

Original Proffers   X    
Amendment           

## PROFFER STATEMENT

ZMA No. **2025-00011**

Tax Map and Parcel Number(s): **056A2-01-00-05000**

Owner(s) of Record: **GREATER CHARLOTTESVILLE HABITAT FOR HUMANITY INC**

Date of Proffer Signature:   1/16/2026  

**0.603** acres to be rezoned from **R2** to **R4**

Greater Charlottesville Habitat for Humanity Inc, is the owner (the "Owner") of Tax Map and Parcel Number **056A2-01-00-05000** (the "Property") which is the subject of rezoning application ZMA No. **2025-00011**, a project known as "**5546 Three Notch'd Road Property**" (the "Project").

Pursuant to Section 33.3 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed below which shall be applied to the Property if it is rezoned to the zoning district identified above. These conditions are proffered as a part of the requested rezoning and the Owner acknowledges that the conditions are reasonable.

- 1. Residential units constructed on the site shall be Affordable Dwelling Units (ADUs) accessible to residents below 80% of area median income with affordability provisions guaranteed through 40-year deed restrictions.**
- 2. Any ADUs constructed and sold by Habitat for Humanity will be affordable to purchasers earning between 25% and 80% of the area median income with some combination of deed restrictions lasting a minimum of 40 years. These deed restrictions, at a minimum, shall reserve to the seller a right of first refusal in favor of Habitat, a forgivable final mortgage, appreciation sharing and/or other incentives. If during this 40-year period, the home sells without Habitat exercising its right of first refusal, Habitat will invest its share of the proceeds toward the construction of another ADU in the County of Albemarle within a two-year time period. The period of affordability shall begin on the date that the certificate of occupancy is issued by Albemarle County for each ADU.**

OWNER



By: **Dan Rosensweig**  
Title: **President & CEO**  
**Greater Charlottesville Habitat for Humanity Inc**