

Barriers to Affordable Housing

Virginia's Non-Profit Housing Industry



Who is the Nonprofit Housing Industry?

- # 100+ Organizations
 - # Mission Based, Volunteer Boards of Directors
 - # Uneven Geographical Distribution
 - # Diverse Structures and Missions
 - PHA's
 - Housing Development Organizations
 - Community Development Corporations
 - Client Targeted (ie. homeless, senior, disabled)
 - Faith Based
 - Neighborhood, Metro, Regional
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What Distinguishes NP Housing?

- # Smaller Scale
 - # Highly Targeted (income, rents)
 - # Special Needs
 - # Community Development Impacts
 - # Multi-layered Financing, Complex
 - # Urban and Rural
 - # Community Support
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How NP Goals are Different

- # Long Term Ownership
 - # Rent Growth Tied to Expenses not Market
 - # Primary Emphasis on Client, not Real Estate
 - # Provision of Services
 - # Transition to Homeownership
 - # Commitment to Secondary Goals (ie. “Green”)
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Barriers: Organizational

- # Most NP's are Not Well Capitalized
 - # Sustainability is #1 Issue
 - # Fee Generation from Projects is Low
 - Projects are Smaller
 - High % of Fees are Deferred
 - Long Development Timeframes
 - Program Requirements
 - Cash Flow Limitations
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Barriers: Resource Shortages; Program Design Issues

- # Multi-Layered Financing
 - # Virginia Housing Partnership Fund Sale
 - # Need for a Housing Trust Fund
 - # Reductions in Federal Funding (Historical and projected)
 - Vouchers at issue for FY05
 - # Limited Coordination of Resources
 - # HOME Program Design; Commonwealth Priority Fund
 - # Need for Streamlining, Simplification, Faster Process
 - # Incentives for Mixed Income
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Barriers: Market and Public Policy

- # High Cost of Land/Apartments
 - # Exclusionary Zoning/Proffers
 - # Lack of Regional Cooperation
 - # Failure to Link Housing with Jobs/Growth
 - # Continued Concentration of Poverty
 - # Education to Counter NIMBY
- Housing Virginia
Local Efforts
- # Need for State Incentives for Inclusionary Land Use
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