



Workforce Housing Investment Program

Southern Virginia Regional Housing Summit

October 9, 2025





Agenda

- Virginia Housing Overview
- Virginia Housing Community Impact Grants
- Workforce Housing Investment Program
 - Program Overview
 - First Round Awards
 - Second Round Details



Helping Virginians Attain Quality, Affordable Housing

Home empowers and helps grow communities so everyone can thrive.

Together, we're working to eliminate the affordable housing crisis. Affordable homes lead to successes that reach far beyond their property lines. By investing in the places where Virginians live, we're transforming our neighborhoods for the good of all.

About Virginia Housing

Created in 1972 by the Virginia General Assembly.

Mission: Help Virginians attain quality, affordable housing.

Address unmet rental needs of low-income and critical needs populations

Address state housing needs by working with delivery network

Strengthen first-time homeownership throughout Virginia



Get future projects ready:

- Community Impact Planning Grants
 - Market Analysis (\$20,000)
 - Area Planning
 - Project Planning
 - Market Assessment
 - Policy Study
 - Community Engagement (\$50,000)
- Rental Predevelopment Loan



Workforce Housing Investment Program Overview

- FY 25 Virginia Housing allocated \$15M for Middle Income Housing
 - Plan to repeat program for 5 years
- Supports NEW housing units for households in the 80-120% AMI range
 - Up to 150% AMI in rural areas
- Grants or Loan Subsidies
- \$3M max available per qualifying job announcement
 - \$5M for transformational projects over 500 jobs



Eligibility

- Applicants: Local governments, nonprofits, IDAs, EDAs, PDCs and other subdivisions of Commonwealth of VA
 - Can apply in partnership with private developers
- Location of new project must be within 30-minute drive of new job announcement from July 1, 2023- Time of Application
 - Non Distressed: 100 new jobs
 - Single Distressed: 50 new jobs
 - Double Distressed: 25 new jobs

(45-minute for rural localities)



Award Breakdown

Location	Eligibility	Match	Award	Local Match
Nondistressed locality	100 new jobs	1:1	10% of project cost	10% of project cost
Single-distressed locality	50 new jobs	1:2	13.4% of project cost	6.6% of project cost
Double-distressed locality	25 new jobs	1:4	16% of project cost	4% of project cost

- Max VH award per announcement is \$3M (\$5M for 500+ jobs)
 - Multiple projects can receive funding for the same announcement
 - VH Award + Locality Match will not exceed 20% of TDC
- Locality Match can be cash, land, buildings, waived fees, infrastructure, etc.
- VH Grant Funds cannot be used to fund infrastructure
- Rental Grants or Subsidies will be awarded at construction loan closing to the developer, homeownership grants will follow VH traditional grant system process

Gov. Youngkin announces
\$16.9M investment in
workforce housing,
Harrisonburg, Winchester
among recipients



Workforce Housing Investment Program

- Harrisonburg, Adaptive Reuse of office building into 81 apartments
- Washington County, Revolving Loan Fund to develop 268 single family homes
- Bristol, Revolving Loan fund to develop 48 for sale townhomes
- Winchester, 126 rental units
- South Boston, Rental and Homeownership
- Alexandria, 36 townhomes for sale
- Blacksburg, 26 rental units
- Suffolk, 90 rental units
- Wytheville, 10 rental units
- Danville, 41 Rental units





Changes for FY 26

- Rural: Localities eligible for USDA-RD Loans
- Drive time in rural areas increased to 45 minutes
- Local Match can come from local employers or philanthropic sources as well as other (Non-Virginia Housing) grants
- Rental Projects may use award as a grant and will not be required to utilize VH Permanent Financing
 - Must still review MDCRs
 - Affordability Requirements remain, must show how you will maintain compliance
- Scoring Rubric updates



Rental Projects

- Awarded rental projects will need to apply for VH rental financing once award is received.
- Receipt of Workforce Housing Funding does not guarantee permanent financing.
- <https://www.virginiahousing.com/partners/rental-housing/rental-housing-lending-process>



Rental Projects

Key Loan Application Requirements

- Application must be submitted through an approved mortgage broker
- Awarded projects can show the grant or subsidized portion of the loan in the project's loan application.
- Applications need to include an 85% complete set of plans and specs
- Must meet Virginia Housing Minimum Design and Construction Standards
 - Letter from Architect/Engineer Confirming
- Parking will be required for units on a 1:1 basis, any deviation will require an approved waiver



Rental Projects

- To determine income limits and rents for your locality in the 80-120% AMI range (150% where applicable):
 - <https://www.virginiahousing.com/partners/rental-housing/income-limits>
- Projects with commercial components must meet Virginia Housing's Mixed-Used/Mixed-Income requirements
 - QCT or locality action
 - At least 20% of units must be leased to households earning 80% or less of AMI
 - At least 10% of the units must be unrestricted
 - The majority of cost, income, and square footage must be attributable to residential uses



Homeownership

- Must meet Virginia Housing Income and Sales Price limits
- Eligible households may use other Virginia Housing programs including Down Payment Assistance Grant, Closing Cost Assistance Grant, and Plus Second Mortgage
- Use of Virginia Housing loan programs is strongly encouraged

Note: If grants are given to homeowner in form of a grant or subordinate mortgage (forgivable soft second with no monthly payment), must comply with all applicable mortgage requirements



Homeownership

- Locality Match requirements remain the same
- Maximum per unit Grants awarded:
 - Not distressed: **\$30,000**
 - Single distressed: **\$40,000**
 - Double Distressed: **\$50,000**

Scoring

FY 2026 Workforce Housing Investment Program Scoring		
Category	Criteria	Max Points
Affordability	Demonstrated affordability and monitoring for required compliance	Y/N
Job Announcement	Within 30 minutes (45 in rural) of qualified new job announcement with proper documentation	Y/N
Locality Match	See Handbook for required match	Y/N
Housing Plan	Demonstrated market need or locality commitment (Comp Plan, CEDS, etc) to housing in area	Y/N
Location and Community Impact		5
	Located in high-opportunity, revitalization area, on transportation line or near employment centers	5
	Proposed units demonstrate meaningful impact in community served (above minimum unit count or other impact)	5
Readiness to Proceed		10
	Site Control in Place	2
	Correct Zoning in place or underway	2
	Infrastructure in place (2) or fully designed and funded (1)	2
	Project Design complete (minimum 80% design complete)	2
	RENTAL: Project meets VH MDCRs (architect letter outlining deviations)	2
	HOMEOWNERSHIP: Marketing plan reach target consumers, lenders, realtors	2
Financial Feasibility and Leverage		10
	Financing Plan in place with commitment letters	4
	Leveraging other funding sources including local, state, federal grants and lending (must be awarded)	4
	Contingency plan clearly outlined with plan to address gaps	2

- Applications will be reviewed by cross agency team
- Looking for units to be complete within 2 years of award
 - For larger projects, at least some units ready for occupancy in that timeframe

Scoring(continued)

Local Match Source		10
	Cash investment/Land Donation	10
	Direct investment by private employer	10
	Local/Regional Trust Fund contribution	10
	Infrastructure Improvements (directly tied to development)	10
	Tax Increment Financing District (or similar)	8
	Below market sale of land/building for redevelopment	8
	Infrastructure Improvements (not directly tied to specific project)	6
	10 Year Full Tax Abatement	6
	Waived Fees (permitting, tap fees, applicaiton fees)	6
	Philanthropic Donations	6
	Additional Private Investment (Waived or decreased developer fees)	4
	Use of Students/Interns/Apprentices to gain experience	4
	10 Year Tax Abatement (Less than 100%)	4
	In-kind services provided by locality	2
Employer Participation		5
	Investment in project by local employers (Equity or land)	5
	Employer Assisted Housing Program developed	5
	Employer donating labor or materials	4
	Employers providing on site or supported resources (housing fairs, education) to employees to raise awareness	3
	Employer Letters of Support	2
	Employer including resource flyers in hiring packets, breakrooms, etc	1
Additional Points		10
	Expedited Local Permitting	2
	Innovative Partnerships	2
	Long Term Plan to address additional housing concerns	2
	Alignment with Program Objectives	4

What you can do now:

- Sign up for an account with www.VHDAgrants.com
 - Take advantage of our other planning grant opportunities!
 - Make sure current accounts are accurate with right contact information
- Identify potential current and future projects, partners and other funding sources.
- Visit www.virginiahousing.com/economicdevelopment to view program handbook, application sample, FAQs, scoring rubric, webinar recording, and other information
- Reach out with questions or to discuss potential projects in greater detail
 - Chris.McNamara@VirginiaHousing.com



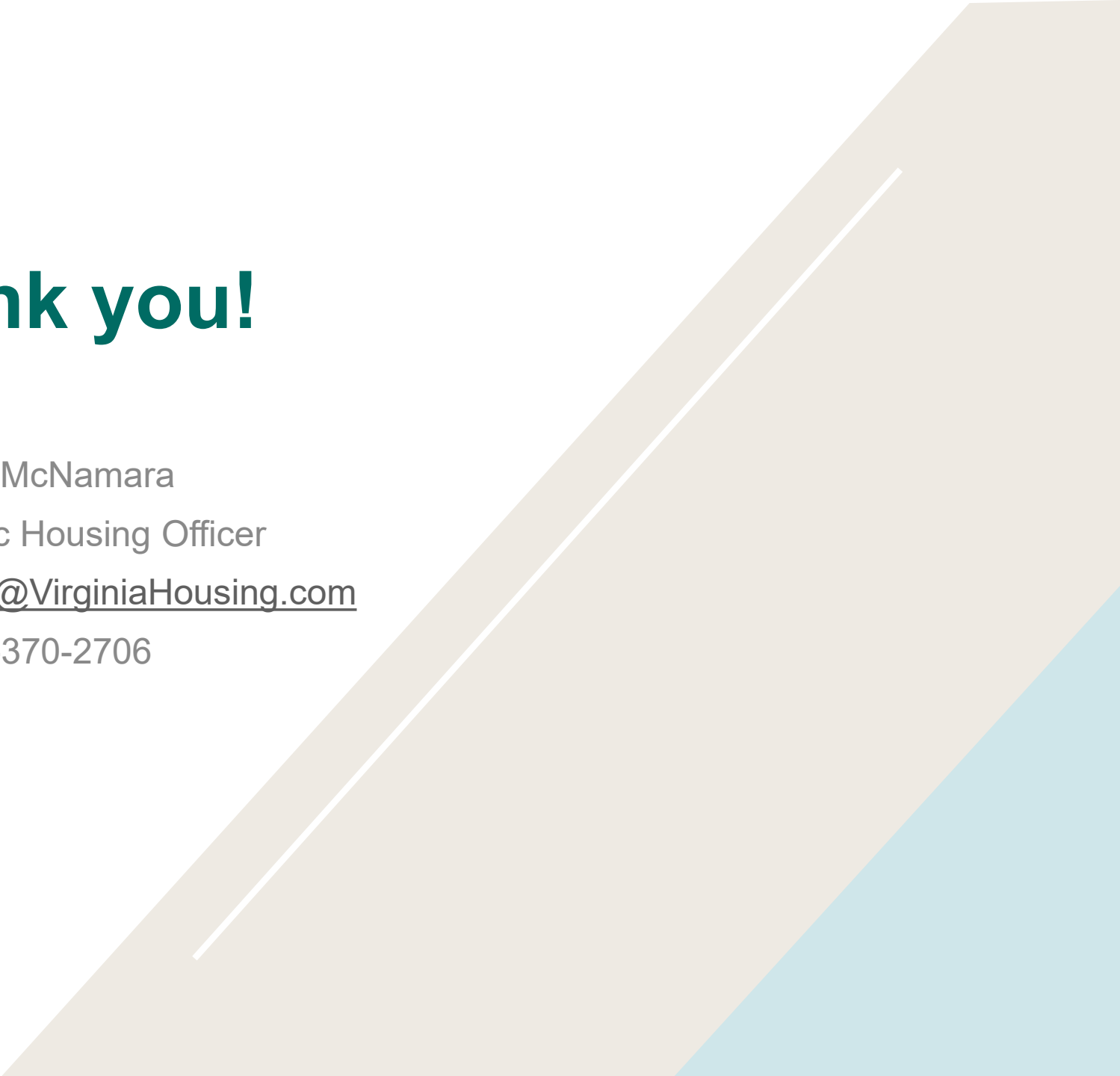
Thank you!

Chris McNamara

Sr. Strategic Housing Officer

Chris.McNamara@VirginiaHousing.com

804-370-2706

The slide features two large, diagonal stripes. A light beige stripe runs from the top right towards the bottom left. A light blue stripe runs from the bottom right towards the top left, overlapping the beige stripe.