



ALBEMARLE COUNTY 2016 FOURTH QUARTER BUILDING REPORT

Community Development Department
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- I. Comparison of New Residential Dwelling Units (Table I & Chart A)
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KEY TO TYPES OF HOUSING REFERRED TO IN REPORT

SF	Single-Family (includes modular)
SFA	Single-Family Attached
SF/TH	Single-Family Townhouse
SFC	Single-Family Condominium
DUP	Duplex
MF	Multi-Family
MHC	Mobile Home in the County (not in an existing park)
AA	Accessory Apartment

Note: In Table III, the Town of Scottsville has been added as a Comprehensive Plan Area, and is considered in the Development Areas for tracking purposes. In previous years, activity occurring in the of the Town of Scottsville was grouped in the Rural Area 4 Comprehensive Plan Area. Only activity occurring in the section of the Town of Scottsville that lies within Albemarle County will be included in this report. (There were no permits issued for residential dwelling units, in the Town of Scottsville area, in the 2016 1st Quarter Building Report.)

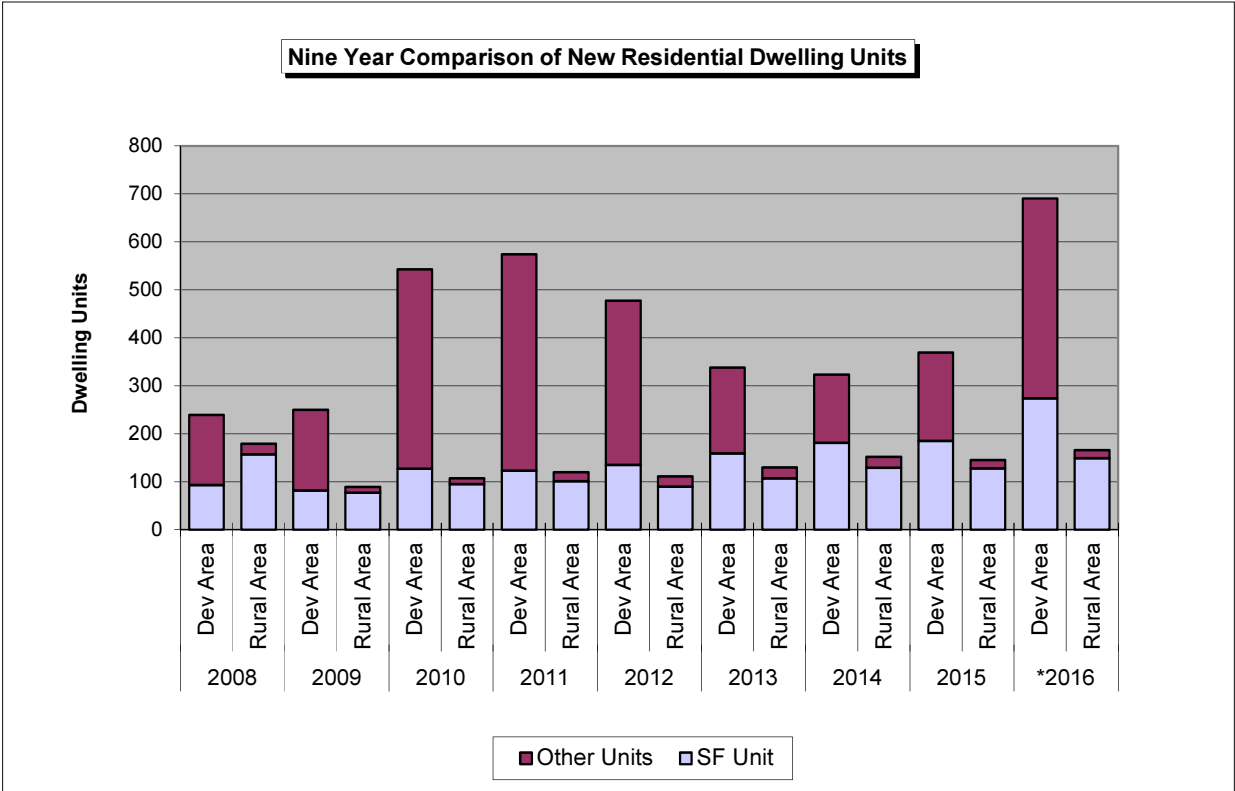
During the fourth quarter of 2016, 139 building permits were issued for 247 dwelling units. There were no permits issued for a mobile home in an existing park. There were no permits issued for the conversion of an apartment to a condominium.

I. Comparison of Residential Dwelling Units

Table I. Nine Year Comparison of New Residential Dwelling Units by Comprehensive Plan Development Area and Rural Area

Quarter	2008		2009		2010		2011		2012		2013		2014		2015		2016		2016
	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Totals
1st Quarter	78	49	38	20	91	24	372	26	70	25	102	26	89	30	90	15	92	31	123
2nd Quarter	86	53	71	26	65	27	58	29	310	25	110	37	83	36	79	51	266	40	306
3rd Quarter	47	47	50	30	358	23	82	37	47	28	71	41	90	48	144	38	127	53	180
4th Quarter	28	30	91	13	29	33	62	28	50	33	55	26	61	38	56	41	205	42	247
COMP PLAN AREA TOTALS	239	179	250	89	543	107	574	120	477	111	338	130	323	152	369	145	690	166	
YEAR TO DATE TOTALS	418		339		650		694		588		468		475		514		856		

Chart A. Nine Year Comparison of New Residential Dwelling Units by Comprehensive Plan Development Area and Rural Area



4th Quarter 2016

II. COMPARISON OF RESIDENTIAL DWELLING UNITS BY TYPE

Table II. Breakdown of New Residential Dwelling Units by Magisterial District and Dwelling Unit Type

MAGISTERIAL DISTRICT	DWELLING UNIT TYPE								TOTAL UNITS	% TOTAL UNITS
	SF	SFA	SF/TH	SFC	DUP	MF	MHC	AA		
RIO	8	2	12	0	0	0	0	0	22	9%
JACK JOUETT	2	0	1	0	0	0	0	0	3	1%
RIVANNA	23	0	9	0	0	0	0	1	33	13%
SAMUEL MILLER	21	0	3	0	0	0	0	0	24	10%
SCOTTSVILLE	8	0	0	0	0	109	0	0	117	47%
WHITE HALL	30	0	9	0	0	6	3	0	48	19%
TOTAL	92	2	34	0	0	115	3	1	247	100%

Table III. Breakdown of New Residential Dwelling Units by Comprehensive Plan Area and Dwelling Unit Type

COMPREHENSIVE PLAN AREA	DWELLING UNIT TYPE								TOTAL UNITS	% TOTAL UNITS
	SF	SFA	SF/TH	SFC	DUP	MF	MHC	AA		
URBAN NEIGHBORHOOD 1	0	0	0	0	0	0	0	0	0	0%
URBAN NEIGHBORHOOD 2	7	2	0	0	0	0	0	0	9	4%
URBAN NEIGHBORHOOD 3	14	0	9	0	0	0	0	1	24	10%
URBAN NEIGHBORHOOD 4	0	0	0	0	0	0	0	0	0	0%
URBAN NEIGHBORHOOD 5	6	0	0	0	0	109	0	0	115	47%
URBAN NEIGHBORHOOD 6	1	0	0	0	0	0	0	0	1	0%
URBAN NEIGHBORHOOD 7	0	0	1	0	0	0	0	0	1	0%
URBAN AREAS SUBTOTAL	28	2	10	0	0	109	0	1	150	61%
CROZET COMMUNITY	21	0	9	0	0	6	0	0	36	15%
HOLLYMEAD COMMUNITY	2	0	6	0	0	0	0	0	8	3%
PINEY MOUNTAIN COMMUNITY	1	0	6	0	0	0	0	0	7	3%
COMMUNITIES SUBTOTAL	24	0	21	0	0	6	0	0	51	21%
RIVANNA VILLAGE	4	0	0	0	0	0	0	0	4	2%
VILLAGE SUBTOTAL	4	0	0	0	0	0	0	0	4	2%
TOWN OF SCOTTSVILLE	0	0	0	0	0	0	0	0	0	0%
TOWN SUBTOTAL	0	0	0	0	0	0	0	0	0	0%
DEVELOPMENT AREA SUBTOTAL	56	2	31	0	0	115	0	1	205	83%
RURAL AREA 1	7	0	3	0	0	0	1	0	11	4%
RURAL AREA 2	8	0	0	0	0	0	0	0	8	3%
RURAL AREA 3	15	0	0	0	0	0	2	0	17	7%
RURAL AREA 4	6	0	0	0	0	0	0	0	6	2%
RURAL AREA SUBTOTAL	36	0	3	0	0	0	3	0	42	17%
TOTAL	92	2	34	0	0	115	3	1	247	100%

4th Quarter 2016

II. COMPARISON OF RESIDENTIAL DWELLING UNITS BY TYPE (continued)

Table IV. Breakdown of Residential Dwelling Units by Elementary School District and Dwelling Unit Type

SCHOOL DISTRICT	DWELLING UNIT TYPE								TOTAL UNITS	% TOTAL UNITS
	SF	SFA	SF/TH	SFC	DUP	MF	MHC	AA		
Agnor-Hurt	6	2	0	0	0	0	0	0	8	3%
Baker Butler	5	0	12	0	0	0	0	0	17	7%
Broadus Wood	3	0	0	0	0	0	1	0	4	2%
Brownsville	19	0	9	0	0	0	1	0	29	12%
Cale	7	0	0	0	0	109	0	0	116	47%
Crozet	8	0	0	0	0	6	1	0	15	6%
Greer	0	0	1	0	0	0	0	0	1	0%
Hollymead	0	0	0	0	0	0	0	0	0	0%
Meriwether Lewis	4	0	0	0	0	0	0	0	4	2%
Murray	5	0	3	0	0	0	0	0	8	3%
Red Hill	5	0	0	0	0	0	0	0	5	2%
Scottsville	1	0	0	0	0	0	0	0	1	0%
Stone Robinson	17	0	9	0	0	0	0	1	27	11%
Stony Point	10	0	0	0	0	0	0	0	10	4%
Woodbrook	1	0	0	0	0	0	0	0	1	0%
Yancey	1	0	0	0	0	0	0	0	1	0%
TOTAL	92	2	34	0	0	115	3	1	247	100%

III. COMPARISON OF ALL BUILDING PERMITS

Table V. Estimated Cost of Construction by Magisterial District and Construction Type

MAGISTERIAL DISTRICT	NEW RESIDENTIAL		*NEW NON-RES. & ALTER. RES.		**NEW COMMERCIAL & NEW INSTITUT.		FARM BUILDING & ALTER. COMM.		TOTAL	
	No.	Amount-\$	No.	Amount-\$	No.	Amount-\$	No.	Amount-\$	No.	Amount-\$
RIO	22	\$ 2,783,250	25	\$ 644,986	2	\$ 1,832,000	28	\$ 1,803,625	77	\$ 7,063,861
JOUETT	3	\$ 1,355,000	16	\$ 2,091,587	1	\$ 650,000	20	\$ 702,555	40	\$ 4,799,142
RIVANNA	32	\$ 9,654,480	26	\$ 1,152,630	0	\$ -	18	\$ 1,685,625	76	\$ 12,492,735
S. MILLER	24	\$ 11,887,121	28	\$ 2,701,542	0	\$ -	13	\$ 192,800	65	\$ 14,781,463
SCOTTSVILLE	10	\$ 17,038,003	27	\$ 760,587	4	\$ 9,429,904	34	\$ 3,745,637	75	\$ 30,974,131
WHITE HALL	48	\$ 11,662,413	39	\$ 2,168,629	0	\$ -	17	\$ 812,900	104	\$ 14,643,942
TOTAL	139	\$ 54,380,266	161	\$ 9,519,961	7	\$ 11,911,904	130	\$ 8,943,142	437	\$ 84,755,273

* Additional value of mobile homes placed in existing parks is included in the Alteration Residential category.

* Additional value of Single-Family Condominium Conversions is included in the Alteration Residential category.

* Additional value of condominium shell buildings is included in the New Non-Residential category. Additional permitting associated with the residential component of condominium shell buildings will be necessary and reported in other tables of the Building Report as permitting occurs.

** Additional value of mixed use buildings is included in the New Commercial category. Mixed use buildings are comprised of residential and commercial uses. Additional permitting associated with the residential component of mixed use buildings will be necessary and reported in other tables of the Building Report as permitting occurs.