



ALBEMARLE COUNTY 2016 THIRD QUARTER BUILDING REPORT

Community Development Department
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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.)

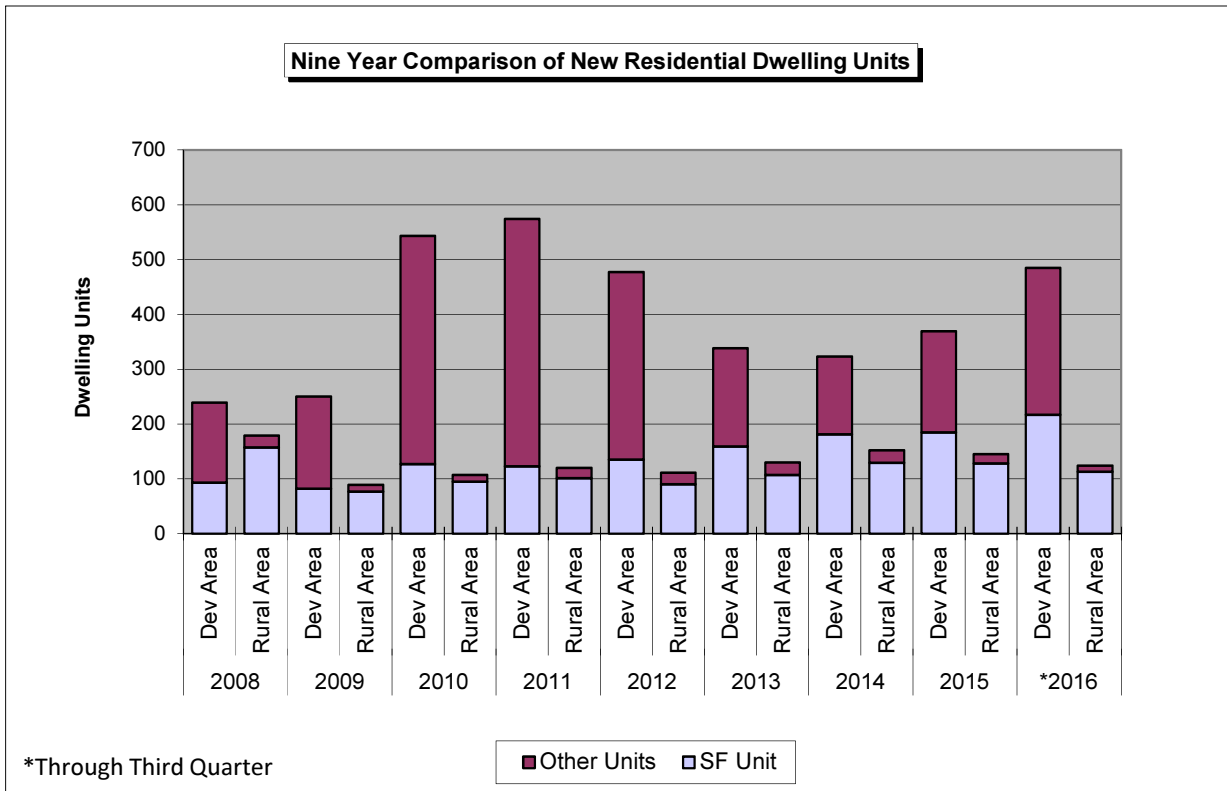
During the third quarter of 2016, 178 building permits were issued for 180 dwelling units. There were no permits issued for a mobile home in an existing park. There were no permits issued for the conversion of an apartment to a condominium.

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 Totals
	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	
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			0
COMP PLAN AREA TOTALS	239	179	250	89	543	107	574	120	477	111	338	130	323	152	369	145	485	124	
YEAR TO DATE TOTALS	418		339		650		694		588		468		475		514		609		

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



3rd 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	10	0	6	0	0	0	0	0	16	9%
JACK JOUETT	4	0	16	0	0	0	0	0	20	11%
RIVANNA	25	4	20	0	0	0	0	1	50	28%
SAMUEL MILLER	18	0	4	0	0	0	2	0	24	13%
SCOTTSVILLE	11	0	0	0	0	0	1	0	12	7%
WHITE HALL	54	0	3	0	0	0	0	1	58	32%
TOTAL	122	4	49	0	0	0	3	2	180	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	0	0	0	0	0	0	0	7	4%
URBAN NEIGHBORHOOD 3	12	4	20	0	0	0	0	1	37	21%
URBAN NEIGHBORHOOD 4	1	0	0	0	0	0	0	0	1	1%
URBAN NEIGHBORHOOD 5	2	0	0	0	0	0	0	0	2	1%
URBAN NEIGHBORHOOD 6	1	0	0	0	0	0	0	0	1	1%
URBAN NEIGHBORHOOD 7	1	0	16	0	0	0	0	0	17	9%
URBAN AREAS SUBTOTAL	24	4	36	0	0	0	0	1	65	36%
CROZET COMMUNITY	34	0	3	0	0	0	0	1	38	21%
HOLLYMEAD COMMUNITY	11	0	6	0	0	0	0	0	17	9%
PINEY MOUNTAIN COMMUNITY	2	0	0	0	0	0	0	0	2	1%
COMMUNITIES SUBTOTAL	47	0	9	0	0	0	0	1	57	32%
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	1	0	1	1%
TOWN SUBTOTAL	0	0	0	0	0	0	1	0	1	1%
DEVELOPMENT AREA SUBTOTAL	75	4	45	0	0	0	1	2	127	70%
RURAL AREA 1	16	0	4	0	0	0	0	0	20	11%
RURAL AREA 2	2	0	0	0	0	0	0	0	2	1%
RURAL AREA 3	20	0	0	0	0	0	1	0	21	12%
RURAL AREA 4	9	0	0	0	0	0	1	0	10	6%
RURAL AREA SUBTOTAL	47	0	4	0	0	0	2	0	53	29%
TOTAL	122	4	49	0	0	0	3	2	180	99%

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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	5	0	0	0	0	0	0	0	5	3%
Baker Butler	14	0	6	0	0	0	0	0	20	11%
Broadus Wood	8	0	0	0	0	0	0	0	8	4%
Brownsville	33	0	3	0	0	0	0	1	37	21%
Cale	5	0	0	0	0	0	0	0	5	3%
Crozet	13	0	0	0	0	0	0	0	13	7%
Greer	2	0	16	0	0	0	0	0	18	10%
Hollymead	0	0	0	0	0	0	0	0	0	0%
Meriwether Lewis	6	0	0	0	0	0	0	0	6	3%
Murray	4	0	4	0	0	0	0	0	8	4%
Red Hill	5	0	0	0	0	0	1	0	6	3%
Scottsville	3	0	0	0	0	0	2	0	5	3%
Stone Robinson	13	4	12	0	0	0	0	1	30	17%
Stony Point	7	0	8	0	0	0	0	0	15	8%
Woodbrook	2	0	0	0	0	0	0	0	2	1%
Yancey	2	0	0	0	0	0	0	0	2	1%
TOTAL	122	4	49	0	0	0	3	2	180	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	16	\$ 3,515,200	28	\$ 986,201	2	\$ 18,002,000	37	\$ 992,934	83	\$ 23,496,335
JOUETT	20	\$ 6,086,502	21	\$ 1,451,553	11	\$ 1,385,000	11	\$ 1,230,841	63	\$ 10,153,896
RIVANNA	49	\$ 11,599,075	40	\$ 6,418,408	1	\$ 25,000	20	\$ 1,069,825	110	\$ 19,112,308
S. MILLER	24	\$ 10,101,920	55	\$ 3,127,392	0	\$ -	16	\$ 3,326,000	95	\$ 16,555,312
SCOTTSVILLE	12	\$ 3,026,795	27	\$ 1,166,229	2	\$ 360,000	39	\$ 2,756,998	80	\$ 7,310,022
WHITE HALL	57	\$ 16,220,211	53	\$ 1,693,195	1	\$ 500	19	\$ 1,629,795	130	\$ 19,543,701
TOTAL	178	\$ 50,549,703	224	\$ 14,842,978	17	\$ 19,772,500	142	\$ 11,006,393	561	\$ 96,171,574

* 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.