

## **Southwood Housing Mixture Plan**

In combination with market rate dwelling units, affordable units provided in Phase 1 of Southwood redevelopment will be a mixture of owned and rented dwellings with tiers of affordability, ensuring families across the economic spectrum will have sustainable housing opportunity. Affordable opportunities will be available to families with incomes between 0% and 80% of the area median income established by HUD, adjusted by family size.

In partnership with Albemarle County, via a Performance Agreement ratified by the Board of Supervisors on June 19<sup>th</sup>, 2019, Habitat has committed to a minimum of 75 affordable housing units built or contracted to be built by Habitat in Phase 1, with an additional commitment to pursue award of a competitive financing application for 80 affordable rental units through Low Income Housing Tax Credits.

### **Process**

The typology and ownership structure of the 75 Habitat-built or contracted units in Phase 1 will be determined in direct partnership with families who have self-identified as interested in living in the first Villages in Southwood. Financial coaching has already begun with more than 70 families to determine their housing aspirations and begin to financially prepare for purchase or rental of those housing types identified.

In July and August of 2019, families, equipped with an understanding of their financial capabilities, will participate with architects and engineers in a series of design charrettes to create the site plan for the first model village. The housing mix in, and layout of, this village will be decided by the residents, who will each choose a home to purchase or rent that suits their abilities and aspirations. Mixed in with these villages will be market rate homes as space permits.

Phase 1 will consist of up to three resident-designed villages. Each subsequent village following Village 1 will follow the same resident-led design process and future resident cohorts will receive the same preparatory financial coaching.

## Unit Types

To ensure a range of affordability, the following unit types and ownership mechanisms are potentially being pursued as options for Phase 1 of Southwood redevelopment:

| MECHANISM                                         | HOUSING TYPE            | OWNERSHIP OR RENTAL | AMI RANGE | AFFORDABILITY PERIOD |
|---------------------------------------------------|-------------------------|---------------------|-----------|----------------------|
| Habitat-built, Habitat-contracted or Habitat-sold | Deeply Discounted Units | Rent                | 0-30%     | 40 years             |
|                                                   | Condominium             | Own                 | 20-80%    | 40 years             |
|                                                   | Townhouse               | Own                 | 25-80%    | 40 years             |
|                                                   | Single Family Attached  | Own                 | 25-80%    | 40 years             |
|                                                   | Single Family Detached  | Own                 | 40-80%    | 40 years             |
|                                                   | Workforce               | Own                 | 80-120%   | N/A                  |
| Low Income Housing Tax Credits                    | Apartment               | Rent                | 40-80%    | 30 years             |
|                                                   | Senior Housing          | Rent                | 40-80%    | 30 years             |
|                                                   | Supportive Housing      | Rent                | 0-80%     | 30 years             |
|                                                   | Deeply Discounted Units | Rent                | 0-30%     | 30 years             |
| Flexible Structure                                | Accessory Units         | Rent                | 0-80%     | 10 years             |
| Market-built                                      | Apartment               | Rent                | 80-120%   | N/A                  |
|                                                   | Carriage House          | Rent                | 80-120%   | N/A                  |
|                                                   | Condominium             | Own                 | 120%+     | N/A                  |
|                                                   | Townhouse               | Own/Rent            | 120%+     | N/A                  |
|                                                   | Single Family Attached  | Own                 | 120%+     | N/A                  |
|                                                   | Single Family Detached  | Own                 | 120%+     | N/A                  |

Below are examples of housing products either built by Habitat or its NGO and for-profit partners. Exact housing styles and external design elements will be governed by the neighborhood ARB and will be informed by resident village designers.



HABITAT DEEPLY DISCOUNTED



HABITAT ATTACHED



HABITAT DETACHED



LIHTC APARTMENTS



SENIOR HOUSING



SUPPORTIVE HOUSING



ACCESSORY UNITS



MARKET APARTMENT

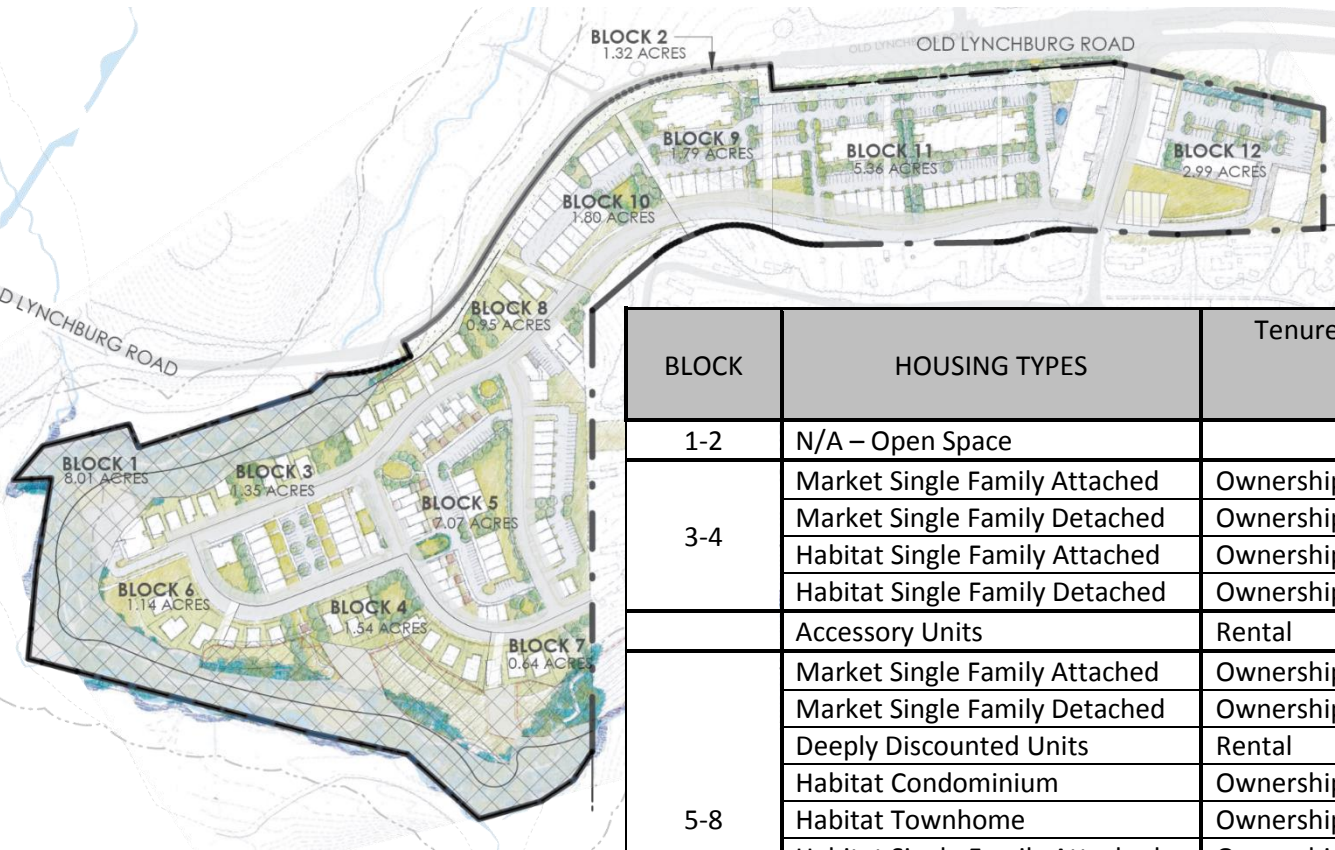


MARKET ATTACHED



MARKET DETACHED

## Conceptual Housing Mix Layout



| BLOCK | HOUSING TYPES                  | Tenure type      | AMI Range    | Affordability Provisions Period | Approximate Number (range) |
|-------|--------------------------------|------------------|--------------|---------------------------------|----------------------------|
| 1-2   | N/A – Open Space               |                  |              |                                 |                            |
| 3-4   | Market Single Family Attached  | Ownership/rental | Unrestricted | NA                              | 0-20                       |
|       | Market Single Family Detached  | Ownership/rental | Unrestricted | NA                              | 0-40                       |
|       | Habitat Single Family Attached | Ownership        | 25%-80% AMI  | 40 yrs                          | 0-15                       |
|       | Habitat Single Family Detached | Ownership        | 25%-80% AMI  | 40 yrs                          | 0-10                       |
|       | Accessory Units                | Rental           | 0%-80% AMI   | 10 yrs                          | 0-5                        |
| 5-8   | Market Single Family Attached  | Ownership/rental | Unrestricted | NA                              | 0-12                       |
|       | Market Single Family Detached  | Ownership/rental | Unrestricted | NA                              | 0-10                       |
|       | Deeply Discounted Units        | Rental           | 0%-30% AMI   | variable                        | 0-5                        |
|       | Habitat Condominium            | Ownership        | 20%-80% AMI  | 40 yrs                          | 0-20                       |
|       | Habitat Townhome               | Ownership        | 25%-80% AMI  | 40 yrs                          | 0-30                       |
|       | Habitat Single Family Attached | Ownership        | 25%-80% AMI  | 40 yrs                          | 0-15                       |
|       | Habitat Single Family Detached | Ownership        | 40%-80% AMI  | 40 yrs                          | 0-10                       |
|       | Workforce                      | Ownership/Rental | 60%-120% AMI | NA                              | 0-10                       |
|       | Accessory Units/Carriage Units | Rental           | 0%-80% AMI   | 10 yrs                          | 0-5                        |
| 9-12  | Market Apartments              | Rental           | Unrestricted | NA                              | 200-225                    |
|       | Market Townhomes               | Rental           | Unrestricted | NA                              | 0-30                       |
|       | Habitat Townhomes              | Ownership        | 25%-80% AMI  | 40 yrs                          | 0-30                       |
|       | Deeply Discounted Units        | Rental           | 0%-30% AMI   | variable                        | 0-5                        |
|       | LIHTC Apartments               | Rental           | 40%-60% AMI  | 30 yrs                          | 80                         |