



Virginia Housing Development Authority

Overview

Virginia Housing Commission
June 7, 2006





VHDA Mission and Vision

VHDA's Mission

We help low and moderate income Virginians attain quality, affordable housing.

VHDA's Vision

VHDA is The Leading Mobilizing Force for Affordable Housing in Virginia.



VHDA Helps Virginians

- VHDA has financed more than **140,000** homes and more than **109,000** rental apartment units.
- Partnerships with housing stakeholders help VHDA reach borrowers, understand community needs and develop programs that help Virginians.



VHDA Funding Sources

- VHDA is a self-supporting State Authority that receives no State appropriations.
- VHDA's principal source of loan capital is raised from private investors through the sale of tax-exempt and taxable notes and bonds.
- VHDA's bonds are not obligations of the Commonwealth. VHDA has not issued "moral obligation" bonds since 1999. Currently, only \$496 million of such moral obligation bonds are outstanding and all of such bonds are expected to be fully retired within the next five years.



VHDA Loans: Housing Made Affordable

- VHDA provides a variety of low-interest loans to purchase homes or build, renovate or refinance rental housing.
- VHDA loans meet the needs of today's housing markets, including high-cost, high-growth areas; revitalization in older cities; and slow-growth communities.
- VHDA helps low- to moderate-income Virginians rent affordable apartments or purchase homes.



VHDA Loans: Homeownership Made Affordable

- VHDA loan features include:
 - No down payment or mortgage insurance
 - High loan-to-value options
 - Down payment and closing cost assistance
 - Flexible credit underwriting
 - Interest-only payments for part of the term
- VHDA rates also are generally lower than other lenders in the conventional market.



VHDA Loans: Homeownership VHDA. Made Affordable

- Most VHDA loans are for first-time homebuyers.
- All loans have maximum income and sales price limits and/or loan limits.
- Borrowers can apply for VHDA's loans through a statewide network of lenders who process and approve our loans.
- In areas with limited access to traditional mortgage lenders, VHDA operates Mobile Mortgage Vans to originate loans directly.



Sustaining Homeownership

- Due to unexpected hardships, borrowers sometimes face the risk of losing their homes.
- VHDA is committed to keeping borrowers in their homes.
- VHDA proactively uses a variety of tools and techniques, including counseling, to help customers remain in their homes.



Homeownership Education

- VHDA Homeownership Education classes are held more than 35 times a month in locations around the state.
- Classes are designed to help first-time homebuyers prepare to make important choices about owning a home.
- Participants learn the process of buying a home, understanding credit issues and developing a spending plan.



Shaping Communities: Multifamily Rental Housing Services

- VHDA offers developers a variety of funding sources to finance the construction and revitalization of rental properties across the state.
- VHDA now offers financing for certain projects that include a mixed-use or mixed-income component. This program is a valuable resource for localities seeking innovative ways to bring residents into struggling downtowns.
- VHDA's multifamily rental developments help stabilize communities and revitalize areas that are threatened by blight and substandard housing.



Shaping Communities: Multifamily Rental Housing Services

- Many of VHDA's multifamily rental housing loans are financed with multiple layers of funding.
- Sources include VHDA taxable and tax-exempt bonds, federal Low-Income Housing Tax Credits (which the authority administers), and REACH Virginia.



REACH Virginia

- VHDA's REACH Virginia program provides subsidized financing initiatives that address targeted priority needs.
- VHDA's REACH Virginia team provides outreach to African Americans, local governments, non-profits, Northern Virginia communities, people with disabilities, seniors and others.



Tax Credit Program

- VHDA administers the federal Low Income Housing Tax Credit program in Virginia.
- This program is generally recognized as the single most effective incentive for rehabilitating existing or constructing new, affordable multifamily housing.
- VHDA accepts applications for competitive tax credits once a year. Applications are ranked according to scoring criteria outlined in our Qualified Allocation Plan (QAP).



Housing Choice Vouchers

- VHDA helps administer the federal Housing Choice Voucher Program, which assists very low-income families, the elderly and the disabled by providing all or a portion of rental payments.
- VHDA works through a network of local agencies, which are then subcontracted to run the day-to-day operations of the program.
- VHDA administers 9,000 vouchers statewide. The balance of the state's total 34,000 vouchers is administered directly by other local housing agencies.



VHDA's Partnerships

- VHDA relies heavily on its partnerships with other housing stakeholders and advocates.
- VHDA stays in touch through its advisory groups, representing Lenders, Local Governments, Multifamily Developers, Realtors and others.
- These advisory groups keep VHDA connected with the spectrum of affordable housing issues facing the Commonwealth.



VHDA's Strategic Plan

The results of our housing needs assessment led VHDA's management to articulate five strategic goals:

Goal 1: Expand affordable housing opportunities throughout Virginia's diverse communities

Goal 2: Address the housing needs of minorities and diverse cultures

Goal 3: Support community revitalization efforts

Goal 4: Increase housing opportunities for seniors and people with disabilities

Goal 5: Strengthen VHDA's long-term ability to provide Affordable Housing in Virginia



VHDA Contact Information

- **VHDA Website: www.vhda.com**
- **Toll-Free Number: 1-877-VHDA-123**