

## AFFORDABLE HOUSING EVALUATION

**Project Name:** ZMA202300014 – Archer North

**Address:** TMP 04600-00-00-10800; 04600-00-00-10900

**Description:** Rezone project site from Planned Residential District (PRD) to PRD to decrease overall site density from 332 units to 280 units, change the type of residential units to be provide, revise the affordable housing component; revise the road network for public streets from Ashwood Blvd and Route 29; and revise the original site layout

**Project contact name:** Collins Engineering

**Phone:** \_\_\_\_\_

**Email:** scott@collins-engineering.com

**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>							
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>							

<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
Single-family detached <sup>6</sup>							
Single-family attached <sup>7</sup>							
Multifamily <sup>8</sup>							
Studio/efficiency							
One bedroom							
Two bedroom							
Three bedroom							
Four bedroom							
Five + bedroom							
<b>Total units proposed</b>	280				42		
<b>Net gain/loss</b>	280				42		

**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>Implement Housing Albemarle</b>
Comprehensive Plan	<b>Chapter 8-Objective 4:</b> Use Development Area land efficiently to prevent premature expansion of the Development Areas.

<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	<b>Strategy 12a:</b> Promote mixed-income development throughout the County's Development Areas.
Climate Action Plan	
Other (please name)	

**Narrative:**

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

The developer is proffering 15% of the total residential units as affordable housing reserved for households with income not to exceed 80% AMI. This consistent with the county housing policy at the time the application was submitted. Total number of affordable units to be provided is 42.

Alternatively, the applicant also proposes the potential provide a per unit cash payment in lieu of construction some or all of the affordable units. No specific per unit amount has been proposed; however, any cash in lieu payment received would be used to support future affordable housing projects or programs.

Overall, Albemarle County needs to add approximately 4,759 more 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 297 units per year for the next 16 years. The affordable units proposed in this project represent approximately 4% of the affordable housing units needed this year, depending on the correct number of units that could be provided under the existing zoning.

**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 'AH' with a period at the end, written on a light gray rectangular background.

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Housing Policy Manager

8/12/2024

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Date