

A photograph of several bright yellow sunflowers with dark brown centers, growing in front of a white house with a grey roof. The sky is clear blue. The sunflowers are in various stages of bloom, with some fully open and others as buds.

Central Virginia Regional Housing Partnership

2022 Annual Report

January 2023



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Letter from the Chair

In my role as the Chair of the Regional Housing Partnership, I interact with all types of housing stakeholders in our region; nonprofits, private sector organizations, elected officials, residents. The variety and breadth of housing stakeholders constantly reminds me of how this issue is so important to our region - everyone needs a place to go home to.

Most of these interactions happen, in fact, during meetings organized by the Regional Housing Partnership. The Partnership provides a venue for these critical connections that cross sectors but retain a consistent goal - to provide more housing for more people.

The work done by the Partnership this year demonstrated that, like many organizations after the pandemic, a lot has changed. During our strategic planning process, hard questions about how exactly our organization fit into the broader affordable housing space, how we could provide value instead of duplicating efforts and services, and what our main goals for the future should be were all examined and answered, to the extent possible.

Though many of these conversations were difficult and took time, I believe that the set of outcomes the Partnership has indicated position us to be the best and most effective venue for regional collaboration on affordable housing. This issue does not begin at one locality's border and end at another; all 6 localities in the planning district are affected, in different ways, by the lack of affordable housing. I hope that you'll find that our identified goals will provide localities, stakeholders, and citizens to become more aware of the possible solutions that exist in the region, Commonwealth, and country.

These efforts, along with housing programming whose funding was leveraged through support from the Regional Housing Partnership, are detailed in the next few pages. We are excited to continue to work to provide a productive and collaborative organization that works toward affordable housing for all.

Sincerely,

Ned Gallaway
Chair of the Central Virginia Regional Housing Partnership

About The CVRHP

Mission

The Regional Housing Partnership (RHP) serves as an official advisory board, created by the Thomas Jefferson Planning District Commission, in partnership with the public, private, nonprofit, and citizen stakeholders. Composed of an overarching consortium of housing interests, the Partnership enhances regional coordination and effectiveness to address the housing needs of the Thomas Jefferson Planning District's region, with a focus on housing production, diversity, accessibility, cost, location, design, and increasing stability for the region's residents.

Composition

The composition of the RHP includes 21 stakeholders from the public, private, nonprofit, and citizen sectors in the City of Charlottesville, Albemarle County, Greene County, Nelson County, Fluvanna County, and Louisa County. The composition may change with time as the Partners meet and identify other relevant stakeholders. Initially, the RHP will include one representative from each organization unless noted otherwise. The roster includes voting and advisory Members. Voting Members shall be appointed for one-year terms until official term and replacement criteria are identified in approved by-laws.



2022 In Review

The following programs were directly executed by the Central Virginia Regional Housing Partnership, or by the Thomas Jefferson Planning District Commission with support from the Partnership.

1



Strategic Plan

The CVRHP successfully completed a strategic planning process in 2022. This process involved consulting stakeholders around the region and produced action steps that should position the CVRHP to be the regional venue for affordable housing collaboration.

2



Virginia Eviction Reduction Pilot

The TJPDC and Piedmont Housing Alliance administered \$250,000 to fund new staff who provided eviction prevention case management, as well as landlord outreach and mediation. Direct assistance in the form of rent arrears, utilities, transportation, and childcare payments were also provided to community members at immediate risk of eviction. 116 families and individuals were able to access these services in 2022.

3



Virginia Housing PDC Development Grant

Using a \$2 million grant from Virginia Housing, TJPDC successfully solicited applications for affordable housing development across the region, eventually formalizing development partners that will construct over 160 units across all localities in the planning district.

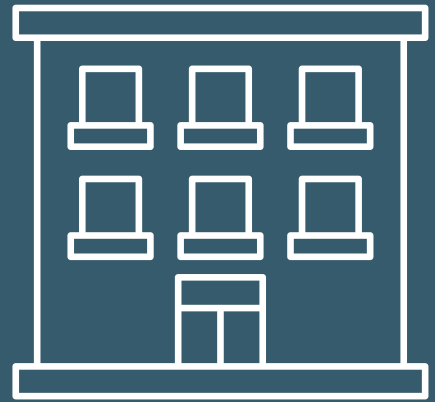
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Regional Housing Events

Building on the success of previous in-person and virtual events, the CRVHP hosted virtual events as a part of a series that began in Fall 2021. These events focused on topics as varied as rural housing development to faith-based organizations and affordable housing development.

Virginia Eviction Reduction Pilot



Background

In 2022, the Governor and General Assembly allocated \$3.3 million to implement the Virginia Eviction Reduction Pilot (VERP). The Virginia Department of Housing and Community Development (DHCD) was directed to design and implement the pilot. The purpose of this pilot program is to create a local/regional coordinated systems approach to effectively prevent evictions. When evictions cannot be prevented, the system must also include how to divert evictions once the household has received an unlawful detainer. The systems approach will include creating a collective impact model where organizations that serve as a safety-net within the community collaborate to ensure households have early access to resources to stabilize their housing situations.

In 2022, the TJPDC and Piedmont Housing Alliance administered an eviction reduction pilot grant (VERP) to address and prevent evictions in Albemarle in Charlottesville. A \$250,000 grant from the Virginia Department of Community Development (DHCD) funded two new positions at Piedmont Housing Alliance's Financial Opportunity Center + Housing Hub to work directly with landlords across the region as well as tenants who are at risk of eviction. The grant also provided financial assistance to qualified community members.

The TJPDC successfully completed a planning grant in Fall 2021, which produced a work plan and comprehensive eviction records database.

**116 households
received
assistance and
case
management**

Funding Breakdown

\$68,500 – direct financial assistance

\$149,000 – preventative services staff time

\$20,000 – outreach

\$12,500 – administration

Planning District Commissions

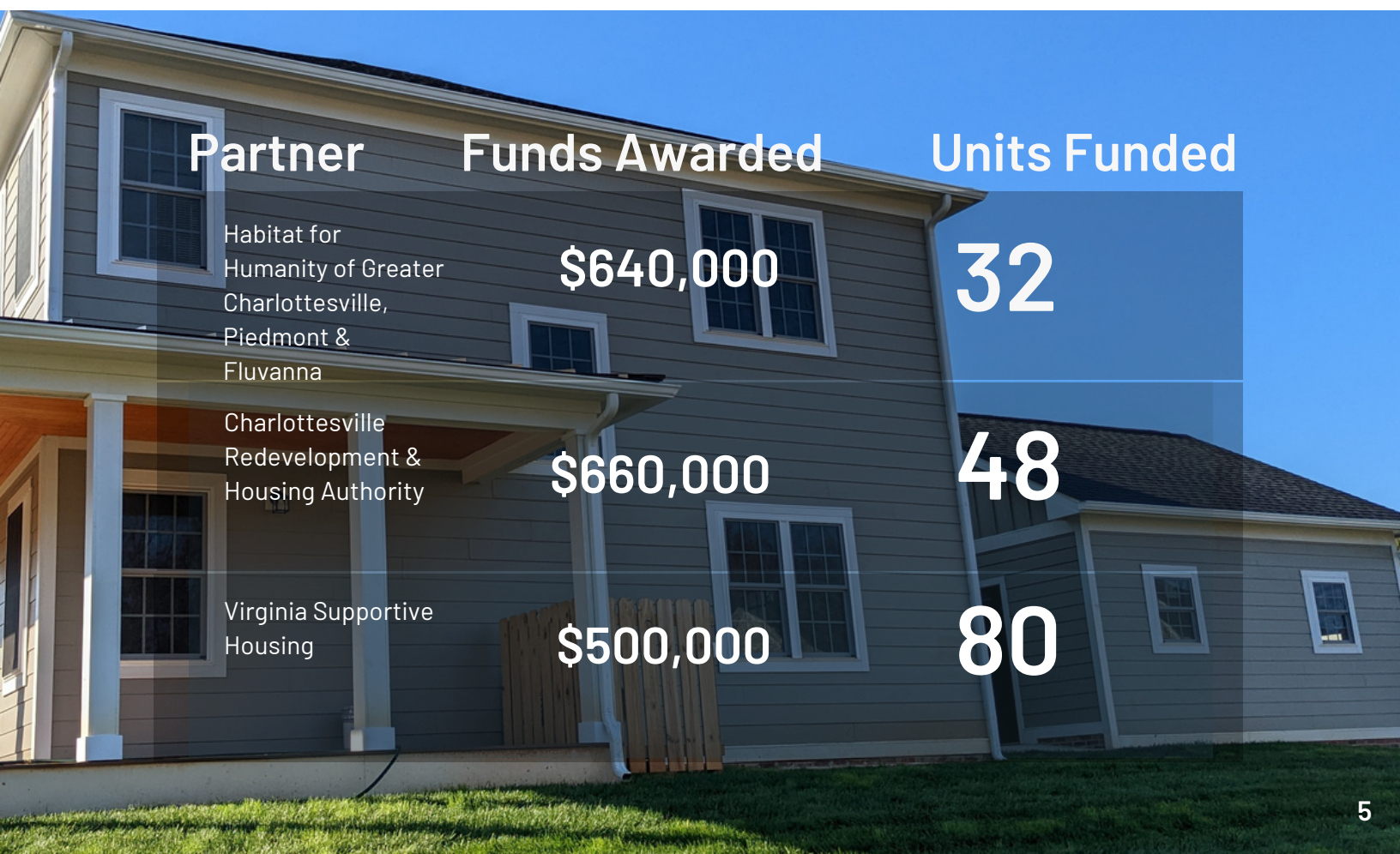
Development Grant

On July 13, 2021, Virginia Housing announced \$40 million in grants to Virginia's 21 Planning District Commissions for the creation of new housing initiatives. The TJPDC was awarded \$2 million to help support the development of new affordable housing units in the region.

Staff began the process of identifying priority applicants by establishing criteria whereby submissions would be judged. These included cost per unit, location, type of development, affordability level, site control, funding sources secured, and capacity to be completed by June 2024. Staff followed up with applicants to clarify components of their submissions and ensure that assumptions concerning geography, cost per unit, and funding sources.

In the review process, staff were particularly interested in ensuring that the TJPDC's VA Housing program incorporated units in all of our six jurisdictions and that the program fund a variety of unit types (rental and homeownership) along the full spectrum of affordability, from deeply affordable for those at less than 30% of Area Median Income (AMI) to first-time homebuyers at 50-80% AMI.

The chosen projects were selected per the aforementioned criteria; ensure that the \$1.8 million from Virginia Housing will fund developments in each of the 6 jurisdictions in the Planning District, will create new rental, supportive housing, and homeownership units, will fund units with affordability levels ranging from 40% to 80%, and will create 8 times as many units as is required by Virginia Housing per grant guidelines.



Partner	Funds Awarded	Units Funded
Habitat for Humanity of Greater Charlottesville, Piedmont & Fluvanna	\$640,000	32
Charlottesville Redevelopment & Housing Authority	\$660,000	48
Virginia Supportive Housing	\$500,000	80

Strategic Plan: Process



In January 2022, the CVHRP partnered with the Spark Mill, with funding from Virginia Housing, to create a five-year strategic plan. The strategic planning process allowed the CVRHP, the TJPDC Commission, TJPDC staff, and key stakeholders to redefine the Partnership's vision, mission and values, identify the Partnership's future direction, develop short- and long-term goals, and identify action-oriented tasks for the Partnership to accomplish across a three to five-year horizon. The Spark Mill worked directly with the Partnership's Executive Committee and staff, and engaged a diverse group of stakeholders from each of the housing-related sectors (private, public, non-profit, and citizen).

The strategic planning process relied primarily on consulting organizations and individuals that interact with the Partnership or are otherwise affected by the Partnership's work, as well as work sessions with the Executive Committee and full Partnership. A total of nine stakeholder interviews were conducted, four focus groups held, and retreats with both the Executive Committee and full Partnership. TJPDC staff also provided the Spark Mill with information about the history, composition, budget, and other pertinent organizational details so that these discussions could focus on cultivating strategic goals rather than just fact-finding.

Key highlights of the strategic planning process include a focus on defining the housing landscape and where the CVRHP fits in, a better understanding of the key stakeholders of the Partnership, establishing realistic goals and setting an ambitious vision, and a variety of other conversations that encouraged the Partnership to identify its strengths, weaknesses, and missing components of its work. The process was finished in June 2022 upon adoption of the strategic plan by the full CVRHP membership.

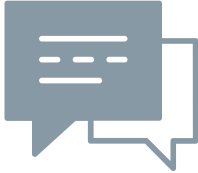
Strategic Plan: Outcomes

The following items were identified as deliverables for the next five years by the CVRHP and staff:



Revised Bylaws and Membership

In order to accurately represent the housing sphere in the region, the CVRHP will examine its membership to ensure that all voices are represented, as well as ensuring that the manner in which the Partnership meets is conducive for productive collaboration.



Updated Communications Strategy

This new strategy will incorporate a newsletter, annual report, and networking events to ensure that individuals and organizations across the region are able to easily engage with the CVRHP



New Regional Affordable Housing Resources

The production of new tools, like a real-time housing dashboard, grant library, toolkit, and land bank study will provide localities and organizations the tools they need to promote and develop affordable housing.

CVRHP in 2023

March 2023 Housing Summit



Join us on March 24, 2023 for the 2nd Annual CVRHP Housing Summit at the Charlottesville Omni . Dozens of speakers across nine breakout sessions focusing on affordable housing policy, partnerships, and progress from around the region, Commonwealth, and nation.

Resources Rollout



Stay tuned as we roll out new housing tools and resources for localities, nonprofits, for-profit, and citizens to better understand the housing conditions in the region and work towards solutions.

Networking Events & Newsletter



Keep in touch and meet folks from across the housing spectrum at one of our networking or virtual events, and stay up-to-date with the CVRHP through our upcoming newsletter.