

HAMPTON HOUSING PROGRAMS & TOOLS



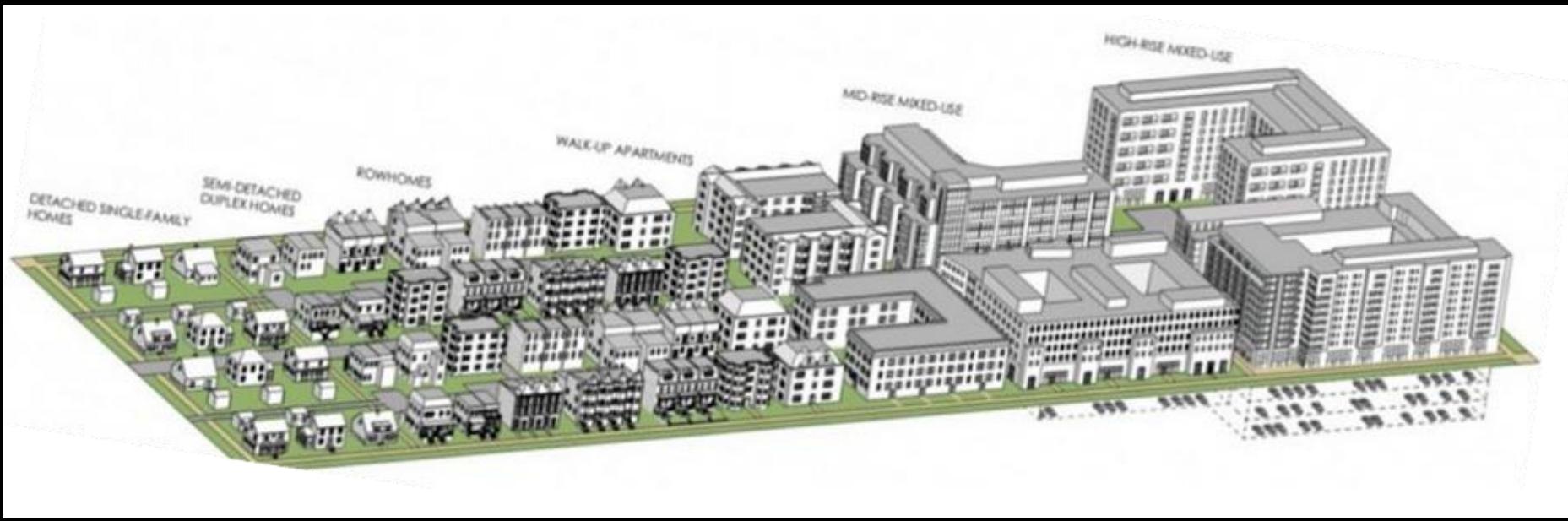
Single Family Housing Strategies

Tools & Strategies	Low/Mod. Value <i>Under \$225k</i>	Upper Value <i>\$225k-\$350k</i>	High Value <i>Over \$350k</i>
Down-Payment Assist.			
Property Enforcement			
Blighted Demo			
Infill Development			
Rehab. Grants			
Home Repair Blitz			
Area Planning			
Commercial Hubs			
Transportation Access			
Redevelop Subdivision			
Amenities			
Historic Districts			
Tax Abatement			

Multi-Family Housing Strategies

Tools & Strategies	Low Income <i>Below \$40k</i>	Mod. Income <i>\$40-\$80k</i>	Upper Income <i>\$80-\$120k</i>	High Income <i>Over \$120k</i>
Public Housing				
9% LIHTC (100% units)				
HCV (Sec.8)				
4% LIHTC (100% units)				
4% LIHTC (30% units)				
Assisted Living				
Workforce Housing				
Mixed-Use/Income				
Opportunity Zones				

Multi-Family Housing Strategies



Scale Strategies	Low Income Below \$40k	Mod. Income \$40-\$80k	Upper Income \$80-\$120k	High Income Over \$120k
Garden/Courtyard				
Townhouse				
Mixed Use/Income				
Mid-Rise				
High Rise				



Public Employee Homebuyer Incentive Programs

PUBLIC EMPLOYEE HOMEBUYER INCENTIVE LEGAL OVERVIEW

Section 15.2-958.2 of the Code of Virginia

- City may adopt ordinance to provide:
- *“...homeownership grants to employees of the locality, employees of the school board and employees of constitutional officers, to purchase their primary residences in the locality.”*
- May not exceed \$25,000 per employee.

PUBLIC EMPLOYEE HOMEBUYER INCENTIVE LEGAL OVERVIEW

- **City can establish “terms and conditions”**
 - For example, to focus on specific neighborhoods and/or limit to certain positions, such as, public safety employees
- Code of Virginia requires program to comply with VHDA **“regional sales price & household income limitations”** based on this geographic region

	1-2 Person Household	3+ Person Household	Sales Price/ Loan Limits
Hampton Roads Metro Area	\$90,400	\$105,400	\$390,000
	<i>162% AMI (1 Person)</i>	<i>140% AMI (3 Person)</i>	<i>158% Median Value</i>

OTHER VIRGINIA PROGRAMS

Loudon County	Richmond
PUBLIC EMPLOYEE HOMEOWNERSHIP GRANT (PEG)	HOMEOWNERSHIP INCENTIVE PROGRAM (CITY CODE)
<i>Full or Part-time Gov/School Employees</i>	<i>Police officers, deputy sheriffs, teachers & firefighters</i>
<i>Forgivable 5 year loan (employ, own, reside)</i>	<i>Purchase primary residence in targeted areas of the City</i>
<i>\$10,000 for home purchase</i>	<i>\$25,000 max for home purchase</i>
<i>First-come first-served</i>	-----
<i>30-70% AMI or \$36,400-\$84,950 annual income</i>	<i>VHDA Regional Annual Income Limit</i>

HRHA HOMEBUYER PROGRAM

Homebuyer Subsidy Assistance (HOME)

- **Eligible Properties**
 - HRHA owned homes
- **Eligible Applicants**
 - Below 80% AMI Household Income
 - Complete HRHA Homebuyer Seminar
- **Program Benefit**
 - Lesser of \$20,000 or 20% of sale price
 - Forgivable interest free loan
 - Used for combination of down payment and/or closing costs

AREA MEDIAN INCOME (AMI) & EMPLOYEE SALARY EXAMPLES

Hampton Roads	1 Person Household	2 Persons Household	3 Persons Household	4 Persons Household
80% of Area Median Income (AMI)	<\$44,450	<\$50,800	<\$57,150	<\$63,450
<i>City of Hampton Entry Salaries</i>	<i>City Planner</i> ---- <i>Case Manager</i> ---- <i>Business Dev. Coord.</i> ---- <i>Police / Fire Entry Level</i>	<i>Senior City Planner</i> ---- <i>Plans Reviewer II</i> ---- <i>Budget Analyst</i>	<i>Grant Writer</i> ---- <i>Housing Dev. Specialist</i>	<i>Division Manager</i> ---- <i>Media Relations</i>



Hampton Housing Venture Area

Olde Hampton



Hampton
Housing Venture
Olde Hampton

\$13,187,247

investment by City, HRHA, & HUD (Since 2005)



Partner	Houses	Sales Price Total	Period
HRHA	19	\$3,479,725	2007 - 2018
Habitat for Humanity	11	\$2,077,000	2014 - 2019
Preferred Builders	20	\$3,939,200	2013 - 2019
Total:	50	\$9,495,925	2007 - 2019



Hampton
Housing Venture
Olde Hampton

300%

Increase

*in Avg. Home Resale Value
Since 2014*



Patterson Crossing

(LIHTC Construct - 19 units)

\$5,082,953

Queens Court

(Rehab - 12 units)

\$560,000



Hampton Housing Venture: Olde Hampton

- Mary Jackson Neighborhood Center design underway
- 15 new houses currently planned
- Potential for 50 more homes in next 3-5 years
- Civic association membership increasing



Hampton Housing Venture Area:
Sussex at Hampton



190 Homes
Average Value (2020)
\$117,552



18
HOME Acquisitions
(Since 2007)

Total Investment
\$3,809, 477

Hampton Housing Venture: Curb Appeal Matching Grant





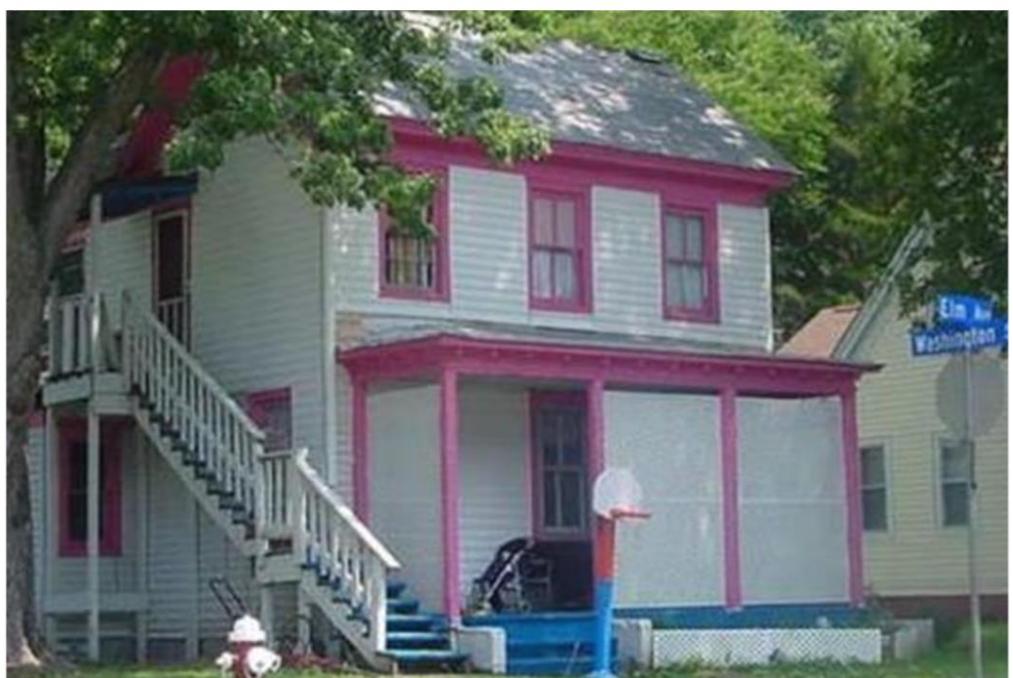
Hampton
Housing Venture
“Curb Appeal”
Matching Grant
2005-2018

Projects Funded:

568

Public Funds Awarded:
\$1,688,293.41





Hampton
Housing Venture
“Curb Appeal”
Matching Grant
2005-2018

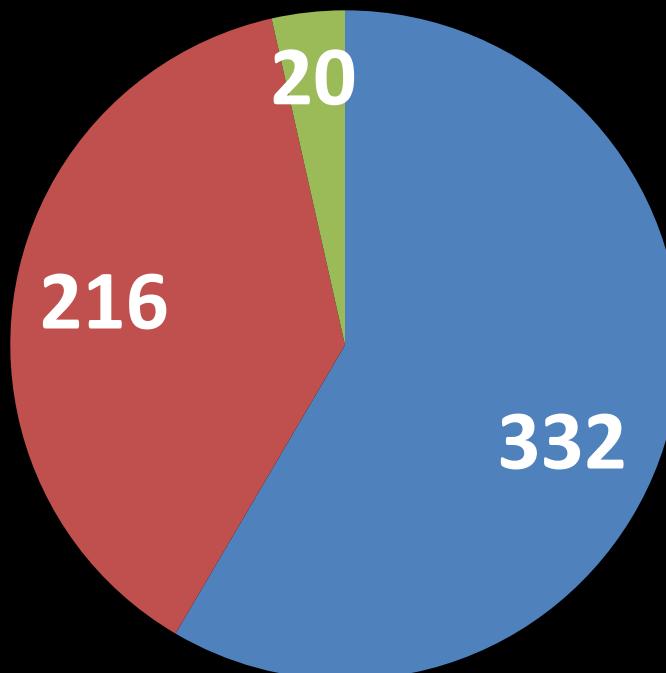
Private Investment Matched:
\$2,881,826.38

Public to Private Ratio:
\$1 : \$1.71





Hampton Housing Venture “Curb Appeal” Matching Grant 2005-2018



Housing Venture:
Olde Hampton,
Pasture Point,
Sussex (2005)

Buckroe Master
Plan Area (2010)

Housing Venture:
Phoebus (2016)

A large red sign with the word "FORECLOSURE" in white, bold, sans-serif letters is positioned in front of a house. The sign is mounted on a white post. The house behind it is a light-colored, single-story structure with a dark roof and some trees in the background. The sky is overcast.

Neighborhood Stabilization Program (2009-2019)

Neighborhood Stabilization Program



35
Projects
2009-2019

Avg Acquisition Value
\$102,770

Avg Resale Value
\$139,160

Value Change
35% increase



Neighborhood Stabilization Program



Acquisition Costs
\$3,596,958 +
Rehab Investment
\$1,211,294 =

Total Investment
\$4,808,252



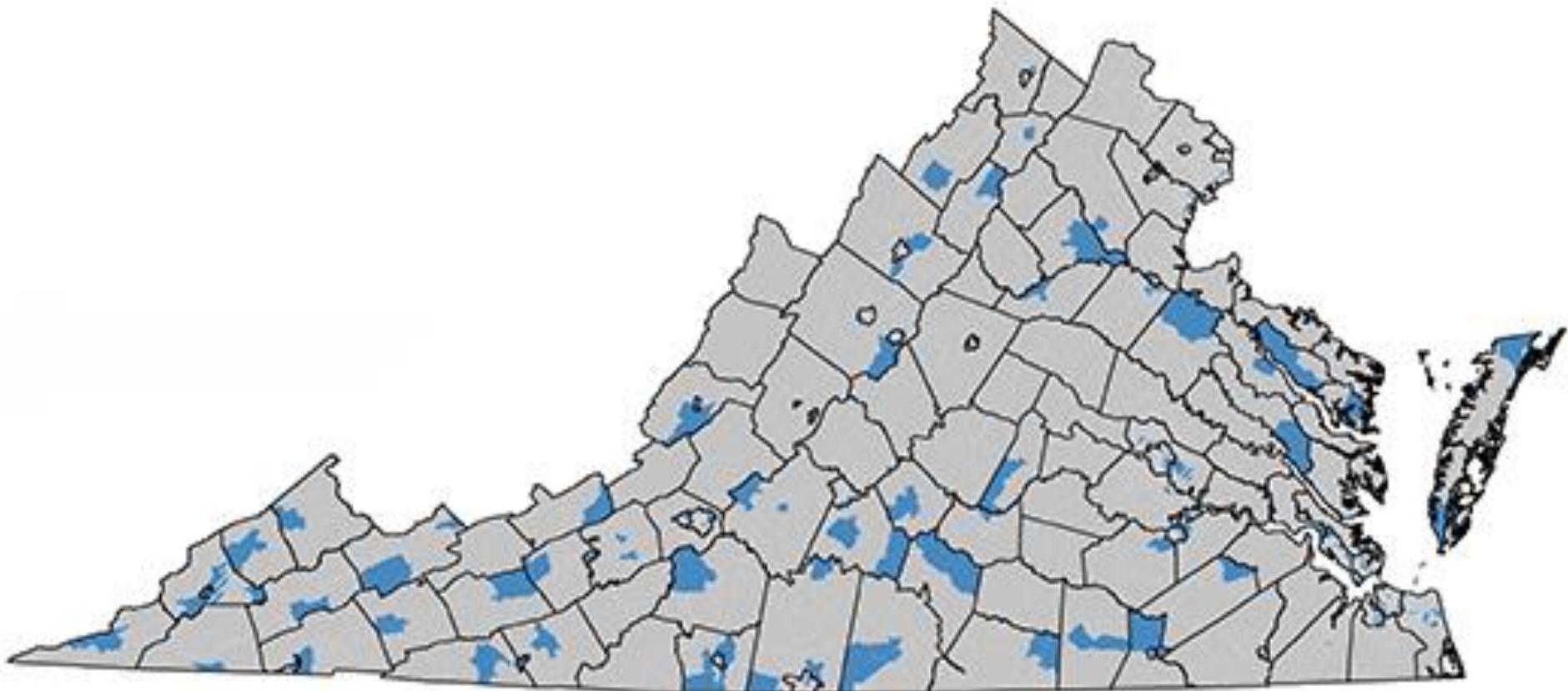
Total Resale Price
\$4,870,553

Project Based Vouchers (PBVs)

- PBVs are a component of a Public Housing Agency's (PHA's) Housing Choice Voucher (HCV) program.
- PHAs are NOT allocated additional funding for PBV units.
- PHA's can use up to 20% of authorized vouchers for use in a specific project
- Example:
 - Gloucester County, 23 units for Hampton PBV's

Moving to Work (MTW)

- A demonstration program for Public Housing Authorities (PHA's)
- Opportunity to design & test innovative, locally designed strategies using federal \$'s more efficiently
 - Help residents find employment,
 - Become self-sufficient, &
 - Increase housing choices for low-income families
- Currently nationwide, 39 MTW programs
- HUD to expand to 100 MTW programs by 2022



QUALIFIED OPPORTUNITY ZONES

OVERVIEW OF HAMPTON'S
OPPORTUNITY ZONES

What are Opportunity Zones?

- Created through the tax cuts and jobs act of **2017**
- Provides **Federal tax benefits** to encourage **private investment in low income communities**

How Were Opportunity Zones Designations Determined?

- Must be a **Census tract** that meets the definition of a “**low-income community**” (*§45D(e) under New Markets Tax Credit*)
- Governors could designate up to **25% of a state’s eligible census tracts**
- Required **Treasury approval** (*essentially automatic*)
- QOZs in all 50 states, the District of Columbia, Puerto Rico and the Virgin Islands



Where are Hampton's Opportunity Zones?

Four contiguous Census
Tracts which include
portions of:

- Langley Research Park
- Magruder Corridor
- Coliseum Central
- Downtown



Opportunity Virginia

A Virginia Community Capital & LOCUS Initiative

- Announced by **Gov. Northam on October 22, 2019**
- **LOCUS Impact Investing & Virginia Community Capital**
- Facilitates productive **connections between investors, project sponsors, and communities** to drive meaningful activity
- Provides the **education, tools, and resources** to guide each stakeholder group through the process
- **October 2019** - Community Development and Economic Development, spoke with representatives of Opportunity Virginia & obtained commitments to assist Hampton in its efforts to attract investors to its four Opportunity Zones.

Development Infrastructure Team

- Identifying scenarios that will require Stormwater, Sanitary/Sewer, Water, Parking, Electrical/Lighting, Pedestrian Access ...
- **Priority Housing Assessment Areas**
 - Downtown Hampton/Harbor Square
 - Phoebeus
 - Lincoln Park/LaSalle
 - Buckroe Bayfront
 - Pressey Otley

NEW EXTERIOR REHAB GRANT

Small Area Rehab Grant (“Rock the Block”)

- **Eligible Property**
 - Housing Venture Neighborhoods (LMI Census Tracts)
 - 3-4 Block area at a time
- **Eligible Rehab**
 - Exterior repairs & improvements
 - Project ranked by visibility & impact
- **Program Benefits**
 - 10% or 50% match for up to \$15,000 grant award
 - Both owner (10% match) & investor (50% match) properties
 - Available quarterly for up to 1 year
 - Case management support & pre-screened contractors
 - Managed by local housing non-profit

CURRENT TAX ABATEMENT

Hampton Rehabilitation Tax Credit Program

(Code of Virginia § 58.1-3220 & § 58.1-3221)

- **Eligible Property**
 - Structure at least 25 years old
- **Eligible Rehab**
 - Rehabilitation must increase assessed value by no less than 40%
 - May not increase more than 15% of total square footage
 - Renovations must be completed within 1yr
- **Program Benefit**
 - 100% of credit for the first 3yrs
 - 50% of credit for second 3yrs

VCU STUDY: REHAB. TAX ABATEMENT

Key Points

- Difficult for homeowners in low income neighborhoods to achieve minimum 20% renovation value due to the limited tax abatement value over the extended time
- Disinvested areas on the fringes of markets of demand stand the most to gain in the program due to high potential for returns
- Suggest geographically and income varied requirements
- Incentivize blight abatement
- Improve quality preserve & affordability
- Local market-based incentives

CURRENT NEW CONSTRUCTION INCENTIVE

HRHA Higher Value Housing Incentive Grant

- **Eligible Properties**
 - Construction assessment at least \$375,000
- **Program Benefits**
 - Amount of the first year's property tax
 - Max award of \$25,000
 - Grant years by number of units:
 - 1-2 units = 1yr or 3+ units = 3yrs
 - 4yrs on every 3rd unit

