



City of Charlottesville
Application for Funding Interest

(all items must be completed)

1. Applicant Information

Organization/Applicant name:

Contact name:

Title:

Organization Address:

Phone:

Email:

2. Project Information

Project Name:

Project Location:

Project Description:

Explain the status of applicant's site control:

Purpose of requested funding: (check all that apply)

_____ New Construction

_____ Acquisition

_____ Rehabilitation

_____ Other: _____

Project type: (check all that apply)

- Multi-family
- Single family (detached)
- Single family (attached)
- Rehabilitation
- New Construction
- Acquisition
- Other: _____

Income restrictions on project (indicate proposed number of units meeting each Area Median Income (AMI) category):

- _____ Incomes up to 30% AMI
- _____ Incomes between 30% and 50% AMI
- _____ Incomes between 50% and 60% AMI
- _____ Incomes between 60% and 80% AMI
- _____ Unrestricted units (>80% AMI)
- _____ Total Units

Term of Affordability (indicate proposed number of units meeting each affordability term):

- _____ 5 - 10 years
- _____ 10 - 20 years
- _____ 20 - 30 years
- _____ more than 30 years
- _____ Total Units

3. Funding Requested

Provide total amounts requested during City fiscal budget year based on construction timelines (add more lines if necessary).

Funding Item	Funding Amount(s) Requested by Need During Fiscal Year				
	FY2023-2024	FY2024-2025	FY2025-2026	FY2026-2027	FY2027-FY2028

4. Project Proposal

Please provide following information as separate attachments to the application:

- 1. Project Description** -- Provide a description of the proposed project. Include: project type and location, short and long term goals, the population(s) to be served. Discuss plans for accessibility/adaptability, energy conservation and/or any green building components.
- 2. Demonstration of Need** -- Describe how the project contributes to the City of Charlottesville's housing goals.
- 3. Demonstration of Equity** – Describe how this project demonstrates and promotes equitable housing needs and economic opportunity for low-income residents in the City of Charlottesville.
- 4. Project Readiness** -- Provide evidence of: organizational experience and capacity to manage the project; pursue and acquire land, site control, required zoning variance and permitting (if applicable); financial commitments for the projects; community engagement plan (if applicable); resident relocation plan (if applicable); plans for preparation and coordination of necessary public meetings (if applicable).
- 5. Project Budget** -- Provide a detailed description of the proposed project budget showing sources and uses. The project budget shall clearly show the financial gap requiring the need for City funding, in addition to a clear description of the reason for the financial gap.

- 6. **Project Schedule** -- Indicate the proposed project schedule; timing of starting construction and completing affordable housing units; pre-development, anticipated pursuit and acquisition timeline, site control, zoning approval, financing and construction milestones (if applicable) to project completion.
- 7. **Experience** -- Provide a summary of similar activities completed by the organization and project team.
- 8. **Capacity** – Provide a detailed description to demonstrate the applicant’s administrative, financial and personnel capacity in relation to its ability to complete this project.
- 9. **Property Maintenance Management Plan** – Provide a summary of activities intended in order to maintain the completed project including, but not limited to, on-site management, 24-hour responsible contact, long-term maintenance budgeting, staffing capacity, etc.

Authorization:

Organization Name: _____

Project Title: _____

I, _____ certify that I am authorized to submit
(Authorized Organization Official – print name)

this application for funding interest to the City of Charlottesville. I certify that all information contained herein is accurate to the best of my knowledge. I understand that no funding is guaranteed.

Signature

Date

Title



*Application to the City of Charlottesville
Housing Development Project Investments (HDPI)*

PROJECT TITLE:
PARK STREET SENIOR APARTMENT

1. Project Description -- Provide a description of the proposed project. Include: project type and location, short and long term goals, the population(s) to be served. Discuss plans for accessibility/adaptability, energy conservation and/or any green building components.

Park Street Christian Church (PSCC) has partnered with Piedmont Housing Alliance (PHA) to pursue the development of *Park Street Senior Apartments*, an infill, affordable, senior housing community at 1200 Park Street in the city of Charlottesville. While PHA is the developer and applicant for City funding, each partner brings to the table a mission focused on serving broader community needs, including affordable housing for seniors (ages 55+) and individuals with disabilities. Although senior housing is the general intent, other residents under the age of 55 (living with a head of household 55 years or older) or disabled residents (not meeting the targeted age) will also be welcomed to further the project goals related to creating an intergenerational campus and addressing critical community needs. Piedmont Housing has demonstrated expertise in developing and managing high-quality affordable housing and in providing specialized resident-focused support services, currently managing 13 rental communities of which 8 communities cater specifically to seniors. Residents receive robust resident services that support housing stability such as financial counseling, eviction prevention support, food access, wellness programs, social activities and events that provide a sense of community, and established relationships with community partners, including the Jefferson Area Board for Aging (JABA) and Region Ten Community Services Board.

Park Street Senior Apartments will consist of 50 apartments. The unit mix includes 10 one-bedroom, 37 two-bedroom, and 3 three-bedroom apartments to be leased to individuals and households with incomes between 30% and 60% of the Area Median Income (AMI). Monthly rents will range from \$489 to \$1,650 based on the unit type and income restrictions for each unit. As the primary source of project financing, PHA will pursue 9% Low Income Housing Tax Credits (LIHTC) ensuring affordability for a minimum of 30 years. As a mission-driven nonprofit, it is our intention to maintain the property is affordable in perpetuity.

The project's site is one parcel at 1200 Park Street, north of the 250 bypass and adjacent to Cutler Lane, approximately one and a half miles north of downtown Charlottesville. It is 7.43 acres of land that was rezoned from R-1 (single-family residential) to Park Street Planned Unit Development (PUD) on January 18, 2022. Park Street Christian Church (PSCC) owns the property and has provided Piedmont Housing the option to lease approximately 3 acres for the development. PSCC was built in the 1960s and consists of two, one-story brick buildings occupying a prominent position at the top of Cutler Lane. PSCC has operated a preschool in the smaller building since 1998, while offices and church services, meetings, and

gatherings are in the main building. The site has ample open space and a sloped wooded area with a path that goes through the woods behind the existing buildings toward the Rivanna Trail at the bottom of the hill to the north of the property. The development of affordable housing on a wooded and open site in the Locust Grove neighborhood provides a unique opportunity to address Charlottesville City's affordable housing needs while taking advantage of the unique natural features and shared open space of the sloping landscape. This site-sensitive infill project recognizes the scale of adjacent homes; combines Church, Preschool, and new senior housing into an intergenerational 'campus'; reduces the visual impact of the building's size; and places the new apartments on the site to take advantage of the wooded area. An emphasis on connectivity and shared open spaces ensures the property will continue to be an active and integrated extension of the adjacent neighborhood.

Mindful of the impact of utility costs on the budgets of low-income households, and in the effort to achieve the highest level of energy efficiency and sustainability the project can afford, Piedmont Housing is aiming for project certifications from Enterprise Green Communities, the national standard for green-built affordable housing, as well as U.S. Department of Energy (DOE) Zero Energy Ready Homes (ZERH). We will also explore Passive House certification under the PHIUS Multifamily protocol, an extremely stringent design, construction, and verification practice that ensures durability, excellent moisture management, and significant energy reductions through passive strategies, including increased insulation, robust air-sealing, thoughtful mechanical specifications, and attention to detail. Designing to these standards will provide a higher quality building envelope and operational efficiencies that directly benefit residents through increased durability and reduced utility bills. Piedmont Housing will also pursue funding for a solar panel installation on all roofs to further project sustainability goals and reduce utility costs for residents. This effort will take place outside of the funding scope for the base building development.

Park Street Senior Apartments will set aside a portion of homes to meet the needs of residents with disabilities. The project will deliver 5 fully accessible, Section 504 homes for residents with physical impairments and 2 accessible homes for residents with sensory impairments. The remaining rental homes are targeted to meet or exceed Universal Design standards, the gold standard for adaptability.

2. Demonstration of Need -- Describe how the project contributes to the City of Charlottesville's housing goals.

Park Street Senior Apartments will produce 50 new, affordable apartments for lease specifically to low-income seniors and persons with disabilities, directly contributing to Charlottesville's housing goal of ***"increasing the ratio of supported affordable units to 15% of total housing units by 2025."*** The development plan addresses the major goals of the Charlottesville Comprehensive Plan with particular respect to housing, land use and environment, and addresses the need for greater affordability within our community, all while being sensitive to neighborhood context.

In the last couple of years, both the City of Charlottesville and the Thomas Jefferson Planning District Commission have commissioned housing needs assessments. The resulting data are dire. Regionally, over 11,000+ households are housing-cost burdened, with the large majority living in the urban center of Charlottesville and Albemarle County. Of this number, over 2,000 households in the urban core are severely cost burdened, paying more than 50% of their incomes towards housing costs. This burden falls disproportionately on households with incomes below 50% AMI, including elderly renters and homeowners who are struggling to find apartments they can afford or to maintain their aging homes.

Park Street Senior Apartments directly addresses the City's housing need through the provision of apartment homes that are affordable to senior citizens and residents with disabilities with household incomes at or below 60% AMI. By providing one-, two-, and three-bedroom homes, the development will accommodate those within these special needs populations who not only live alone but who may have dependents. High-speed internet service will be provided at no charge in each apartment. The project is also designed to allow residents to age-in-place with every unit, at a minimum, containing universal design elements. Moreover, high energy efficiency standards will ensure low energy costs, and public transportation may be accessed within a quarter of a mile of the site.

Residents will also benefit from Piedmont Housing's resident services programs, which includes multiple monthly food distributions and Eviction Prevention Program, managed by a Resident Services Coordinator. In addition, the development is less than a mile from Piedmont Housing's new Financial Opportunity Center which provides housing counseling and education services and resources to renters as well as prospective buyers and homeowners.

3. Demonstration of Equity – Describe how this project demonstrates and promotes equitable housing needs and economic opportunity for low-income residents in the City of Charlottesville.

For decades, a methodical and successive set of restrictive and destructive policies and decisions have stratified power and wealth by race in the Charlottesville-Albemarle region. Urban renewal, racial deed restrictions, biased lending practices, and other similar tools created and perpetuated two distinct localities – bucolic estates, pleasant cafes, and stately historic districts juxtaposed with crumbling communities devoid of pathways for upward mobility. The result that we live with today is an affordable housing crisis, adversely affecting thousands of low-income households. The housing market demand far exceeds supply, leading to high rents, long wait lists, and an overwhelming number of families spending grossly disproportionate amounts of their limited incomes on housing costs.

Park Street Senior Apartments will provide new, affordable apartments for seniors and persons with disabilities in a desirable, high-opportunity neighborhood that offers supportive amenities for low-income residents in the city of Charlottesville. The rental project will consist of 50 one-, two-, and three-bedroom apartment homes to serve household incomes between 30% and 60% AMI. Specifically, the affordable unit mix will be 5 homes at or below 30% AMI, 20 homes between 31% and 50% AMI, and 25 homes below 60% AMI.

Located in U.S. census tract 9, Park Street Senior Apartments will be located in a low-poverty community (5.6%) and within close proximity to numerous amenities, medical, and educational options. Within a quarter-mile, two bus stops provide convenient access to public transit. Within one mile of the site, residents will have access to public parks and recreation (Brooks Family YMCA, McIntire Park, Charlottesville Skate Park, and Greenleaf Park), and medical services (CVS Pharmacy, Charlottesville Health Department and Free Dental Clinic, and the Charlottesville-Albemarle Rescue Squad). Also, within a mile of the project are both private and public schools. Public schools include Burnley Moran Elementary, Walker Upper Elementary, Jackson Burley Middle, Murray High, and Charlottesville High Schools. The project's location will also provide convenient access to public transit with two bus stops located within a quarter-mile of the site. Numerous economic/employment opportunities are located in an industrial zone that stretches a quarter to a full mile of the site, at Harris Street, west of McIntire Road. Moreover, the site is only a mile from a local job center in downtown Charlottesville and surrounding downtown businesses, two miles from UVA grounds, less than three miles from the major commercial

corridor of Route 29, and close to Sentara Martha Jefferson Medical Campus, State Farm Insurance, and Peter Jefferson Place Business Park in Pantops.

Based on experience with our other senior-focused properties, only a small percentage of future senior residents will likely seek outside educational or employment opportunities. However, one of the mission-aligned goals of the Park Street site itself is to build a relationship between their existing, onsite preschool operated by PSCC (serving children ages 1-5) and future seniors in the new affordable housing development. PHA and PSCC are jointly approaching the adjacent location as an opportunity to provide mentoring/grandparenting for the children in the childcare center and youth engagement/volunteering for the seniors in the housing community.

Park Street Senior Apartment residents will also benefit from Piedmont Housing's resident services program, which includes multiple monthly food distribution and Eviction Prevention Program, managed by a Resident Services Coordinator, and the development is less than a mile from Piedmont Housing's new Financial Opportunity Center.

4. Project Readiness – Provide evidence of: organizational experience and capacity to manage the project; pursue and acquire land, site control, required zoning variance and permitting (if applicable); financial commitments for the projects; community engagement plan (if applicable); resident relocation plan (if applicable); plans for preparation and coordination of necessary public meetings (if applicable).

As an experienced affordable housing developer and property manager (detailed in our response to question 8), with demonstrated progress towards meeting project-readiness milestones, Piedmont Housing is poised for the successful development of Park Street Senior Apartments. Park Street Christian Church owns the property and has provided Piedmont Housing Alliance the Option to Ground Lease approximately 3 acres for the development. The Deed to Ground Lease will be executed when construction financing is in place.

Piedmont Housing led the effort to rezone the property for redevelopment in January 2022, engaging Timmons Group (engineer) and BRW Architects to design the project. The final site plan is currently under review by the City of Charlottesville. Development activities include leading planning and design efforts, community engagement, permitting, and submission of applications for project financing. Piedmont Housing will submit the project's LIHTC application in March 2023 with an anticipated reservation of credits in July 2023. Once LIHTC funding is secured, the development team will move forward with construction documents, permitting, and securing any remaining financing with the goal of starting construction in the first quarter of 2024. Construction is scheduled to take approximately 18 months with project completion and full occupancy anticipated by the end of 2025.

Funding for Park Street Senior Apartments will include Low Income Housing Tax Credits (LIHTC), coupled with other funding sources including DHCD Affordable and Special Needs Housing (ASNH) funding, HIEE funding (via ASNH), Charlottesville Affordable Housing Fund and/or ARPA allocations, and public housing and anticipated Project-Based Vouchers from the Charlottesville Redevelopment & Housing Authority (CRHA) and/or the Albemarle County Office of Housing. Specifically, Piedmont Housing financing application submissions include the following:

- LIHTC 9% Application - March 2023
- DHCD ASNH Application – March 2023
- Virginia Housing First Mortgage Application - August 2023
- Federal Energy Efficiency Funding - TBD
- City Affordable Housing Fund Application – Submitted November 2022

Further, the development team has engaged community members, City staff, and the City of Charlottesville Planning Commission in a series of meetings in order to identify and address potential issues. Piedmont Housing convened an initial community meeting for neighborhood residents on July 21, 2021 at Park Street Christian Church. Eight neighborhood residents attended the meeting, which provided an opportunity to introduce the project and receive additional feedback prior to entering the process mandated by the City. The project team then held an official community meeting at Charlottesville High School, and virtually, on August 10. Twenty-four people attended in-person. The Planning Commission work session followed on August 24, 2021 with a public hearing on December 14, 2021.

5. Project Budget -- Provide a detailed description of the proposed project budget showing sources and uses. The project budget shall clearly show the financial gap requiring the need for City funding, in addition to a clear description of the reason for the financial gap.

Piedmont Housing Alliance requests \$2,250,000 in funding from the City of Charlottesville for the Park Street Senior Apartments project. The table below presents the project’s Total Development Budget (sources and uses) for the project.

Sources

Tax Credit Equity	\$7,622,491
First Mortgage	\$3,815,000
City CIP Funds	\$2,250,000
Other Subordinate Loan(s)	\$1,000,000
Other Grants	\$919,978
Deferred Developer Fee	\$550,000
TOTAL	\$16,157,469

Uses

Acquisition	\$1,003,300
Construction	\$10,460,795
Architecture & Engineering	\$588,000
Owner’s Construction Costs	\$304,500
Professional Services	\$ 151,935
Financing Costs	\$1,194,480
Partnership Costs	\$92,400
Operating & Carrying Costs	\$47,250
Reserves & Escrows	\$314,809
Developer’s Fee	\$2,000,000
TOTAL	\$16,157,469

6. Project Schedule -- Indicate the proposed project schedule; timing of starting construction and completing affordable housing units; pre-development, anticipated pursuit and acquisition timeline, site control, zoning approval, financing and construction milestones (if applicable) to project completion.

The development team has thoughtfully planned the following milestone timeline and is confident in its ability to meet the milestones and adapt to any financing or construction delays. Once LIHTC funding is secured, the development team will move forward with construction documents, permitting, and securing any remaining financing with the goal of starting construction in the first quarter of 2024. Construction is scheduled to take approximately 18 months with project completion and full occupancy anticipated by the end of 2025.

Park Street PUD Zoning Approval	- Jan 2022
Execution of <i>Option to Ground Lease</i>	- Aug 2022
Site Plan Submission	- June 2022
Site Plan Approval	- Feb 2023
LIHTC Application Submitted to VH	- Mar 2023
ASNH & HIEE Application Submitted to DHCD	- Mar 2023
LIHTC Final Rankings Announced	- Jun 2023
LIHTC Reservation Documents Executed	- Jul 2023
Building Permit Application Submitted	- Jul 2023
First Mortgage Application Submitted to VH	- Aug 2023
Building Permit Issued	- Jan 2024
Closings: Financing & Acquisition	- Mar 2024
Construction Start	- Mar 2024
Construction Complete	- Sept 2025
Lease Up Complete (Placed In Service)	- Dec 2025

7. Experience -- Provide a summary of similar activities completed by the organization and project team.

Since 1983, Piedmont Housing Alliance has been the go-to nonprofit affordable housing organization throughout the Charlottesville region, providing a continuum of resources: assisting more than 1,000 low-income households purchasing a home; supporting thousands more through financial counseling services; backing the financing and construction of over 100 affordable single family homes; financing the preservation, construction and rehabilitation of nearly 1,000 affordable rental homes; and currently managing nearly 700 affordable rental homes.

Piedmont Housing has been a certified Community Housing Development Organization (CHDO) since 1997 and currently manages 13 affordable housing communities. Previously completed projects include leveraging \$18 million for 181 homes of new rental housing development and rehabilitation of existing homes, between 2015 and 2018. In 2015, Piedmont Housing provided \$1,079,029 for the rehabilitation of 30 rental homes of affordable housing, reserved for low-income seniors, in the rural community of Crozet. In 2016, as a CHDO and nonprofit partner to enable Low Income Housing Tax Credit (LIHTC) financing, acting as a primary conduit for project financing for land acquisition Piedmont Housing provided \$950,000 and was a development partner on a \$10.7 million housing project that created 54

homes for low-income seniors. In 2017, Piedmont Housing leveraged \$6,273,332 for the acquisition and rehabilitation costs for an additional 97 homes in Albemarle County.

Piedmont Housing has several affordable housing developments in its pipeline:

- Hickory Hope Apartments, a 121-unit affordable housing community for households with incomes from below 30% up to 80% AMI, was successfully allocated LIHTC credits in June 2021. This three-building project is financed via a combination of 9% LIHTC, 4% bonds, National and Virginia Housing Trust Fund dollars, and Housing Innovations in Energy Efficiency (HIEE) grant dollars. The project was granted 8 Project Based Vouchers (PBVs) by Albemarle County. The Subsidy Layering Review is underway, and construction is slated to begin spring 2023. The project is located in the larger Southwood Community redevelopment area, a community-led redevelopment of a trailer park south of Charlottesville, which is being master planned and developed by Habitat for Humanity of Greater Charlottesville.
- MACAA Redevelopment, an affordable, 66-unit apartment and 20-unit homeownership development to serve households with incomes at 30%, 50%, and 60% AMI. The redevelopment of the Monticello Area Community Action Agency (MACAA) site is a partnership between Piedmont Housing, MACAA, Habitat for Humanity of Greater Charlottesville and the Piedmont Community Land Trust. A small number (8) of market rate townhomes will also be development. Space for MACAA to operate a Head Start preschool program will be provided in one of the apartment buildings.
- Currently, construction is underway on Phase I of the redevelopment of Friendship Court Apartments, a Project-Based Section 8 subsidized apartment complex serving 150 families in Charlottesville. Phase I of redevelopment includes one-for-one replacement of 46 of the existing Project-Based Section 8 homes, as well as 60 additional new homes serving households ranging from 30 to 80% AMI. Project funding includes LIHTC equity, Virginia DHCD ASNH funds, and City of Charlottesville funding. The Phase I project will be completed October 2023. By the end of all four phases in 2029, all 150 existing Section 8 subsidized homes will be replaced, and an additional ~300 new homes will be added to create a tiered-income community model serving households from below 30% AMI up to 80% AMI. All homes will be protected with long-term affordability restrictions.

8. Capacity – Provide a detailed description to demonstrate the applicant’s administrative, financial and personnel capacity in relation to its ability to complete this project.

Piedmont Housing has strong administrative, financial, and personnel capacity to successfully complete this project. Our experienced Real Estate Development team includes:

- Executive Director, Sunshine Mathon: Sunshine has 15+ years of experience in the affordable housing arena and is responsible for all aspects of project development including: planning, leveraging resources, underwriting, pipeline development, relationship-building, and partnership management. He was specifically hired to oversee the Friendship Court redevelopment and to develop a strong pipeline of future projects, including finding public and private funding sources, and developing strong partnerships with elected officials, partner agency nonprofits, and planning agencies to successfully structure a complex, community-responsive, economically

viable strategy for redevelopment. Prior to joining Piedmont Housing, Sunshine was Director of Real Estate Development for Foundation Communities in Austin, Texas. During his 10-year term, he had oversight of \$200 million in sustainable, affordable housing development including over 1,000 homes. He is well-versed in gathering and supervising integrated teams of staff, architects, engineers, contractors, and consultants through all phases of development, and his management of contractors includes adherence to strict funding-driven construction schedules and budget. Sunshine's experience also includes an inclusive community focus, as well as the development of services such as an early childhood center for affordable housing residents. He holds a Master's in Architecture from the University of Texas, Austin.

- Senior Real Estate Development Manager, Mandy Burgage: Mandy joined Piedmont Housing in 2020 with 13 years of planning and development experience in the Charlottesville area. Mandy most recently managed land development and entitlement activities for Habitat for Humanity of Greater Charlottesville, including the successful rezoning of Southwood Mobile Home Park, a resident-led, master planned trailer park redevelopment with a commitment to resident non-displacement. Prior to Habitat, Mandy worked in the public sector as a senior land use planner. She currently oversees due diligence, entitlement, design coordination, and permitting efforts on multiple projects.
- Real Estate Development Manager, Ernecia Coles: Ernecia joined Piedmont Housing in March 2022 bringing 15+ years of experience in community engagement and organizing, creative placemaking, property and asset management, and affordable housing development. She served as Executive Director of the Danville Neighborhood Development Corporation where she partnered with local government and foundations to develop resident-led neighborhood revitalization strategies, home improvement programs, and the Danville Land Bank. As Executive Director of Northside Community Housing in St. Louis, she raised over \$32.5 million in multi-layered financing for affordable residential and mixed-use real estate development. Ernecia holds degrees from the University of Virginia and Washington University.
- Chief Financial Officer, William Bush: Bill has 11 years of experience leading financial operations for real estate development and management companies. Prior to joining Piedmont Housing in 2016, Bill worked for 4.5 years as Comptroller for Park Properties Management, a for-profit affordable housing property management firm. Prior to Park Properties Management, he served as Controller for Virginia Oil Company where he managed all aspects of the finance department overseeing a 50 million dollar operation. Prior to Virginia Oil, Bill was audit manager for the public accounting firm Robinson, Farmer, Cox Associates. He is a 1990 graduate of Virginia Tech, where he majored in Accounting. He is a Certified Public Accountant and member of the Virginia Society of Certified Public Accountants.

9. Property Maintenance Management Plan – Provide a summary of activities intended in order to maintain the completed project including, but not limited to, on-site management, 24-hour responsible contact, long-term maintenance budgeting, staffing capacity, etc.

Alliance Management, the property management subsidiary of Piedmont Housing Alliance, will oversee operations, provide Low Income Housing Tax Credit (LIHTC) compliance services, and coordinate residence maintenance and services. Their current management portfolio includes 13 communities with almost 700 apartment homes in both urban and rural areas of our Central Virginia region. All of the

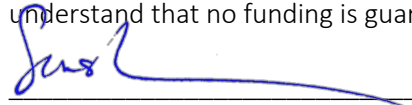
communities within the current portfolio were developed through the LIHTC program and are therefore subject to LIHTC compliance requirements. Alliance Management is well versed in the program requirements and each community is currently in good standing with Virginia Housing and the IRS which monitors LIHTC compliance. As part of financing compliance and best practice operations, Alliance Management has developed strong, long-term asset management practices, including property-specific, capital improvement budgeting for use of the property's Replacement Reserve. Alliance Management also provides on-site management and residents have access to a 24-hour maintenance service number for emergencies. Typical after-hour emergencies include no heat or air conditioning above/below certain outdoor temperatures, water/plumbing leaks, sewer back-up, and a broken exterior lock or window.

Alliance Management's community management team is led by Sara Lewis-Weeks, Director of Property Management, a seasoned affordable housing property management professional experienced with LIHTC, HUD, HOME, and RD. She also holds HCCP, COP, and AHM certifications. The management team comprises over 23 property management and maintenance professionals at 13 apartment communities, and a Resident Services Coordinator. The majority of community management staff holds certifications as occupancy specialists and all, including maintenance staff, participate in annual Fair Housing Certified Trainings. In addition, Piedmont Housing Alliance has its own, in-house Compliance Department. The management team continuously maintains and builds its capacity through Virginia Housing trainings, local apartment council trainings, as well as individually skilled trainings. Moreover, a close working relationship is maintained with local educational outlets such as Piedmont Virginia Community College (PVCC), Charlottesville-Albemarle Technical Education Center (CATEC), R.E. Michaels, and InspiringHR.

Authorization:

Organization Name: Piedmont Housing Alliance
Project Title: Park Street Senior Apartments

I, Sunshine Mathon, certify that I am authorized to submit this application for funding interest to the City of Charlottesville. I certify that all information contained herein is accurate to the best of my knowledge. I understand that no funding is guaranteed.



Signature

11/30/2022

Date

Executive Director _____

Title