

	2008 CDBG COMPETITIVE GRANTS	APPLICANT: Albemarle County DUNS 06-602-2047
		LOCAL GOVERNMENT ADDRESS / CONTACT PERSON: 401 McIntire Road, Charlottesville, Virginia 22902 Ron White, Chief of Housing
		PHONE/FAX/EMAIL: 434-296-5839 ext. 3407 Rwhite2@albemarle.org
		CHIEF ELECTED OFFICIAL: Kenneth C. Boyd, Chairman, Board of Supervisors
PROJECT NAME: Crozet Meadows		PROJECT TYPE: Housing Production

PROJECT DESCRIPTION:

Albemarle County is requesting financial support for the preservation and production of affordable rental housing to serve disadvantaged elderly households. The Crozet Meadows Project will rehabilitate 28 existing apartments, and construct 38 new units, for occupancy by very low-income and extremely low-income elderly residents. All units will be one-story, one-bedroom, combined in 13 quadplexes and 7 duplexes, meeting Universal Design and EarthCraft accessibility and sustainability standards.

The existing 28 units were built in 1979 for elderly residents with support from USDA’s Rural Development rental housing program. The units need to be rehabilitated and upgraded to improve their durability, accessibility and comfort, and to increase their energy efficiency and sustainability. Additionally, the non-profit property owner, Jordan Development Corporation (JDC), received zoning approval in 2004 to build up to 38 new units, and the site plan will be approved in Spring 2008. JDC has applied for Low-Income Housing Tax Credits (LIHTC) from the Virginia Housing Development Authority (VHDA) to carry out the rehabilitation and new construction work, and preserve and produce affordable housing for 30 more years. In terms of the project timeline, with the approval of LIHTC, construction can proceed in the Winter/Spring 2008-2009. The buildings will be completed and placed in service at the end of calendar year 2009 and beginning of calendar year 2010. None of the current residents in the existing 28 apartments will be permanently displaced.

Community/Project Importance

According to the recently-released State of Housing Report of the Thomas Jefferson Planning District produced by the Thomas Jefferson Planning District Commission and researched by the Center for Housing Research at Virginia Tech, there is a “gross deficit of about 4,660 affordable rental units for renters with incomes below 50% of the area median family income” in the Planning District. Thousands of low income households find rental housing but have to pay half or more of their monthly income on rent. The proposed Project will help tackle this problem, especially among the elderly in Albemarle County and in the Crozet community.

Ten units will be reserved for households under 40% AMI, and 56 units for households under 50% AMI. Net rent levels in year one for those under 40% AMI will be approximately \$467 per month, and for those in the 40% AMI to 50% AMI range the net rent will be approximately \$561. A market study already completed indicates more than sufficient demand for these kind of units for elderly at these rent levels and with related subsidies. Moreover, with the rapidly rising numbers of retiring “baby boomers,” demand will continue to increase.

The Albemarle County Board of Supervisors approved the assignment of up to eight project-based rental vouchers for the development (targeted to those under 40% AMI), which would bring the total number of rental-subsidized units to 35 (including the Rural Development subsidies) out of 66. The County’s Crozet Crossings Housing Trust Fund has also approved funding for the Project.

Renovations and Construction at Crozet Meadows

While JDC is committed to preserving affordable housing, the agency also holds a core belief that affordable developments need to be brought up to 21st Century standards for energy efficiency, sustainability and livability. The preservation and production of multifamily rental properties is an important part of this effort.

All the units will be accessible in compliance with VHDA Universal Design standards. All kitchen ranges will have front controls, all units will have an emergency call system, all bathrooms will have an independent or supplemental heat source, and all entrance doors will have two eye viewers, one at 48 inches and the other at standard height.

JDC intends to make this development a role model in the County for multi-family green building, by achieving EarthCraft certification on both the rehabilitation and new construction. This will reduce the impact on the environment of the materials used, provide safer and more comfortable residences, and reduce utility costs to the residents and utility usage for the County. In pursuit of an EarthCraft certification, design elements will reduce air infiltration through the building’s envelope by 30-40 percent versus typical construction. To gain such improvements, all windows will be Energy Star rated, low-E thermal-pane units. Additional insulation will be added to achieve high R-values. Outdated air conditioning units will be replaced with new 14 SEER heat pumps and variable speed air handlers, which will be standard in the new units.

Jordan Development Corporation

JDC is a 501(c)(3) non-profit created in 1970, as an affiliate of the Charlottesville Housing Foundation, for the purpose of developing and operating housing for low-income elderly and disabled persons in Charlottesville and Albemarle County, Virginia. JDC has no members or paid staff, and is controlled and operated entirely through a volunteer Board of Directors. JDC has directly developed 92 units of elderly rent-assisted housing in Albemarle County, at The Meadows, The Meadowlands and The Scottsville School Apartments, and has participated with other non-profits in the creation of 69 additional low-income rental units not owned by JDC. Since its inception, JDC has been involved in the creation of over 200 housing unit for low-income persons in Virginia. For the implementation of this Project, JDC has partnered with Piedmont Housing Alliance and its staff.

Funding Request

To support the rehabilitation and production costs of 66 affordable, Universal Design and EarthCraft units, Albemarle County is requesting \$700,000, including a 10% administrative fee, for site infrastructure. Site infrastructure, including water, sewer and streets, will cost approximately \$1,001,592. Of this, \$301,592 will come from private and local sources, and \$700,000 from CDBG funds.

The overall project has a development budget of over \$9.1 million including acquisition. The majority of the funds needed for this Project are either already existing (as equity and through Rural Development) or pending approval through the LIHTC program and related permanent financing from federal and state funds associated with LIHTC projects. These existing and federal/state funds, including \$134,000 approved from the Crozet Crossings Housing Trust Fund, total approximately \$8.15 million. The remaining gap is the focus this CDBG application and local fundraising efforts.

PROJECT COST:

<u>Source</u>	<u>Amount</u>
CDBG	\$700,000
State	\$
Federal (Grant)	\$
Federal (Loan)	\$
Private	\$167,192
<u>Local</u>	<u>\$134,400</u>
TOTAL	\$1,001,592

ACTIVE CDBG PROJECTS:

<u>Name</u>	<u>Year Awarded</u>	<u>Amount of Award</u>
1)		
2)		
3)		

NATIONAL OBJECTIVES:

Please note the approximate amount of funds proposed in this project which can be attributed to each of the listed National Objectives (amount may be \$0).

<u>National Objective</u>	<u>Proposed Activity</u>	<u>Amount</u>
LMI Benefit	Housing Production	\$700,000
Slum/Blight		\$0
Urgent Need		\$0

POPULATION:

Please indicate the population of the applicant locality: 93,601 _____

PREPARER:

Provide the name, phone number, and email of the person who actually prepared this application:

Peter Loach, Piedmont Housing Alliance; 434-817-2436; peterl@piedmonthousing.org

By checking these boxes the applicant is affirming the following statements:

- X Applicant is currently eligible to receive the full amount that is being requested and if this project is awarded, this would not cause the applicant to exceed the multi-contract limitation of \$2.5 million in open, active contracts.
- X Applicant agrees to send responsible parties, to include any relevant subcontractors, to all mandatory DHCD-sponsored training events, to include the Construction Management and Grant Management workshops, and to provide representation at all management team meetings

CERTIFICATION AND SIGNATURE:

To the best of my knowledge and belief, the information included in this proposal is true and correct, the proposal has been duly authorized by the governing body of the applicant, citizen participation requirements have been met, and the proposal has been submitted for Planning District Commission review.

Name: Robert W. Tucker, Jr. Title: County Executive

Signature: _____
(Include Local Government Resolution in **ATTACHMENT # 7**)

NATIONAL OBJECTIVE - Low- and Moderate-Income Benefit:

For all low- and moderate-income projects:

SURVEY RESULTS	Households	Persons
Total in Project / Service Area	66	83
LMI in Project / Service Area	66	83
LMI Percentage in Project / Service Area	100%	100%
Total Surveyed	See market study	See market study
Total Responding		
LMI Responding		

(Include a copy of the survey and supporting documentation in **ATTACHMENT # 4**)

For Comprehensive, Community Facility, Housing, and some Economic Development projects:

Product	# Households Served	# LMI Households Served	# Persons Served	# LMI Persons Served	% LMI Persons Served
Housing	66	66	83	83	100%
Water					
Sewer					
Streets					
Drainage					
Jobs					
Other					

For Community Service Facility and similar projects:

Product (specify service)	# Households Served	# LMI Households Served	# Persons Served	# LMI Persons Served	% LMI Persons Served

COMPLIANCE CHART (for Comprehensive, Housing, or Community Facility projects):

NOTE: These numbers are taken from the initial 2000 U.S. Census. The total population was corrected to approximately 84,000 upon appeal but subsets were not adjusted with the correction. Also, although the estimates from the Weldon Cooper Center at UVa indicate a population of 93,601 in 2007, there is no breakdown of that total. An assumption could be made that the percentage of subsets remain relatively the same as in 2000.

ETHNICITY

Population	Hispanic or Latino	Not Hispanic or Not Latino	TOTAL Population
Locality	3,029	76,207	79,236
Project Area	106	4,435	4,541

RACE

Population	White	Black / African American	Asian	American Indian / Alaskan Native	TOTAL Population
Locality	67,474	7,650	2,268	135	79,236
Project Area	4,112	272	47	4	4,541

Population	Native Hawaiian / Other Pacific Islander	American Indian Alaskan Native and White	Asian and White	Black / African American and White	American Indian / Alaskan Native and Black/African American	TOTAL Population
Locality	9	67,609	69,742	75,124	7,785	79,236
Project Area	0	4,116	4,159	4,384	276	4,541

Population	Other Multi-racial					TOTAL Population
Locality	1,019					79,236
Project Area	62					4,541

Households	Female-Headed	Elderly	With Handicap	TOTAL Households
Locality	11,736	9,920	9,772	31,876
Project Area	639	673	742	1,723

NATIONAL OBJECTIVE – Slum and Blight Elimination:

Structure Type	Number in Project Area	Number Currently Occupied	Number Currently Unoccupied	Number Blighted	% Blighted (as total of ALL structures in project area)
Commercial					
Residential					
Publicly-owned					
Industrial					
Non-profit					
Vacant Structure					
Vacant Land (in blocks)		N/A	N/A		
Other: _____					
Other: _____					
TOTAL					

Blight Assessment:

- 1) Was a thorough physical assessment completed for the project area? ___ YES ___ NO
- 2) Will CDBG funds for physical improvements target blighted elements? ___ YES ___ NO
- 3) Was a Master Plan developed to guide improvements? ___ YES ___ NO
- 4) Will the locality pursue blight removal in accordance with the Code? ___ YES ___ NO
- 5) Are there significant infrastructure deficiencies that will be addressed (water, sewer, sidewalks, drainage, etc...)? Briefly describe in quantitative and qualitative terms. _____

- 6) Will the physical improvements remove all blighting elements? ___ YES ___ NO
- 7) How many businesses are located in the project area? _____
- 8) How many businesses (actual number and percentage of total businesses) have closed within the past three years? _____

Approximately how many employees (actual number and percentage of total employees) have been displaced as a result of these closings? _____

9) How many businesses have located (actual number and percentage of total businesses this represents) within the past three years? _____

a. How many jobs (actual number and percentage of total jobs) have been created as a result? _____

10) Are there any housing units in the project area? If so, how many TOTAL and how many are occupied? _____

(Include copies of assessment tools in **ATTACHMENT # 4**; provide 3 copies of a Master Plan or similar document with the proposal copies; include other documents in **ATTACHMENT #5**; and, acknowledge blight in Resolution in **ATTACHMENT # 7**)

Additional narrative responses to these questions may be included in the **Project Type Proposal Elements** section.

CENSUS INFORMATION:

Census Place Code	Census Tract(s)	Blocks / Block Groups
	111	3009 Group 3

FINANCIAL SUMMARY

2008 CDBG PROJECT BUDGET

LOCALITY: Albemarle
County, Crozet
Meadows

	ACTIVITY AND LINE ITEM	TOTAL BUDGET	CDBG BUDGET	NON-CDBG BUDGET	NON-CDBG SOURCE
A	ADMINISTRATION	56,000	56,000	0	n/a
	SUBTOTAL	56,000.00	56,000.00	0.00	
B	INTERIM ASSISTANCE	0.00	0.00	0.00	
C	PERMANENT RELOCATION				
	Owner-occupied households	0.00	0.00	0.00	
	Renter-occupied households	0.00	0.00	0.00	
	Relocation specialist	0.00	0.00	0.00	
	SUBTOTAL	0.00	0.00	0.00	
D	ACQUISITION (land/improvements, not easements)	0.00	0.00	0.00	
	SUBTOTAL	0.00	0.00	0.00	
E	CLEARANCE & DEMOLITION	0.00	0.00	0.00	
E	HOUSING REHABILITATION				
	Owner-occupied construction	0.00	0.00	0.00	
	Renter-occupied construction	0.00	0.00	0.00	
	Rehabilitation specialist	0.00	0.00	0.00	
	Temporary relocation	0.00	0.00	0.00	
	HMEP	0.00	0.00	0.00	
	SUBTOTAL	0.00	0.00	0.00	
F	SUBSTANTIAL RECONSTRUCTION				
	Clearance & demolition	0.00	0.00	0.00	
	Owner-occupied construction	0.00	0.00	0.00	
	Rehabilitation specialist	0.00	0.00	0.00	
	Temporary relocation	0.00	0.00	0.00	
	HMEP	0.00	0.00	0.00	
	SUBTOTAL	0.00	0.00	0.00	

FINANCIAL SUMMARY

	ACTIVITY AND LINE ITEM	TOTAL BUDGET	CDBG BUDGET	NON-CDBG BUDGET	NON-CDBG SOURCE
G	HOMEOWNERSHIP CREATION	0.00	0.00	0.00	
H	SEWER				
	Architect/ engineer/design	0.00	0.00	0.00	
	Inspection	0.00	0.00	0.00	
	Acquisition (easements only)	0.00	0.00	0.00	
	Temporary relocation	0.00	0.00	0.00	
	Construction/improvements	330,957.00	225,400.00	105,557.00	LIHTC/CCTF
	SUBTOTAL	330,957.00	225,400.00	105,557.00	
I	WATER				
	Architect/engineer/design	0.00	0.00	0.00	
	Inspection	0.00	0.00	0.00	
	Acquisition (easements only)	0.00	0.00	0.00	
	Temporary relocation	0.00	0.00	0.00	
	Construction/improvements	236,398.00	161,000.00	75,398.00	
	SUBTOTAL	236,398.00	161,000.00	75,398.00	LIHTC/CCTF
J	STREETS	0.00	0.00	0.00	
	Architect/engineer/design	0.00	0.00	0.00	
	Inspection	0.00	0.00	0.00	
	Acquisition (easements only)	0.00	0.00	0.00	
	Temporary relocation	0.00	0.00	0.00	
	Construction/improvements	\$378,237.00	257,600.00	120,637.00	LIHTC/CCTF
	SUBTOTAL	378,237.00	257,600.00	120,637.00	
	TOTAL	1,001,592.00	700,000.00	301,592.00	LIHTC/CCTF

FINANCIAL SUMMARY

SOURCES BUDGET:

<u>Source</u>	<u>Amount</u>	<u>Percentage</u>	<u>Funding Source</u>
CDBG	\$ 700,000	70%	CDBG
State		%	
Federal (Grant)		%	
Federal (Loan)		%	
Local	\$134,400	13%	CROZET CROSSINGS TRUST FUND
Private	\$167,192	17%	LIHTC
TOTAL	\$1,001,592	100%	

STATUS OF OTHER FUNDING:

What is the current status of non-CDBG funding? Provide a summary of the current level of commitment and availability of each source of non-CDBG funding identified above. Provide commitment letters, contracts, or similar documentation as well as a contact person for the source and contact information in **ATTACHMENT # 2**.

Be certain that the information in the letters and documentation correlate exactly to the figures listed above. If they do not, provide a clear explanation and break out.

Please Note: If the amounts, status, and commitment of each other source of funds are not clearly listed, the funding MAY NOT be included when DHCD reviewers are calculating leverage and evaluating for credit of these funds.

FINANCIAL SUMMARY

DERIVATION OF COSTS:

<u>Product / Activity</u>	<u>TOTAL Cost</u>	<u>CDBG \$</u>	<u>Non-CDBG \$</u>	<u>Source</u>	<u>Date</u>
SEWER, WATER, STREETS	<u>\$945,592</u>	\$644,000	\$301,592	R.S. Woodson, Inc.	2/14/2008