

IRA Bootcamp Session: Engaging and Centering Residents

NATIONAL HOUSING TRUST | OCTOBER 25, 2023

AGENDA

- **Bootcamp and IRA Program Updates**
 - Madeleine McCullough and Danielle Arigoni, NHT
- **Piedmont Housing's Approach to Resident Engagement**
 - Sunshine Mathon, Piedmont Housing
- **Virginia's Support for Centering Residents**
 - Luke Tate and Phil Cunningham, Virginia Housing
- **Equitable Electrification Project**
 - Madeleine McCullough, NHT
- **Preview of Upcoming Session**



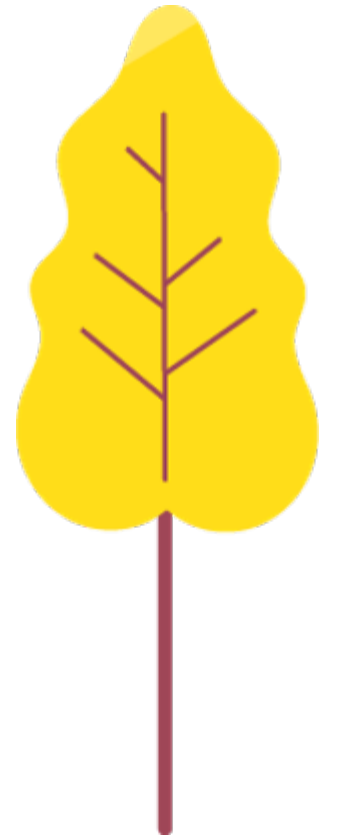
BOOTCAMP UPDATES

Next Steps for TA

- *Cohort sessions – invites coming soon!*
- *Deadline for second round of TA*

Highlight from Oct 15 In-Person HFA Session

- *Common challenges and solutions*
- *Copy-and-Paste resources*



FIRST ROUND OF GRRP LEADING EDGE AWARDS

Leading Edge cohort supports projects aiming to receive an advanced green building certification.

\$103.4 M

Total Awarded

\$6,463,750

Average Award Amount

26%

Total Awards as a % of Round One Funding

| GRRP Awards by State | |
|----------------------|---------------|
| State | No. of Awards |
| AL | 1 |
| DC | 1 |
| IA | 1 |
| IL | 1 |
| MA | 1 |
| MD | 2 |
| MI | 2 |
| NM | 1 |
| PA | 1 |
| RI | 2 |
| VA | 2 |
| WI | 1 |
| Total | 16 |

More details on GRRP can be found here: <https://www.hud.gov/GRRP>

GRRP FUNDING STATUS

| Cohort | Focus | Unit/Property Funding Limit | Total Funding | Remaining Funding | Upcoming Application Deadlines |
|----------------------|--|---------------------------------|---------------|---|--|
| Elements | Substitute better building components in planned recap | \$40,000/unit \$750K/project | ~\$140M | ~\$122M <i>(After one award round. Awaiting second-round awardees)</i> | <ul style="list-style-type: none"> January 4, 2024 March 28, 2024 |
| Leading Edge | Innovative, whole-building retrofits to meet advanced certifications | \$60,000/unit \$10M/project | ~\$400M | ~\$297M <i>(After one award round)</i> | <ul style="list-style-type: none"> October 31, 2023 January 31, 2024 April 30, 2024 |
| Comprehensive | Whole-building retrofits following comprehensive site assessments | \$80,000/unit \$20M/project | ~\$1,470M | ~\$1,470M <i>(First awards expected in November)</i> | <ul style="list-style-type: none"> Nov 30, 2023 February 28, 2024 May 30, 2024 |

TAX CREDIT BONUS PROGRAM & DOE REBATE UPDATES

Low-Income Communities Bonus Credit

DOE began accepting applications on October 19th for all four categories.

- Applications submitted in the first 30 days will be treated as received on the same day. Remaining applications will be received on a rolling basis to ensure all categories receive their allocated credits.

The Application Portal is here:

<https://eco.energy.gov/ejbonus/s/>

For more information:

<https://www.energy.gov/diversity/low-income-communities-bonus-credit-program>

DOE Home Energy Rebates

DOE has released updated guidance that allows Home Efficiency Rebates to be retroactively applied to properties that have undergone energy efficiency upgrades as of **August 16, 2022**.

States can still apply for up to 2.5% of their total allocation in early administrative funds.

More information on the Home Energy Rebates can be found here:

[Home Efficiency Rebates](#)

[Home Electrification & Appliance Rebates](#)

[DOE Home Page](#)

RESIDENT & COMMUNITY ENGAGEMENT IN IRA

Consistent with the objectives of the Justice40 initiative, most IRA programs require resident and/or community engagement.

| Example Resident Engagement Requirements | Example Community Engagement Requirements |
|---|--|
| <p><u>HUD GRRP</u> Leading Edge and Comprehensive cohort awardees must engage residents in a series of meetings to discuss project planning, proposed scope of work, and final scope of work. Owners must also develop training materials or programs to educate residents on the use of in-unit technologies.</p> | <p><u>DOE Home Energy Rebates</u> States must describe what community engagement and outreach strategies they will utilize to reach low-income households and other marginalized groups as part of a Community Benefits Plan.</p> |
| <p><u>Low-Income Communities Bonus Credit</u> Multifamily owners must develop and communicate to residents a Benefit Sharing Statement describing how the owner will distribute financial benefits to residents.</p> | <p><u>EPA Solar For All (GGRF)</u> Grantees must include low-income and disadvantaged communities in program design and operations, including through regular engagement with CBOs and residents.</p> |

PIEDMONT HOUSING'S APPROACH TO RESIDENT ENGAGEMENT

Sunshine Mathon

Executive Director

Piedmont Housing
Alliance



LISTENING TO RESIDENTS : BUILDING FOR THE FUTURE

Friendship Court:
A Reparative Redevelopment Framework



PIEDMONT
HOUSING
ALLIANCE

Sunshine Mathon
Executive Director



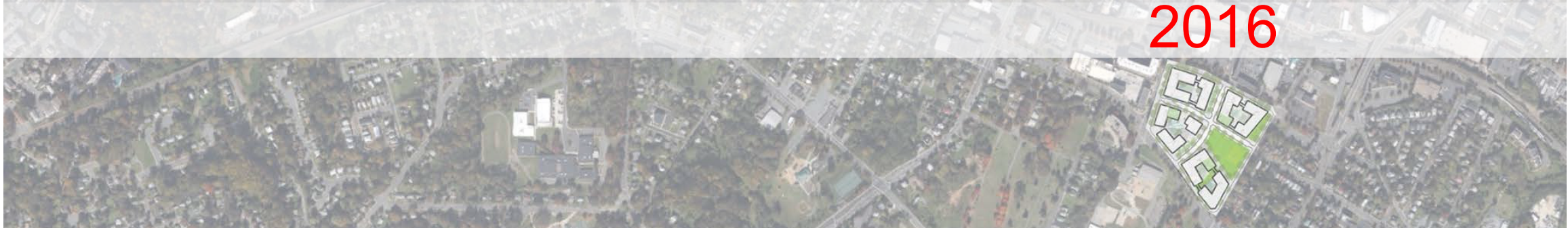
1960's



1978



2002



2016

Listening to residents – Inspiration for redevelopment

- Need ladder of affordability
- Outdated buildings + stigmatized site
- Charlottesville needs more affordable housing
- History of economic and social isolation
- Disrupt cycles of generational poverty



Friendship Court Advisory Committee



Elected Resident Members

Angela Brooks

Sheri Hopper

Crystal Johnson

Zafar Khan

Betty Lowry

Tyquan Mayo

Yolonda Ross

Tamara Wright

At-Large Community Members

Kathy Galvin

Sarah McLean

Myrtle Houchens

Kevin White





PRIVATE OPEN SPACE: TAMMI - MOST IMPORTANT

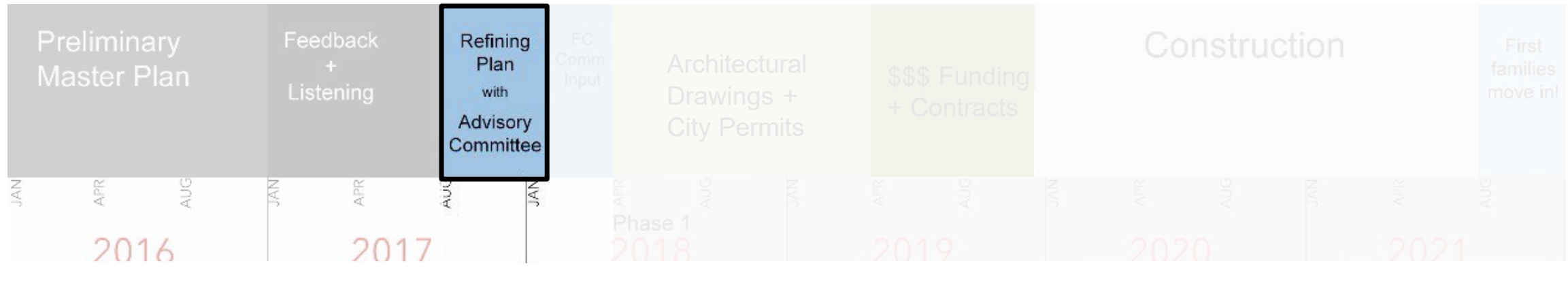
COMMUNITY OPEN SPACE

PUBLIC CIRCULATION SPACE: KIDS BICE IN PARKING LOT

PUBLIC GATHERING SPACE: FIELD USED THE MOST
HOW DO WE BALANCE GREEN SPACE + CORE UNITS!
DESIGN MATTERS!
→ NOT JUST MORE "STUFF"
DIMENSIONS OF GOOD OPEN SPACE SET TO CONTRIBUTE OF HUMAN HEALTH

NECESSARY } INTERSECTION OF CONCEPTS.
OPTIONAL }
SOCIAL }

- EXISTING COURTYARDS →
- THESE TO TRANSFORM
- SOMEONE'S STAY STAY THERE TO TAKE FOR IS NEW.
- CUR
- WHAT KIND OF SPACES CAN YOU BE HAVE? → OUTDOOR! WIFI!
+ STILL HAVE SOME "PARK PRIVACY"!
- LIKE NARROW STREETS (LIKE "OBER" PARK ST → CAN SEE PEOPLE WALKING CROSSING
- LIKE ALLEYWAYS AND GARAGE
- BOULEVARDES ARE TOO NICE, MAKE AERIOUS OF KIDS ACROSS STREET!
- KNOTS LAUNDRY, CUL-DE-SAC?





(Future) Early Childhood Preschool
+ Community Center
+ PHA office

PHASE 1

PHASE 1A

106 new homes
(46 existing families
+ 60 new families)

46 existing families
move

PHASE 1



54 existing families
move

PHASE 1

PHASE 1A

PHASE 2

~100 new homes
(54 existing families
+ ~46 new families)

PHASE 1



50 existing families
move

PHASE 3

PHASE 1

PHASE 3
FUTURE 1 ACRE PARK

PHASE 2




PHASE 1A

~100 new homes
(50 existing families
+ ~50 new families)

PHASE 1



KEY

-  EARLY CHILDHOOD CENTER
-  STACKED TOWNHOMES
-  MULTI-FAMILY APARTMENTS



View of Apartment Entry from Garrett Street





View of Proposed Community Center Entrance from Basketball Court

VIRGINIA HOUSING'S COMMUNITY OUTREACH



Luke Tate
Strategic Housing Office
Virginia Housing



Phil Cunningham
Tax Credit Allocation Officer
Virginia Housing

Community Impact Grants & Resources for Engagement

October 2023



About 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 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 YEARS

Home helps
everyone.

REACH Virginia

Resources Enabling Affordable Community Housing in Virginia

- Virginia Housing reinvests a portion of our net revenues into Virginia's communities through REACH Virginia
- Multifaceted resource that Virginia Housing uses to support vital initiatives through our Homeownership, Rental, and Community Outreach programs

REACH Virginia

Resources Enabling Affordable Community Housing in Virginia

- Examples of activities funded through REACH
 - Workforce housing and low-income rental units
 - Grants for housing counselors
 - Revitalizing, stabilizing, and sustaining communities
 - Making homes more accessible
 - Helping first-time homebuyers make their down payment
 - Helping our nonprofit partners increase their capacity
 - Providing permanent supportive housing options

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
- Partners 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

South Patrick Street Housing Affordability Strategy

Goal: Proactively preserve housing affordability

Emphasis on Community Engagement

- Property Owner Letters (*focus area x2*)
- Door-to-Door Flyers (*Southwest Quadrant x1 & focus area multiple times; multiple languages*)
- eNews, Emails, Calls, Project Website
- Banners and Videos (*multiple languages*)
- 9 Community Pop-Ups & Round Tables
- 4 Office Hours with Apartment Residents
- Community Walking Tour
- 8 Community Meetings (*2 pre-charrette; 3 during charrette*)
 - *live streaming, transportation, childcare, and translation services provided*



Results

- City Council adopted as an amendment to the Southwest Quadrant Small Area Plan.
- This Strategy was the result of a community process to develop tools to preserve housing affordability at The Heritage at Old Town and Olde Towne West III in a way that is compatible with the neighborhood and to prioritize safety and accessibility along S. Patrick St.
- Created a Residential Multifamily (RMF) Zone, one of the early implementation tasks outlined in the South Patrick Street Housing Affordability Strategy. The new RMF Zone incentivizes the enhancement and preservation of long-term housing affordability through the provision of additional density.
- Urban Land Institute Award Winner

Additional Engagement Grant Examples

Clifton Forge

- Architectural analyses and re-envisioning of vacant elementary school for affordable housing and community uses



Roanoke

- Site planning analyses and engagement of focus group to help develop an ordinance enabling “cottage court” development

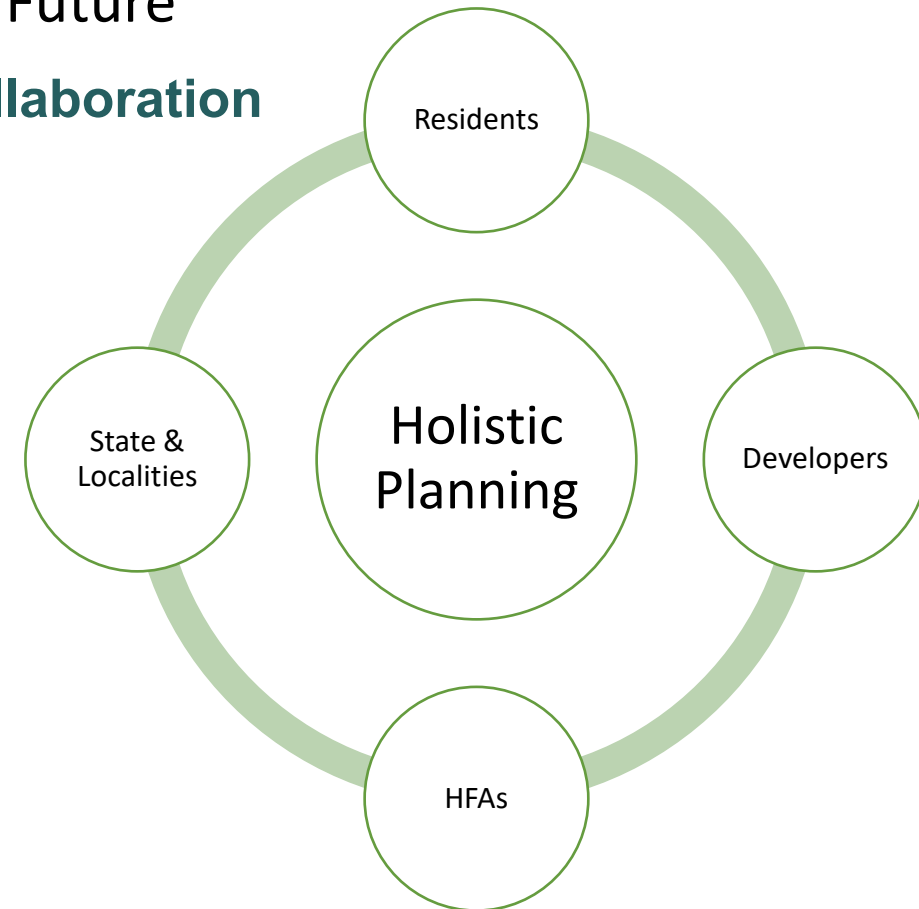


New River Valley Regional Commission

- Communications strategy to build support for regional housing trust fund creation (now Affordable Housing Awareness category)

IRA & Residents

- **Resident & Neighbor Feedback & Agency**
- **Property Needs Assessment**
 - Current Challenges
 - Priorities for Future
- **Partnerships & Collaboration**



- ▶ **Luke Tate, Strategic Housing Officer**
Luke.Tate@virginiahousing.com

Phil Cunningham, Tax Credit Allocation Officer
Phil.Cunningham@virginiahousing.com



EQUITABLE ELECTRIFICATION PROJECT

- Power on the Block
- Resident Engagement Leaders
- Small Group Discussions





*Session dates and topics are
subject to change*

Upcoming Sessions

| | |
|--|---|
| November 8th, 2-3:30 <i>(JOINT)</i> | Data Management & Benchmarking <ul style="list-style-type: none">• How to track data and decarbonization/efficiency improvements for GRRP, GGRF, and other IRA programs. |
| November 29th, 2-3:30 <i>(HFAs)</i> | Integrating IRA Funding with HFA Programs <ul style="list-style-type: none">• Mechanics of leveraging different IRA resources. |
| December 7th, 1-2:30 <i>(Developers)</i> | IRA Funding Opportunities <ul style="list-style-type: none">• How IRA funding can support your scopes of work |
| December 13th, 2-3:30 <i>(HFAs)</i> | DOE Rebates pt.2 <ul style="list-style-type: none">• A detailed discussion of the rebate programs available your state. |
| Nov <i>(Developers)</i> | Cohort Sessions & One-on-One meetings with New Ecology |

Thank you!
Questions?

