



**2023-2027 Consolidated Plan
2023 – 2024 Annual Action Plan:
Summary of Public Comments**

The following is a summary of comments received through the public comment period specific to the 2023-2027 Consolidated Plan, the 2023 – 2024 Annual Action Plan, and the 2023 Analysis of the Impediments to Fair Housing. The Department of Housing and Community Development (DHCD) gathered public comments through a series of input sessions, through an online portal, and through mail.

Written Comment	DHCD Response
<p><u>Housing and Development Corporation of Hampton Roads:</u> Housing and Development Corporation of Hampton Roads' Mission is to provide quality, affordable RENTAL housing opportunities in safe neighborhoods on the Virginia Peninsula to low-income individuals and families and the disabled. HDCofHR is lead, governed by an executes its Mission with a volunteer Board. The only paid staff is the Property Manager. 6/30/22 the total income was \$338,567 and the total expenses were \$242,328. Because of its limited finances and the limited housing stock it is only able to purchase ONE HOME A YEAR. HDCofHR purchased it first home in 2008. It now owns a 13-unit apartment building, a duplex, 14 single-family houses and two condominiums. HDCofHR only needs to purchase small houses for single individuals or single mothers with a few small children. DHCD would probably consider what we do as not being impactful and yet if you think of the first house it purchased for a mother with schizophrenia and her daughter, two people have been living for 15 years, 5,375 days in quality affordable housing.</p>	<p>The Affordable and Special Needs Housing (ASNH) program currently allows projects that have at least five units. The program also allows scattered site rehab projects as long as there are under one financing package and will meet the rehab requirements and standards.</p>
<p><u>Hope Community Builders:</u> Allowable costs. A loan may be provided to cover project costs necessary to determine project feasibility (including costs of an initial feasibility study), consulting fees, costs of preliminary financial applications, legal fees, architectural fees, engineering fees, engagement of a development team, option to acquire property, site control and title</p>	<p>Project soft costs are allowable ASNH cost. Community housing development organizations (CHDO) may also apply for CHDO operating assistance to cover organizational costs. Project cost are not allowable CHDO operating costs.</p>

<p>clearance. General operational expenses of the community housing development organization are not allowable costs.</p>	
<p><u>HOME of Virginia:</u> [Down payment assistance program] guidelines are restricting the use of the funding, and finding affordable housing is very difficult. For down payment assistance, \$10,000 is not enough.</p>	<p>DHCD plans to reevaluate assistance caps for the 2024 - 2025 program year.</p>
<p><u>Hope Community Builders:</u> Regarding Unit cost and construction scale: The present scheme is an allocation of \$500,000.00 to build 8 units. How about considering \$800,000 to build 16 units, bringing the cost per unit subsidy to \$50,000 instead of \$62,500 for 8 units as is now.</p>	<p>The ASNH program currently allows up to \$700,000 per project per funding source (\$900,000 if it includes supportive housing units). Applicants can request multiple funding sources for a total of \$2,100,000 in HOME, Virginia Housing Trust Funds, and National Housing Trust Funds (up to \$2,400,000 if the project includes supportive housing units).</p>
<p><u>Virginia Supportive Housing:</u> I know this is a HOME reg and not a DHCD decision, but any input you can submit around allowing HOME funds to be used in a project more than once would be helpful. If the intent of HOME is to preserve affordable housing as well as develop new affordable housing, then the funds should be available for the lifespan of a property. The funds need the ability to be forgiven after the initial 15 year compliance period then be able to be committed to the project again or every 15 years in line the LIHTC schedule for rehabbing projects. If HOME funds are committed to the initial deal without considering rehabbing in the future, it is a short-sighted use of funds and in some ways allowing for the future failure of the funds.</p>	<p>HOME regulation and DHCD policies currently allow for the loan of a project funded with HOME funds to be forgiven the project and recapitalize with HOME funds once the HUD required affordability period ends.</p>
<p><u>Habitat Virginia:</u> That I hope you will put a lot of home funds into down payment assistance. That is something that is available to homeownership and rural areas. It's harder to get a SNH funds into home ownership and rural areas. Thank you.</p>	<p>\$1,500,000 of the 2023-2024 HOME funds will be used for downpayment and closing costs assistance. Additionally, homebuyer projects are allowable through the ASNH program.</p>

<p><u>Town of Chatham:</u> Recommended Priorities: 1) Emergency Solutions Grant and 2) Community Development</p>	<p>DHCD's Consolidated Plan goals are as follows:</p> <ol style="list-style-type: none">1.) Increase access to affordable and safe housing,2.) Decrease the number of individuals and families experiencing homelessness and housing instability, and3.) Creating competitive and sustainable communities.
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