



# **ALBEMARLE COUNTY 2019 THIRD QUARTER BUILDING REPORT**

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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                                 |

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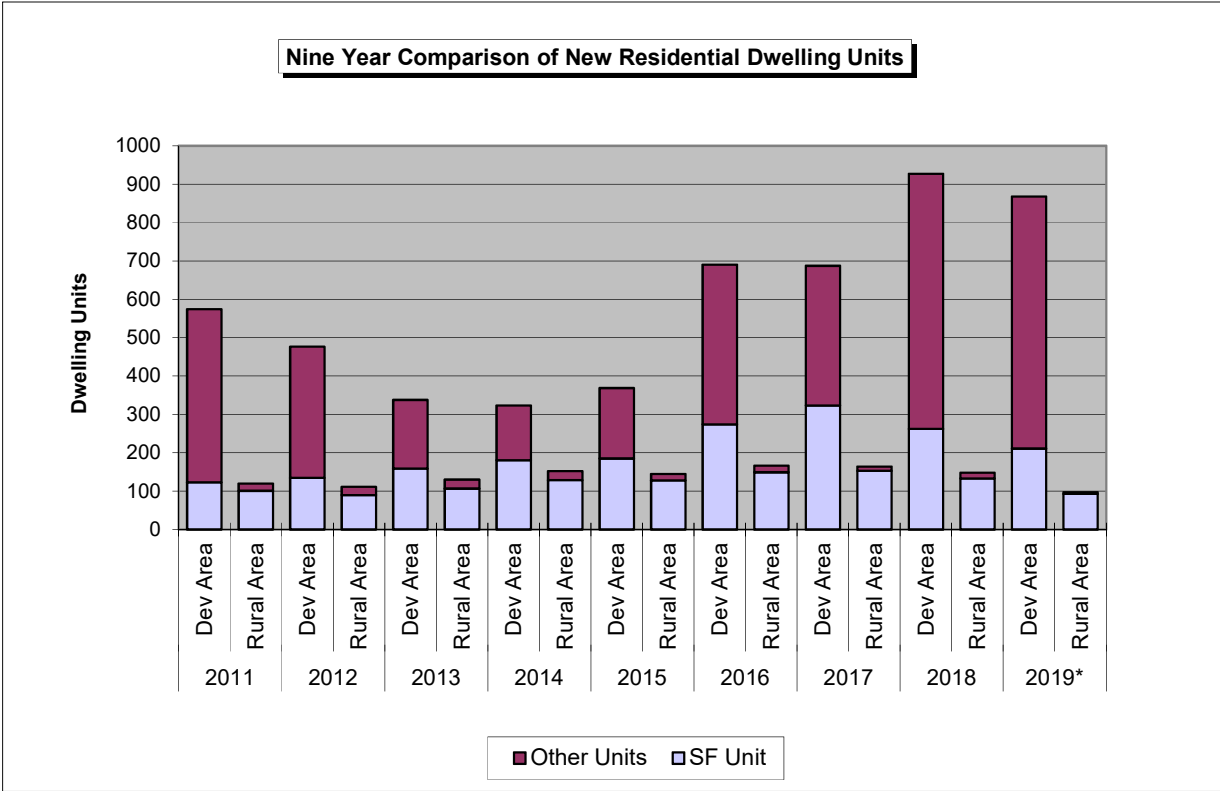
During the third quarter of 2019, 237 building permits were issued for 237 dwelling units. There was 1 permit issued for a mobile home in an existing park, at an exchange rate of \$2,500, for a total of \$2,500. There were no permits issued for the conversion of an apartment to a condominium.

### 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               | 2011 |       | 2012 |       | 2013 |       | 2014 |       | 2015 |       | 2016 |       | 2017 |       | 2018 |       | 2019 |       | 2019   |
|-----------------------|------|-------|------|-------|------|-------|------|-------|------|-------|------|-------|------|-------|------|-------|------|-------|--------|
|                       | Dev  | Rural | Dev  | Rural | Dev  | Rural | Dev  | Rural | Dev  | Rural | Dev  | Rural | Dev  | Rural | Dev  | Rural | Dev  | Rural | Totals |
| 1st Quarter           | 372  | 26    | 70   | 25    | 102  | 26    | 89   | 30    | 90   | 15    | 92   | 31    | 222  | 41    | 487  | 37    | 512  | 18    | 530    |
| 2nd Quarter           | 58   | 29    | 310  | 25    | 110  | 37    | 83   | 36    | 79   | 51    | 266  | 40    | 219  | 35    | 265  | 40    | 166  | 32    | 198    |
| 3rd Quarter           | 82   | 37    | 47   | 28    | 71   | 41    | 90   | 48    | 144  | 38    | 127  | 53    | 114  | 42    | 76   | 29    | 190  | 47    | 237    |
| 4th Quarter           | 62   | 28    | 50   | 33    | 55   | 26    | 61   | 38    | 56   | 41    | 205  | 42    | 132  | 46    | 99   | 42    |      |       | 0      |
| COMP PLAN AREA TOTALS | 574  | 120   | 477  | 111   | 338  | 130   | 323  | 152   | 369  | 145   | 690  | 166   | 687  | 164   | 927  | 148   | 868  | 97    | 965    |
| YEAR TO DATE TOTALS   | 694  |       | 588  |       | 468  |       | 475  |       | 514  |       | 856  |       | 851  |       | 1075 |       | 965  |       |        |

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



\* Year-to-date total only

### 3rd Quarter 2019

#### 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                  | 7                  | 0   | 44    | 0   | 0   | 0  | 0   | 0  | 51          | 22%           |
| JACK JOUETT          | 2                  | 0   | 7     | 0   | 0   | 0  | 0   | 0  | 9           | 4%            |
| RIVANNA              | 14                 | 0   | 9     | 0   | 0   | 0  | 0   | 2  | 25          | 11%           |
| SAMUEL MILLER        | 20                 | 0   | 0     | 0   | 0   | 0  | 1   | 0  | 21          | 9%            |
| SCOTTSVILLE          | 24                 | 0   | 29    | 0   | 0   | 0  | 0   | 0  | 53          | 22%           |
| WHITE HALL           | 36                 | 3   | 39    | 0   | 0   | 0  | 0   | 0  | 78          | 33%           |
| TOTAL                | 103                | 3   | 128   | 0   | 0   | 0  | 1   | 2  | 237         | 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   | 7     | 0   | 0   | 0  | 0   | 0  | 7           | 3%            |
| URBAN NEIGHBORHOOD 2      | 6                  | 0   | 14    | 0   | 0   | 0  | 0   | 0  | 20          | 8%            |
| URBAN NEIGHBORHOOD 3      | 5                  | 0   | 9     | 0   | 0   | 0  | 0   | 2  | 16          | 7%            |
| URBAN NEIGHBORHOOD 4      | 1                  | 0   | 14    | 0   | 0   | 0  | 0   | 0  | 15          | 6%            |
| URBAN NEIGHBORHOOD 5      | 6                  | 0   | 0     | 0   | 0   | 0  | 0   | 0  | 6           | 3%            |
| URBAN NEIGHBORHOOD 6      | 0                  | 0   | 0     | 0   | 0   | 0  | 0   | 0  | 0           | 0%            |
| URBAN NEIGHBORHOOD 7      | 0                  | 0   | 0     | 0   | 0   | 0  | 0   | 0  | 0           | 0%            |
| URBAN AREAS SUBTOTAL      | 18                 | 0   | 44    | 0   | 0   | 0  | 0   | 2  | 64          | 27%           |
| CROZET COMMUNITY          | 21                 | 3   | 39    | 0   | 0   | 0  | 0   | 0  | 63          | 27%           |
| HOLLYMEAD COMMUNITY       | 0                  | 0   | 13    | 0   | 0   | 0  | 0   | 0  | 13          | 5%            |
| PINEY MOUNTAIN COMMUNITY  | 0                  | 0   | 17    | 0   | 0   | 0  | 0   | 0  | 17          | 7%            |
| COMMUNITIES SUBTOTAL      | 21                 | 3   | 69    | 0   | 0   | 0  | 0   | 0  | 93          | 39%           |
| RIVANNA VILLAGE           | 18                 | 0   | 15    | 0   | 0   | 0  | 0   | 0  | 33          | 14%           |
| VILLAGE SUBTOTAL          | 18                 | 0   | 15    | 0   | 0   | 0  | 0   | 0  | 33          | 14%           |
| 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 | 57                 | 3   | 128   | 0   | 0   | 0  | 0   | 2  | 190         | 80%           |
| RURAL AREA 1              | 16                 | 0   | 0     | 0   | 0   | 0  | 0   | 0  | 16          | 7%            |
| RURAL AREA 2              | 10                 | 0   | 0     | 0   | 0   | 0  | 0   | 0  | 10          | 4%            |
| RURAL AREA 3              | 7                  | 0   | 0     | 0   | 0   | 0  | 1   | 0  | 8           | 3%            |
| RURAL AREA 4              | 13                 | 0   | 0     | 0   | 0   | 0  | 0   | 0  | 13          | 5%            |
| RURAL AREA SUBTOTAL       | 46                 | 0   | 0     | 0   | 0   | 0  | 1   | 0  | 47          | 20%           |
| TOTAL                     | 103                | 3   | 128   | 0   | 0   | 0  | 1   | 2  | 237         | 100%          |

### 3rd Quarter 2019

#### 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                  | 0   | 14    | 0   | 0   | 0  | 0   | 0  | 20          | 8%            |
| Baker Butler     | 0                  | 0   | 30    | 0   | 0   | 0  | 0   | 0  | 30          | 13%           |
| Broadus Wood     | 8                  | 0   | 0     | 0   | 0   | 0  | 0   | 0  | 8           | 3%            |
| Brownsville      | 17                 | 1   | 29    | 0   | 0   | 0  | 0   | 0  | 47          | 20%           |
| Cale             | 14                 | 0   | 14    | 0   | 0   | 0  | 0   | 0  | 28          | 12%           |
| Crozet           | 10                 | 2   | 10    | 0   | 0   | 0  | 0   | 0  | 22          | 9%            |
| Greer            | 1                  | 0   | 0     | 0   | 0   | 0  | 0   | 0  | 1           | 0%            |
| Hollymead        | 0                  | 0   | 0     | 0   | 0   | 0  | 0   | 0  | 0           | 0%            |
| Meriwether Lewis | 5                  | 0   | 0     | 0   | 0   | 0  | 0   | 0  | 5           | 2%            |
| Murray           | 1                  | 0   | 0     | 0   | 0   | 0  | 0   | 0  | 1           | 0%            |
| Red Hill         | 4                  | 0   | 0     | 0   | 0   | 0  | 1   | 0  | 5           | 2%            |
| Scottsville      | 4                  | 0   | 0     | 0   | 0   | 0  | 0   | 0  | 4           | 2%            |
| Stone Robinson   | 26                 | 0   | 24    | 0   | 0   | 0  | 0   | 0  | 50          | 21%           |
| Stony Point      | 7                  | 0   | 0     | 0   | 0   | 0  | 0   | 2  | 9           | 4%            |
| Woodbrook        | 0                  | 0   | 7     | 0   | 0   | 0  | 0   | 0  | 7           | 3%            |
| TOTAL            | 103                | 3   | 128   | 0   | 0   | 0  | 1   | 2  | 237         | 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                  | 51              | \$ 9,278,050  | 34                          | \$ 1,226,449  | 1                                | \$ 800,000   | 29                           | \$ 10,520,575 | 115   | \$ 21,825,074  |
| JOUETT               | 9               | \$ 2,748,000  | 18                          | \$ 1,600,612  | 0                                | \$ -         | 10                           | \$ 1,151,384  | 37    | \$ 5,499,995   |
| RIVANNA              | 25              | \$ 12,518,800 | 57                          | \$ 2,329,046  | 1                                | \$ 1,300,000 | 25                           | \$ 18,719,808 | 108   | \$ 34,867,654  |
| S. MILLER            | 21              | \$ 13,686,931 | 70                          | \$ 5,222,139  | 3                                | \$ 205,000   | 6                            | \$ 465,800    | 100   | \$ 19,579,870  |
| SCOTTSVILLE          | 53              | \$ 10,353,094 | 26                          | \$ 1,240,265  | 3                                | \$ 1,101,245 | 26                           | \$ 5,402,961  | 108   | \$ 18,097,565  |
| WHITE HALL           | 78              | \$ 21,682,400 | 55                          | \$ 2,864,615  | 3                                | \$ 710,000   | 8                            | \$ 543,774    | 144   | \$ 25,800,789  |
| TOTAL                | 237             | \$ 70,267,275 | 260                         | \$ 14,483,125 | 11                               | \$ 4,116,245 | 104                          | \$ 36,804,301 | 612   | \$ 125,670,946 |

\* 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.