



AFFORDABLE HOUSING SUCCESS STORIES

Linton Hall Manor New Homes for Hometown Heros



Location Prince William County, VA

Key Players

Project Leader: Catholics for Housing (CFH)

Development Partners: Angler Construction, NV Homes

The Opportunity The Linton Hall Manor community is located in a low-density area of Bristow, approximately seven miles from the City of Manassas, between Routes 28 and 29, with easy access to Route 66. Open land in this area is more abundant than in most other Prince William County jurisdictions, which makes it an ideal location for affordable housing development. Catholics for Housing purchased this 14.4-acre property from the Benedictine Sisters of Virginia in December 2002 at a below market rate.



Linton Hall Manor is an excellent example of how an investment in affordable housing is also an investment in the community. As a result of its development, committed Prince William County employees were given an opportunity to become homeowners in the area where they work, while the entire community kept some of its most important neighbors—the very people who provide priceless services such as educating children, ensuring clean public spaces, and keeping families safe and secure.

The Challenge Prince William County lacked home-buying opportunities for county workers.

Funding and Other Contributions The primary sources of funding for this project included a VHDA SPARC first mortgage financing award, Prince William County grant, and Federal HOME funds. Other important contributions were made by Chevy Chase Bank, Enterprise Homes and Enterprise Financial, Esquire Settlement Services, and NVR Settlement Services.

The Finished Product

Construction Type: Single-family townhouses

Number of Units: 19 affordable townhouses and 23 market-rate townhouses

Timing: Groundbreaking on April 18, 2007; townhouses all occupied by early October

Linton Hall Manor

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Income Requirements: Residents of the affordable units must earn no more than 80 percent of the area median income, adjusted for family size.

Residential Profile: The new homeowners include nine public school teachers, five police officers, one fire and rescue technician, one Department of Social Services caseworker, one parole officer, one school custodian, and one teacher from Linton Hall School. The diverse community of 26 adults and 21 children includes African American, Middle Eastern, Hispanic, and white residents.

Other Keys to Success

Positive Partnerships: This project demonstrates the results that can be achieved when organizations work together to create and maintain affordable units. One of CFH's many important partners was NV Homes, which built and sold the affordable townhouses at about \$100,000 below market rate.

Targeted Marketing to a Key Population: The proffer agreement with Prince William County required marketing for the first six months to target county police officers, fire and rescue technicians, municipal employees, public school teachers, and teachers at Linton Hall School. The project was introduced to the targeted groups through newsletters and notices with their payroll. CFH disseminated information and applications at five workshops.

Homeowner Financing Options: Since obtaining financing could present an insurmountable obstacle to some townhouse purchasers, CFH applied for and was awarded \$3.5 million in VHDA SPARC first mortgage financing. CFH also obtained more than \$472,000 in Federal HOME funds through Prince William County to be used as second trusts for qualified homebuyers. All but one buyer used the VHDA first mortgage funding and eight were income-eligible for HOME funds, which provided a deferred, zero-interest second trust, with no payments unless the property is sold. Ten purchasers used the county's allocation of VHDA HomeStride funds for down payment and closing cost assistance.

Education for New Residents: Residents were required to attend courses in money management, loans and mortgages, and homeownership before moving into their homes.

Restrictive Covenants: To prevent anyone from buying a unit solely to gain a windfall profit and to preserve the units as affordable, the deed of conveyance carried restrictive covenants providing the first right of refusal to CFH should an owner want to sell and establishing a declining sharing of profits based on the length of time the owner actually owned the home. All 39 applicants signed a statement acknowledging the restrictive covenants. At the time of purchase, each new homeowner had an immediate equity of approximately \$100,000.

