

ALBEMARLE COUNTY 2016 FOURTH QUARTER CERTIFICATE OF OCCUPANCY REPORT

Community Development Department Information Services Division 401 McIntire Road Charlottesville, Virginia 22902-4596 (434) 296-5832

INDEX

- I. Comparison of New Residential Dwelling Units (Table I & Chart A)
- II. Comparison of Residential Dwelling Units by Type (Tables II, III, & IV)
- III. Comparison of All Building Permits (Table V)

KEY TO TYPES OF HOUSING REFERRED TO IN REPORT

| Single-Family (includes modular |
|---------------------------------|
| Single-Family Attached |
| Single-Family Townhouse |
| 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 certificates of occupancy issued for residential dwelling units, in the Town of Scottsville area, in the 2016 1st Quarter Certificate of Occupancy Report.)

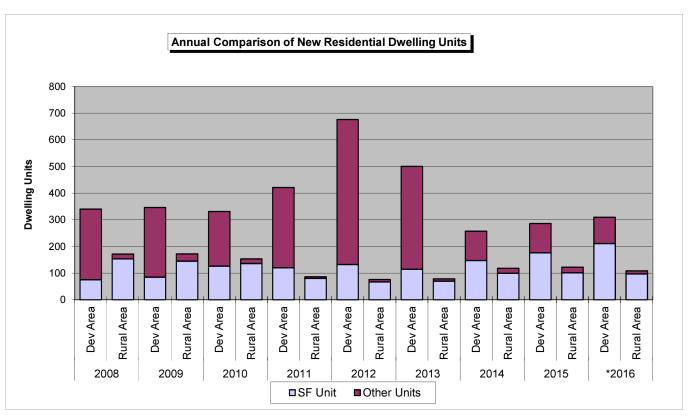
During the fourth quarter of 2016, 115 certificates of occupancy were issued for 116 dwelling units. There were no permits issued for a mobile home in an existing park. There were no certificates of occupancy issued for the conversion of an apartment to a condominium.

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 | 20 | 800 | 2009 | | 2010 | | 2011 | | 2012 | | 2013 | | 2014 | | 20 | 15 | 2016 | | 2016 |
|-----------------------------|-----|-------|------|-------|------|-------|------|-------|------|-------|------|-------|------|-------|-----|-------|------|-------|--------|
| Quarter | Dev | Rural | Dev | Rural | Dev | Rural | Dev | Rural | Dev | Rural | Dev | Rural | Dev | Rural | Dev | Rural | Dev | Rural | Totals |
| 1st Quarter | 166 | 36 | 57 | 47 | 92 | 89 | 32 | 22 | 95 | 10 | 104 | 10 | 38 | 20 | 57 | 30 | 56 | 22 | 78 |
| 2nd Quarter | 52 | 48 | 52 | 32 | 111 | 22 | 69 | 25 | 108 | 21 | 260 | 22 | 72 | 28 | 102 | 41 | 71 | 33 | 104 |
| 3rd Quarter | 57 | 45 | 168 | 30 | 76 | 18 | 52 | 17 | 215 | 22 | 81 | 17 | 77 | 20 | 69 | 26 | 89 | 30 | 119 |
| 4th Quarter | 65 | 42 | 69 | 63 | 52 | 24 | 268 | 22 | 258 | 23 | 55 | 29 | 70 | 50 | 58 | 25 | 93 | 23 | 116 |
| COMP PLAN AREA TOTALS | 340 | 171 | 346 | 172 | 331 | 153 | 421 | 86 | 676 | 76 | 500 | 78 | 257 | 118 | 286 | 122 | 309 | 108 | |
| YEAR TO DATE TOTALS | 5 | 11 | 5 | 18 | 4 | 84 | 5 | 07 | 7: | 52 | 5 | 78 | 3 | 75 | 41 | 08 | 4 | 17 | |

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



4th 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 | SF | TOTAL UNITS | % TOTAL UNITS | | | | | | | |
|--|-------------------------------|-----------------------|-----------------------------|------------------|------------------|------------------|------------------|-----------------------|--------------------------------|-------------------------------------|
| RIO JACK JOUETT RIVANNA SAMUEL MILLER SCOTTSVILLE WHITE HALL | 11 0 28 7 8 32 | 0 0 0 2 0 | 0 2 17 0 4 3 | 0 0 0 0 | 0 0 0 0 | 0 0 0 0 | 0 0 0 0 | 0 1 1 0 0 | 11 3 46 9 12 35 | 9% 3% 40% 8% 10% 30% |
| TOTAL | 86 | 2 | 26 | 0 | 0 | 0 | 0 | 2 | 116 | 100% |

Table III. Breakdown of New Residential Dwelling Units by Comprehensive Plan Area and Dwelling Unit Type

| COMPREHENSIVE PLAN AREA | | | TOTAL | % TOTAL | | | | | | |
|---------------------------|----|-----|-------|---------|-----|----|-----|----|-------|----------|
| | SF | SFA | SF/TH | SFC | DUP | MF | MHC | AA | UNITS | UNITS |
| | | | | | | | | | | |
| URBAN NEIGHBORHOOD 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 1% |
| URBAN NEIGHBORHOOD 2 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 8% |
| URBAN NEIGHBORHOOD 3 | 12 | 0 | 17 | 0 | 0 | 0 | 0 | 1 | 30 | 26% |
| URBAN NEIGHBORHOOD 4 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 4 | 3% |
| URBAN NEIGHBORHOOD 5 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2% |
| URBAN NEIGHBORHOOD 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| URBAN NEIGHBORHOOD 7 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 1% |
| URBAN AREAS SUBTOTAL | 23 | 0 | 23 | 0 | 0 | 0 | 0 | 1 | 47 | 41% |
| CROZET COMMUNITY | 25 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 28 | 24% |
| HOLLYMEAD COMMUNITY | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 9% |
| PINEY MOUNTAIN COMMUNITY | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2% |
| COMMUNITIES SUBTOTAL | 37 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 40 | 34% |
| RIVANNA VILLAGE | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 4% |
| VILLAGE SUBTOTAL | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 4% |
| TOWN OF SCOTTSVILLE | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1% |
| TOWN SUBTOTAL | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1% |
| DEVELOPMENT AREA SUBTOTAL | 66 | 0 | 26 | 0 | 0 | 0 | 0 | 1 | 93 | 79% |
| RURAL AREA 1 | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | 7 | 6% |
| RURAL AREA 2 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 5% |
| RURAL AREA 3 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 5% 6% |
| RURAL AREA 4 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 3% |
| | - | | | | | | | | 1 | |
| RURAL AREA SUBTOTAL | 20 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | 23 | 20% |
| TOTAL | 86 | 2 | 26 | 0 | 0 | 0 | 0 | 2 | 116 | 99% |

4th Quarter 2016

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 | | | TOTAL | % TOTAL | | | | | | |
|------------------|----|-----|-------|---------|-----|----|-----|----|-------|-------|
| DISTRICT | SF | SFA | SF/TH | SFC | DUP | MF | MHC | AA | UNITS | UNITS |
| | | | | | | | | | | |
| Agnor-Hurt | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 7% |
| Baker Butler | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 12% |
| Broadus Wood | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 3 | 3% |
| Brownsville | 20 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 23 | 20% |
| Cale | 2 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 6 | 5% |
| Crozet | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 7% |
| Greer | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 2% |
| Hollymead | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Meriwether Lewis | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2% |
| Murray | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 3% |
| Red Hill | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2% |
| Scottsville | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2% |
| Stone Robinson | 18 | 0 | 4 | 0 | 0 | 0 | 0 | 1 | 23 | 20% |
| Stony Point | 5 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 18 | 16% |
| Woodbrook | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1% |
| Yancey | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| | | | | | | | | | | |
| TOTAL | 86 | 2 | 26 | 0 | 0 | 0 | 0 | 2 | 116 | 100% |

III. COMPARISON OF ALL BUILDING PERMITS

Table V. Estimated Cost of Construction by Magisterial District and Construction Type

| MAGISTERIAL DISTRICT | | | | *NEW NON-RES. & ALTER. RES. | | | | OMMERCIAL INSTITUT. | | BUILDING R. COMM. | TOTAL | | | | |
|-------------------------|-----|----|------------|--------------------------------|----|-----------|-----|------------------------|------------|----------------------|---------------|------------|-----|----|------------|
| | No. | | Amount-\$ | No. Amount-\$ | | | No. | No. Amount-\$ | | | No. Amount-\$ | | | | Amount-\$ |
| RIO | 11 | \$ | 1,867,700 | 6 | \$ | 167,801 | 1 | \$ | 1,167,000 | 4 | \$ | 411,325 | 22 | \$ | 3,613,826 |
| JOUETT | 3 | \$ | 670,000 | 4 | \$ | 1,072,000 | 3 | \$ | 2,188,277 | 4 | \$ | 653,841 | 14 | \$ | 4,584,118 |
| RIVANNA | 45 | \$ | 9,778,306 | 12 | \$ | 1,445,299 | 3 | \$ | 1,272,400 | 6 | \$ | 1,199,825 | 66 | \$ | 13,695,830 |
| S. MILLER | 9 | \$ | 2,878,683 | 13 | \$ | 1,107,867 | 0 | \$ | - | 2 | \$ | 450,000 | 24 | \$ | 4,436,550 |
| SCOTTSVILLE | 12 | \$ | 3,473,429 | 13 | \$ | 535,200 | 9 | \$ | 7,162,000 | 15 | \$ | 23,920,020 | 49 | \$ | 35,090,649 |
| WHITE HALL | 35 | \$ | 11,373,574 | 13 | \$ | 735,600 | 4 | \$ | 1,541,300 | 2 | \$ | 2,626,000 | 54 | \$ | 16,276,474 |
| TOTAL | 115 | \$ | 30,041,692 | 61 | \$ | 5,063,767 | 20 | \$ | 13,330,977 | 33 | \$ | 29,261,011 | 229 | \$ | 77,697,447 |

^{*} Additional value of mobile homes placed in existing parks is included in the Alteration Residential category.

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^{*} 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.