



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

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MEMORANDUM

DATE: June 7, 2022
TO: Jeffrey Richardson
FROM: Stacy Pethia
RE: **Southwood Project Drawdown Request 4**
\$300,000

On August 25, 2021 Habitat for Humanity of Greater Charlottesville (Habitat) submitted a request for funding related to the Southwood Redevelopment Project Performance Agreement. The total amount requested equals \$600,000, which is to be disbursed upon the submission of documentation that Milestone B.1.f has been met. This milestone, and county staff approval status, are outlined below:

- *Milestone B.1.f*


Description: **Fiscal Year 2022 or later; \$600,000.** \$600,000 will be contributed to Habitat in Fiscal Year 2022 or later when Habitat provides written evidence to the satisfaction of the County Executive that Habitat has obtained actual donations, formal pledges, bank financing, and other forms of revenue, including revenues from parcel sales, when combined with the County's total contribution, to fund 95 percent (72) of 75 Habitat-built or Habitat-contracted ADUs within the Project.

Approval Status: Due to pandemic-related increases in the cost of construction labor and materials, Habitat estimates the total cost to construct 75 Habitat-built or Habitat-contracted Affordable Dwelling Units (ADUs) to be \$18.72 million (\$260,000/unit). To meet Milestone B.1.f, Habitat is required to submit documentation they have obtained funding, or pledges for funding, for at least 95% of this total amount (\$17,784,000), inclusive of the County's total contribution to the project. A breakdown of project funding secured, including private donations pledged, is provided in the table below.

Total cost to construct 75 ADUs:	\$18,720,000
95% of ADU construction costs:	\$17,784,000
Private donations (pledged and/or received as of May 2022)	\$13,201,021
Non-pledge gifts to capital campaign	\$1,366,464
Community Development Block Grant (CDBG)	\$1,000,000
Federal HOME Investment Partnership Program	\$1,250,000
HOME Community Housing Development Organization (CHDO)	\$118,524
Lot sales to Piedmont Housing Alliance	\$2,340,000
<i>County contribution</i>	
Cash contribution:	\$1,800,000
Property tax rebate:	\$1,400,000
Total funding received/pledged:	\$22,477,009

Based on the documentation provided, staff believes Habitat has met the requirements for Milestone B.1.f, and recommends County Executive approval of the disbursement of the \$600,000 request from Habitat for Humanity.

Approval



 County Executive



 Date