

An aerial photograph of a suburban neighborhood. The houses are arranged in a grid-like pattern with winding streets. There are many green trees and lawns. Some houses have swimming pools. The overall scene is bright and sunny.

Congregations and Affordable Housing

Hosted by: VICPP, VEREP, and Village of Faith

Sponsored by: Virginia Housing and Sentara

Welcome!





VIRGINIA EPISCOPAL REAL ESTATE PARTNERS

- Related organization to the Episcopal Diocese of Virginia.
- Formed in 1959 as Virginia Diocesan Homes to promote senior housing.
- In 2024, VEREP (“V-Rep”) changed our name.
- VEREP provides technical assistance and access to grant funding for congregations seeking to use their existing real estate to increase:
 - **discipleship,**
 - **community impact, and**
 - **financial stability.**

Co-Sponsor Congregations & Affordable Housing Series

Oct. 2024

Nina Janopaul, President
Art Bowen, Asst. Treasurer
Kat Turner, Secretary

VEREP CURRENT WORK



**Christ Ascension
Richmond**

Christ Ascension, Richmond

- Secured grant from Virginia Housing for appraisal, title review, zoning analysis, market and feasibility studies. Evaluated options, including affordable rental and homeownership for 2-acre campus

Iglesia Santa Maria, Falls Church

- Provided “dashboard” analysis of current condition and possible next steps

Trinity, Arlington

- Provided “dashboard” analysis of current condition
- Beginning process of discernment and predevelopment studies for possible new senior affordable housing

Advisor Network

- In 2023, conducted an RFP to identify nonprofit developers and consultants available for pro bono and for-fee consulting work to congregations

WHY MISSION REAL ESTATE?

5

- **Love Your Neighbor As Yourself** (Leviticus 19:18): How might we share the gift of our real estate with our neighbors? Can we grow disciples of God by sharing our resources with others outside our congregation?
- **Act justly and love mercy** (Micah 6:8); Can we use our real estate assets to create a more just and merciful world?
- **Sustain our mission:** Do we have the financial resources to carry out our mission? Are our aging buildings limiting our ability to serve God? Could a new use create financial sustainability?
- **Parable of the Talents** (Matthew 25: 14 – 30): Are our underutilized spaces a buried talent? Are we being good stewards of what God has given us?



Central United Methodist
Church



PURPOSE OF WORKSHOP

Outline Steps for creating housing on faith property:

- **Discernment—**
 - learning about community needs, congregational history, real estate opportunities and building consensus within the congregation
- **Development—**
 - defining real estate potential for housing or other uses, making financial projections, recruiting partner with capacity and integrity, executing approvals, financing and construction
- **Operations--**
 - Living into a new era, building mission in partnership with residents and service providers

Introduce leaders with experience in this work.

- Speakers available in the Expo for questions and more information

VICPP and VEREP are preparing a video from this series of workshops that will be posted on our websites.



Senseny Place,
Winchester

RESOURCES

- **VEREP Website:**

- <https://episcopalvirginia.org/organizations/homes/>

- **Contact:** VEREP@EpiscopalVirginia.org

- **Virginia Examples:**

- Arlington Presbyterian: <https://incarnation.org/>

- Resurrection Episcopal:
<https://www.welcometoresurrection.org/about-us>

- Central United Methodist:
<https://www.cumcballston.org/from-dreams-to-reality/>

- **National Resources:**

- Trinity Wall Street Mission Real Estate: [Trinity MRED](#)

- Enterprise Faith Based Dev. Initiative: [Enterprise FBDI](#)

- Notre Dame's Fitzgerald Inst. for Real Estate: [FIRE Aff Hsg](#)



**Church of the Resurrection,
Alexandria**

Virginia Interfaith Center for Public Policy

Virginia's oldest and
largest faith-based
advocacy network



Virginia Interfaith Center for Public Policy is known for its



EFFECTIVE ADVOCACY –
WINNING REAL IMPROVEMENTS
FOR PEOPLE IN VIRGINIA



MULTI-RACIAL, MULTI-FAITH
AND MULTI-GENERATIONAL
ENGAGEMENT



BI-PARTISANSHIP – KINDNESS
AND RESPECT TO ALL



CIVIC ENGAGEMENT – SEEKING
100 PERCENT VOTING
CONGREGATIONS

Issue Focuses

Affordable
Housing

Criminal
Justice
Reform

Health Equity

Working
Family
Supports

Housing issue focuses

- **Faith in Housing bill: Making it easier for faith communities to build affordable housing**
- **Increasing funding for affordable housing**
- **Increasing protections for tenants**

Join us in advocacy!

tinyurl.com/vicpp-signup



Faith communities want to help

- Many faith communities already do outreach supporting people struggling with housing in their area.
- Congregations are first responders to families' requests for financial help (including rental assistance).
- Attendance at faith communities has declined in recent decades and accelerated since the pandemic.
- More than 30 congregations are at some stage in considering or developing affordable housing.



Connect with us

- **Kim Bobo, Co-Director**
 - Kim@virginiainterfaithcenter.org
- **Sheila Herlihy Hennessee**
 - Housing lead
 - Sheila@virginiainterfaithcenter.org

www.virginiainterfaithcenter.org



Virginia Housing and Supporting Congregations in Housing

Fall 2024



Agenda

- Overview of Virginia Housing
- Resources to Support Affordable Housing Development and Capacity Building
- Case Studies
- Wrap Up and Questions

Overview of Virginia Housing

- Created in 1972 by the Virginia General Assembly
- Mission: Help Virginians attain quality, affordable housing
- Provide mortgages for first-time homebuyers and housing counseling
- Financing for multifamily and neighborhood revitalization efforts
- Engage with the Housing Delivery Network
- Support community planning efforts



Community Outreach

Our Approach

Guide partners to appropriate Virginia Housing resources

Support project development

Connect with other resource agencies

Participate in stakeholder meetings, attend and exhibit at conferences, and provide sponsorship opportunities

Virginia
Housing

50

Home helps
everyone.

Who Has Virginia Housing (Traditionally) Partnered With?

Non-profit Housing
Developers and
Service Providers

For-profit Housing
Developers

Local Governments

Public Housing
Authorities

Expanding Our Partnerships with Non-Traditional Housing Organizations

Churches and
Houses of Worship

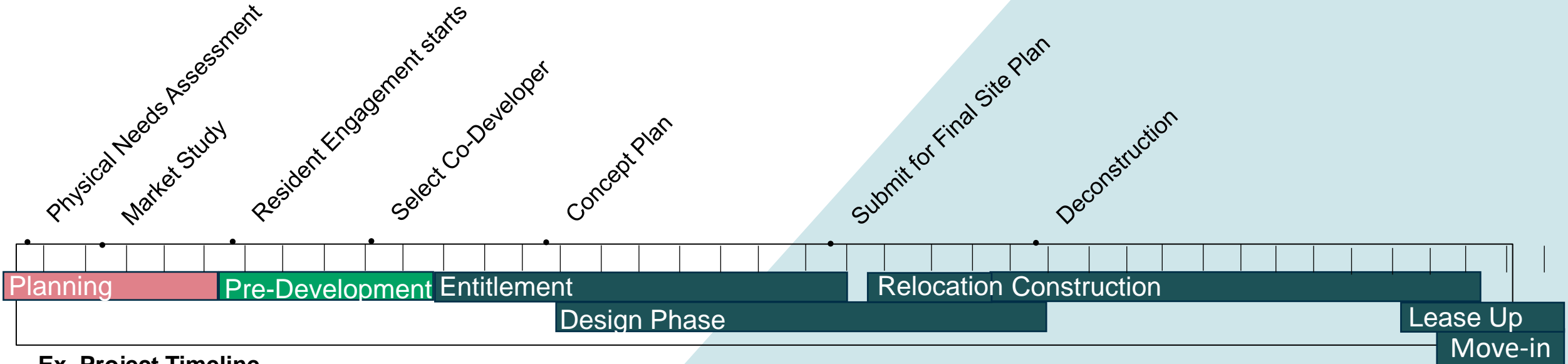
Colleges and
Universities

Economic and
Industrial
Development
Authorities

Planning District
Commissions

Supporting Affordable Housing Planning and Development

PROJECT MILESTONES



Ex. Project Timeline

COMMUNITY OUTREACH RESOURCES

Planning:

Planning Grants support the activities preliminary to affordable housing production in communities.

Pre-Development :

Community Engagement Grants and Rental Predevelopment Loans can move the project to the next phase of development and planning.

Development :

Development funding supports the revitalization of communities by helping to transform blighted buildings into affordable housing opportunities.

Community Impact Grant (CIG) Program

Community impact grants assist in the facilitation of projects that promote community and economic development and affordable housing



Planning



Development



Innovation

Planning: Market and Project Analysis

- A wide variety of study types (\$20,000 each) are possible to assess properties and conceptually plan projects
- You can apply for multiple studies under the same application

Area
Planning

Project
Planning

Market
Assessment

Policy Study

Planning: Community Engagement Grant

- Assists with community engagement and development of plans for physical transformation (\$50,000)
- For consultant costs and costs associated with meetings and communications; Multi-Cultural Materials supplement available for translation expenses

Community
Input Sessions

Neighborhood
Community
Planning

Affordable
Housing
Awareness

Developing your Church's Capacity

Virginia Housing's **Capacity Building Program** supports the development and strengthening of the operations, processes, and resources organizations and local governments need in order to effectively ensure the development and preservation of affordable housing in Virginia. This program provides grants for up to \$20,000

Eligibility:

- Nonprofit Organizations (5013c or 501c6)
- Local Governments
- In existence at least 3 years

Case Studies

ASPIRE at Church St. Norfolk, VA



- A partnership between ISSA of Virginia, Inc. and a private developer
- Virginia Housing rental financing resources
- 85 units
- Utilizing a holistic community development model to address food access and youth development

United Homes Ballston, VA



- A partnership between True Ground Housing Partners (formerly Arlington Partnership for Affordable Housing) and Central United Methodist Church (CUMC)
- Amazon REACH funds and Low-Income Housing Tax Credits
- 144 units co-located in a new church sanctuary space, a daycare, and a commercial kitchen

The Spire Alexandria, VA



- A partnership between Affordable Homes & Communities (AHC) and Episcopal Church of the Resurrection
- Amazon REACH funds, Low-Income Tax Housing Credits, and rental financing
- 113 units

Things to Consider on Your Development Journey

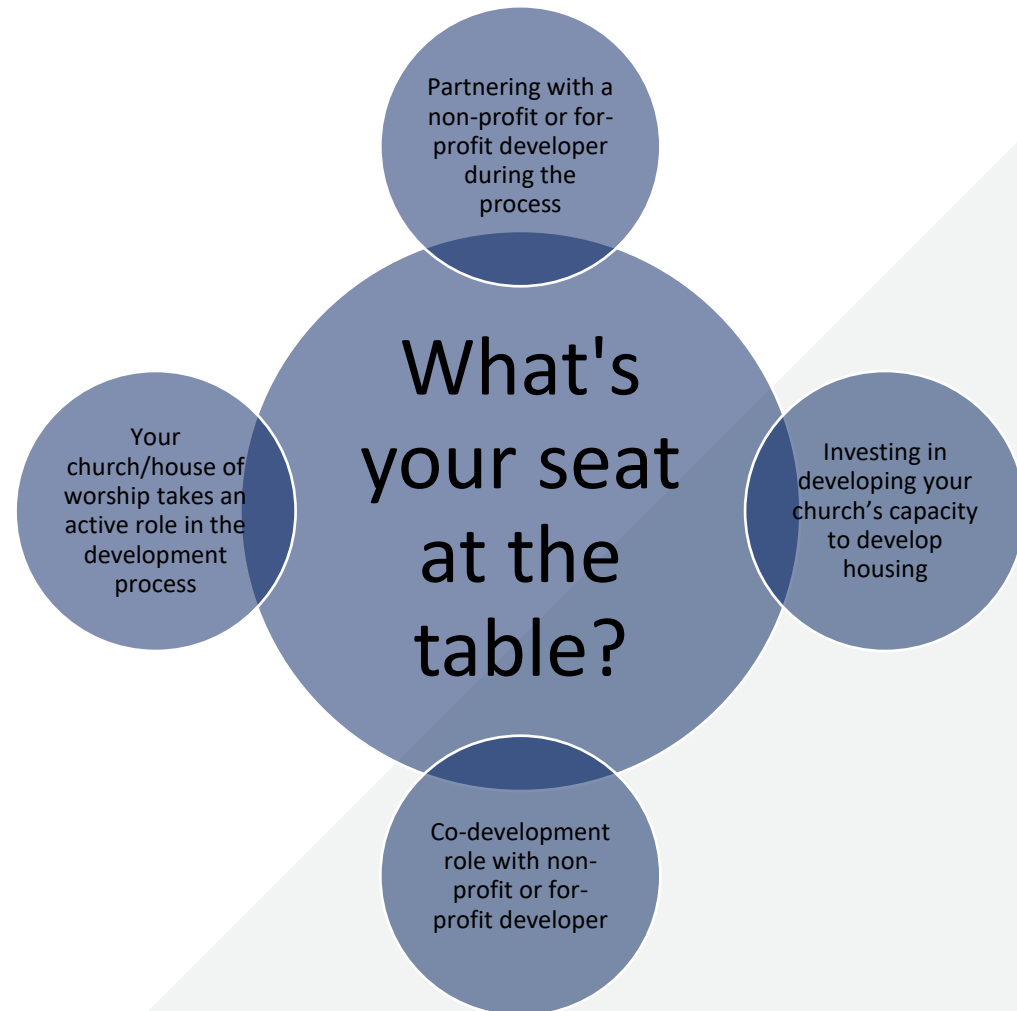
Does your church have a nonprofit arm?

What role do you want to play in the development process?

What are current gaps in skills and knowledge around development?

What relationships do you have with the affordable housing network (i.e. developers, local governments, funders, and community organizations)?

How will you engage the community in the development process to understand housing needs?



Let's Connect

Mariah Williams, Strategic Housing Manager

Mariah.Williams@virginiahousing.com

Frank Curbeira, Strategic Housing Officer (Underserved Markets)

Frank.Curbeira@virginiahousing.com

Strategic Housing Newsletter

StrategicHousingNewsletter@virginiahousing.com

Congregations and Affordable Housing

Informative Event
Tuesday, October 22, 2024



Religious Institution Land



Institutions with Sum of Acres greater than 20 acres.

OWNER NAME	Sum of Acres
ABUNDANT LIFE CH OF DELIVR INC	30.72
BETHANY PLACE BAPTIST CHURCH	31.56
CALVARY BAPTIST CHURCH	20.65
CALVARY BAPTIST CHURCH TRUSTEE	3.59
CENTRAL BAPTIST CH TRUSTEES	3.57
CENTRAL BAPTIST CHURCH	23.17
CHRISTIAN LIFE CHURCH INC	27.91
CLOVER HILL ASSEMBLY OF GOD	51.14
COLONIAL HEIGHTS BAPT CH TRS	37.15
CRESTWOOD PRESBYTERIAN CH INC	23.9
FIRST BAPTIST CH OF S RICH TRS	23.24
GILL GROVE BAPTIST CHURCH	38.45
HERITAGE BAPTIST CH CHFLD INC	21.04
HOPE POINT CHURCH	85.85
IRONBRIDGE BAPTIST CHURCH	20.68
MT GILEAD FULL GOSP INT'L MIN	67.9
NEW DIRECTION EVANGELISTIC CH	21.07
NEW JERUSALEM INTNL CHRIST MIN	36.09
NEW LIFE OUTREACH INTERNATIONA	28.32
PARKWAY BAPTIST CHURCH	37.07
SIKH ASSOC OF CENTRAL VA TRS	32.7
SOUTHSIDE CHURCH OF NAZARENE	207.77
SPRING CREEK BAPTIST CHURCH	32.33
SULLIVAN WALTER F MOST REV	35.16
TABERNACLE BAPTIST CHURCH	8.48
TABERNACLE BAPTIST CHURCH TRS	18.58
WOODLAKE UNITED METH CH TRS	23.52



30.72 acres

ABUNDANT LIFE CH OF DELIVR INC

- Religious Institution Land
- Parcels
- Wetlands
- RPA
- Major Easement



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the OpenStreetMap contributors, and the GIS user community

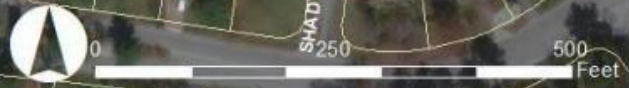


9.92 acres
0 acres
BETHANY PLACE BAPTIST CHURCH

21.65 acres

-  Religious Institution Land
-  Parcels
-  Wetlands
-  RPA
-  Major Easement

0.23 acres



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- Religious Institution Land
- Parcels
- Wetlands
- RPA
- Major Easement



Source: Esri, Maxar, © 2023, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS user community







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CRESTWOOD PRESBYTERIAN CH INC
18.77 acres 0 acres

5.12 acres

- Religious Institution Land
- Parcels
- Wetlands
- RPA
- Major Easement

Source: Esri, Maxar, GeoEye, Earthstar, etc. imagery, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS user community



1.83 acres

FIRST BAPTIST CH OF S RICH TRS
12.43 acres 0 acres

8.98 acres

- Religious Institution Land
- Parcels
- Wetlands
- RPA
- Major Easement

NEW COVENANT PRES CHURCH INC



Source: Esri, Maxar, GeoEye, Earthstar, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS user community



GILL GROVE BAPTIST CHURCH

1.77 acres

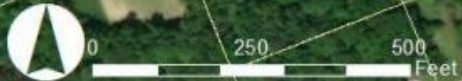
3.85 acres

2.54 acres

30.29 acres

Legend:

- Religious Institution Land
- Parcels
- Wetlands
- RPA
- Major Easement



Source: Esri, Intel, GeoEye, Earthstar, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS User Community





64.6 acres

21.25 acres
HOPE POINT CHURCH

64.6 acres

-  Religious Institution Land
-  Parcels
-  Wetlands
-  RPA
-  Major Easement



LEA FOREST TRL

POCAHONTAS STATE PARK

Source: Esri, DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS User Community



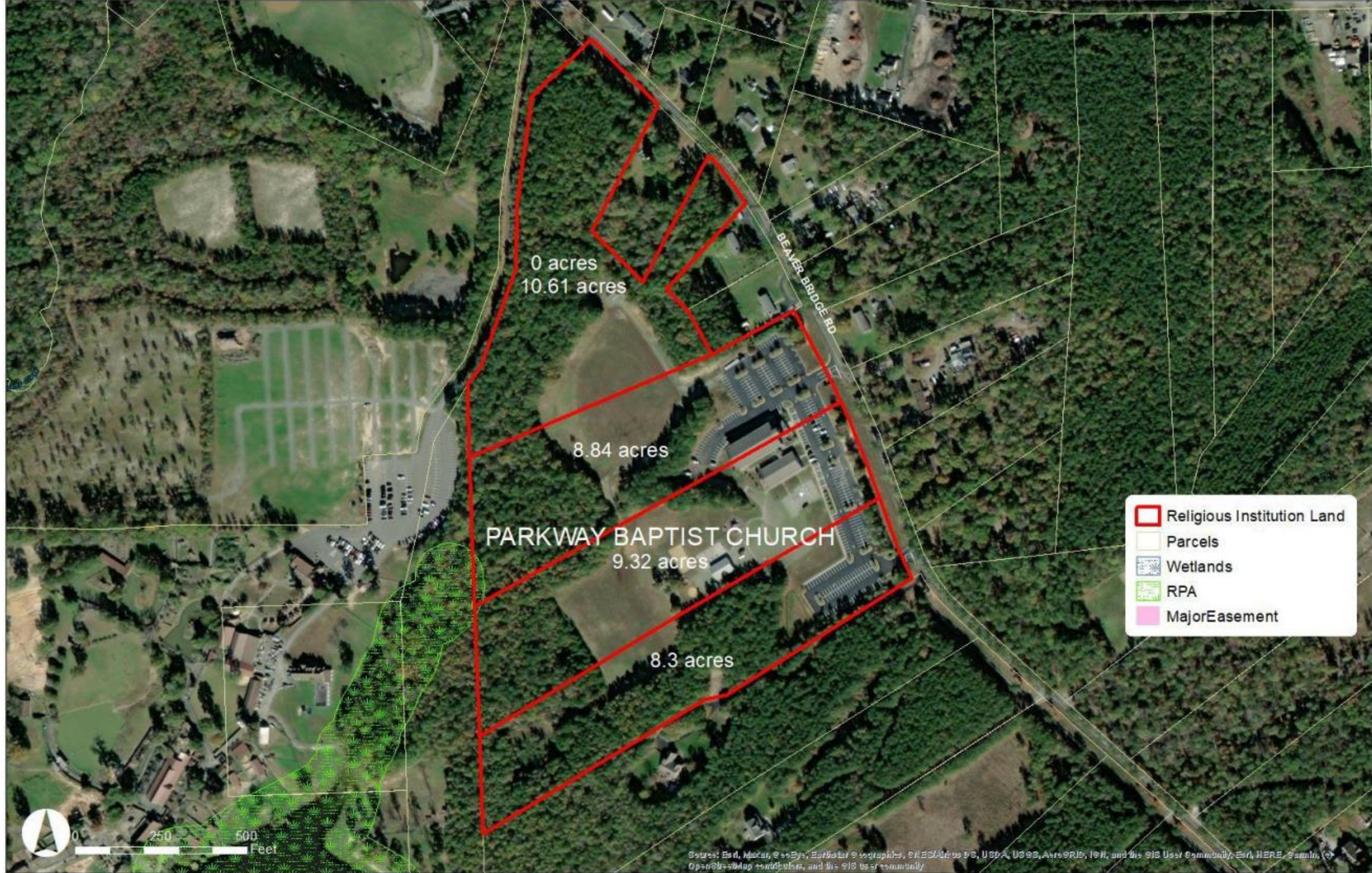














32.7 acres 0 acres
SIKH ASSOC OF CENTRAL VA TRS

- Religious Institution Land
- Parcels
- Wetlands
- RPA
- Major Easement



Source: Esri, Maxar, © 2022, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community









18.58 acres

5.97 acres

TABERNAACLE BAPTIST CHURCH

2.52 acres

COAL BORO RD

WATER ROCK RD

- Religious Institution Land
- Parcels
- Wetlands
- RPA
- Major Easement



Source: Esri, DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



TABERNAACLE BAPTIST CHURCH

- Religious Institution Land
- Parcels
- Wetlands
- RPA
- Major Easement



Source: Esri, DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Comments? Questions?

Dan Cohen

804-748-1049

Cohend@Chesterfield.gov



Tools for the Development and Preservation of Affordable Housing

City of Richmond, Virginia
Department of Housing and Community Development

OCTOBER 22, 2024



Tools for the Development and Preservation of Affordable Housing: Federal Funding

Federal Entitlement: Department of Housing and Urban Development (HUD)

- Community Development Block Grant (CDBG)
 - Infrastructure
 - Down Payment Assistance (up to \$30,000)
- Housing Investment Partnership (HOME)
 - New Construction and Preservation
 - Down Payment Assistance (up to \$30,000)

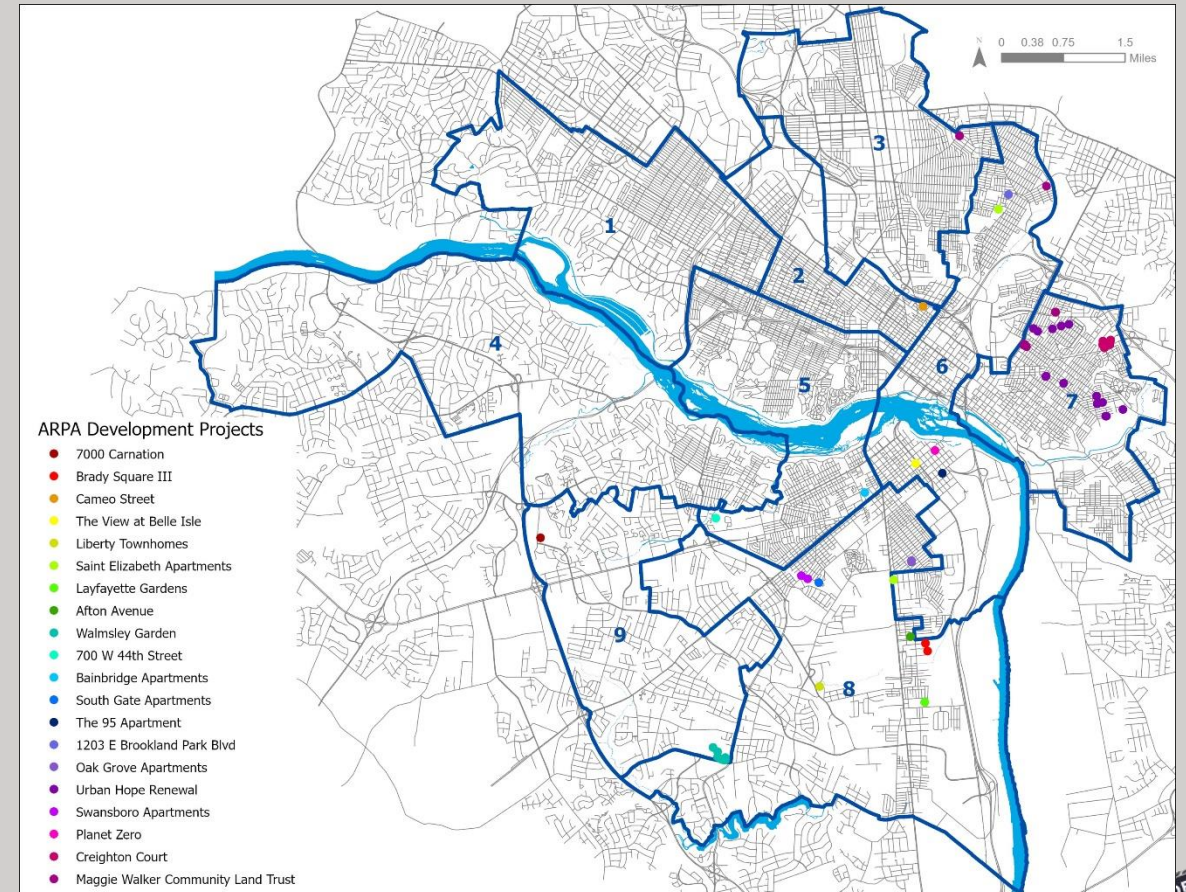
American Rescue Plan Act (ARPA): Department of Treasury

- One time funding, obligated by 12/2024
- New Construction
 - \$18 Million – 2,018 Units
- Preservation
 - \$2.2 Million – project:HOMES
 - \$2 Million ~77 Homes



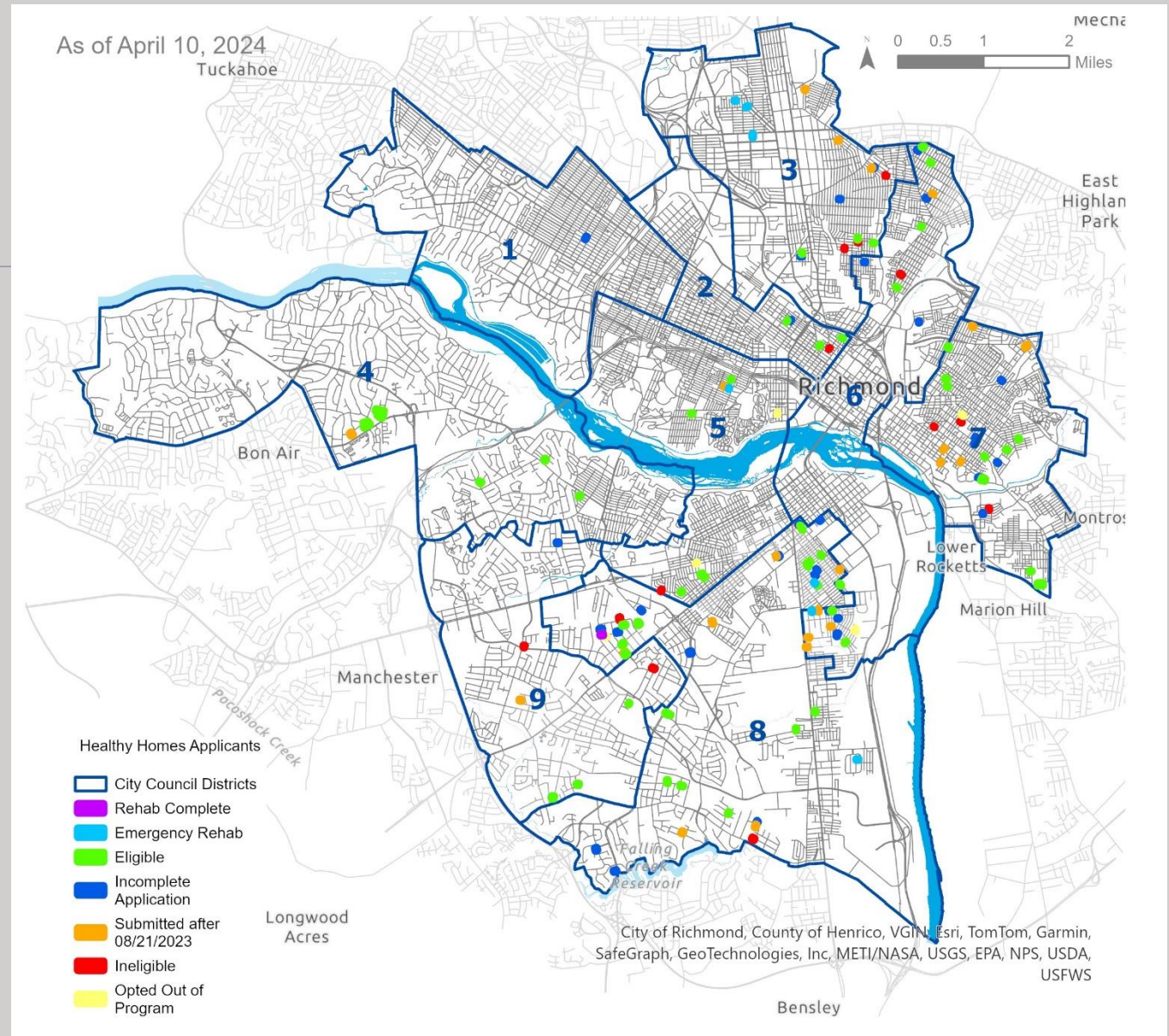
New Development and Preservation: American Rescue Plan Act (ARPA)

- Investment of \$17,251,712
 - 25 Awards
 - 2,124 Units
 - 34% for 0-50% AMI
 - 54% for 51-60% AMI
 - 12% for 61-80% AMI
- Single-family and multi-family
- Rental and homeownership
- \$1.1 Million additional available to invest



Moderate Rehab: Healthy Homes

- Project: HOMES -\$2.2 Million
- \$2 Million
 - ~77 Homes
 - 17 Complete
 - 32 Under Contract



Tools for the Development and Preservation of Affordable Housing: Municipal Programs and Funds

Affordable Housing Trust Fund (AHTF)

- New Construction and Preservation
- Acquisition

A total of 1,197 units were constructed/preserved
Total investment of \$9,027,258.70

Non-Departmental

- Housing development and preservation-related activities
- Use of funds vary, but there are no restrictions

Capital Improvement Funding

- Infrastructure

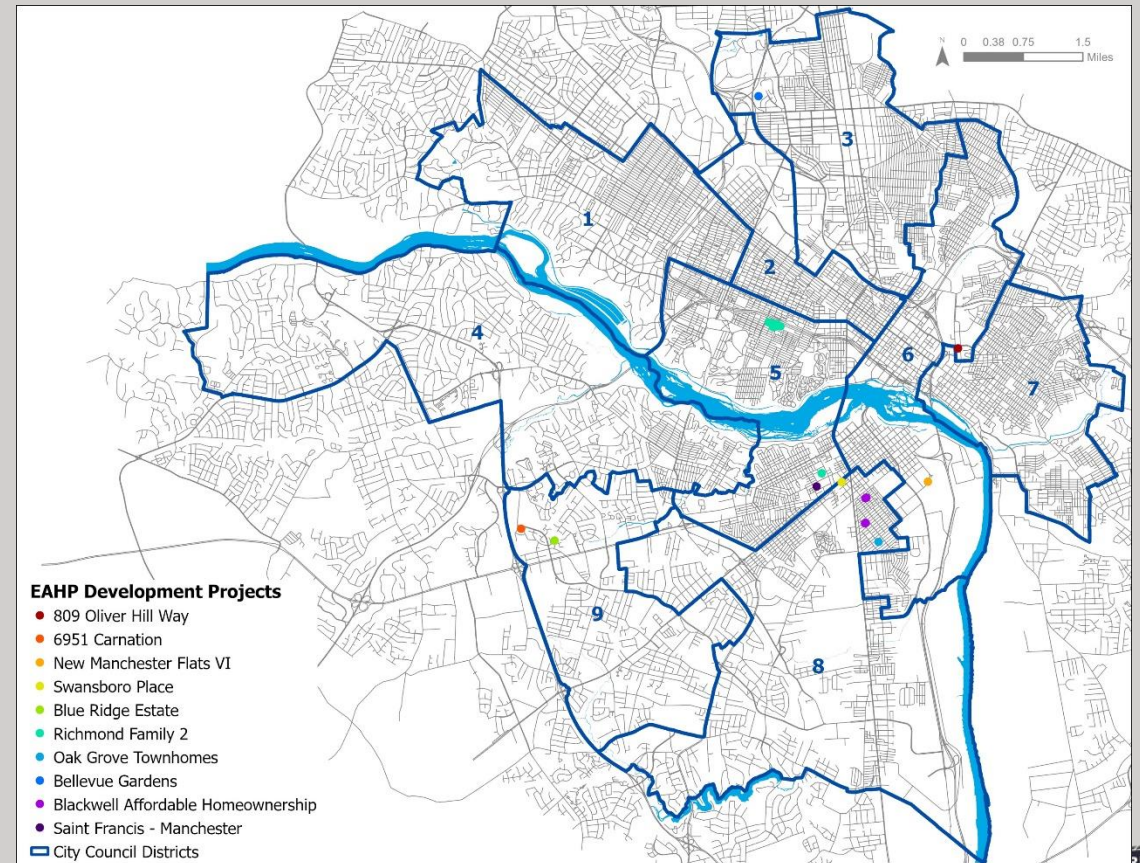
Equitable Affordable Housing Bond Program (EAHP)

- \$10 Million annually for 2024-2028
 - 2024: \$7 Million for 822 Units
- New Construction and Preservation
- Acquisition
- Gap financing



New Development and Preservation: Equitable Affordable Housing Program (EAHP)

- Investment of \$7 Million
 - 8 Awards
 - 822 Units
 - 7% for Permanent Supportive Housing
 - 5% for 0-30% AMI
 - 29% for 31-50% AMI
 - 57% for 50-60% AMI
 - 4% for 61-80% AMI



Tools for the Development and Preservation of Affordable Housing: Tax Based

Affordable Housing Partial Tax Exemption

- Adaptive reuse of derelict and vacant buildings
- Tax abatement on investment dollars

Designation of a Conservation Area

- Partial Tax exemption

Performance Grants

- New construction
- Annual grant for the initial 15 years
- Grant equal up to 100% of the incremental real estate taxes above the baseline resulting from the new improvements at the project site

Designation of Revitalization Areas

- City Council designation
- Increases Low Income Housing Tax Credit (LIHTC) points



Tools for the Development and Preservation of Affordable Housing: Opportunities

Exploring the usage of:

- City-owned real estate to incentivize affordable housing production
- Developing public/private partnerships (Faith-Based Organizations and non-profits)
- Shared Housing Concept



Housing and Community Development Contact Information

Merrick Malone, Acting Director
Merrick.Malone@rva.gov
804-646-7426

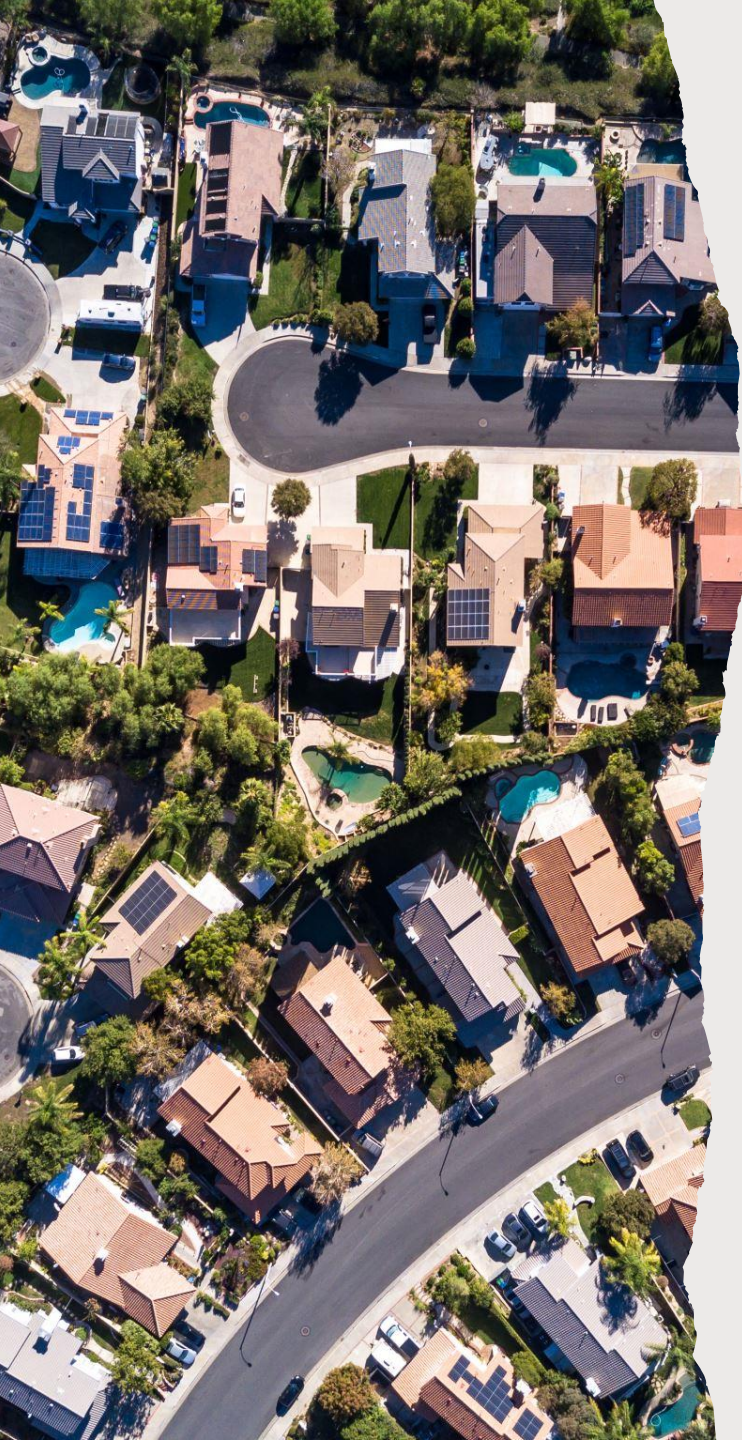
Michelle Peters, Deputy Director
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HCD-Main Number
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QUESTIONS





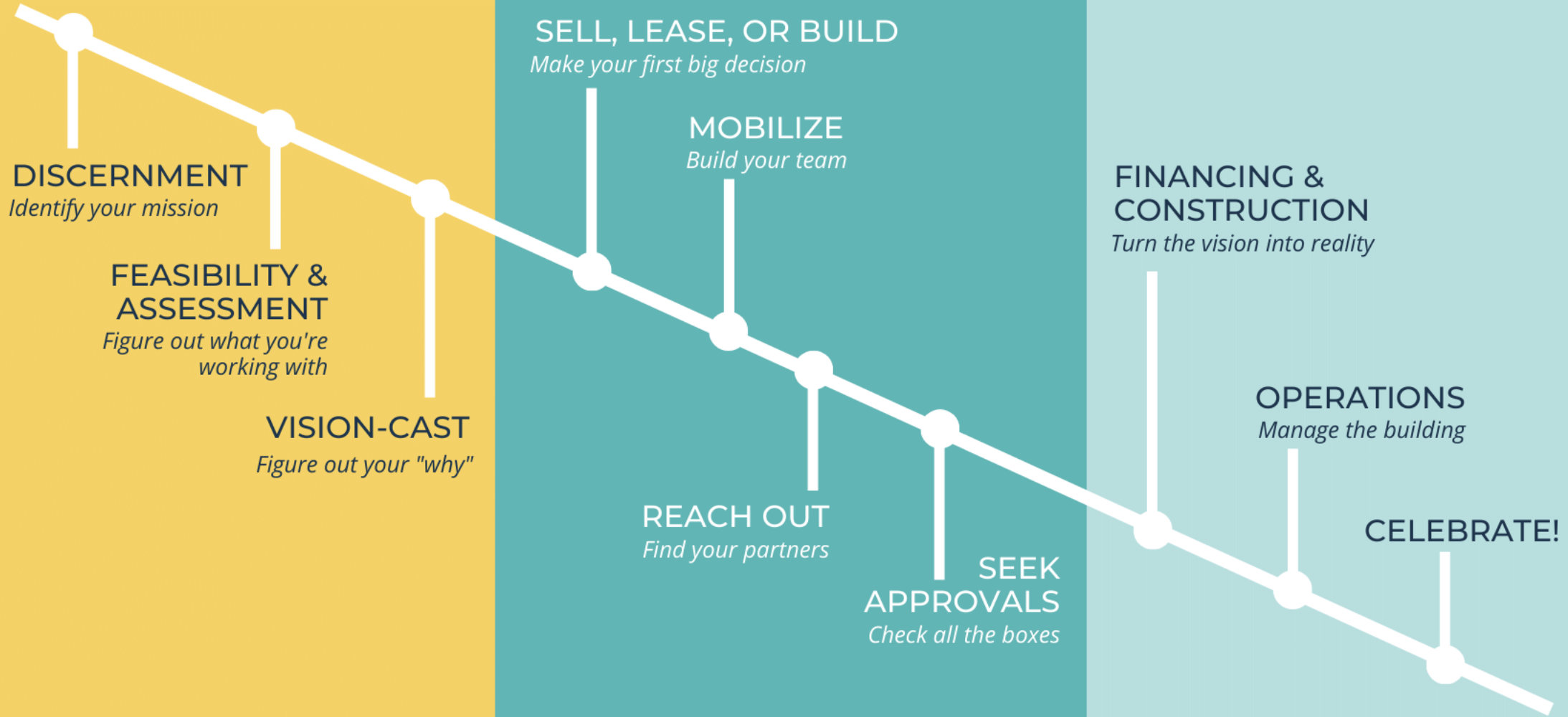
Discernment

Rev. Dr. Mike Jones
Village of Faith Ministries
and Delegate for Virginia's 77th District

Erica Sims
HDAvisors

Cindy Barnes
Congregational Consultant

HOUSING DEVELOPMENT 101



Senior Pastor
Mike Jones,
State Delegate





Village of Faith
MINISTRIES



Village of Faith





HDAdvisors

- Certified SWaM, women-owned business launched in 2006
- Hired on short-term or ongoing basis as staff-for-hire
- Focused exclusively on affordable housing policy and development
- Unique background of practice

Erica Sims, President

erica@hdadvisors.net

804-915-4940

Experience

CARITAS Center Richmond, VA

Neighborhood revitalization plan

- Site feasibility and financial analysis
- New Market Tax Credits



Longwood Village Farmville, VA

Financial Asset Analysis

- Work with architect and engineer
- Site feasibility and financial analysis
- Analyze ROI for Longwood University



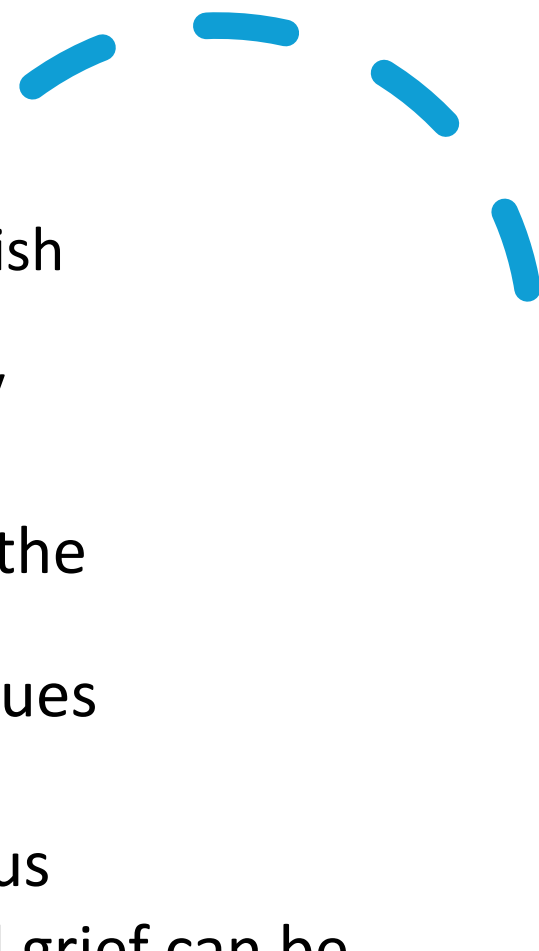
Cindy Barnes

Training:

- Licensed Counselor
- Certified in Equine Assisted Therapy including organizational development
- Leadership Training

Working with groups:

- Participation in a multi-diocesan group of clergy and lay consultants
- Working with parishes discerning the call for new clergy
- Helping parishes and individual clergy in times of crisis
- Consulting with parishes discerning the future including best life for their buildings including housing



Successful
discernment
is a process,
not an event!

- It involves listening:
 - To each other in the parish
 - To professionals
 - To God's call for ministry
- Talking about history
- Focusing on the needs of the community
- Becoming clear about values
- Praying together
- Working to build consensus
- Recognizing that fear and grief can be barriers to change

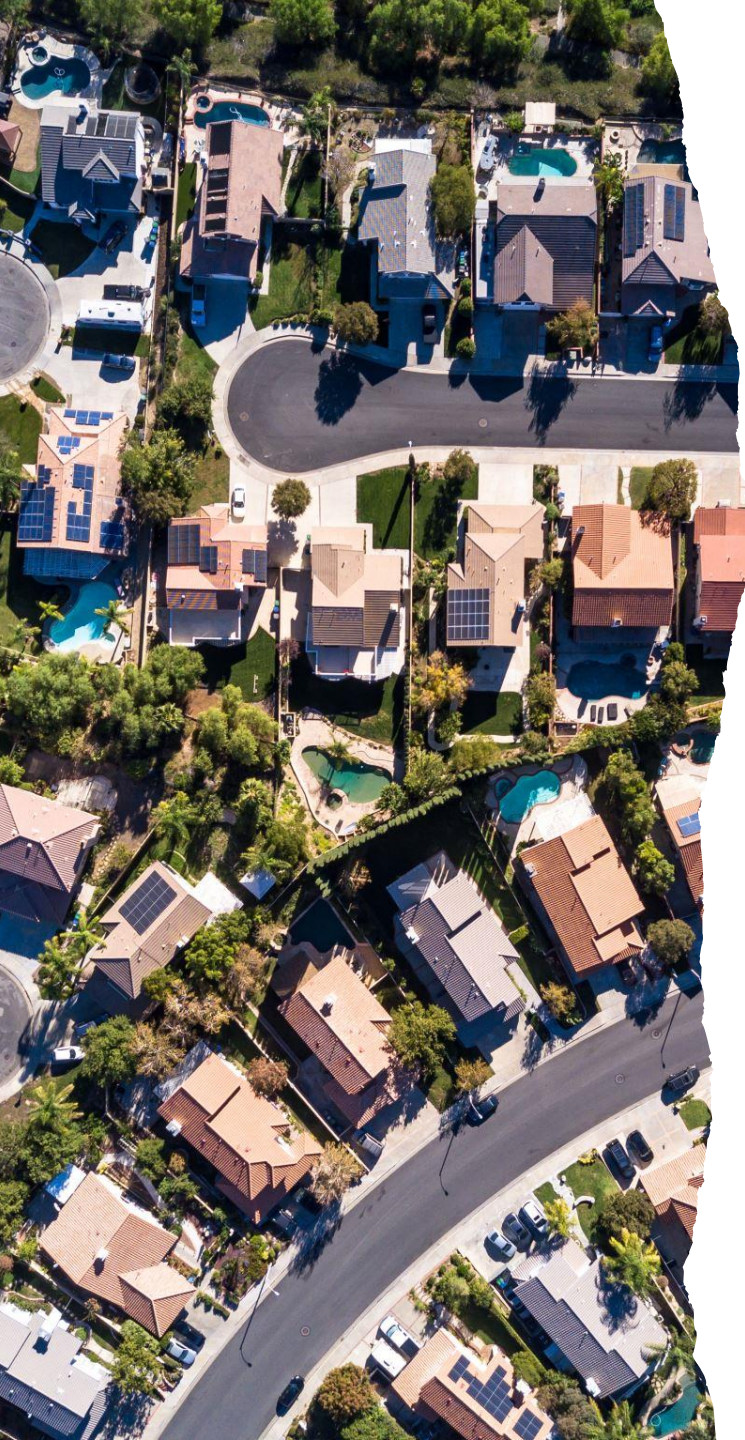


Goals of the Discernment Process

- To build trust and understanding
 - Among individual members of the parish
 - With various groups in the parish
 - With the professionals who provide information and guidance
 - With the diocese
 - With the community near the property
- To become clear about the realistic choices available
- To take the options apart, sift and sort, and listen with a deep heart
- To prepare for consensus when it is time to make decisions



In one parish the key to divisions and disruptions in the process is the openness and transparency of the wardens with the vestry and with the congregation.



Discernment

Panel Discussion

Moderator: Art Bowen

Development

Jay Brown

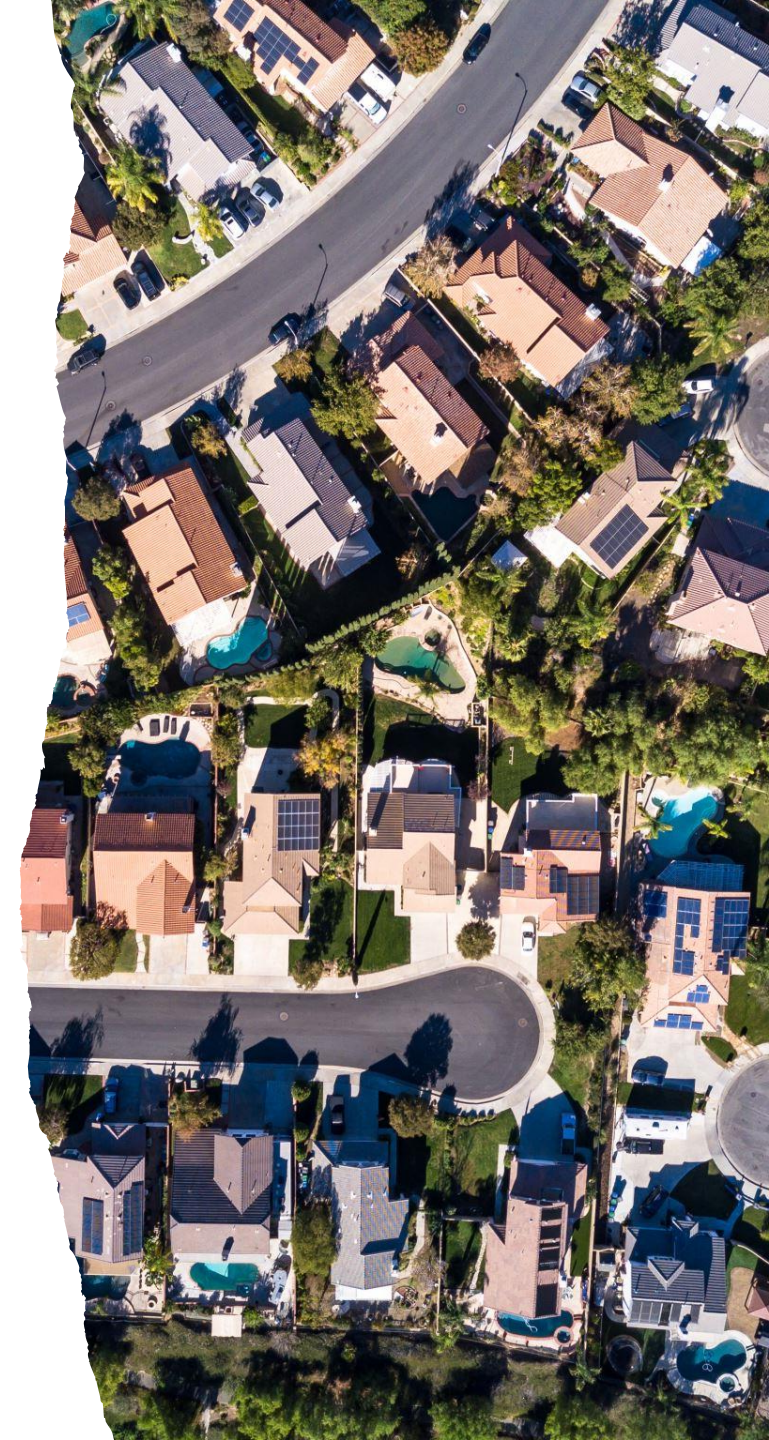
Commonwealth Catholic Charities

Cathy Woodson

St. Elizabeth Catholic Church

Greta Harris

Better Housing Coalition



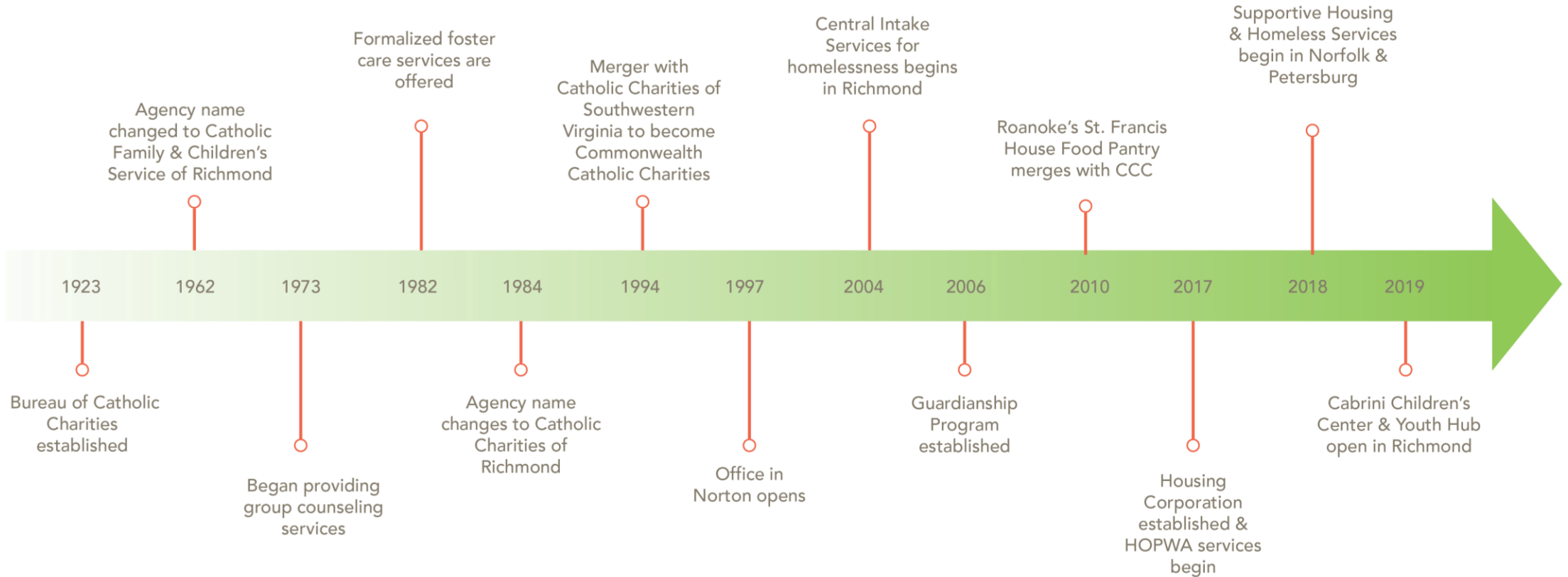


The Saint Elizabeth Apartments

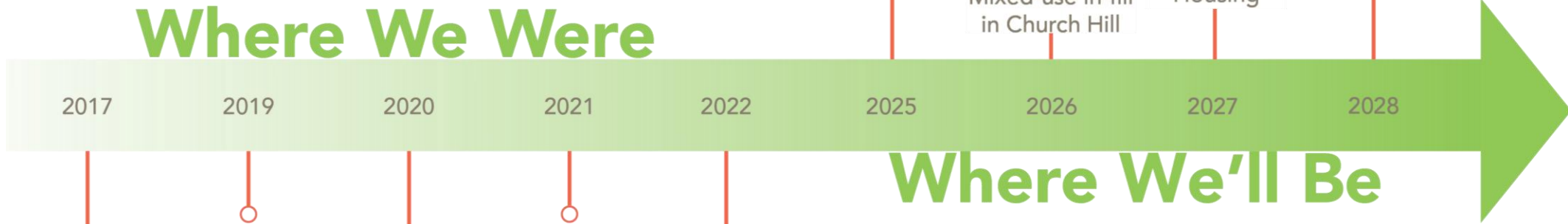
A partnership between St. Elizabeth Catholic Church & Commonwealth Catholic Charities' Housing Corporation



Commonwealth Catholic Charities Through the Years



CCC Housing Corp Through the Years



2017
Established Housing Corporation

2019
Hired first Housing Corp employee

2020
First property acquired in Portsmouth

2021
Second property acquired in Richmond

2022
First 9% LIHTC award for St. Elizabeth apartments

St. Elizabeth Apartments completed

Mixed-use in-fill in Church Hill

1903 Semmes Senior Housing completed

Oliver Hill Way Youth Supportive Services & Housing

Reimagining Sacred Heart Campus at 1900 Perry



What else we're working on

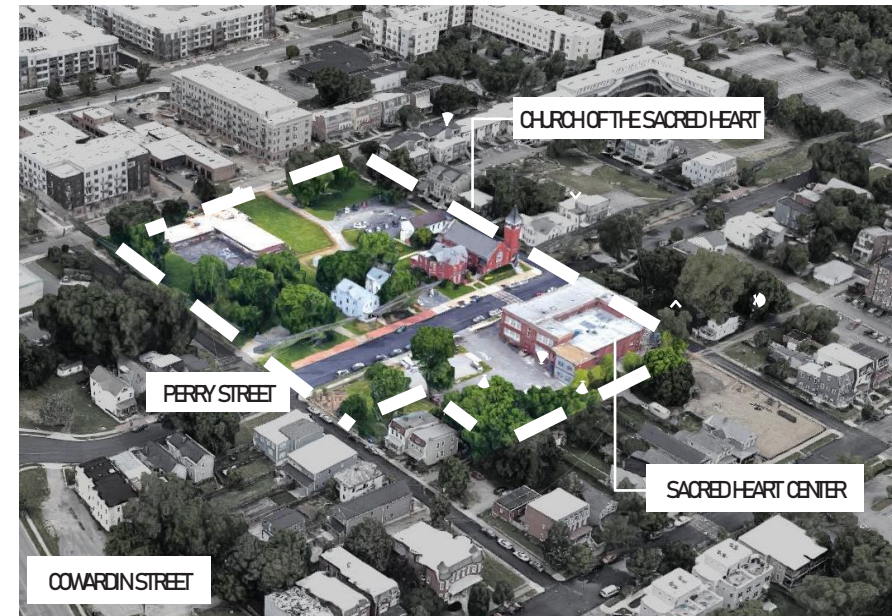
Supportive services and Housing for **young adults** experiencing homelessness and those exiting the foster care system.



Rehabilitating old and vacant buildings in partnership with the **City of Richmond**.



Reimagining the Sacred Heart campus for Richmond's growing **Latino** community.



Supportive services and housing for **seniors**.



A community asset, decades in the making.

- 1943** Catholic Diocese of Richmond purchases the property and opens a Convent
- 1951** The Catholic Diocese of Richmond opens the Saint Elizabeth Parochial School
- 1982** Parochial school is closed and merged with Saint Paul
- 1983** Convent catches fire and is subsequently demolished.
- 1988** Fifth Street Baptist Church purchased the property from the Catholic Diocese of Richmond
- 1995** Fifth Street Baptist Church proposes converting the school building to a family life center
- 2003** Third party LLC purchases the property and between 2005 and 2016 there were 4 development proposals; each failed due to neighborhood opposition
- 2018** Catholic Diocese of Richmond completes the purchase of the property from the third-party developer
- 2019** Commonwealth Catholic Charities begins engaging with the neighborhood and Parish about potential uses
- 2024** Groundbreaking scheduled for December 2024!



The Saint Elizabeth Apartments, an Overview

In order to understand community needs and design preferences, between 2019 and 2021, CCCHC held over 15 community meetings with adjacent property owners, neighborhood and community groups, and the Saint Elizabeth Parish.

Saint Elizabeth Apartments

- Proposed project required a Special Use Permit necessitating the support of the community at Planning Commission and City Council meetings.
- 56 apartments spread out across 14 buildings, each designed to look like the surrounding single-family American Four Square like homes.
- Serving a variety of family sizes (studio, 1-bed, 2-bed, and 3-bed) and incomes (30%, 50% and 60% AMI).
- Will also include a community room, playground, and walking path to the local elementary school.
- On-site supportive services - CCC will offer empowering and supportive services to both residents and community members including but not limited to housing and financial counseling, workforce development, case management, counseling services, and nutrition assistance.





Better Housing
COALITION

Faith Based Housing Better Housing Coalition October 22, 2024

Greta Harris, President/CEO





About Better Housing Coalition



Our History:

A 35-Year Record of Success

Community Impacts

1,800 quality apartments

250+ homes sold

50,000 sq. ft. of commercial properties

More than **22,000** individuals served since 1990

Economic Impacts

Over **\$350 million** in real estate investments in the region

More than **\$1.5 million** in real estate revenues added back to local tax rolls

Economic Multiplier Regional Ripple Effect: **\$300 million**





Who we serve

Small # of voucher holders, esp. seniors

Majority of our work

Key to BHC's mission



Affordable Housing Strategy

Strategies to End Homelessness

Income-Based Eligibility



Homeward
CARITAS
HomeAgain
Housing Families First
St. Joseph's Villa
Virginia Supportive Housing

HOME
(Housing Opportunities Made Equal)

ROI
(Richmond Opportunities, Inc.)

Better Housing Coalition
(40-60% AMI)

Maggie Walker Community Land Trust
(up to 115% AMI)

Project: HOMES
(up to 80% AMI)

Richmond Habitat for Humanity

Area Median Income
Family of 4

AMI = \$110,300
80% = \$88,250
60% = \$66,180
30% = \$33,090



Where We Work

1. Cary West (Fan District)
2. Columns on Grove (Fan, Sold 2023)
3. Randolph Place (Randolph)
4. Lincoln Mews (North Richmond)
5. North Oak (North Richmond)
6. The Planet (Jackson Ward)
7. Jefferson Mews (Church Hill)
8. The Goodwyn at Union Hill (Church Hill)
9. Beckstoffer's Mill Lofts (Church Hill)
10. Somanath Senior Apartments (Church Hill)
11. Carter Woods (Eastern Henrico)
12. Lafayette Gardens (South Richmond)
13. Monarch Woods (South Richmond)
14. Rockwood Village (Midlothian)
15. Winchester Greens (Chesterfield)
16. Market Woods (Chesterfield)
17. Market Square (Chesterfield)
18. Market Village (Chesterfield)
19. Winchester Forest (Chesterfield, Under Construction)
20. Claiborne Square (Petersburg)

Orange = senior properties; Blue = multi-family properties



Development Highlights

The Goodwyn at Union Hill (2019)
52 apartments for families \$8.8mm



Christ Church Episcopal Proposal



Christ Church Episcopal completed a 2 year discernment process culminating in a vision for developing approximately 10 acres of adjoining land into an affordable housing development that could serve the needs of seniors as well as individuals with neuro diverse challenges.

The land needed to go through a rezoning that would allow for multi family development

After vetting a number of experienced developers, the Church selected Better Housing Coalition as the developer due to our 30+ year successful track record in the Richmond community

A draft of the Site Plan was developed and approved by the congregation.

Discussions were also had with Henrico County planning staff as well as the elected Supervisor both of which indicated their support.

Several meetings were hosted by the church with the surrounding neighbors to describe the church's vision for the land and to answer any questions they had.

Unfortunately, the local opposition to an affordable housing community could not be overcome and the supervisor withdrew his support for the rezoning.

Proposed development in Short Pump area, Henrico County



- Senior Affordable (120)
- Neuro Diverse (34)
- Community Center (10,800 sf)
- Attached, semi attached cottages (41)
- Walking trail

Real Estate Challenges



Site Identification – Ideally 2-5 +acre, near community amenities, transportation

Acquisition Cost – approximately less than \$15,000 /unit

Zoning – proposals for affordable multifamily housing typically encounter community resistance which adds to the predevelopment cost and is subject to political pressures.

Opposition follows typical pattern, affordable housing would lower property values, traffic concerns, loss of “open land” often used by neighborhood



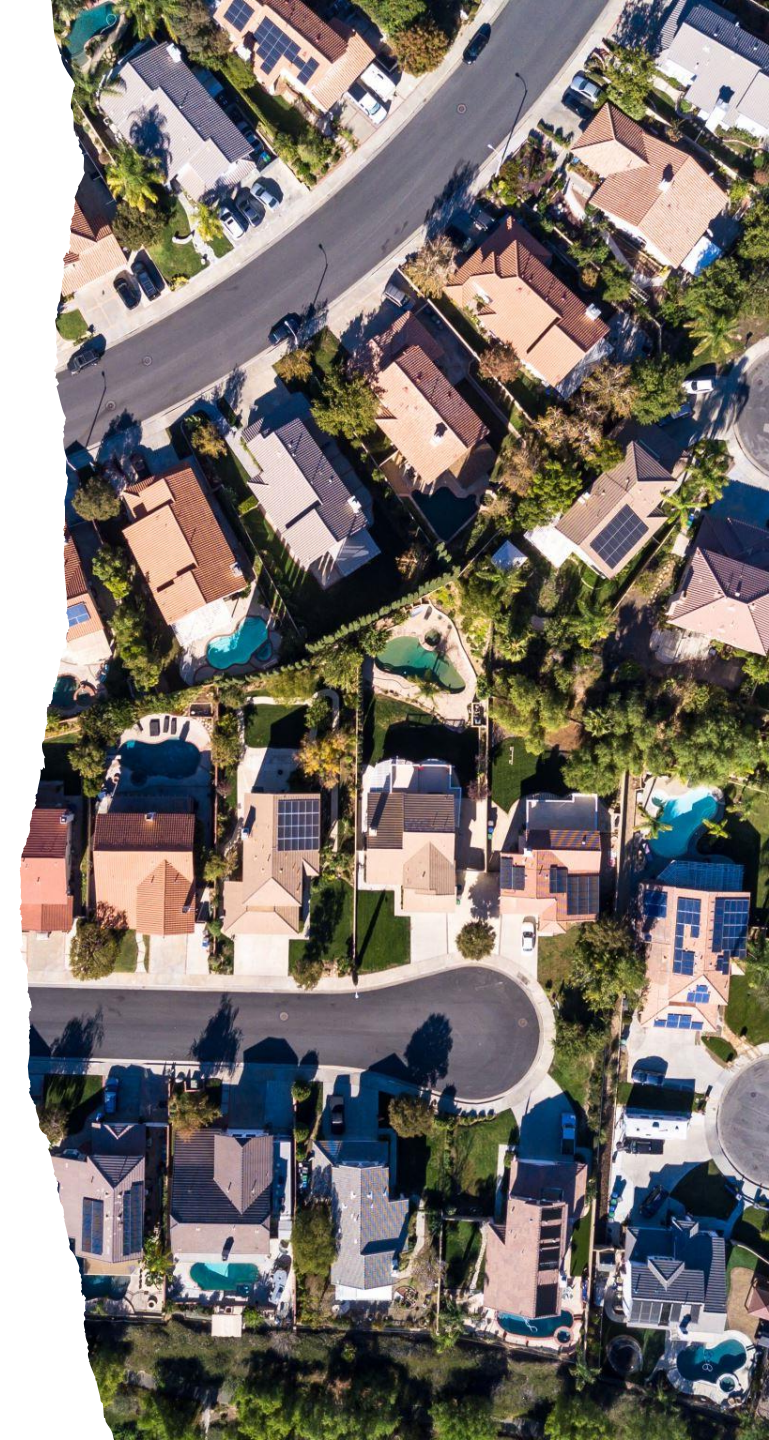
Factors Faith Communities should consider when entering into partnerships with affordable housing developers

- Take time to develop trust to ensure alignment of mission and goals
- Does the developer have a deep understanding of the community and the needs of the end user
- Track record of the developer
- Knowledge and experience in submitting successful LIHTC applications
- Clear delineation of roles throughout development process

Development

Panel Discussion

Moderator: Nina Janopaul



Operations

Lynn McAteer
Better Housing Coalition

Pr. Bob Diggs
Tabernacle Baptist Church





Better Housing
COALITION

Faith Based Housing Better Housing Coalition October 22, 2024

Lynn McAteer, Planning Consultant
Rev. Robert Diggs, Tabernacle Baptist Church





Partnership with Tabernacle Baptist Church

Better Housing Coalition was introduced to Reverend Robert Diggs at the LISC Community Planning event in 2008

The Church had established a Community Development Corporation (CDC) with the mission to develop community assets like a child care center and wanted to explore developing an affordable housing community.

Over the course of the year BHC and the CDC signed a MOU that authorized BHC to embark on the necessary pre-development activities in order to develop the property into a 47unit senior apartment community.

Both parties agreed to a Land Lease whereby the CDC would receive an annual fee.

A successful tax credit application was submitted and construction began in late 2009.

Claiborne Square, Petersburg (2011)
Senior housing, 47 units \$6.5mm





Introduction of Reverend Robert Diggs, Pastor of Tabernacle Baptist Church

Tabernacle Baptist Church
Petersburg, Virginia
Partnership with Better Housing Coalition



Tabernacle Baptist Church



Describe Process for deciding to develop land into affordable housing

What were the considerations discussed by church and its members

How was the decision made to select the developer

What are the benefits to the community from the church's perspective

Does the congregation interact with the residents?

Do the residents participate in programs at the Community Life Center?

What have you learned from partnering on a housing project?

Operations

Panel Discussion

Moderator:
Sheila Herlihy Hennessee





Join us at
the Expo!

