



# Regional Housing Discussion



# Today's Discussion

**Quick overview of PDC  
housing programs**

**Understanding the  
complexities of housing**

**Understanding the region's  
housing climate**

**Discussion**

**Next Steps**



# PDC Core Housing Programs

- Administrator of HOME funds for regional down payment and closing cost assistance program
- Regional administrator for Virginia Housing's mortgage interest rate reduction program for the BIPOC community in Hampton Roads
- Project Lead for the Virginia Housing-Virginia Association of Planning District Commissions Affordable Housing Initiative
- Serves as a regional representative on various committees and advisory boards in the areas of housing and human services programs and initiatives
- Staff support for the Hampton Roads Housing Consortium

# Down Payment & Closing Cost Assistance



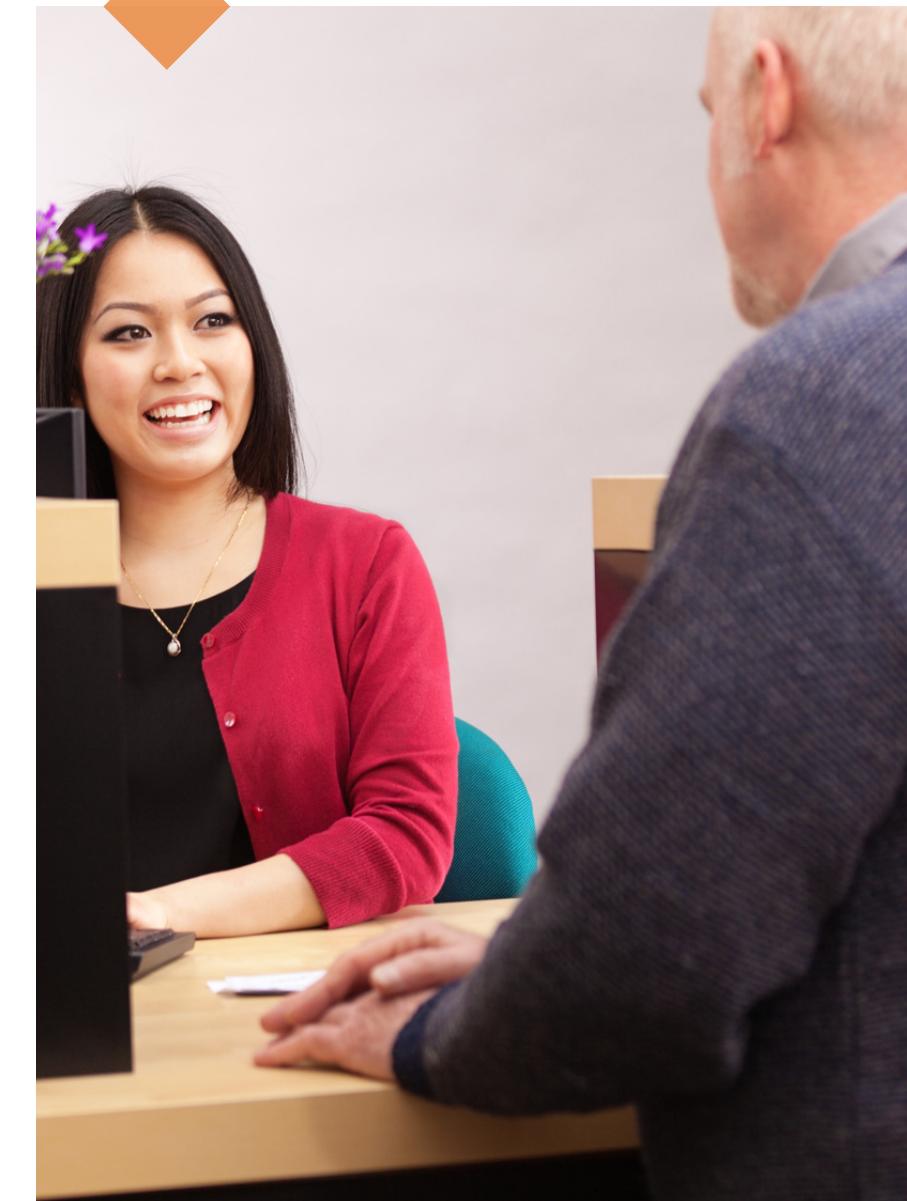
Provides low to moderate income first-time homebuyers an opportunity to make homeownership affordable



A forgivable loan (grant) that is contingent upon the buyer living in the home for a set amount of years

Assists with covering a large portion of closing cost fees

# Who Benefits from the program?



## York County/Williamsburg

Leasing Consultant  
Grandmother raising  
grandchilder

## Portsmouth

23 year old shipyard welder

## Isle of Wight

Bank Teller

# Tell Your Borrowers About Virginia Housing's **SPARC Program**

## Igniting the Opportunities for First-time Homebuyers

The SPARC program provides funding and homeownership opportunities to localities and nonprofits, who can apply during specific application periods. Through SPARC, Virginia Housing's approved lenders can provide a 1% mortgage interest rate reduction to eligible first-time homebuyers, increasing their purchasing power and potentially saving them thousands of dollars over the life of the loan.

Savings Example	Without SPARC:	With SPARC:
\$225,000 Conventional 30-Year Loan	Fixed Interest Rate: 3.25% Principal + Interest: \$979.21	Fixed Interest Rate: 2.25% Principal + Interest: \$860.05

**Savings: \$119.16 per month, \$1,429.92 per year, \$42,897 over 30-year loan**



# Virginia Housing

# Grant Focus

- **Grant allocation area of focus is increasing homeownership for minority buyers in the HRPDC service areas**
- **Buyers must be eligible and receive DPA from the program to qualify**
- **The SPARC grant provides 1% interest rate reduction to their current rate**



# **Virginia Housing / Virginia Association of Planning District Commissions Housing Creation Initiative**



# The Intersection of Housing



- Health
- Transportation
- Culture
- Economic Development
- Employment
- Poverty/Wealth
- Quality of Life
- Education
- Safety/Well-being

# What is the most pressing issue in housing?



## Rental

- Affordability
- Evictions
- Housing Choice Vouchers
- Short-term Housing



## Homeownership

- Affordable Housing Stock
- Lack of Resources
- Location



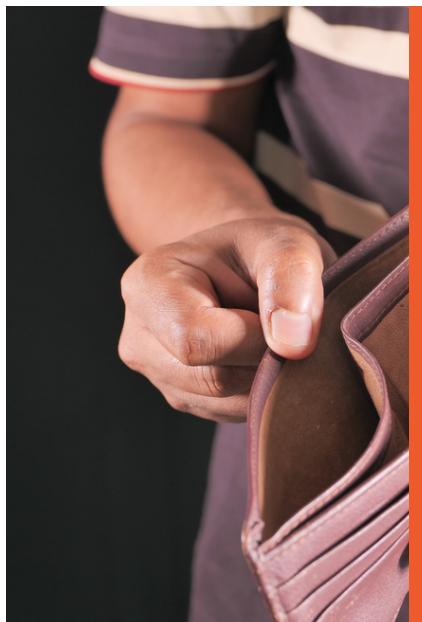
## Special Populations

- Senior Housing
- Accessible Housing
- Veterans/Military Housing



## Existing Homeowners

- Aging Housing
- Foreclosure
- Aging in Place
- Rehab



## Poverty

- Deconcentration of Poverty
- Crime Reduction
- Mobility



## Homelessness

- Transitional
- Shelter Housing
- Permanent Supportive Housing

# Key Players in Housing



## Federal

Department of Housing and Urban Development

Department of Health and Human Services

Department of Justice

Department of Agriculture/Veterans Administration



## State

Virginia Housing/  
Department of Housing and Community Development (DHCD)

Virginia Department of Professional and Occupational Regulation

Virginia Department of Behavioral Health and Developmental Services



## Regional

Non-profits

Trade Associations

Faith-based Organizations

Health Care Systems

Government



## Local

Local Government (Zoning, Planning, Codes, Land Banks/Trusts)

Housing Authorities

Civic Leagues/ Neighborhood Associations

Public & Political Will

# Regional and Sub-Regional Issues



- Evictions/Foreclosures
- Rental Conditions
  - Affordability
  - Fair Housing - Source of Income
  - Housing Choice Voucher
- Rising Home Values
- Housing for the Military
- Homelessness
- Crime/Violence
- Legislative Priorities

# Goal = Adequate Housing for All



*“When we speak of affordable housing or adequate housing for all, the general takeaway is that we want those people that can afford \$2,800 per month in a rental or mortgage in the same neighborhoods as those people that cannot and need some assistance. We want those students who have gone to school to become engineers at NASA in the same neighborhood as a janitor at NASA.”*



Deidre Garrett, Housing Specialist  
HRPDC

# Key Factors in Making Housing Choices



## Type

Starter Home  
Single-Family  
Townhome/Condominium  
Multi-family

## Cost

How Much Can Afford ?

## Location

Near Work?  
Near Transit?  
Near Community/Culture?  
Safety  
Schools

# What's Next?



## Understanding the Landscape

Who are the players?  
Where does housing intersect with health, economic development, and transportation?



## Housing Assessment

Assess the programs, housing types, and services we have and don't have



## Prioritizing

What does the region need that complements and builds on the strengths of all individual localities?

# And Who?



## **Who should lead the charge?**

Who should lead the initiative?

## **Who should be involved?**

Who are the key players?

How do we ensure all voices are being heard?

## **How will this be funded?**

Financial support is needed to fund a plan and thereafter to ensure the plan is a living, breathing document.

# The HRPDC Team...What We Know So Far



**Shernita Bethea**

Housing Administrator

Housing/Human  
Services



**Greg  
Grootendorst**

Chief Economist

Economics/Planning



**Deidre  
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Housing Specialist

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Planning



# Discussion

