

## AFFORDABLE HOUSING EVALUATION

**Project Name:** Woodbrook Apartments

**Address:** TMP 04500-00-00-09000; 04500-00-00-091C0; 04500-00-00-091D0; and 04500-00-00-088B0

**Description:** Rezone approximately 7.202 acres from R-6 to Planned Residential Development for the development of an apartment building with up to 244 dwelling units.

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**Table 1: Housing Supply Reduction – Existing units to be removed or demolished by the project**

Fill out the following information for each unit taken out of use by the project. *This includes any housing units that may have already been demolished in advance of this project filing.*

| Unit Type                           | # of units | # of bedrooms/unit | Current rental (\$/month) or Sale price per unit | # HCV/PBV tenants? | # income-restricted units | Income level of restricted units (% AMI) <sup>1</sup> | Term of deed restriction (through mm/yy) |
|-------------------------------------|------------|--------------------|--------------------------------------------------|--------------------|---------------------------|-------------------------------------------------------|------------------------------------------|
| Single-family detached <sup>2</sup> | 1          |                    |                                                  |                    |                           |                                                       |                                          |
| Single-family attached <sup>3</sup> |            |                    |                                                  |                    |                           |                                                       |                                          |
| Multifamily <sup>4</sup>            |            |                    |                                                  |                    |                           |                                                       |                                          |
| Studio/efficiency                   |            |                    |                                                  |                    |                           |                                                       |                                          |
| One bedroom                         |            |                    |                                                  |                    |                           |                                                       |                                          |
| Two bedroom                         |            |                    |                                                  |                    |                           |                                                       |                                          |
| Three bedroom                       |            |                    |                                                  |                    |                           |                                                       |                                          |
| Four bedroom                        |            |                    |                                                  |                    |                           |                                                       |                                          |
| Five + bedroom                      |            |                    |                                                  |                    |                           |                                                       |                                          |
| <b>Total units removed</b>          | <b>1</b>   |                    |                                                  |                    |                           |                                                       |                                          |

<sup>1</sup> To be filled out only if any units are income-restricted

<sup>2</sup> Includes manufactured (mobile) homes

<sup>3</sup> Includes townhomes & duplexes

<sup>4</sup> Includes condominiums & apartments

**Table 2: Housing Supply Addition – New units in proposed project**

Fill out the following information for new housing units that will result from the project.

| Unit Type                           | # of units | # of bedrooms/unit | Current rental (\$/month) or Sale price per unit | # HCV/PBV tenants? | # income-restricted units | Income level of restricted units (% AMI) <sup>5</sup> | Term of deed restriction (through mm/yy) |
|-------------------------------------|------------|--------------------|--------------------------------------------------|--------------------|---------------------------|-------------------------------------------------------|------------------------------------------|
| Single-family detached <sup>6</sup> |            |                    |                                                  |                    |                           |                                                       |                                          |
| Single-family attached <sup>7</sup> |            |                    |                                                  |                    |                           |                                                       |                                          |
| Multifamily <sup>8</sup>            | 244        |                    |                                                  |                    | 67                        | 80%                                                   | 10 years                                 |
| Studio/efficiency                   |            |                    |                                                  |                    |                           |                                                       |                                          |
| One bedroom                         |            |                    |                                                  |                    |                           |                                                       |                                          |
| Two bedroom                         |            |                    |                                                  |                    |                           |                                                       |                                          |
| Three bedroom                       |            |                    |                                                  |                    |                           |                                                       |                                          |
| Four bedroom                        |            |                    |                                                  |                    |                           |                                                       |                                          |
| Five + bedroom                      |            |                    |                                                  |                    |                           |                                                       |                                          |
| <b>Total units proposed</b>         | <b>244</b> |                    |                                                  |                    | <b>67</b>                 | <b>80%</b>                                            | <b>10 yrs</b>                            |
| <b>Net gain/loss</b>                | <b>243</b> |                    |                                                  |                    | <b>67</b>                 |                                                       |                                          |

**Table 3: Compliance with Albemarle County policies**

List the policy objectives/strategies, or strategic priorities, addressed through this project.

| Policy                              | Objective, strategy, priority                                                                                                        |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Board of Supervisor Strategic Goals | <b>Quality of Life:</b> Encourage a vibrant community with economic and recreational opportunities that serve all community members. |
| Comprehensive Plan                  |                                                                                                                                      |

<sup>5</sup> To be filled out only if any units are income-restricted

<sup>6</sup> Includes manufactured (mobile) homes

<sup>7</sup> Includes townhomes & duplexes

<sup>8</sup> Includes condominiums & apartments

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Housing Policy      | <p><b>Objective 1:</b> Increase the supply of housing to meet the diverse needs of current and future Albemarle County residents.</p> <p><b>Strategy 1a:</b> Allow, encourage, and incentivize a variety of housing types (such as bungalow courts, triplexes and fourplexes, accessory dwelling units, live/work units, tiny homes, modular homes, and apartment buildings); close to job centers, public transit and community amenities; and affordable for all income levels; and promote increased density in the Development Areas.</p> <p><b>Strategy 2a:</b> Promote affordable and workforce rental housing development and preservation.</p> |
| Climate Action Plan |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Other (please name) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

**Narrative:**

*Describe the ways the proposed project supports Albemarle County's affordable housing needs.*

Applicant proposes providing 15% of the total residential units as affordable housing for a total of 37 affordable rental units. Units would be made affordable to households with incomes at 80% AMI, for 10-year period. This proffer is consistent with standard administrative practice.

Overall, Albemarle County needs to add approximately 8,518 affordable units to the housing stock by the year 2040 in order to meet current and future affordable housing needs. To meet this goal, the County will need to increase the affordable housing stock by 501 units per year for the next 17 years. The affordable units proposed in this project represent approximately 7% of the affordable housing units needed this year.

**Project Evaluation:**

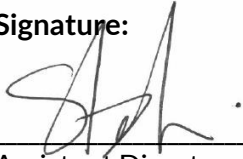
☐ This project has a small positive impact affordable housing needs in Albemarle County

☒ This project positively impacts workforce housing needs in Albemarle County

☐ This project has no impact on affordable or workforce housing needs in Albemarle County

☐ This project has a negative impact on the affordable or workforce housing stock in Albemarle County

Signature:

A handwritten signature in black ink, appearing to be 'S. H.', written over a horizontal line.

Assistant Director of Housing

8/21/2023

Date