

Vista 29

A new permanent supportive housing development in Albemarle County

SupportWorks Housing

Our Mission:

Our mission is to end homelessness by providing permanent housing and supportive services.

Our Work:

SupportWorks Housing brings together Virginia's best support specialists and most experienced property developers to end homelessness—and saves our community millions of dollars in the process.

Formerly Virginia Supportive Housing



Our Impact

In 2023, we served **1,672** individuals across our footprint:

640 of those individuals live in a building owned and operated by SupportWorks

541 participate in a scattered-site program

491 are served through Supportive Services for Veteran Families



Our Properties

Apartments for Single Adults, **686** Units

Apartments for Adults with Disabilities and Family Apartments, **40** Units



The Crossings at Fourth and Preston · 60 units

New Clay House · 80 units

Studios at South Richmond · 60 units

Bliley Manor · 8 units

Stratford House · 8 units

Cary Street Apartments · 4 units

Independence House · 6 units

James River Apartments · 14 units

Cool Lane Apartment · 86 units

Gosnold Apartments · 60 units

Cloverleaf Apartments · 60 units

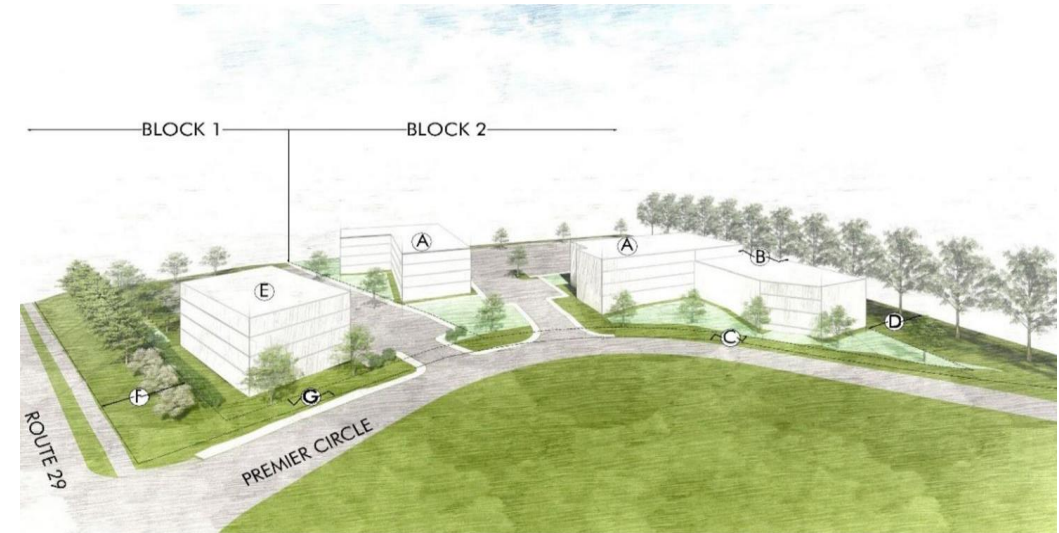
South Bay Apartments · 60 units

Heron's Landing · 60 units

Crescent Square · 80 units

Church Street Station Studios · 80 units

Vista 29: How it Began



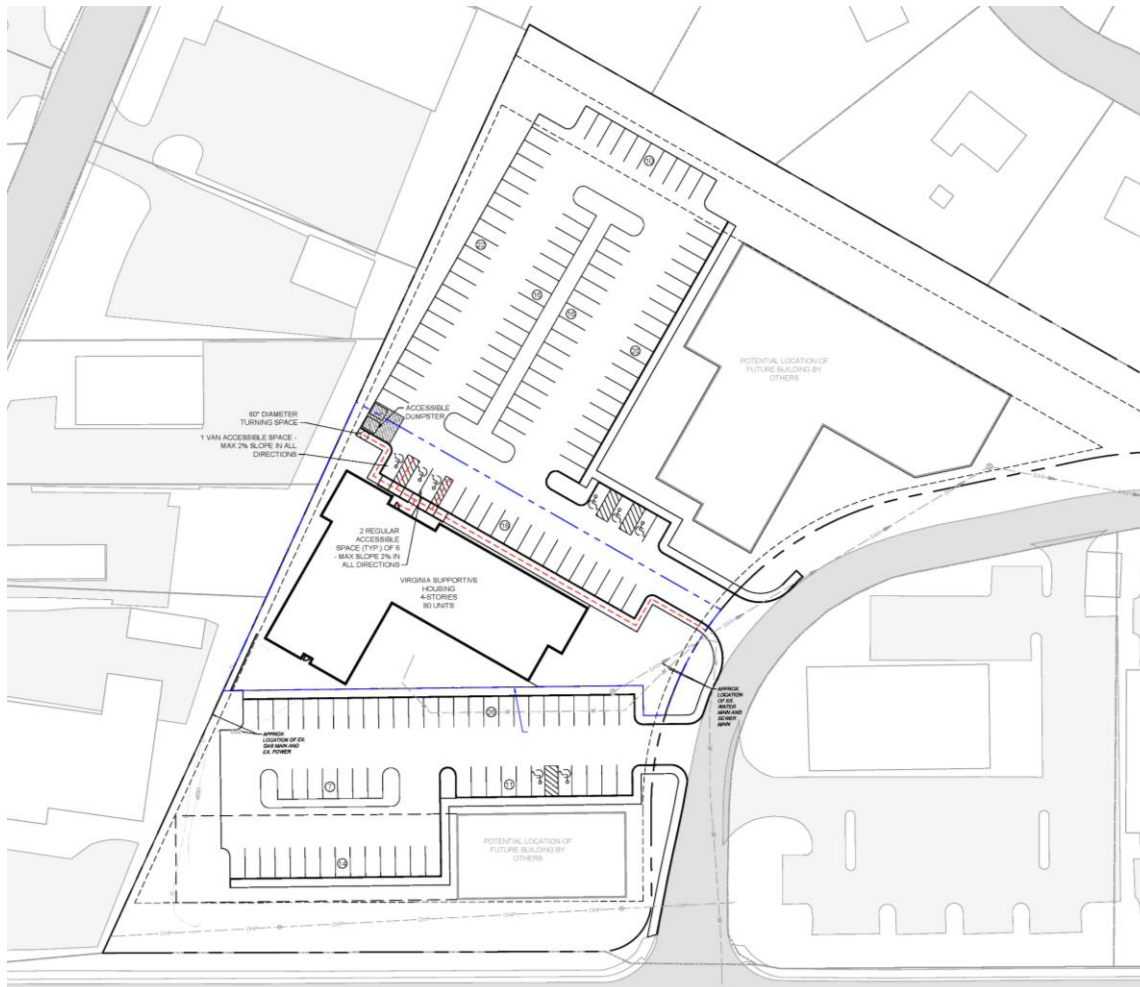
Charlottesville Area Community Foundation (CACF)
People and Congregations Engaged in Ministry (PACEM)
Piedmont Housing Alliance (PHA)
Thomas Jefferson Area Coalition for the Homeless (TJACH)
SupportWorks Housing (SWH, formerly VSH)

Vista 29: Community Details

- 80 apartment units
 - 77 studios and 3 one-bedrooms
 - 1 night monitor unit
- 12 fully accessible units and 2 units for individuals with sensory impairments
- Kitchenette with full size appliances and full bathroom
- 60% AMI or less
- 62 rental subsidies
 - 42 PBVs administered by ACOH
 - 20 Section 811s administered by Virginia Housing
- Extensive security system
- Off-street parking
- Community room
- Computer room
- Fitness room
- Laundry facilities
- Front desk, staffed 16 hours a day
- Staff offices for on-site property management and supportive services staff
- EarthCraft Certified with roof mounted solar panels



Vista 29: Milestones



2020

- Site identified
- Hire design team
- Initial zoning approval

2021

- Final zoning approval
- Fundraising
- Plans and Drawings

2022

- Fundraising, including rental subsidies
- Plans and Drawings, including ARB review
- General Contractor for pre-construction services
- Environmental review and initial HUD approvals

2023

- Fundraising, including rental subsidies
- Plans and Drawings, including ARB review and initial site plan review
- Environmental review and initial HUD approvals

2024

- Fundraising, including rental subsidies
- Construction Plans, including site plan review and building permit review
- HUD approval
- General Contractor selected
- Ceremonial groundbreaking

Vista 29: The Numbers

Acquisition	\$1,200,000
Hard Costs	\$17,713,501
Soft Costs	\$4,479,794
Reserves	\$1,133,882
Developer Fee	\$1,772,616
Total Cost:	\$26,299,793

LIHTC Equity	\$12,833,038
Solar Equity	\$28,459
45L Equity	\$327,967
Virginia Housing	\$1,646,500
VA DHCD HOME, NHTF, VHTF, HIEE, PSH	\$4,800,000
Albemarle County ARPA	\$2,400,000
Albemarle County AHIF	\$700,000
City of Charlottesville CIP	\$750,000
City of Charlottesville CAHF	\$186,722
HUD CDF Grant	\$500,000
TJPDC Grant	\$500,000
Charlottesville Area Community Foundation	\$500,000
Other Foundations	\$826,100
Deferred Developer Fee	\$301,007
Total Sources:	\$26,299,793



Vista 29: Next Steps

Phase 1: Vista 29

Construction: January/February 2025 – December 2026

Pre-Leasing: Summer 2026

Certificate of Occupancy: December 2026

Fully Leased: Early 2027

Phase 2: Piedmont Housing Alliance

Begin pre-development: 2027

Vista 29 brings us one step closer to ending chronic homelessness in Albemarle County and the City of Charlottesville.



Questions

Elizabeth Nice

Associate Director of Real Estate Development

enice@supportworkshousing.org

<https://supportworkshousing.org/>