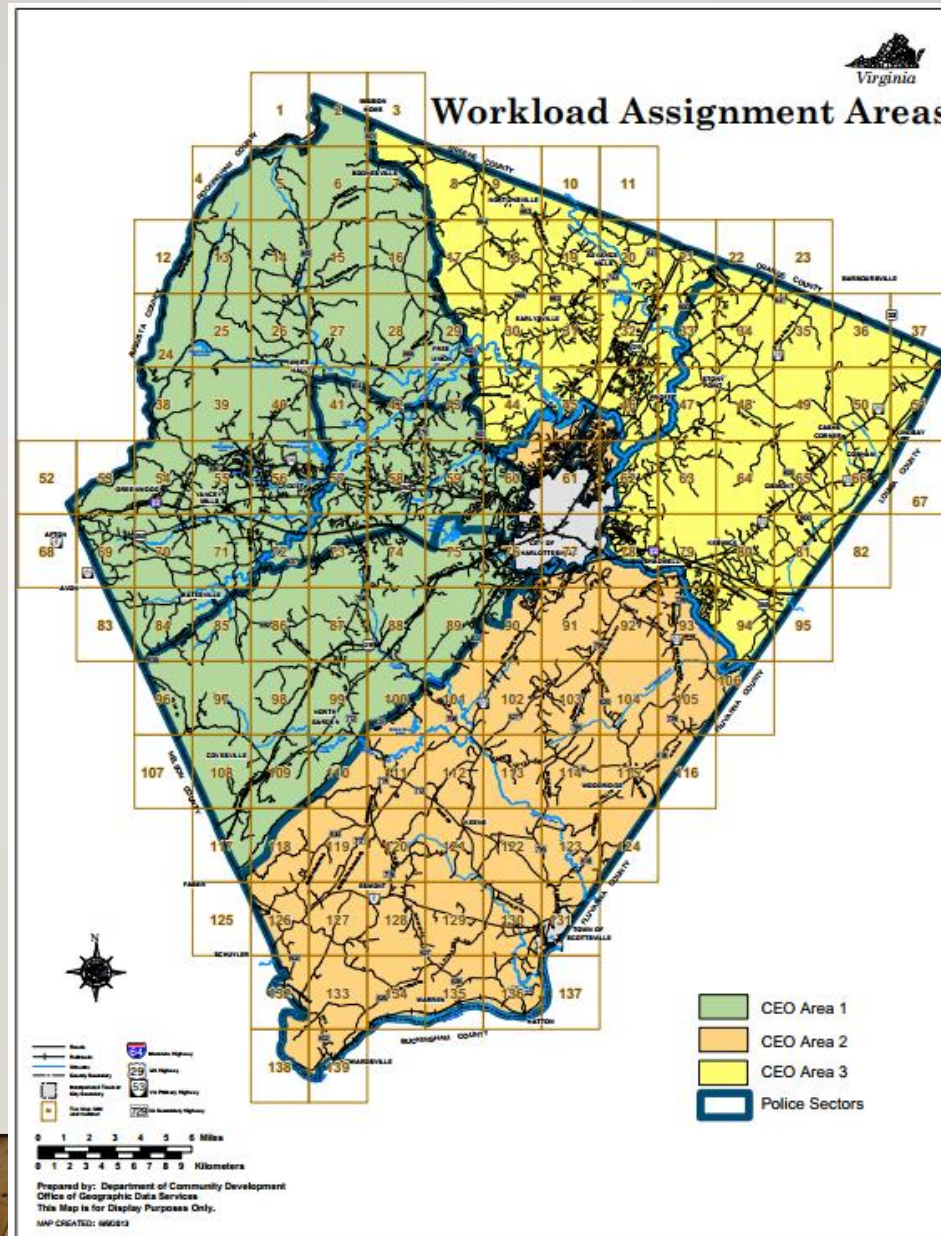


ZONING CODE COMPLIANCE

LISA GREEN
Senior Code Compliance Officer



Code Compliance Officer (CCO) Assignment Areas



WHAT IS CODE COMPLIANCE?

- **Enforcing the Zoning Ordinance.** The Zoning ordinance is the primary tool to implement the policies of the Comprehensive Plan.
- **Complaints and Violations.** Responding to complaints; working with the landowners, residents, and other agencies to resolve complaints that are founded violations and ensure compliance.
- **Construction Permit Inspections.** Inspecting all types of building permits to ensure safety, compliance with approved or permitted plans, and setbacks.

INTENT

This presentation primarily looks at a few subsets of the above categories:

"Quality of Life" (QOL) complaints.

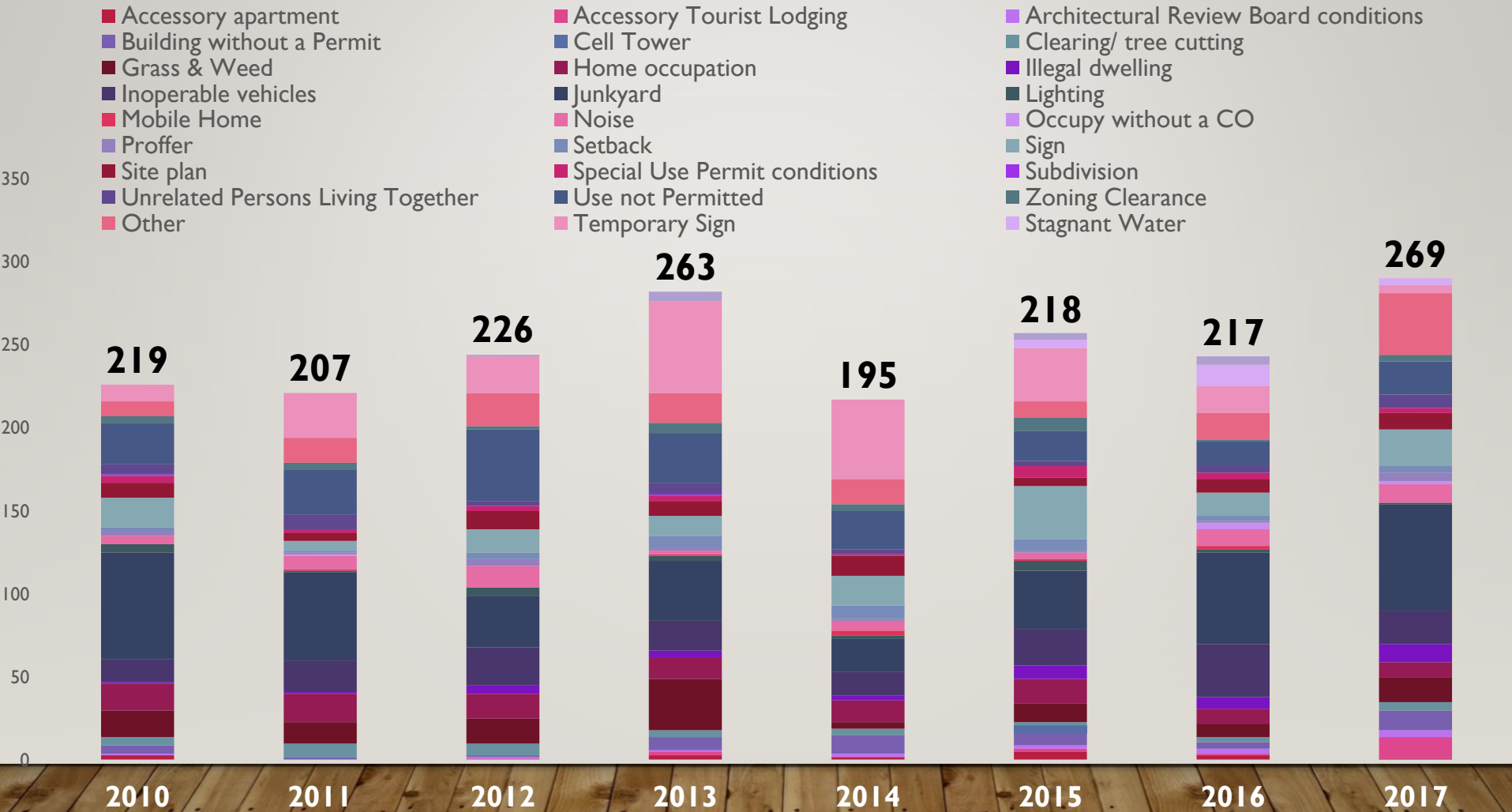
Residential building additions/alterations inspections.

and the relationship between QOL complaints and areas where it can be interpreted that re-investment is lagging.



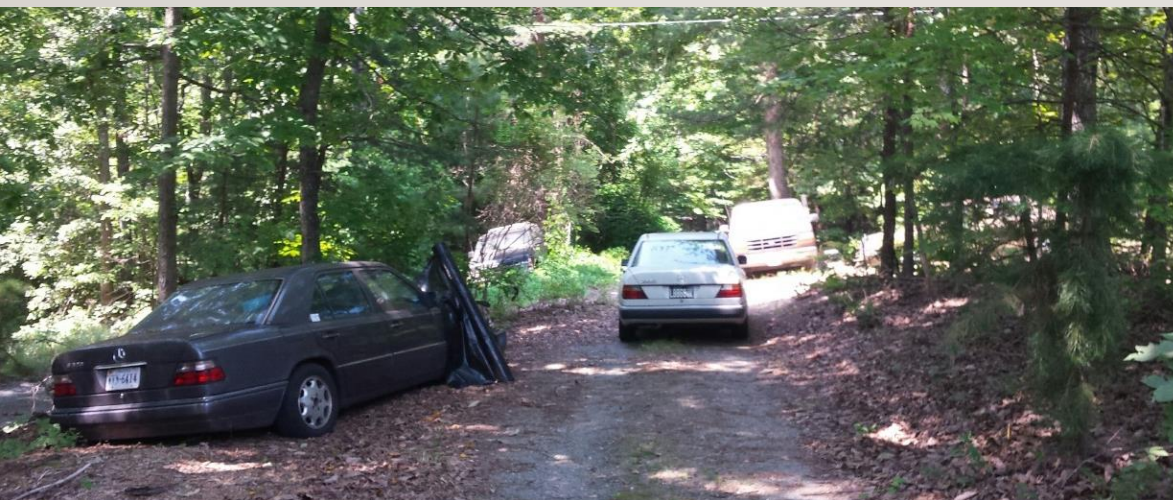
All Complaints 2010 – 2017

(sorted by type)

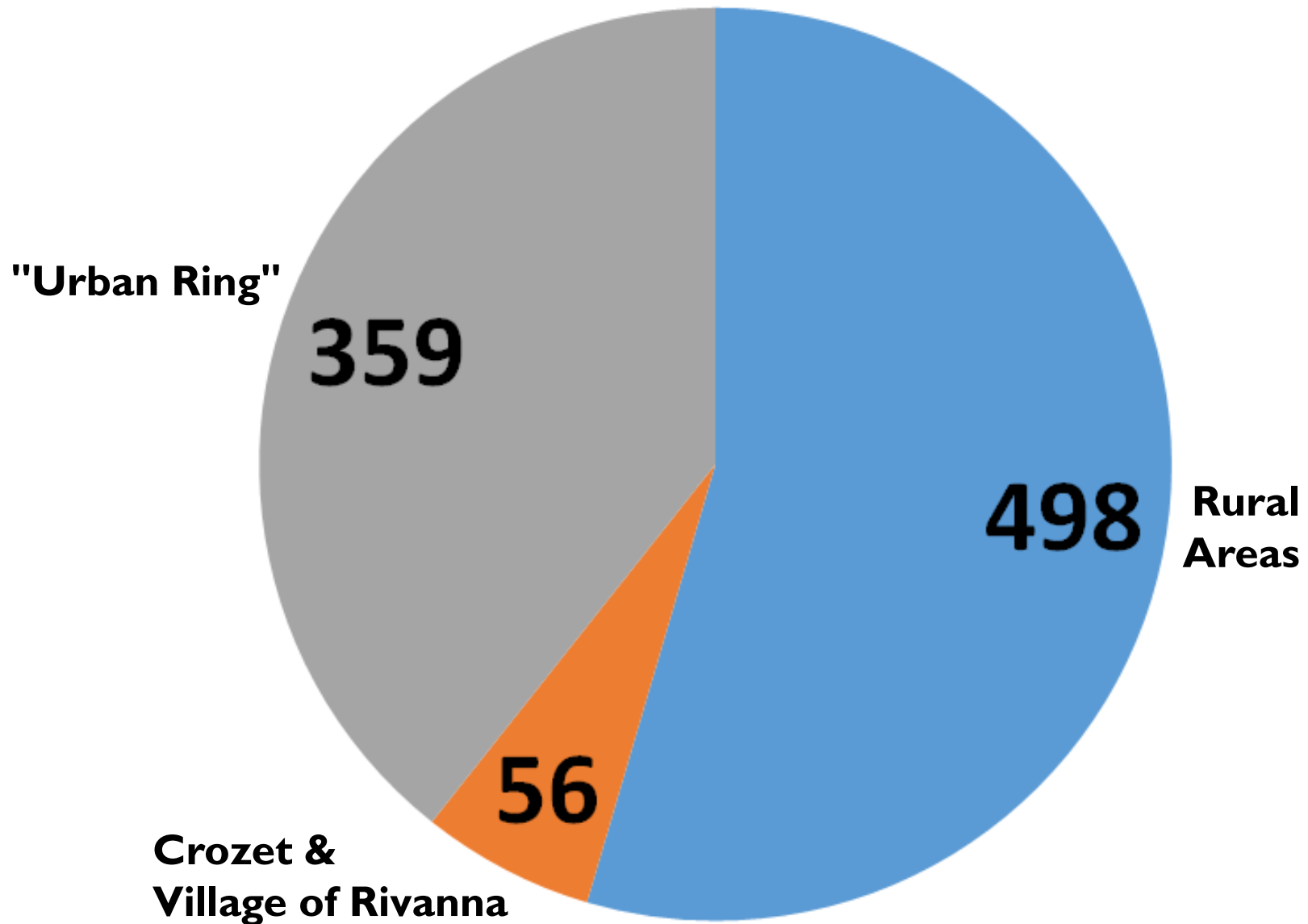




WHAT ARE
QUALITY
OF LIFE
COMPLAINTS?

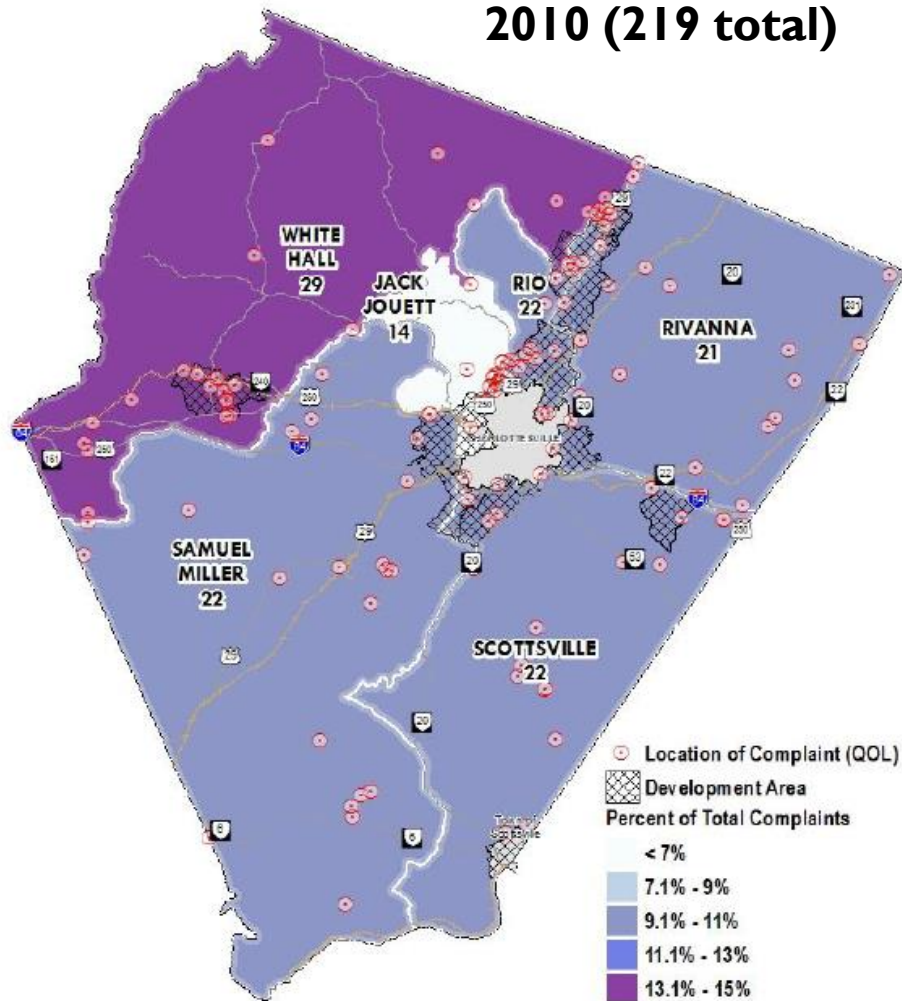


Quality of Life Complaints 2010-2017 (913 total)

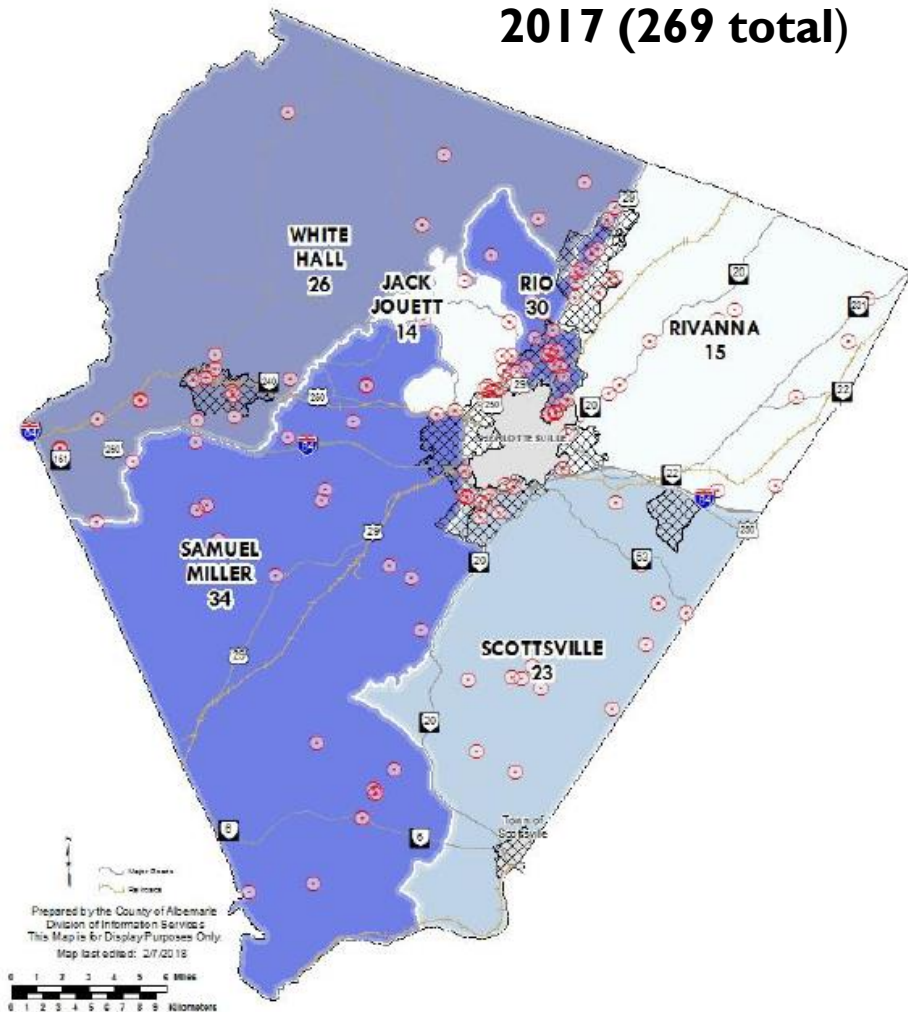


Quality of Life Complaints 2010 & 2017

2010 (219 total)



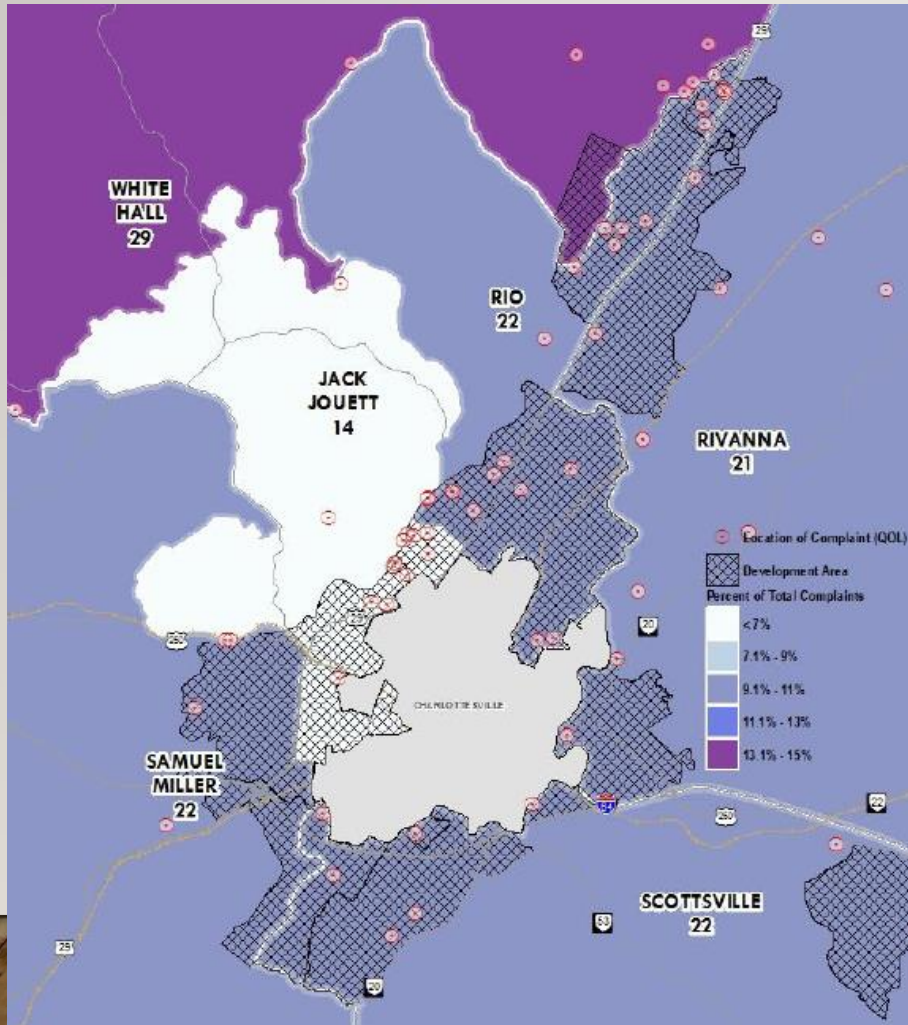
2017 (269 total)



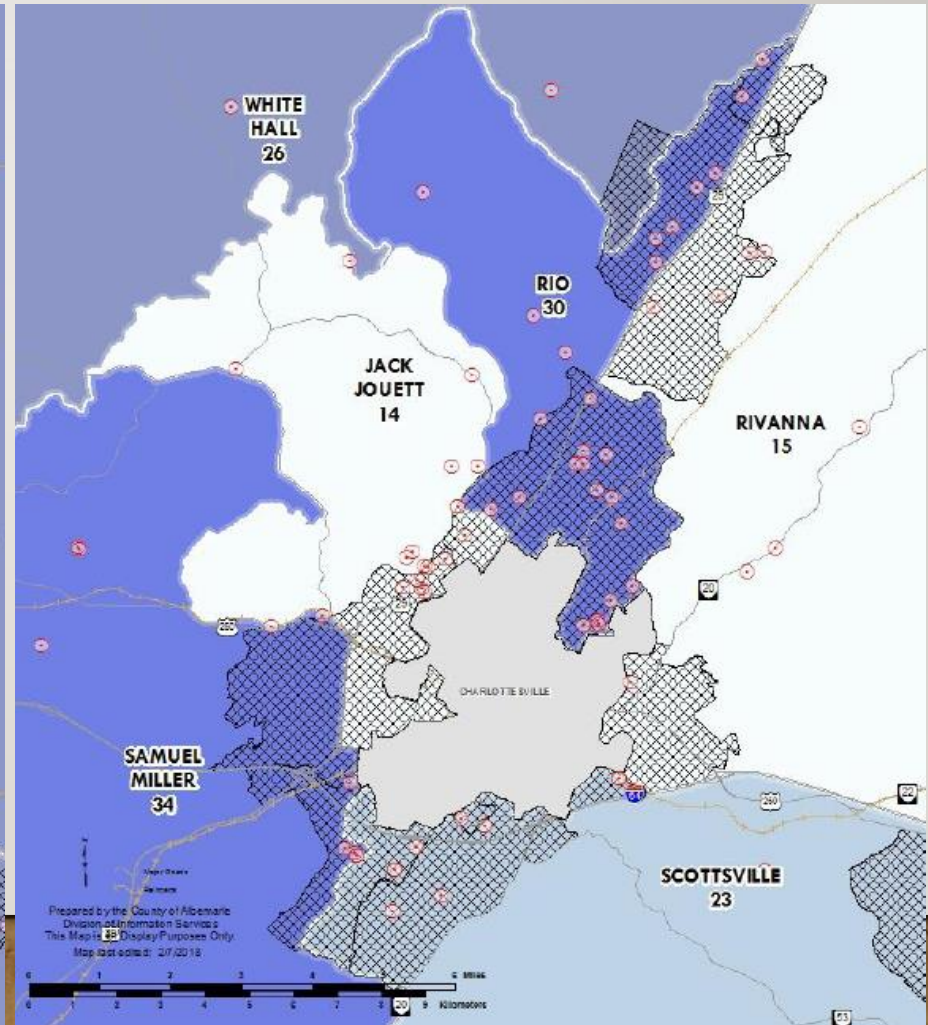
"Urban Ring"

Quality of Life Complaint Map

2010



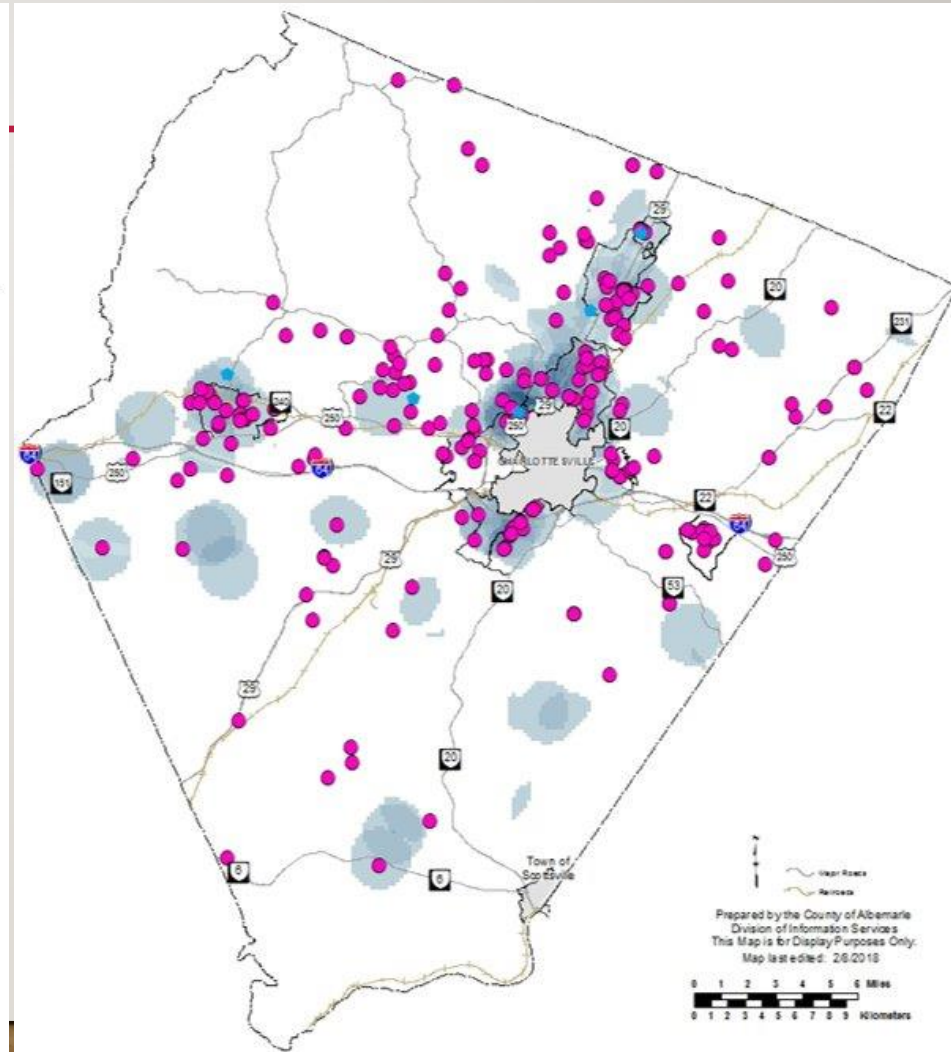
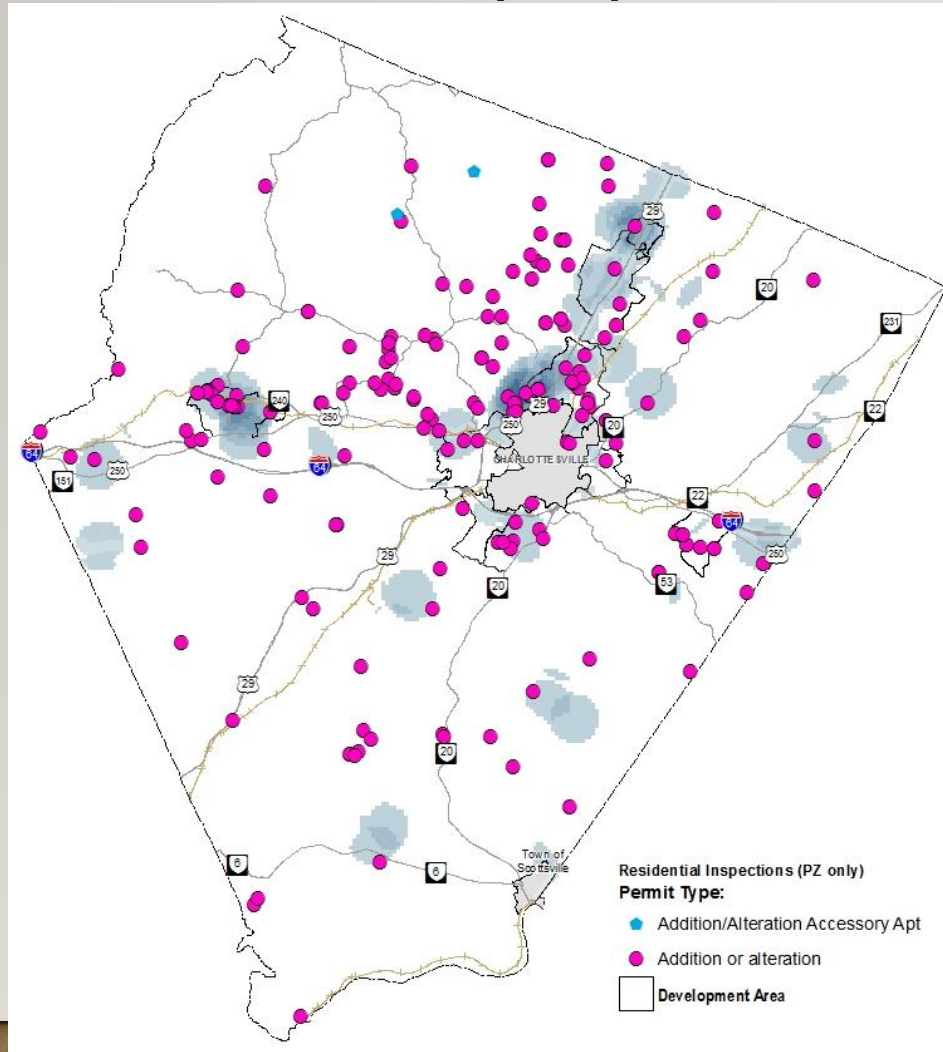
2017



Complaints (blue heat map) & Inspections (pink)

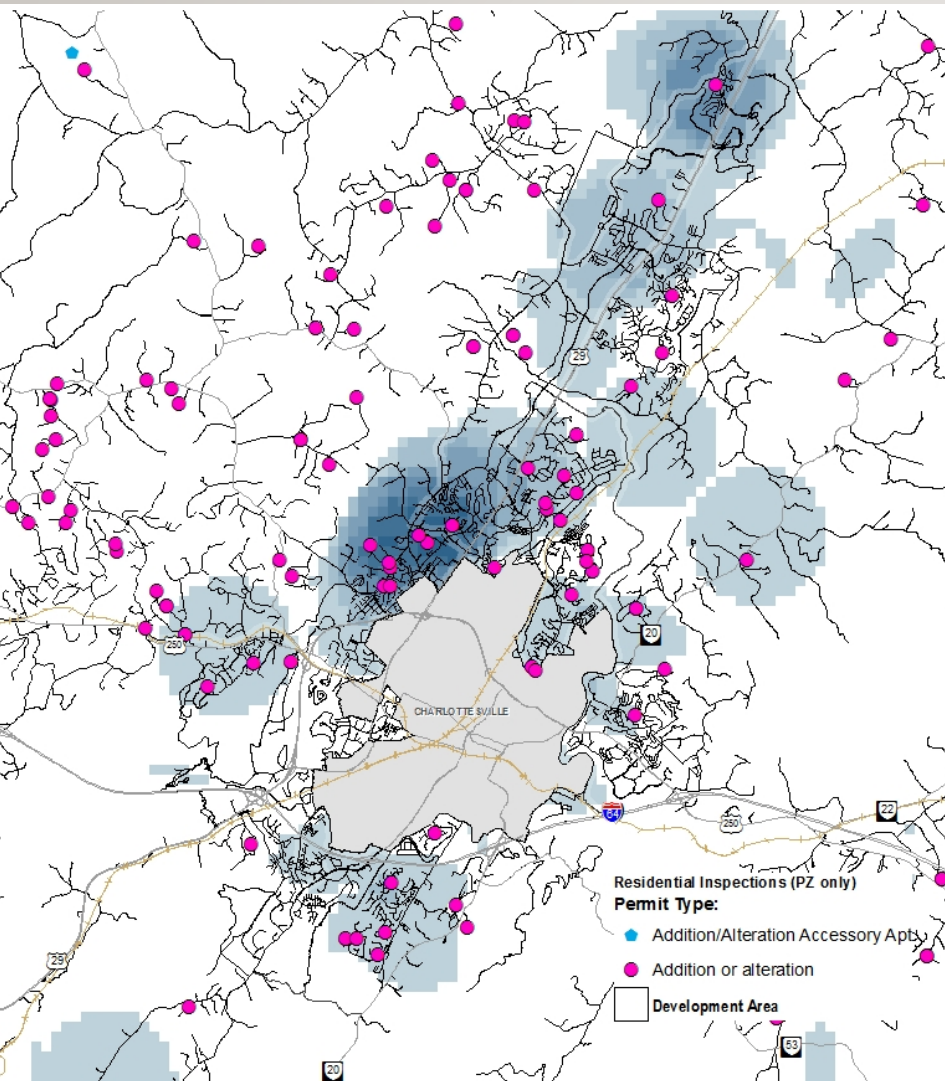
2010 (188)

2017 (233)

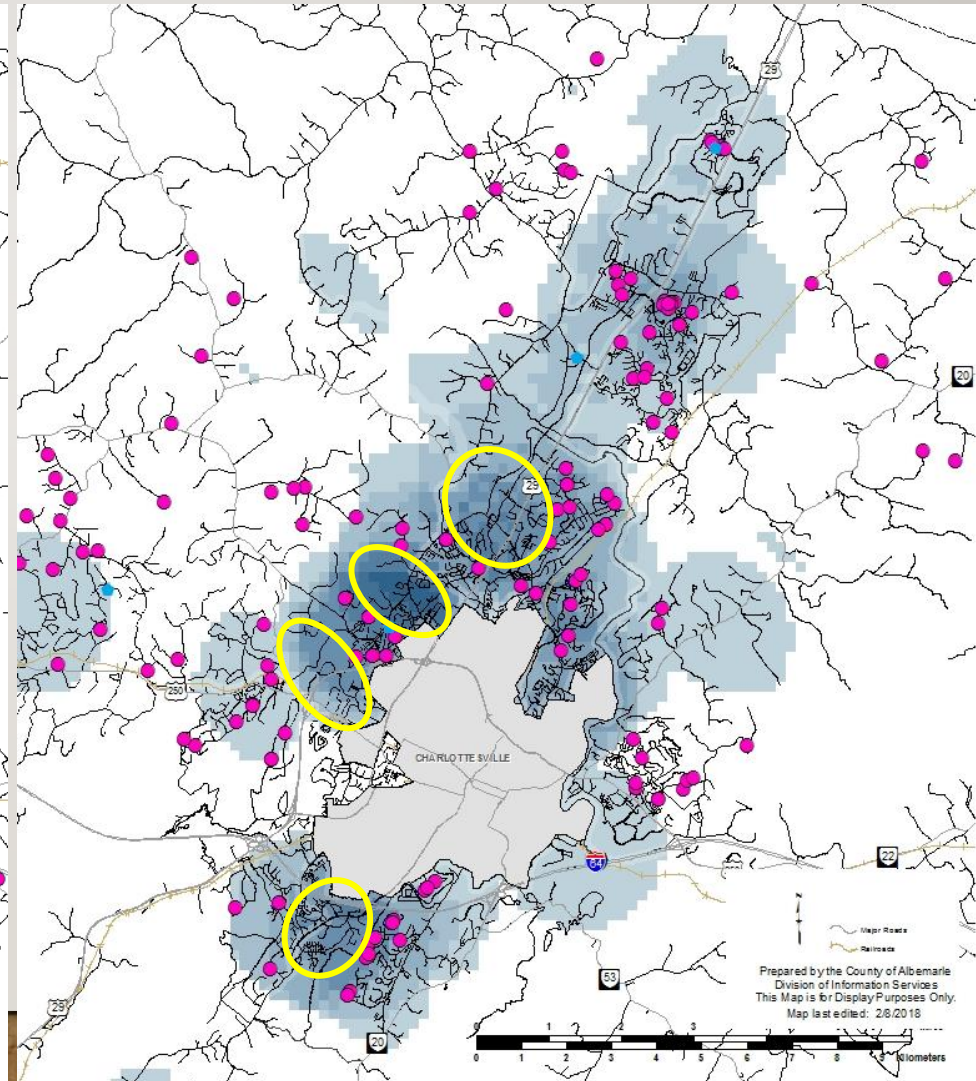


"Urban Ring" Complaints vs. Inspections

2010



2017



FINAL THOUGHTS

- Our takeaway is that we expect to see complaints it happens everywhere and that has been consistent.
- However, what we want to keep our eye on are those areas where there is an increase in complaints without re-investment activity.

QUESTIONS?



Before



After

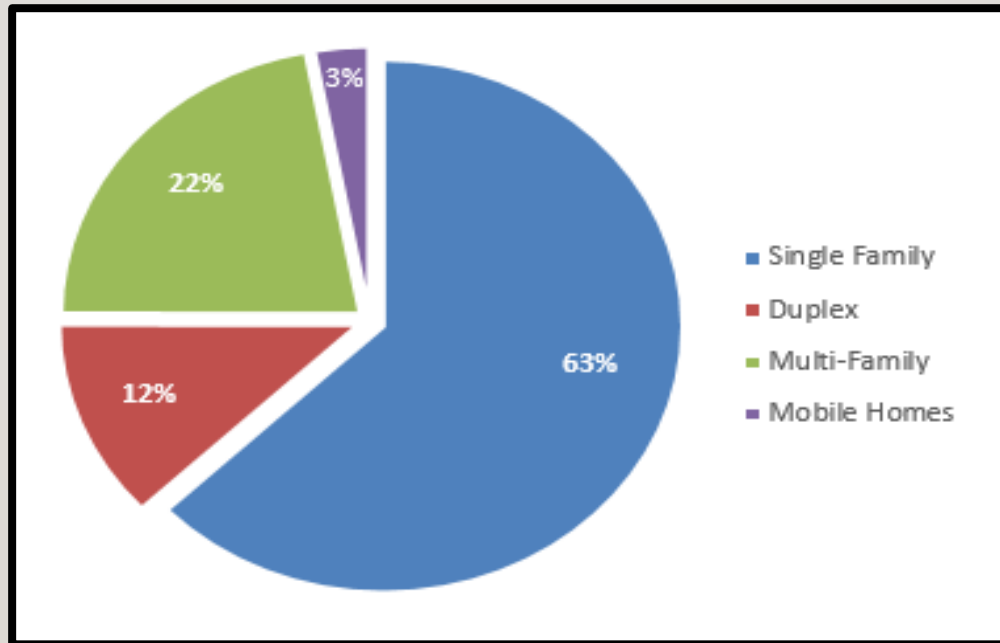
HOUSING

GROWTH AND DEVELOPMENT

KEY TAKEAWAYS

- Attached housing is increasing as detached housing is decreasing as a percentage of housing stock
- Housing affordability is increasingly an issue as the housing market continues to outpace income growth in our market

HOUSING TYPES IN ALBEMARLE COUNTY, 2017



Source: Census Bureau

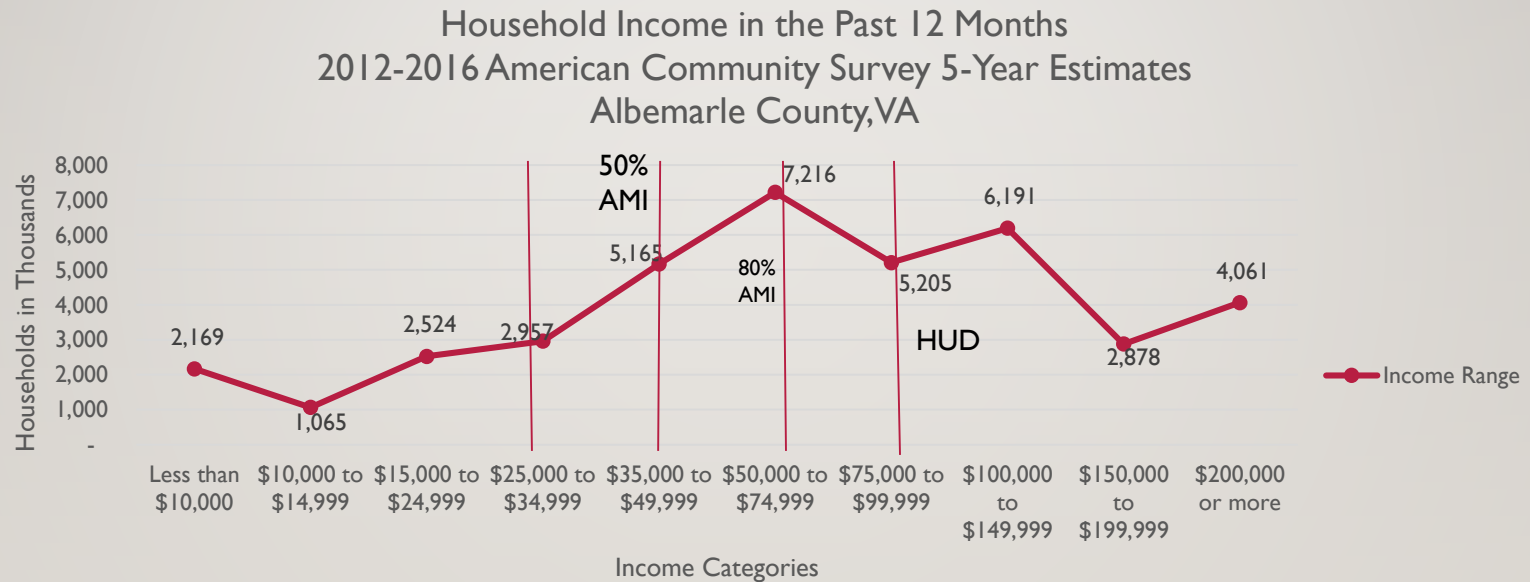
HOUSING COSTS AND INCOME

Households with housing costs exceeding 35% of income

	2000	2016
Renter Occupied	30.7%	37.9%
Owner Occupied	12.4%	19%

Source: Census Bureau

INCOME RANGE AND AFFORDABILITY



Source: Census Bureau

AFFORDABILITY AT VARIOUS INCOME LEVELS

Income Level Percent of Median \$76,600	Income	Income Available for Housing per month	Approximate Affordable Rents/Mortgage Payments	Mortgage Supported by Mortgage Payment @ 4% Interest	Mortgage Supported by Mortgage Payment @ 6% Interest
30%	\$22,980	\$575	\$480/ \$480	\$101,000	\$80,000
50%	\$38,300	\$958	\$860/ \$800	\$176,800	\$140,000
80%	\$61,280	\$1,532	\$1,400/ \$1,300	\$273,600	\$216,800
100%	\$76,600	\$1,915	\$1,750/ \$1,600	\$336,700	\$266,800

MEDIAN SALES PRICE

- Albemarle County

• 2007	\$309,900
• 2009	\$281,440
• 4 th Quarter 2016	\$328,000
• 4 th Quarter 2017	\$410,000

CAAR Service Area

• 4 th Quarter 2016	\$268,000
• 4 th Quarter 2017	\$300,000

Source: Charlottesville Area Association of Realtors

FY2018 FAIR MARKET RENTS

UNIT TYPE	GROSS RENT 40 th Percentile Rents	NET RENT Tenant-paid Electric	NET RENT Tenant-paid All Utilities
Efficiency	\$752	\$697	\$691
One-bedroom	\$1,027	\$952	\$895
Two-bedroom	\$1,179	\$1,082	\$1,012
Three-bedroom	\$1,478	\$1,355	\$1,271
Four-bedroom	\$1,772	\$1,623	\$1,506

KEY TAKEAWAYS

- Attached housing is increasing as detached housing is decreasing as a percentage of housing stock
- Housing affordability is increasingly an issue as the housing market continues to outpace income growth in our market