



Catholics for Housing, Inc.

Volume 11, Issue 2 **Increasing Affordable Housing Opportunities in Northern Virginia Since 1979** **March 2008**

Linton Hall Manor Touted Success

Linton Hall Manor is being touted as a resounding success by all those involved – the homeowners, the contractors, Prince William County and CFH Board and Staff.

The vision of providing workforce housing to first-time homeowners became a reality in 2007 with the completion of Linton Hall Manor. Catholics for Housing (CFH) constructed 19 town homes serving Prince William County (PWC) employees. Although the program had been in development for several years, 2007 brought CFH to the point of marketing the project to the County workforce. CFH hosted seminars to distribute information and application packets for the project to interested PWC employees.

A snowy Valentine’s Day 2007 found many of the applicants and County officials at the McCoart



County Complex where the lottery was held to determine the order in which the 32 eligible applicants

would have the opportunity to write a sales contract with the builder, NV Homes. As each potential first-time homeowner’s name was announced, there were sighs of relief and squeals of joy, especially from the families

whose names were among the first 19.

Between February 14 and April 18, 2007, 19 sales contracts were ratified and each potential


homeowner was busily securing financing. CFH received an allocation of SPARC (Sponsoring Partnerships and Revitalizing Communities) funding from VHDA (Virginia Housing Development Authority) for

See pg. 4 - Linton Hall

CFH Acquiring 7 Units in Arlington

The purchase contract is in place to buy 7 Community Benefit Units (CBU) from the Athena Group, owner of The Grove of Arlington. The 7 CBU’s are all leased to low and moderate-income households and are required to remain as CBU’s for 40 years. Acquiring the 7 units at The Grove provides the opportunity for CFH to maintain the units as affordable and to provide much needed affordable housing opportunities in Arlington.

The Grove is a condo-conversion project with most units having been totally renovated. The tenants will be re-qualified on an annual basis in accordance with Arlington’s CBU guidelines. The Grove is a welcomed asset for Catholics for Housing. The CFH Staff is looking forward to meeting and working with the tenants at The Grove of Arlington.

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*Thoughts
from the
Executive Director*



With the advent of this spring's newsletter, the first words I should offer are those of thanks. Thank you to the partners, donors, vendors and the buyers who made Linton Hall Manor a reality. Second, I'd like to take a moment to welcome Linda Wright, our new administrative assistant and thank her for taking on the task of spearheading the production of the CFH newsletter and making it available on line. Whether you prefer a paper copy or would like to receive the newsletter on line, we are delighted that both opportunities are now possible. Please let us know your thoughts about the information we provide in the newsletter – we always are seeking ways to improve our communication with both those we serve and those who share in the CFH vision of decent affordable housing for all in need.

Chris



Left - Right:
Chris Johnston, CFH, Executive Director,
Susan Roltsch, Asst. County Executive and
Craig Gerhart, County Executive
visit a newly completed home at Linton Hall Manor

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- Church
- St. Mark Catholic Church

See pg. 3 - Donors

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- CFH General Support to create housing opportunities
- The Edie Streett Security Deposit Assistance Program
- The Ruth Sullivan Resident Enhancement Program
- The Virginia Ely Senior Rental Assistance Program

The Internal Revenue Service classifies Catholics for Housing, Inc. as a not-for-profit, 501 C (3) organization. Membership dues and contributions are tax-deductible in accordance with applicable law. CFH is committed both to the letter and spirit of applicable federal, state and local laws, codes and regulations concerning fair housing and non-discrimination.

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Donors - From pg. 2

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**Your Gift
Makes The
Difference!**



**Notes from
Program Manager**

With Linton Hall Manor virtually complete, CFH is turning its attention to other opportunities to provide workforce housing. The dramatic change in the housing market is providing CFH with a new strategy – working with developers and builders who have an inventory of unsold town homes and condos. CFH is currently awaiting the first letter of agreement with a local owner and is looking forward to meeting other owners with whom CFH can partner to provide housing opportunities for the local workforce.

Since Linton Hall Manor became a reality, CFH continues to receive calls from some of the 19 town home owners who have friends who would like an opportunity to purchase their own home. With that encouragement CFH is working to create the most effective way to meet this demand.

The Edie Streett Program was suspended from late December through February; i.e., more demand than funds. Through a grant from The Twinkling Eyes Foundation, this program has once again begun assisting families to move into permanent rental housing.

The Virginia Ely Senior Program is now assisting 45 senior households.

These seniors all praise the program and freely confirm that this program allows them to maintain their independence and their dignity. CFH has submitted a grant for FY 2009 and FY 2010 to the Fairfax County Consolidated Community Funding Pool, the major funding resource of this program. CFH expects the FY 2008 grant of \$109,250 to be increased.

It is only with your help that CFH can continue to provide on-going support for these programs. We thank you.

Karen DeVito
Program Manager



Catholics for Housing, Inc.

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Linton Hall from pg. 1

first mortgages and had received \$472,813 in Federal HOME funds through PWC to provide second mortgages for 8 potential buyers whose incomes did not exceed 80% of the Area Median Income as established by HUD. The second mortgages via the HOME funds are deferred, interest-free loans, repayable only if the homes are sold. The Office of Housing and Community Development of PWC was able to assist other homeowners through the VHDA HomeStride Program that provides a second mortgage at 5% interest with no payments until the fourth year of the contract.

April 18th found prospective homeowners and their families, County officials, CFH Directors and staff, contractors and PWC Supervisors on site for the groundbreaking ceremony. Sister Cecelia Dwyer of the Benedictine Sisters of Virginia dedicated Benedictine Way, the street on which the affordable town homes are located. By August, the first families were closing on their new homes and moving into Linton Hall Manor. The three-story town homes have a garage, 9-foot ceilings on the first floor, and 8-foot ceilings on the bedroom floor. All town homes are three-bedroom, two-

bath homes with carpeting, 48-inch kitchen cabinets and kitchen appliances. By October 4th, all 19 town homes were owner occupied.

Linton Hall Manor town home residents include 5 police officers, 1 fire and rescue tech, 1 parole officer, 1 Department of Social Services caseworker, 1 public school custodian, 1 teacher from Linton Hall School and 9 PWC public school teachers.

The new homeowners represent a variety of race/ethnic backgrounds, including African American, Hispanic, Middle Eastern, and Caucasian. Linton Hall Manor has provided a housing opportunity for 26 adults and 21 children.

The key to making this project a reality was the partnerships that were created throughout the development. One key partnership was with NV Homes, who built and sold the units at approximately \$100,000 below market rate. Creating affordable units that will

remain affordable was important to CFH; to realize this goal, an equity sharing formula was created and is part of each deed. Should any unit be sold, CFH will utilize funds from the equity formula to create homeownership opportunities for future buyers..

Other partnerships included the Benedictine Sisters of Virginia, VHDA, Angler Construction, Enterprise Foundation, Chevy Chase Bank, Prince William County and two settlement companies, who performed each closing for \$1.00, saving each first-time homeowner approximately \$350.00.

The program has provided 19 employees an opportunity to live near work, to take a step toward financial security through homeownership and has the potential of decreasing recruiting costs for the County.

Catholics for Housing is planning a celebration of Linton Hall Manor from Noon to 3 PM on Saturday, June 28th at Linton Hall Manor. Come to support Catholics for Housing and visit with the new homeowners. Check our web site for further details.

