

AC44 Comprehensive Plan

Housing



Board of Supervisors
May 7, 2025

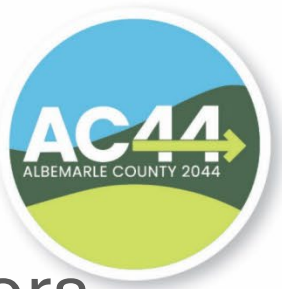
Work Session Agenda



- Summary of previous Board feedback on Housing
- Community Input Themes
- Housing Chapter Overview
- Upcoming Schedule
- Chapter focus topics for Board discussion



Chapter Focus Topics



- Along with Activity Centers and mixed-use areas, what factors should we use to analyze other locations for allowing more housing with future Area Plan updates?
 - E.g. transit, walkability to Centers/Employment Districts, proximity to parks, etc.
- Given recent applications, what factors should we consider for reviewing affordable housing proposals that are outside of the Development Areas?
 - E.g. a proposed manufactured home park



Board: Previous Feedback on Housing



- More strategies are needed to encourage 'missing middle' housing (e.g. duplexes, fourplexes, accessory units) and smaller housing units
 - Including to support aging in the community, along with home modifications and accessory units
- Encourage housing in Activity Centers and Employment Districts
- Preserve existing housing units and prevent displacement
 - Including manufactured home parks
 - Concern with property maintenance issues and ensuring property owners maintain their rental units



Board: Previous Feedback on Housing



- Options for implementation could include using County-owned land for affordable housing, land banks, land trusts, and tax abatement
- Need data and metrics to track progress over time
- Overlap with other chapters
 - Land Use, Transportation, Parks, Thriving Economy
 - Mixed-use neighborhoods and walkability to jobs (e.g. Activity Centers and Employment Districts)



Community Input Themes



Strong need for a variety of housing types at a variety of price points

- Smaller household sizes, first-time homebuyers, downsizing residents, aging community members
- More multifamily housing, missing middle, and accessory units
- Housing affordability in the Rural Area is also important; mainly focused on maintaining existing units, but some community members expressed interest in other small-scale housing types (besides single-family detached)

Coordinated planning for housing, future land use, transportation, economic development, and parks/rec

- Walkable neighborhoods in the Development Areas with close proximity to jobs/daily destinations and to parks and other amenities



Community Input Themes



Maintaining existing homes and aging in place

- One-story homes, smaller units, elevators, accessibility
- Assisted living; ideally walkable with transit
- Weatherization, energy-efficiency, home repair

Energy-efficiency and climate action

- Energy-efficiency requirements and incentives
- More public EV charging stations
- Housing location and proximity to daily destinations/transportation choices



Housing Goal



- AC44 Framework
 - Welcoming and Equitable
 - Green and Resilient
 - Connected and Accessible
 - Thriving and Prosperous
- Housing is a foundational community need
- Coordinate with other Comp Plan areas (transportation, parks, economic development, Growth Management, etc.)



Housing Objectives



- 1. Increase overall housing supply and housing choice**
- 2. Permit a range of housing types, especially in Activity Centers and other mixed-use and walkable places**
- 3. Increase long-term affordable and workforce housing options (new and preserved)**
- 4. Preserve and maintain aging housing**
- 5. Increase funding for low- and moderate-income households to maintain and remain in their housing units and reduce energy cost burdens**
- 6. Address unmet needs for people living unsheltered and promote the best practice of housing first**
- 7. Increase affordable and accessible housing options**

How AC44 relates to Housing Albemarle



- Housing Albemarle = Albemarle County's Housing Policy
- Replaced 2015 Comp Plan recommendations for Housing; adopted in July 2021
- Housing Albemarle will be adopted in the Appendix of AC44
- Both Housing Albemarle and the AC44 Housing Chapter will be part of the Comp Plan

HOUSING ALBEMARLE: AT-A-GLANCE

Increasing the overall housing supply



How AC44 relates to Housing Albemarle



Priority Actions from Housing Albemarle

- Exploring options for using County-owned land
- Incentives to increase production of affordable units
- Affordable Dwelling Unit ordinance
- Housing Trust Fund
- Housing Advisory Committee/engagement
- Expand permanent supportive housing opportunities for chronically homeless households

Along with recommendations related to land use, recommendations to inform Zoning Modernization, and refinement with the Equity and Climate Action Lens



Summary of Changes from Housing Albemarle



New emphasis:

- Activity Centers
- More detailed guidance for Area Plan updates (applying Middle Housing land use category)
- Adaptive reuse
- Greater emphasis on climate action



Housing Needs



Most vulnerable community members

Least vulnerable

Homeless /
Emergency
Shelters

Transitional
housing

Permanent
Supportive
Housing

Housing
Choice
Vouchers

Affordable
Rental
Housing

Affordable
Home-
ownership

Workforce
Housing

≤ 30% AMI

50% AMI

60%
AMI

80% AMI

Up to
120%
AMI



Related Chapters



- **Transportation** – connecting housing to daily destinations
- **Land Use** – future land use categories include recommendations for housing type; designated on the future land use map (locations)
- **Thriving Economy** – "housing is where jobs go at the end of the day"
- **Community Facilities** – public facilities and services to support development



Schedule



HOUSING

PC : April 8

BOS : May 7 (today)

Lunch and Learn:
Housing and
Community Facilities:
April 24

TRANSPORTATION

PC : May 6

BOS: May 28

In-person community
check in: May 22

CULTURAL RESOURCES

PC : May 27

BOS: June 4

Lunch and Learn: late
June



AC44 Engagement



engage.albemarle.org/ac44

- Chapters will continue to be shared on the Phase 3 page
 - Ask questions
 - Share feedback on Actions
- Engagement events and PC/BOS work sessions will continue to be posted on the main page and Phase 3 page
- Sign up for emails/newsletters!

AC44 Phase Three is Coming to You!
Here's Our Rollout for Plan Chapters:

NEW
CHAPTERS
RELEASED
EVERY
MONTH



How We'll Invite You to Participate

e-Newsletters
Engage Albemarle Website
Social Media
Albemarle County Website Calendar



Ways You Can Participate

Read the Materials
Use the "Ask a Planner" Tool
Attend the Monthly Lunch & Learns
Attend Work Sessions
Comment on Plan Actions



Materials We'll Prepare for You

Draft Chapters in PDF
Easy to Read Chapter Summaries
Chapter 101 Video Presentations
Recordings of the Lunch and Learns



The Plan chapters are shown below. Green buttons are clickable, and grey buttons indicate that the content is coming soon.

READ THE DRAFT CHAPTER
**Development Areas
Land Use**



READ THE DRAFT CHAPTER
Rural Area Land Use



READ THE DRAFT CHAPTER
Transportation



READ THE DRAFT CHAPTER
Thriving Economy



Chapter Focus Topics



- Along with Activity Centers and mixed-use areas, what factors should we use to analyze other locations for allowing more housing with future Area Plan updates?
 - E.g. transit, walkability to Centers/Employment Districts, proximity to parks, etc.
- Given recent applications, what factors should we consider for reviewing affordable housing proposals that are outside of the Development Areas?
 - E.g. a proposed manufactured home park



IMPLEMENTATION

OBJECTIVE	Housing 1. <i>Increase the overall housing supply and housing choice to meet the diverse housing needs of current and future Albemarle County residents.</i>
ACTION	
1.1	*Update the County's Zoning Ordinance to incorporate and enact an Affordable Dwelling Unit (ADU) Program as developed by the Office of Housing and allowed under Virginia Code Section 15.2-2304. (H.A. 5a, 5b)
1.2	In single-family neighborhoods, achieve greater housing supply and diversity by allowing small-scale residential structures such as duplexes, triplexes, and fourplexes that align with the scale of the existing neighborhood. (H.A. 1a, 8b)
1.3	In residential zoning districts, allow external accessory units (AU's), developing a set of performance standards to ensure proposed accessory units integrate with the characteristics of the surrounding neighborhood. (H.A. 1a, 8b)
1.4	Evaluate the effectiveness of the existing density bonus ordinance as a tool to achieve affordable housing, amending it as necessary to increase its use in by-right developments. (H.A. 1a, 8b)
1.5	Apply the "Middle Residential" land use designation to additional locations in the Development Areas with new and updated Area Plans to increase housing choice.
1.6	Encourage adaptive reuse of existing structures like underutilized commercial or office spaces for conversion into housing in the Development Areas.
1.7	Evaluate which County-owned properties would be most suitable for affordable housing development, analyzing factors such as suitability for other future public uses (e.g. community facilities) and proximity to Activity Centers, jobs, public transit, and public parks and trails.
1.8	Promote access to safe, stable, and healthy housing regardless of race, color, religion, national origin, sex, elderliness, familial status, disability status, source of income, sexual orientation, gender identity and veteran status. (H.A. Obj. 9 + associated strategies)

* **Housing Albemarle strategy overlap:** Orange text indicates actions with the same language as the Housing Albemarle (H.A.) strategy number reference noted in parenthesis.

OBJECTIVE	Housing 2. Permit a range of housing types that are affordable for all income levels, especially in locations that are within or walkable to Activity Centers and locations with job opportunities, public transit, and community amenities.
ACTION	
2.1	Update the Zoning Ordinance to expand the allowance for manufactured homes by-right in some residential and mixed-use Zoning Districts in the Development Areas.
2.2	Update the Zoning Ordinance to allow and encourage the construction of innovative housing types and creative infill development, prioritizing increased density in the Development Areas and building ‘up instead of out’ to preserve environmental features/open space. (H.A. 8c)
2.3	Implement a priority development review process to increase the development of new affordable and workforce housing within appropriate locations including within and adjacent to Activity Centers and Employment Districts.
2.4	Collaborate with community partners to explore opportunities for subsidized/lower rent opportunities for community-serving commercial uses in affordable housing developments, such as grocery stores and day care.
2.5	Collaborate with community partners including faith-based organizations and institutes of higher education on affordable housing developments, including on underutilized land in the Development Areas such as large parking areas.
2.6	Work with non-profit housing partners, public health organizations, and other community service providers to engage with community members and identify housing and related needs (such as transportation) to be addressed.
OBJECTIVE	Housing 3. Increase long-term affordable and workforce housing options in Albemarle County through the development of new units and the preservation of existing units.
ACTION	
3.1	Update the Housing Policy at least every 5 years, adjusting affordable housing requirements and incentives based on current data/indicators. Calibrate affordable housing requirements to ensure the feasibility of affordable housing units being built through rezoning applications instead of a reduced number of units through by-right development or no development.
3.2	Develop mechanisms, such as deed restrictions, to ensure that units developed using County incentives remain affordable for a minimum of 30 years for rental housing and 40 years for owner-occupied units. Adjust with Housing Policy reviews as needed. (H.A. 2e, 3c, 3d, 3e, 5a)
3.3	Develop and implement a sustainable Housing Trust Fund for adoption by the Board of Supervisors. (H.A. 6a)
3.4	In all residential and mixed-use zoning districts, reduce residential minimum lot sizes, setback requirements, and minimum parking requirements to allow for more affordable and workforce housing development and residential densities consistent with future land use designations, with a focus on sustainable and climate-resilient design. (H.A.2c, 3b, 8a, 8b)

3.5	With each Comp Plan update, review Development Areas Area Plans, Comprehensive Plan land use designations and categories, and County ordinances to identify and remove barriers to the development of affordable and workforce housing. (H.A. 8a)
3.6	Use available grants, such as the Virginia Housing Community Impact Grant, to further advance affordable housing initiatives, including but not limited to strategic planning, enhancing housing production, and strengthening community resilience.
3.7	Coordinate with surrounding localities on affordable and workforce housing issues and opportunities, including through the TJPDC's Central Virginia Regional Housing Partnership. (H.A. 2f, 10e)
3.8	Actively facilitate and encourage community engagement and involvement in the development of affordable housing programs by establishing a standing housing advisory committee with diverse representation. (H.A. 7a)
OBJECTIVE	Housing 4. Preserve and maintain the county's aging housing stock in both the Rural Area and Development Areas.
ACTION	
4.1	Explore programmatic and funding options to encourage the preservation and maintenance of affordable existing rental housing units and existing owner-occupied units with an emphasis on resilient and energy-efficient practices. (H.A. 4b)
4.2	Examine the need for, and feasibility of, implementing a rental inspection district program to help ensure safe, decent, and sanitary living conditions for tenants, prioritizing historically underinvested areas, equitable engagement, and community health. (H.A. 4e)
4.3	Facilitate regular forums and workshops that not only cover general aspects of the Landlord and Tenant Act but also address specific concerns and rights of marginalized or vulnerable groups. (H.A. 9b)
4.4	Reduce involuntary displacement during redevelopment and increase access to equitable relocation options, particularly for vulnerable communities such as those in manufactured home parks. (H.A. 4f)
OBJECTIVE	Housing 5. Increase the funding for low- and moderate-income homeowners to maintain and remain in their existing housing units and to reduce their energy cost burdens.
ACTION	
5.1	Continue to pursue state and federal grant funding for housing rehabilitation projects with an emphasis on energy-efficiency, including with the Local Energy Alliance Program (LEAP) and the Albemarle Housing Improvement Program (AHIP). (H.A. 4a, 4d, 12f)

OBJECTIVE	<i>Housing 6. Address unmet needs for people living unsheltered and work to ensure that homelessness is rare, brief, and one-time, promoting the best practice of housing first.</i>
ACTION	
6.1	With local partners and property owners, identify parking areas that can serve as safe and designated shelters for overnight parking for households experiencing homelessness who are living in their vehicles.
6.2	Work with local LGBTQ+ advocacy groups to improve staff training and ensure current shelters and housing programs are affirming and welcoming to LGBTQ+ youth and that these services are easily accessible to those who need them.
6.3	Engage individuals with lived experience of homelessness in the design of rapid re-housing programs.
6.4	Expand permanent, supportive housing opportunities for chronically homeless households in partnership with the public, private, and non-profit sectors. (H.A. 10a, 10b)
6.5	Allocate funding and staffing resources for homeless prevention and assistance programs, consistent with Housing Albemarle. (H.A. 10c)
6.6	Collaborate with community stakeholders on initiatives that address system issues contributing to homelessness and advocate for policy changes that dismantle institutional barriers. (H.A. 10a, 10c, 10d, 10e)
OBJECTIVE	<i>Housing 7. Increase affordable and accessible housing options in the community.</i>
ACTION	
7.1	Promote shared space initiatives, including community center kitchens and gardens, to foster collaboration and reduce costs associated with private spaces in our communities. (H.A. Obj. 11 + associated strategies)

Accessory Apartments (18-5.1.34)



Under the current Zoning Ordinance:

- Must be within a single-family detached (SFD) house and be 35% or less of the total gross floor area
- Accessory Apartments (AA) are allowed in all zoning districts that allow for SFD
 - Only one AA per SFD
 - The AA or the SFD must be owner-occupied
 - 3 off-street parking spaces required – 2 for the SFD and 1 for the AA



Accessory Apartments (18-5.1.34)



Under the current Zoning Ordinance:

- Detached AA are not are permitted use
- The zoning designation will determine the density – the number of SFD's per parcel
 - If part of a Neighborhood Model District rezoning, depending on the wording in the code of development, the unit may or may not be counted towards the density requirements



Accessory Units (Housing Albemarle)



Housing Albemarle Strategy 8b: In residential zoning districts allow external accessory dwelling units. Develop a set of performance standards to ensure proposed accessory units integrate with the characteristics of the surrounding neighborhood.



Missing Middle Housing



- Housing units between single-family detached and high-rise apartments
- Duplexes, multiplexes, bungalow courts, live-work units, mid-rise apartments
- Tend to be smaller and therefore more affordable than SFD's
- Focused on form rather than density



Examples of Missing Middle Housing Types, Source: Opticos Design



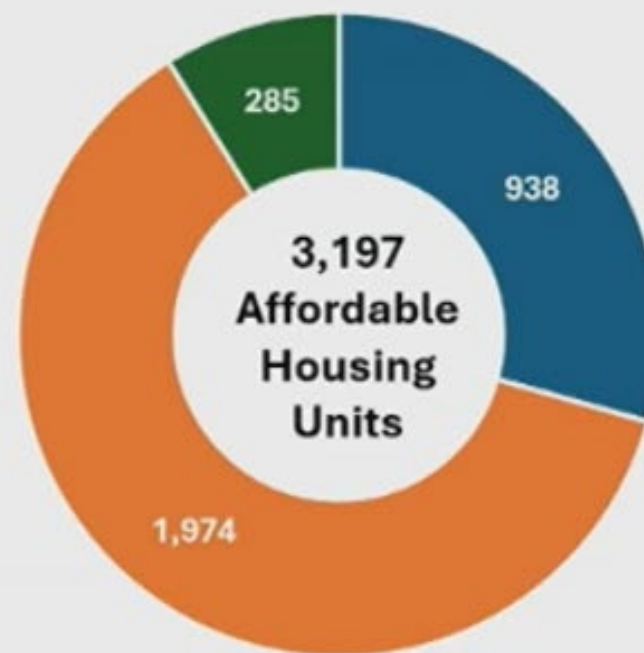
Affordable Housing Units in Albemarle

Number of Affordable Units



- Subsidized rental units
- Proffer units for rent
- Bonus density units
- Proffer units for-sale
- Preserved units

Affordable Units in the Pipeline



- Subsidized rental Units
- Approved proffer units
- Proffer units under review

Change in number of households by income (Albemarle County)



Annual Income	Number of Households		
	2019	2023	% Change
Less than \$10,000	1,938	1,262	-34.9%
\$10,000 to \$14,999	766	1,036	35.3%
\$15,000 to \$24,999	3,154	1,983	-37.1%
\$25,000 to \$34,999	3,064	2,479	-19.1%
\$35,000 to \$49,999	4,912	3,560	-27.5%
\$50,000 to \$74,999	7,345	6,805	-7.4%
\$75,000 to \$99,999	6,129	4,867	-20.6%
\$100,000 to \$149,999	7,481	8,787	17.5%
\$150,000 to \$199,999	4,506	5,903	31.0%
\$200,000 or more	5,768	8,337	44.5%
Total	41,496	45,064	8.6%

60% AMI Income Limits (effective 4/1/2025) – Affordable Rental Housing

	1	2	3	4	5	6	7	8
Income limit	\$52,836	\$60,384	\$67,932	\$75,480	\$81,518	\$87,557	\$93,595	\$99,634
Affordable Monthly Housing Cost	\$1,321	\$1,510	\$1,698	\$1,887	\$2,038	\$2,189	\$2,340	\$2,491
Max Mortgage Amount	\$203,476	\$232,544	\$261,612	\$290,680	\$313,933	\$337,190	\$360,443	\$383,700



80% AMI Income Limits (effective 4/1/2025) – Affordable Housing For Sale

	1	2	3	4	5	6	7	8
Income limit	\$70,448	\$80,512	\$90,576	\$100,640	\$108,691	\$116,742	\$124,794	\$132,845
Affordable Monthly Housing Cost	\$1,761	\$2,013	\$2,264	\$2,516	\$2,717	\$2,919	\$3,120	\$3,321
Max Mortgage Amount	\$271,302	\$310,059	\$348,816	\$387,574	\$418,579	\$449,584	\$480,593	\$511,598



	R1 Residential	R2 Residential	R4 Residential	R6 through R15 Residential	PRD and PUD	NMD	DCD Crozet	Rio29 FBC	C1 Commercial, CO Commercial, HC Highway Commercial	Rural Area	VR Village Residential
Single Family Detached	P	P	P	P	P	P	SP	SE (Edge only)	SP	P	P
Accessory Apt (w/in SFD)	P	P	P	P	P	P	SP	P	SP	P	P
Semi-detached and attached single-family dwellings such as duplexes, triplexes, quadraplexes, townhouses			P	P	P	P	P	P	SP	Two-family only (duplex)	Two-family only (duplex)
Multifamily				P	P	P	P (if first floor is non-residential)	P	SP		

