

AFFORDABLE HOUSING EVALUATION

Project Name: Arbor Oaks Townes

Address: TMP 06100-00-00-03800

Description: Rezone approximately 0.96 acres from R-4 to R-15 with a gross & net density of 14.6 DUA with greenspace and amenity areas.

Project contact name: _____

Phone: _____

Email: _____

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) ¹	Term of deed restriction (through mm/yy)
Single-family detached ²							
Single-family attached ³							
Multifamily ⁴							
Studio/efficiency							
One bedroom							
Two bedroom							
Three bedroom							
Four bedroom							
Five + bedroom							
Total units removed	0						

¹ To be filled out only if any units are income-restricted

² Includes manufactured (mobile) homes

³ Includes townhomes & duplexes

⁴ 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) ⁵	Term of deed restriction (through mm/yy)
Single-family detached ⁶							
Single-family attached ⁷	14				2	60%-80%	10yrs or first sale
Multifamily ⁸							
Studio/efficiency							
One bedroom							
Two bedroom							
Three bedroom							
Four bedroom							
Five + bedroom							
Total units proposed							
Net gain/loss	14				2		

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	Infrastructure Investment: Prioritize, plan, and invest in critical infrastructure that responds to past and future changes and improves the capacity to serve community needs
Comprehensive Plan	

⁵ To be filled out only if any units are income-restricted

⁶ Includes manufactured (mobile) homes

⁷ Includes townhomes & duplexes

⁸ Includes condominiums & apartments

Housing Policy	<p>Objective 1: Increase the supply of housing to meet the diverse needs of current and future Albemarle County residents.</p> <p>Strategy 1a: 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>Strategy 2a: 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.

The applicant proposes providing two units of affordable housing, which is 15% of the total number of proposed units. The proposed pricing of the affordable units (80% AMI for for-sale units, and 60% AMI for rental units) is consistent with the recommendations in *Housing Albemarle*. The project site is located less than 1 mile from potential employment opportunities including The Shops at Stonefield, and near the No. 5 bus line, which is consistent with *Housing Albemarle* Strategy 1a.

Project Evaluation:

- ☒ This project positively impacts 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 'JH' with a period at the end, written on a light blue rectangular background.

Housing Policy Manager

6/27/2023

Date