gross Income for Rent, Less a Utility Allowance
- Resident Income cannot exceed 50% of the Area Median Income (\$24,850 for 1 person, \$28,400 for 2 people)
- A VETS 1st Fundraising Campaign Provided Fully Furnished Apartments including Appliances and in-Unit Washers/Dryers as well as an Accessible Van for Resident Transportation Services



Cedar Grove Apartments VBCDC Supportive Services

- Voluntary Services:
 - Needs Assessment
 - Goal Planning
 - Coordination of Care
 - Service Referrals
- Life Skills and Educational Seminars
- Activities/Outings
- Resource Linkage



Compliance

- Multiple Subsidies
 - HOME
 - Tax Credits
 - NSP
 - Project-Based Vouchers
- Ongoing Compliance Audits: Tenant Files & Physical Inspections
 - VHDA for Low-Income Housing Tax Credit Compliance (Income and Rents): 30 Year Compliance Period
 - State and City : HOME and NSP Compliance: 20 Year Compliance Period

THANK YOU

Virginia Beach Community
Development Corporation

Sharon Shoff

Vice President, Pre-Development Services

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757-463-9516 Ext. 46



??Questions??



Cedar Grove Apartments



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