

AFFORDABLE HOUSING EVALUATION

Project Name: ZMA202100008 – Old Ivy Residences

Address: TMP 06000000005100, 060000000024C0, 060000000024C1, 060000000024C3, 060000000024C4

Description: Rezone 5.52-acres (TMP 06000000005100) from R-1 (1 unit/acre) to the R-15 Residential (15 units/acre).

Rezone the approximately 1.8-acre portion of Tax Map Parcel 060000000024C1 that is zoned R-10 Residential (10 units/acre) to the R-15 Residential (15 units/acre). Amend the proffers of ZMA198500021 as they apply to Tax Map Parcels 060000000024C0, 060000000024C1, 060000000024C3, and 060000000024C4. Amend the concept plan and proffers of ZMA199600020 as they apply to Tax Map Parcel 060000000024C1

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	1						
Single-family attached ³							
Multifamily ⁴							
Studio/efficiency							
One bedroom							
Two bedroom							
Three bedroom							
Four bedroom							

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

Five + bedroom							
Total units removed	1						

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	65						
Single-family attached ⁷	101						
Multifamily ⁸	324						
Studio/efficiency							
One bedroom							
Two bedroom							
Three bedroom							
Four bedroom							
Five + bedroom							
Total units proposed	525				79	80%	
Net gain/loss	524				79*		

*Distribution of affordable units across the various housing types has not yet been determined.

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

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	Chapter 8-Objective 4: Use Development Area land efficiently to prevent premature expansion of the Development Areas. Chapter 8-Objective 5: Promote density within the Development Areas to help create new compact urban places.
Housing Policy	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 Strategy 12a: 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.

1. The applicant proposes constructing a variety of housing types including single-family attached and detached units, duplexes and town homes. Should the applicant offer some of these units types as affordable housing, this would provide much needed family-sized affordable housing in the county.
2. The applicant proposes to provide 15% of the total residential units constructed as affordable housing for households with incomes at 80% AMI for a period of 10 years. This is consistent with County administrative practices.
3. The project site is located near a number of employment opportunities and other community amenities, which is consistent with Strategy 1a of the housing policy.

Overall, Albemarle County needs to add approximately 9,010 housing units, affordable to households with incomes at or below 80% AMI, to the housing stock by the year 2040 in order to meet current and future affordable housing needs. After accounting for the 1,552 affordable units in the construction pipeline, the County will need to increase the affordable housing stock by 439 units per year for the

next 17 years. The affordable units proposed in this project represent approximately 18% of the affordable housing units needed this year.

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:



Housing Policy Manager

1/27/2023

Date