

# FLHF making progress on affordable housing units

- Ike Parrish, editor
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## Organization hopes to break ground in the spring of 2024

The Fluvanna Louisa Housing Foundation (FLHF) progresses further toward the construction of two affordable housing projects in Louisa and Fluvanna counties. The nonprofit aims to break ground at the Louisa site in the spring of 2024, building 16 senior living units and nine two-bedroom dwellings to address the lack of affordable housing in the county. On Oct. 20, FLHF held a luncheon at Callie Opie's Orchard Restaurant to provide an update to community members and stakeholders and continue fundraising efforts. The luncheon was sponsored by Fulton Mortgage Company, Lake Anna Green, Blue Ridge Bank and Antioch Baptist Church. FLHF Executive Director Kim Hyland presented details on the projects, noting that the organization has received overwhelming support from the county and the community in its efforts to build affordable housing.

FLHF provides essential home repairs, handicap access ramps and financial education for income eligible residents while also maintaining several rental properties. The nonprofit has been helping residents in need for more than 30 years, but more recently has strived to take on some more ambitious projects – building affordable housing units for seniors and essential workers.

“We have a huge market gap of a lack of rental housing in this area that is affordable to the people that are here,” said Hyland.

The FLHF has estimated a \$4.2 million construction cost to build 25 units in Louisa County, located between Jefferson Davis Highway, Chalk Level Road and Resource

Lane near the Louisa County Resource Council. The project received approval from the Louisa County Board of Supervisors in August.

The 7.2 acres of land was donated to the FLHF by the county and the Cooke Foundation, while RK&K Engineering providing concept plans for both projects and assisted in the application process as the proposal made its way through the Louisa County Planning Commission and the board of supervisors. Louisa County will contribute \$775,000 toward the project. The sum was acquired by the county in 2022 through the Community Project Funding initiative, after Rep. Abigail Spanberger (7th District) secured the money in response to a county request.

Hyland noted that the funding will be used to acquire water and sewer access at the Louisa site.

Additionally, the nonprofit will make use of \$200,000 in Louisa HOME funds, \$312,000 in HOME-ARP funds and \$637,700 obtained by FLHF, while setting an auxiliary funding goal of \$250,000.

The development will include 16 one-floor, handicap-accessible senior living units available for individuals making under 60% of the county's average median income, equating to roughly \$36,000. Hyland said the foundation will prioritize seniors making under 30% of the average median income and those living in dilapidated households. The units are intended for residents aged 62 or older or handicapped individuals.

The other nine units are two-bedroom dwellings intended for essential workers who are already living in the county or working in Louisa but cannot afford to live in the county. The two-bedroom rentals are for families with a combined income that amounts to less than 80% of the average median income in Louisa, or \$55,000.

Hyland noted that FLHF will work with applicants to gear their rent toward their proof of income as opposed to market rate.

Essential workers include those employed in education, law enforcement, Fire and EMS, the service industry and employees of the county.

Many essential workers in Louisa commute from neighboring localities due to the lack of housing availability and rent costs over 30% of their annual income. Furthermore, the county's average household size is more than 2.5 and developers typically build three-to-four-bedroom houses, according to Hyland.

For more information on FLHF, visit [www.fluvannalouisahousing.org](http://www.fluvannalouisahousing.org).