



Homeowner Down Payment Assistance Program

Input Session

February 13, 2008

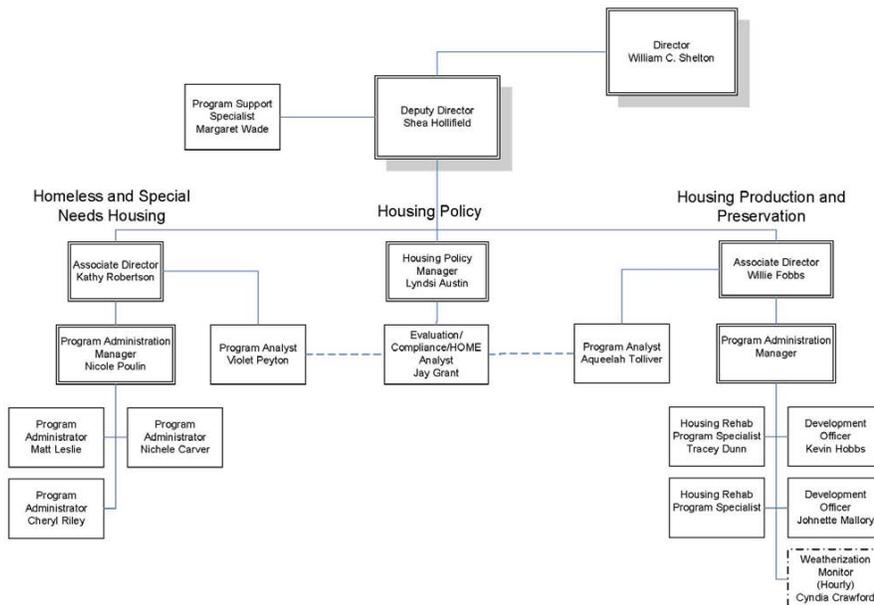
Department of Housing and Community Development
501 N. 2nd Street
Richmond, VA 23219
DHCD Board Room
10:00 AM – 12:00 PM

Virginia Department of Housing and Community Development



Organizational Chart

Department of Housing and Community Development
Division of Housing



Virginia Department of Housing and Community Development



Introduction

- ❑ Statewide feedback
- ❑ Input Sessions
 - ❑ February 13, 2008 (Richmond)
- ❑ Online Survey
- ❑ Review of program data
- ❑ Review of community needs
- ❑ Program design modifications (as needed)
- ❑ Program implementation



Virginia Department of Housing and Community Development



Community Conditions

Major Factors

- ❑ Growing number of households living in poverty
- ❑ Growing number of households spending too much of their incomes on housing expenses
- ❑ Possible fall out from housing market down turn
 - ❑ Greater foreclosure rates
 - ❑ Implications for jobs and wages
- ❑ Limited supply of affordable housing
- ❑ Limited supply of affordable housing for special needs populations
- ❑ Limited funding

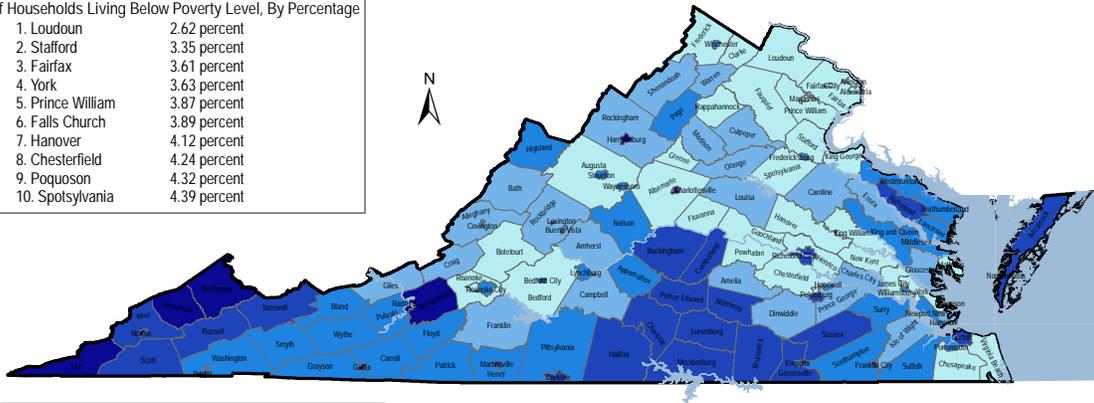
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Percent of Virginia Households Below Poverty in Year 2000

Source: Census 2000

(From 2000 Census) Jurisdictions with Lowest Proportion of Households Living Below Poverty Level, By Percentage

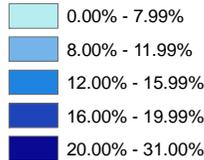
1. Loudoun	2.62 percent
2. Stafford	3.35 percent
3. Fairfax	3.61 percent
4. York	3.63 percent
5. Prince William	3.87 percent
6. Falls Church	3.89 percent
7. Hanover	4.12 percent
8. Chesterfield	4.24 percent
9. Poquoson	4.32 percent
10. Spotsylvania	4.39 percent



(From 2000 Census) Jurisdictions with Highest Proportion of Households Living Below Poverty Level, By Percentage

1. Radford	30.57 percent
2. Harrisonburg	26.48 percent
3. Lee	25.36 percent
4. Buchanan	23.88 percent
5. Norton	23.29 percent
6. Charlottesville	22.74 percent
7. Lexington	22.49 percent
8. Dickenson	22.41 percent
9. Montgomery	22.14 percent
10. Galax	20.42 percent

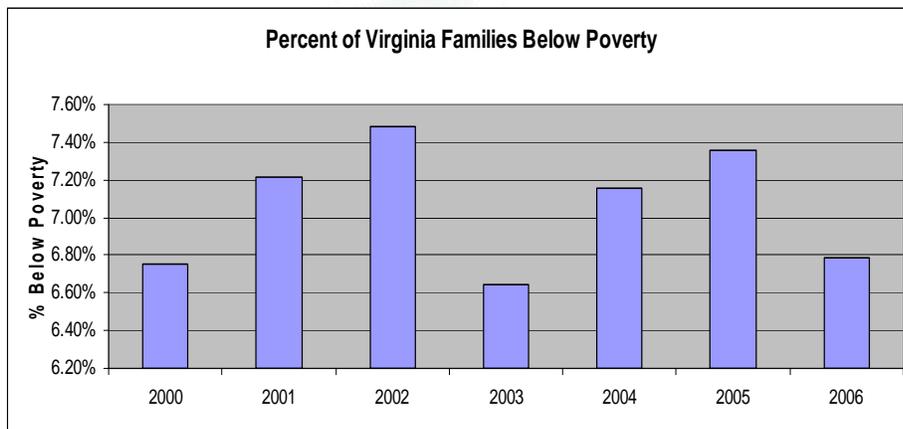
Percent of Households Below Poverty Level, 2000



Updated: October 19, 2007



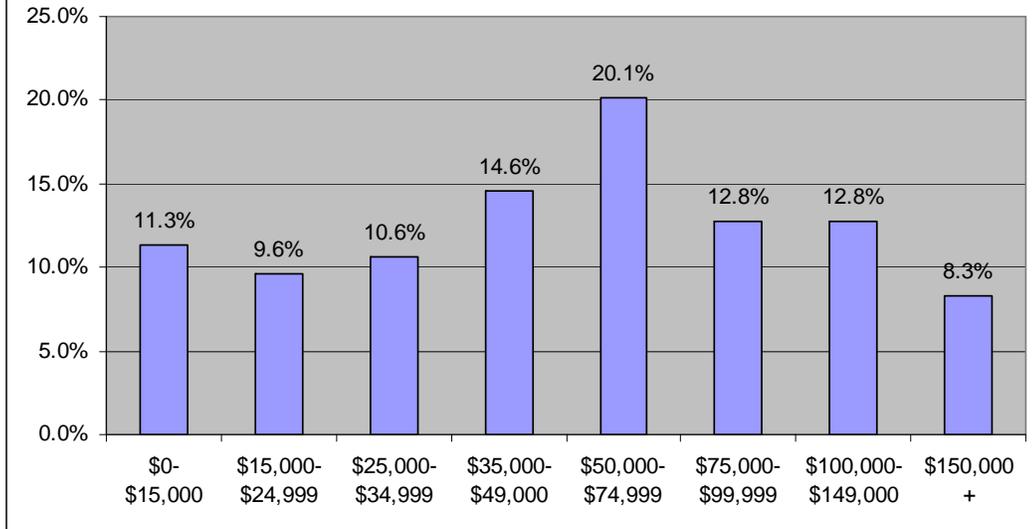
Percent of Virginia Families Below Poverty



- From 2000 to 2006, 76.9% of Virginia families living below poverty were families with children < age 18.
- This amounts to 103,229 families with children out of an average of 134,134 families below poverty each year.
 - Percentage of families living below poverty with children varied only slightly each year (from 76% to 78%).



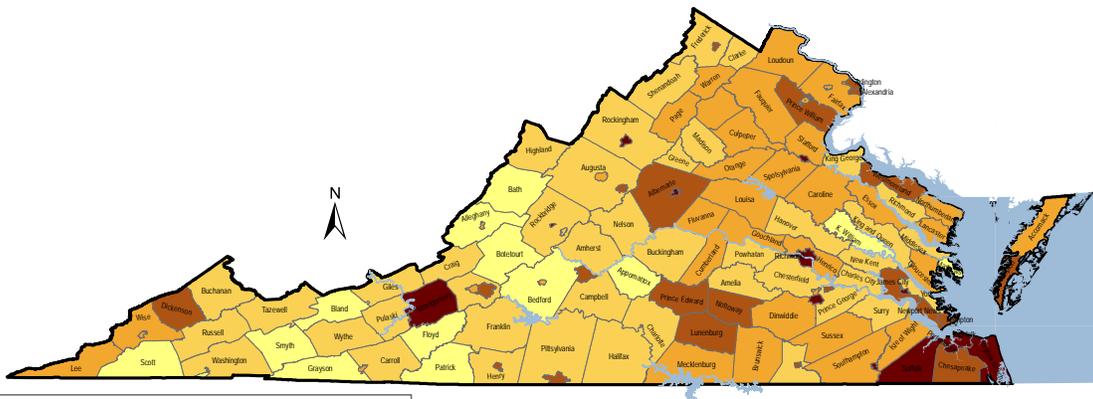
Percentage of Virginia Households by Income (2006 Estimate)



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Percentage of Virginia Households Expending 30 Percent or More of Household Income on Housing Expenses, Year 2000

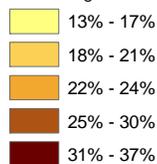
Source: Census 2000



Selected Jurisdictions and Corresponding Proportion of Households Expending 30 Percent or More of Income on Housing

Norfolk	35 Percent
Richmond City	34 Percent
Montgomery	33 Percent
Suffolk	31 Percent
Virginia Beach	31 Percent
Alexandria	27 Percent
Albemarle	26 Percent
Arlington	26 Percent
Prince William	26 Percent

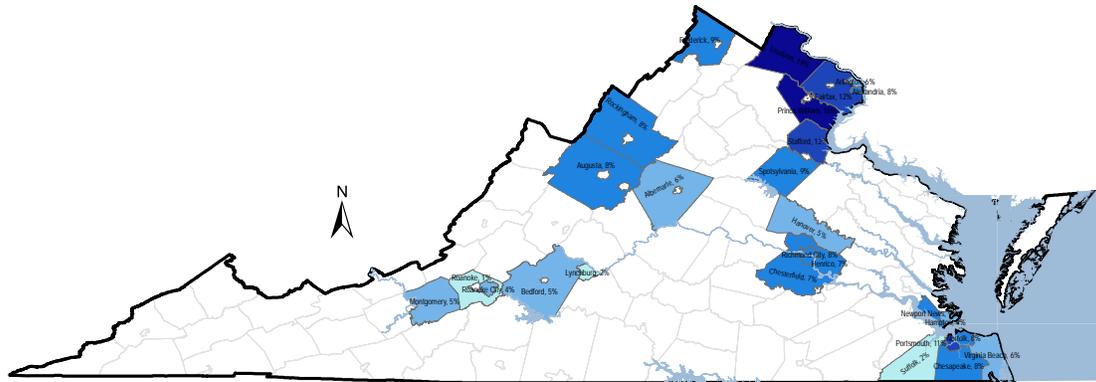
Percentage of Households Spending 30% of Income or More on Housing



Updated: October 17, 2007

Proportion Increases by City/County of Virginia Households Expending 30 Percent or More of Household Income on Housing Expenses, From 2000 to 2006

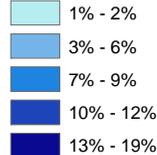
Source: Census 2000, Year 2006 Estimates



(From Available 2006 Census Estimates) Jurisdictions with Highest Increase in Proportion of Households Expending 30 Percent or More of Household Income on Housing

1. Loudoun 19 percentage point increase
2. Prince William 16 percentage point increase
3. Fairfax 12 percentage point increase
4. Stafford 12 percentage point increase
5. Portsmouth 11 percentage point increase
6. Frederick 9 percentage point increase
7. Spotsylvania 9 percentage point increase
8. Newport News 9 percentage point increase
9. Augusta 8 percentage point increase
10. Rockingham 8 percentage point increase

Increase in Percentage



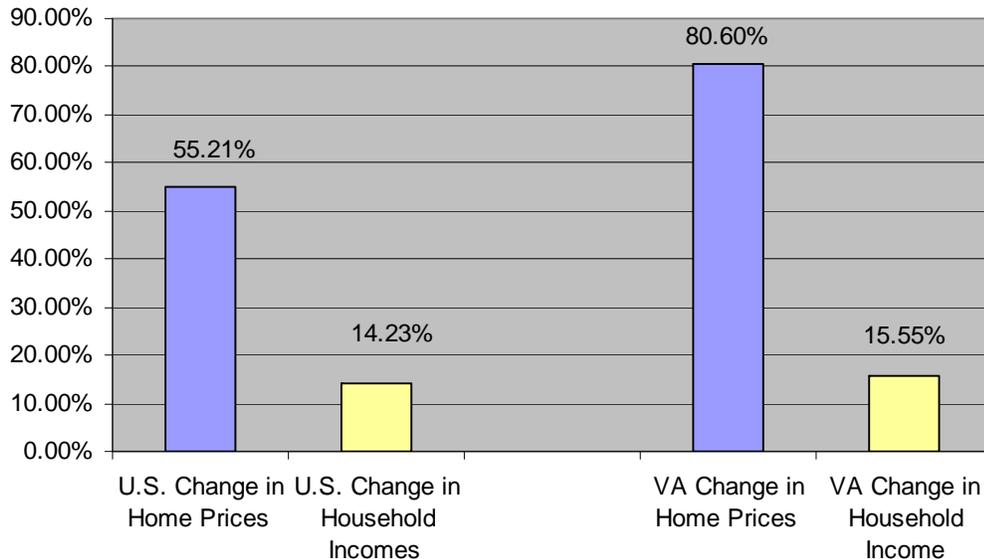
(Estimate Not Available for 2006)



Updated: October 17, 2007

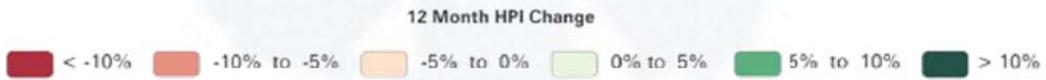
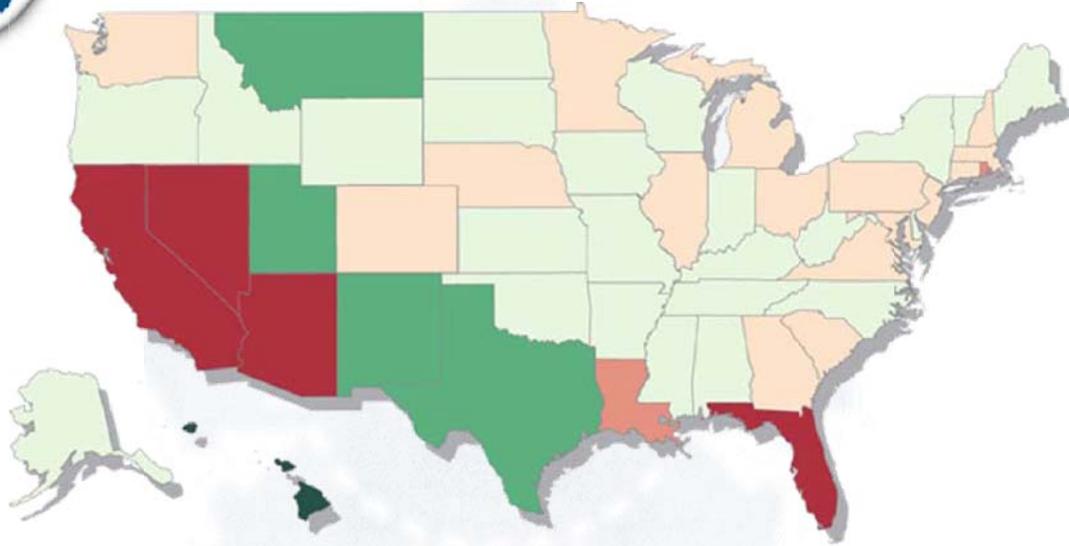


Home Prices and Income (2000-2005 Change)





12-Month Housing Price Index (HPI) Change



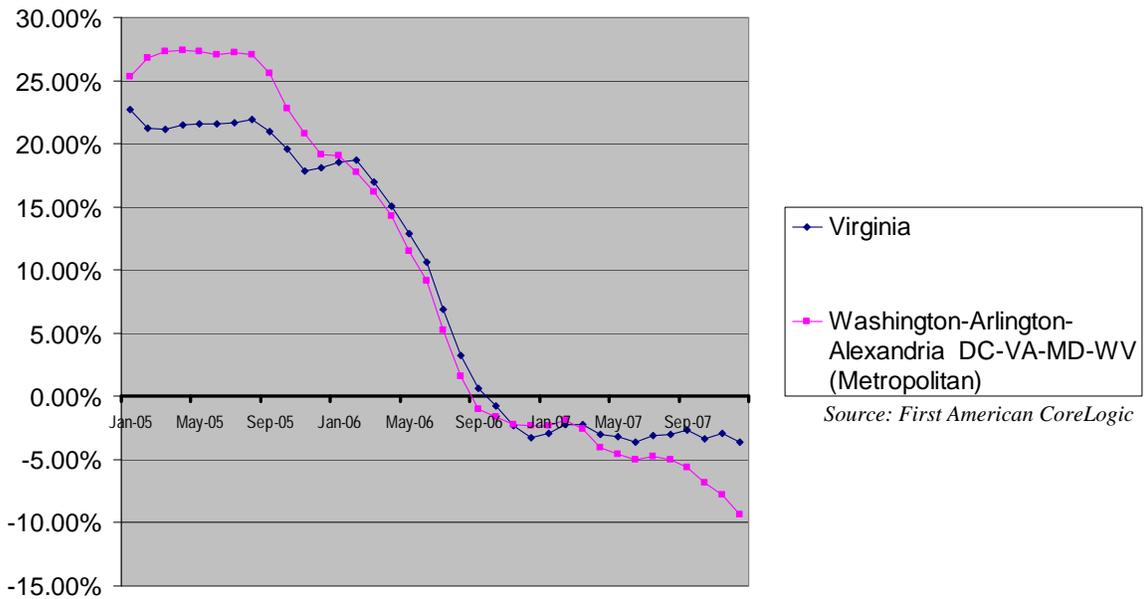
As of November 2007

Source: First American CoreLogic, LoanPerformance HPI, 12 month change by state; single family detached series.

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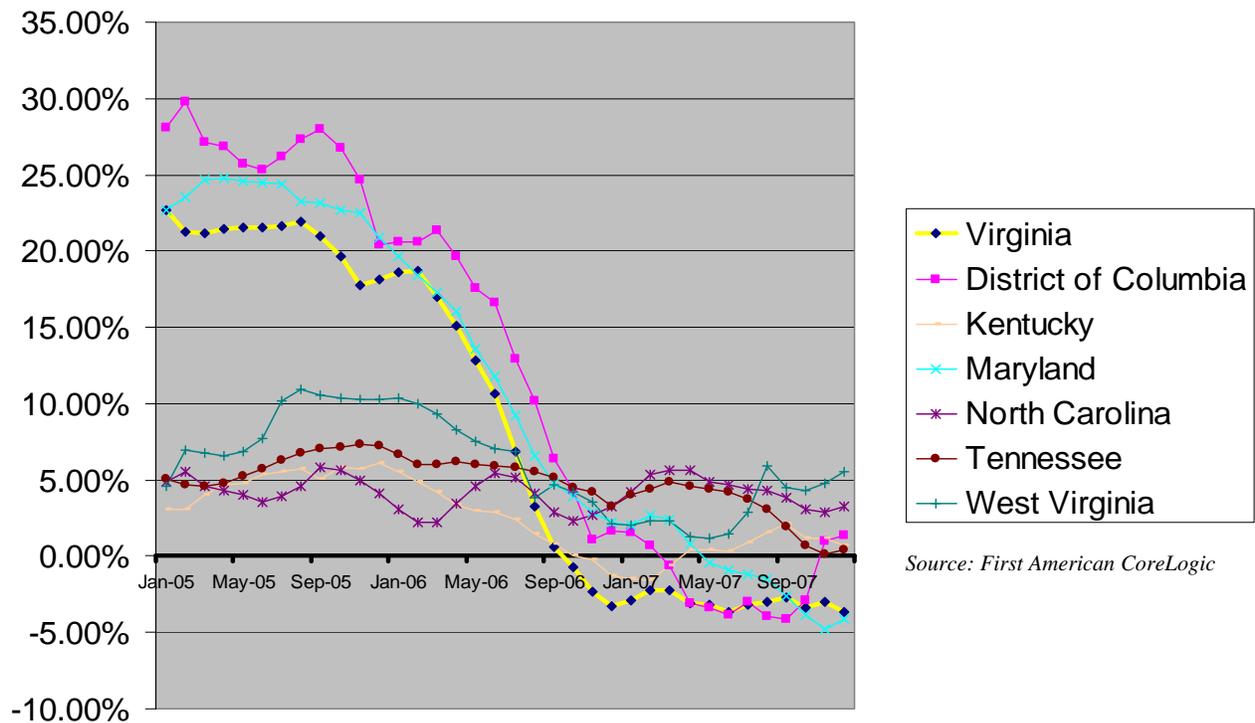
12-Month Housing Price Index Change



Source: First American CoreLogic

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12-Month Housing Price Index (HPI) Change Virginia and Neighboring States



Fair Market Rent in Virginia

- ❑ Virginia fair market rent (FMR) in 2007 (two-bedroom apartment): \$891
- ❑ A household must earn \$2,968 monthly to afford this level of rent and utilities without paying over 30 percent of income on housing.
- ❑ This would be \$35,622 annually.
- ❑ This translates to a housing wage of \$17.13/hour.





DHCD-Administered Homelessness Prevention and Intervention Program 2006-2007 Program Year		
Program	Source	2006-2007 Allocation
<i>Prevention Activities</i>		
Homeless Intervention Program (HIP)	State TANF	\$4,500,000 (State) \$821,467 (TANF)
HOME Investment Partnership	Federal -HUD	\$14,519,314
Indoor Plumbing Program	State	\$5,000,000
Housing Opportunities for Persons with Aids	Federal -HUD	\$618,000
Weatherization and Low-income Home Energy Assistance	DOE DSS	\$4,416,209 (DOE) \$5,724,846 (DSS)
Emergency Home Repairs	State	\$352,725
<i>Intervention Activities</i>		
State Shelter Grant (SSG)	State TANF	\$2,559,187 (State) \$3,226,705 (TANF)
Emergency Shelter Grant (ESG)	Federal -HUD	\$1,571,410
Child Care Services Coordinator Grant (CCSCG)	State TANF	\$500,000 (State) \$576,250 (TANF)
Child Care for the Homeless Children Program (CCHCP)	DSS	\$300,000

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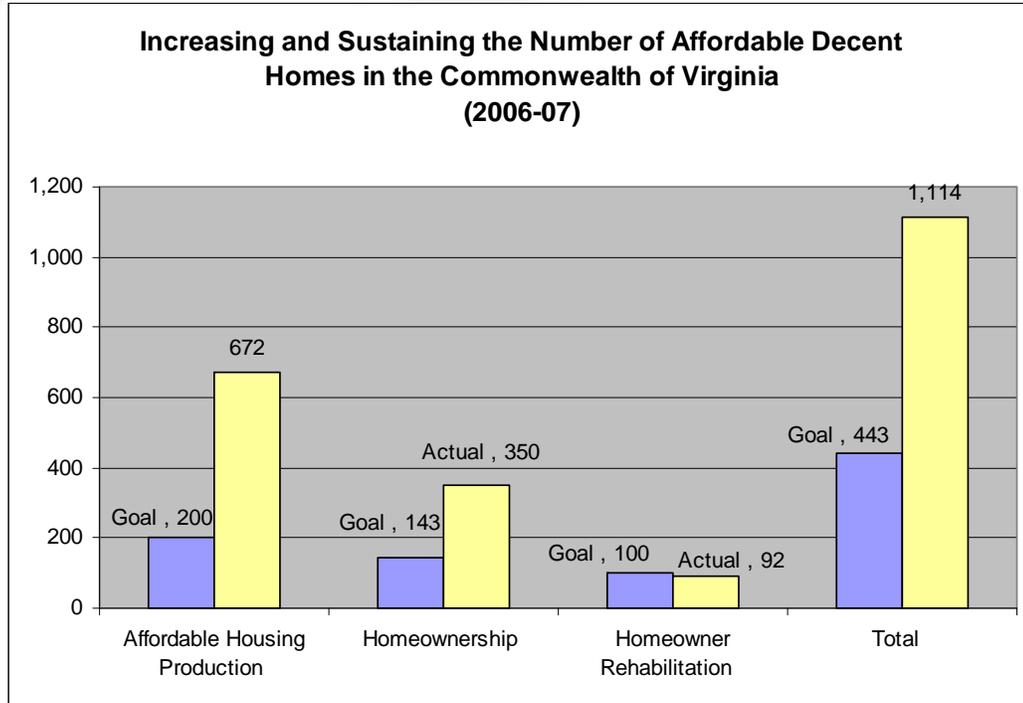
DHCD's HOME 2007-08 Allocations

Anticipated Resources	
DHCD's 2007 HOME Allocation	\$ 13,498,170
Anticipated Program Income	\$300,000
Reprogrammed Administrative Funding	\$1,500,000
American Dream Downpayment Initiative (ADDI)	\$274,384
Total	\$15,572,554
Affordable Housing (housing development)	\$4,000,000
Special Needs Housing	\$2,000,000
Homeownership (including ADDI)	\$3,462,554
Indoor Plumbing and Rehabilitation	\$5,000,000
Community Integration Pilot	\$100,000
CHDO Operating	\$100,000
HOME Match	\$600,000
State Administration	\$310,000
Total	\$15,572,554

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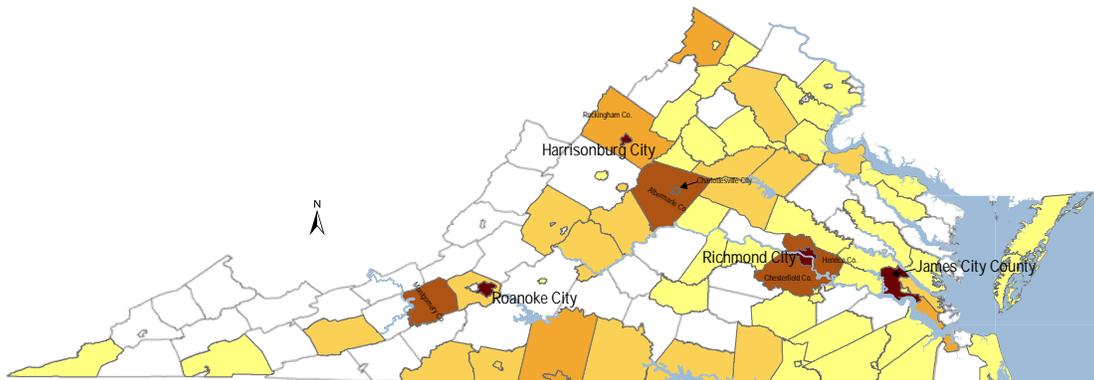
DHCD's HOME Investment Results



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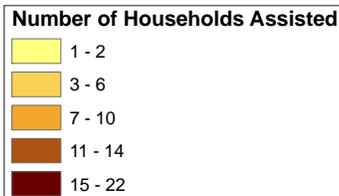
Virginia Homeownership Down Payment Assistance Program - Number of Households Assisted

Households Assisted Between July 1, 2006 and June 30, 2007



Ten Locations With Greatest Number of Households Assisted

Jurisdiction	Households Assisted	Average Cost
1. Roanoke City	22	\$11,091
2. Richmond City	21	\$11,541
3. James City County	18	\$14,052
4. Harrisonburg City	18	\$15,982
5. Henrico County	14	\$9,773
6. Charlottesville City	14	\$20,147
7. Albemarle County	13	\$17,236
8. Montgomery County	13	\$10,672
9. Chesterfield County	11	\$11,858
10. Rockingham County	10	\$12,966



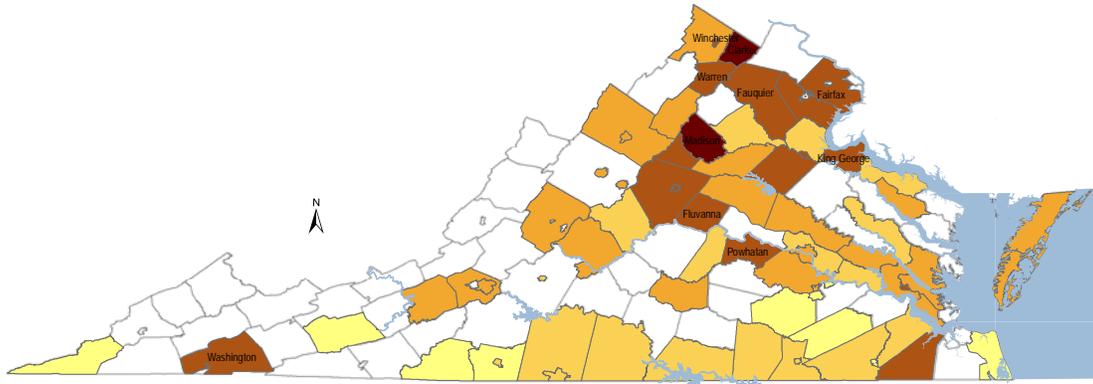
* "Households" refers to income-eligible, first-time homeowners assisted



Modified January 28, 2008

Virginia Homeownership Down Payment Assistance Program - Average Costs

Average Estimated Cost Per Household Assisted Between July 1, 2006 and June 30, 2007



Ten Locations With Highest Average Cost Per Household Assisted

Jurisdiction	Average Cost	Households Assisted
1. Clarke county	\$40,800	1
2. Madison county	\$34,300	1
3. King George county	\$25,933	3
4. Fauquier county	\$24,877	5
5. Fluvanna county	\$22,600	1
6. Powhatan county	\$21,232	1
7. Fairfax county	\$20,943	2
8. Winchester city	\$20,726	1
9. Warren county	\$20,394	1
10. Washington county	\$20,270	1

Average DPA Project Cost

\$40 - \$3,700
\$3,701 - \$9,800
\$9,801 - \$16,000
\$16,001 - \$26,000
\$26,001 - \$43,000

* "Households" refers to income-eligible, first-time homeowners assisted



Modified January 28, 2008



Recent Program Changes

- ▣ Restructuring of the recapture requirement (effective July 1, 2007)
 - ▣ The original amount of HOME funds received at the initial purchase of the house will be due and payable in full to DHCD if there is a refinance or sale of the property during the affordability period
- ▣ Enforcement of the "close-out document" requirement
 - ▣ Hold close-out administrative portion until documents received

Please give us your feedback on these changes.



Possible Program Changes

- ❑ Encouraging post counseling components
- ❑ Encouraging foreclosure prevention training
- ❑ Northern Virginia service gap (RFP process)

Please give us your feedback on these changes.



Additional Information

Input Session Schedules

- **HIP/HOPWA** – 12/4/07, 12/10/07, and 12/11/07
- **ESG/SSG** – Week of 1/14/08 – 1/21/08
- **Weatherization/LIHEAP** – 1/16/08
- **Emergency Home Repairs** – 1/16/08
- **Affordable Housing, Special Needs Programs, and Homeowner Assistance** – 1/31/08, 2/5/08, 2/12/08, 2/13/08, and 2/14/08

Online Survey

- This survey will be made available on DHCD's website for continued input.