

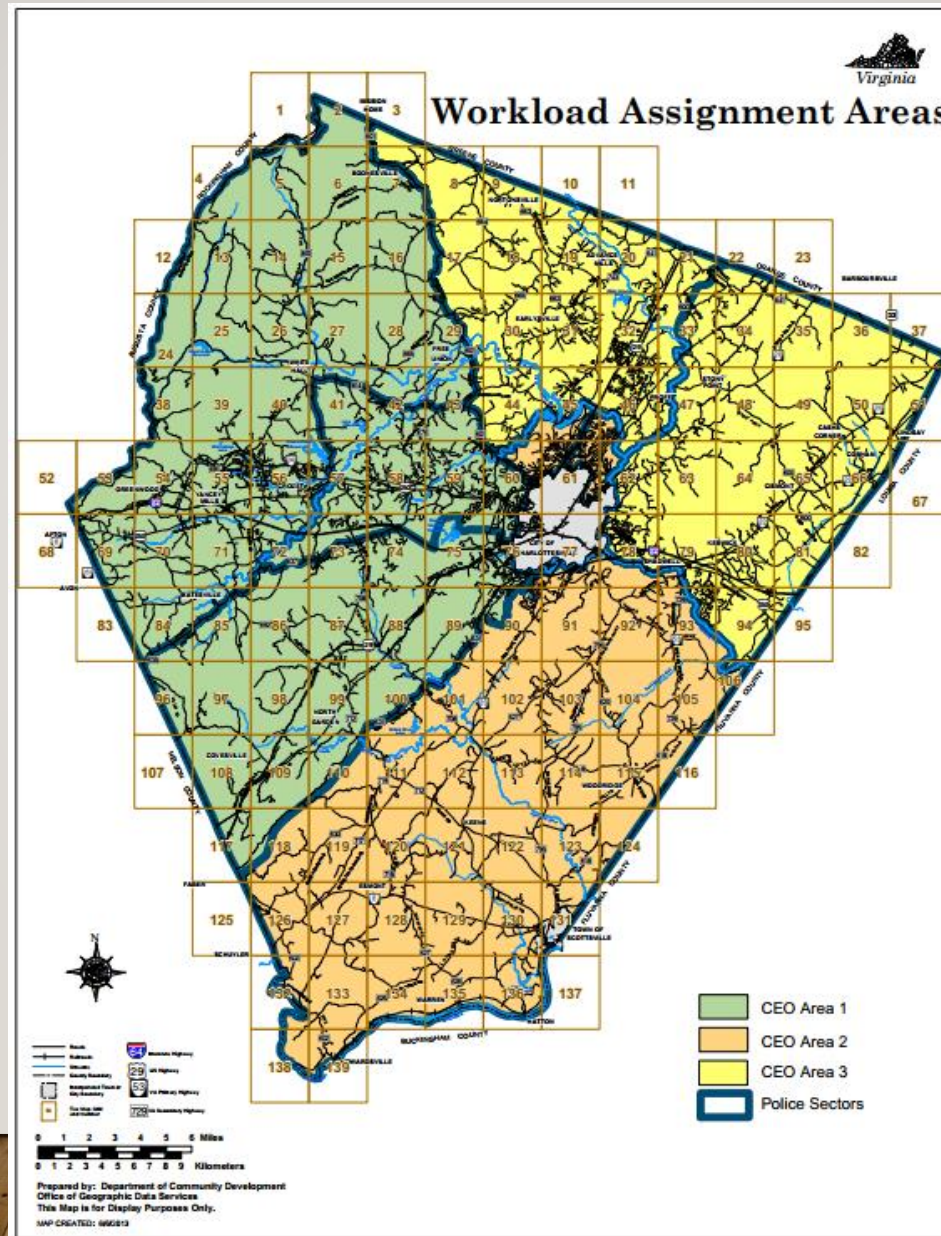
# ZONING CODE COMPLIANCE

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LISA GREEN  
Senior Code Compliance Officer



# Code Compliance Officer (CCO) Assignment Areas



# WHAT IS CODE COMPLIANCE?

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- **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

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

**"Quality of Life" (QOL) complaints.**

**Residential building additions/alterations inspections.**

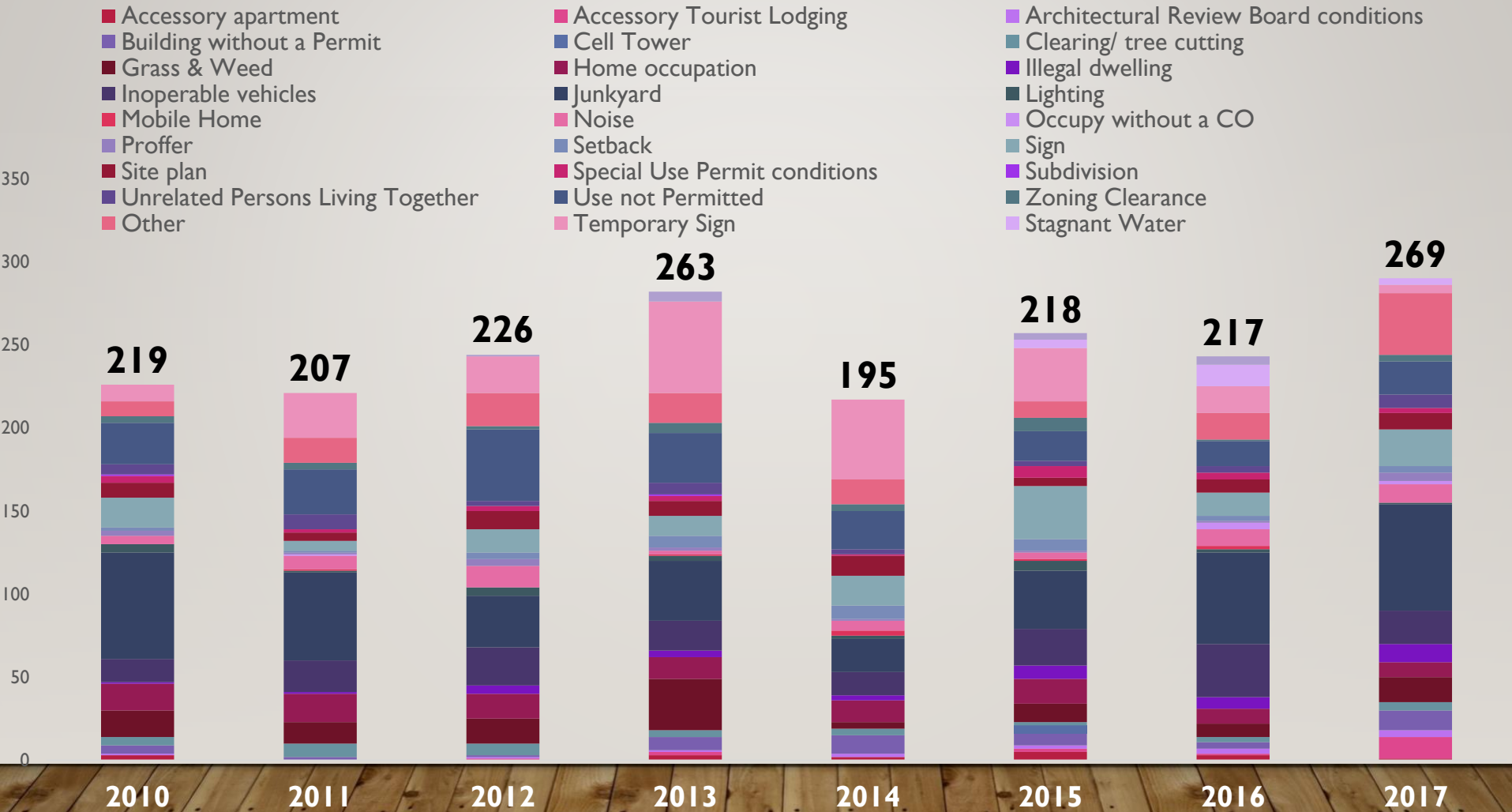
and the relationship between QOL complaints and areas where it can be interpreted that re-investment is lagging.





# All Complaints 2010 – 2017

## (sorted by type)





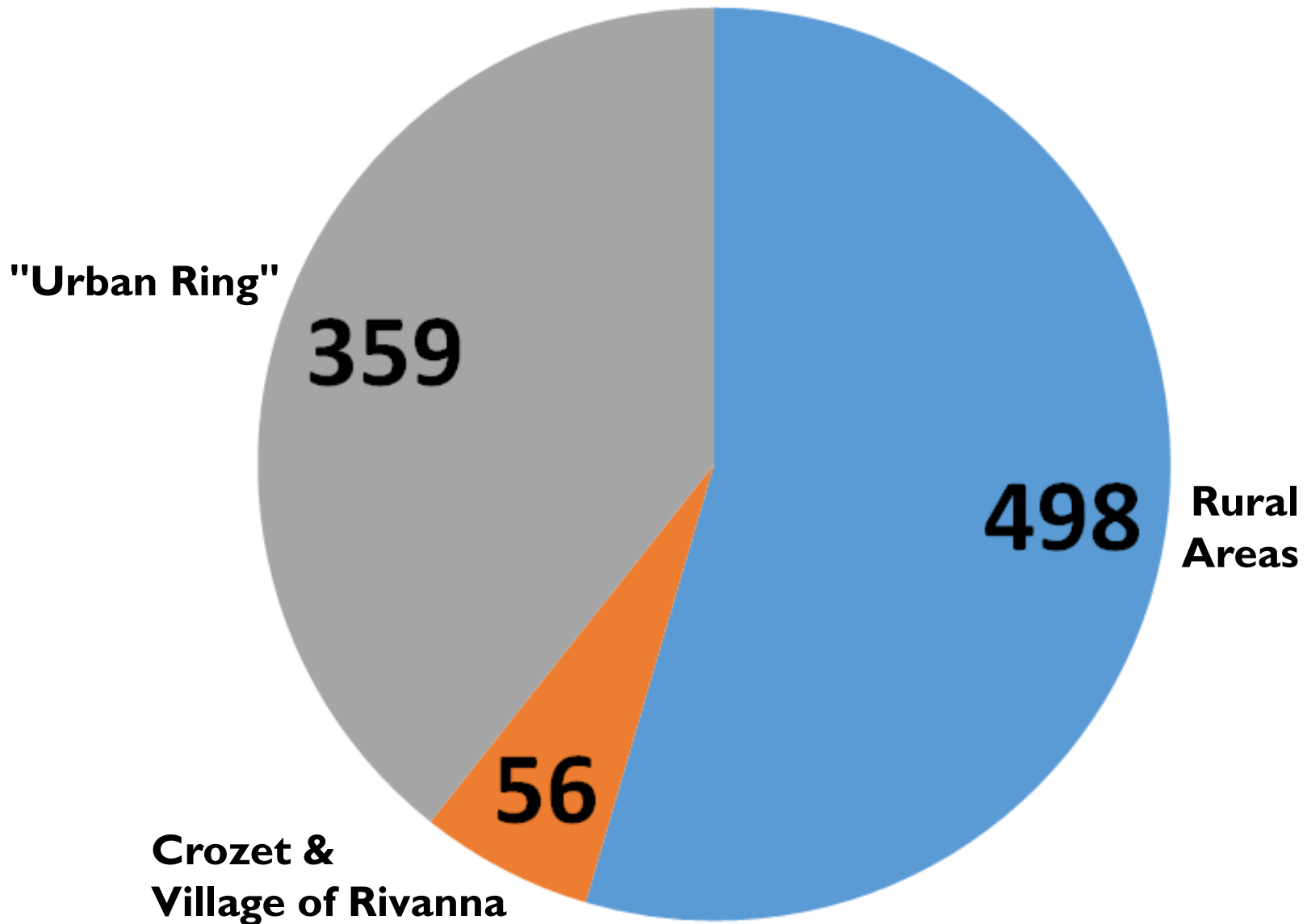


WHAT ARE  
QUALITY  
OF LIFE  
COMPLAINTS?



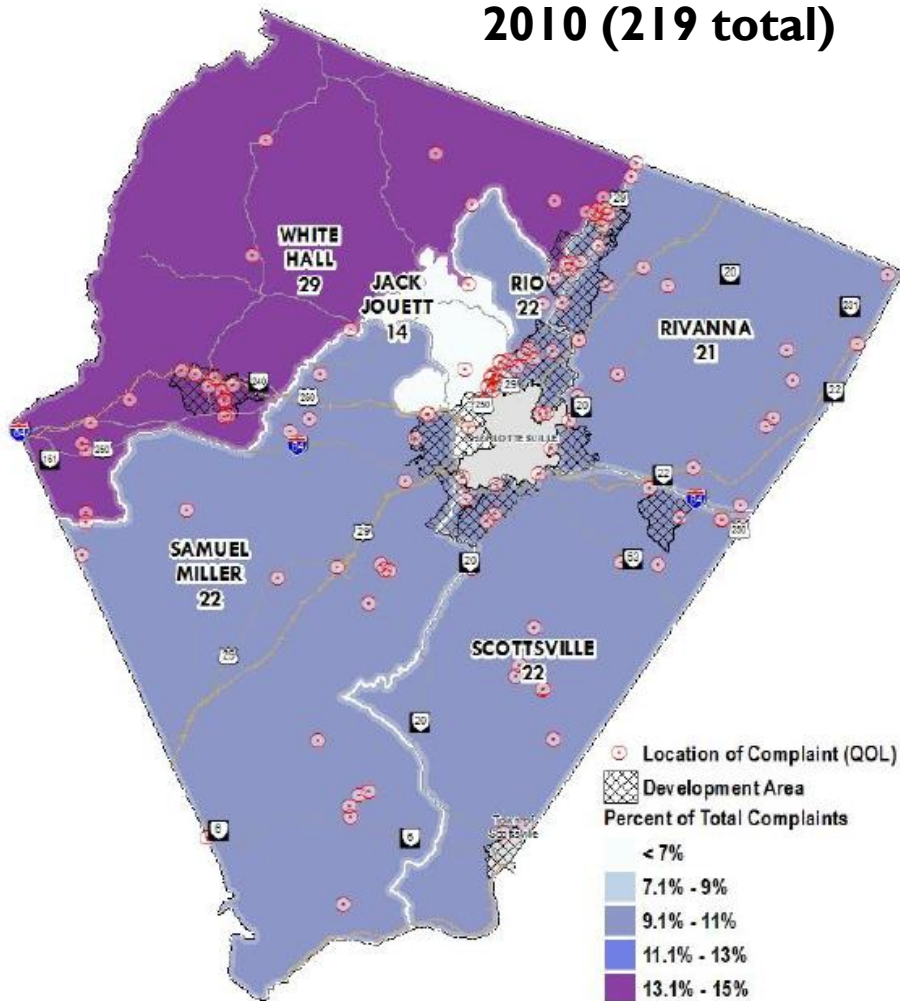


# Quality of Life Complaints 2010-2017 (913 total)

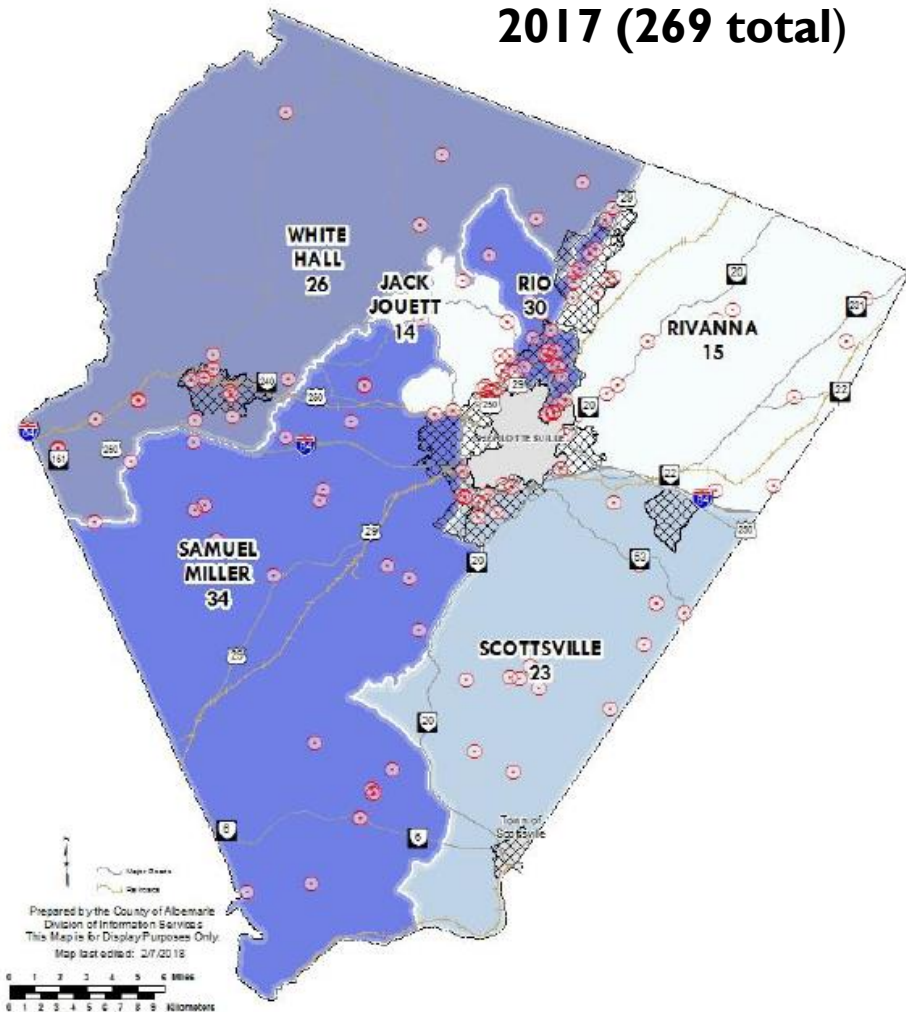


# Quality of Life Complaints 2010 & 2017

2010 (219 total)



2017 (269 total)

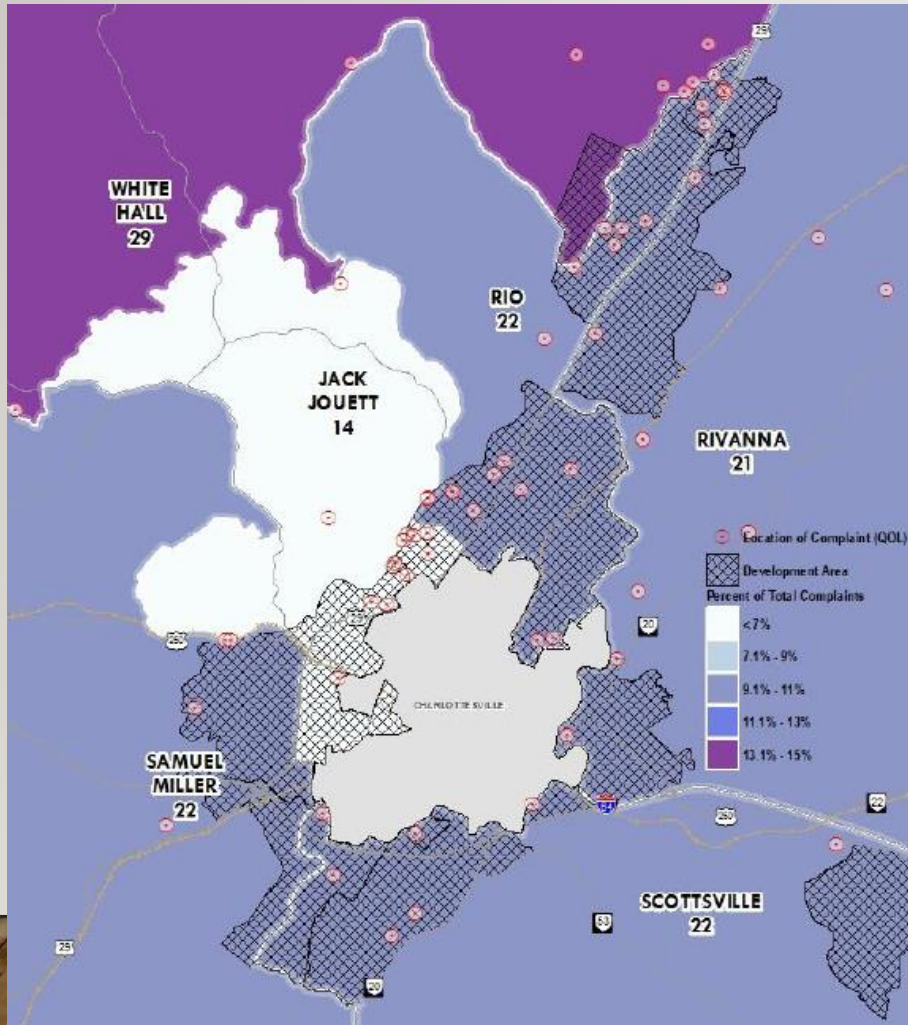




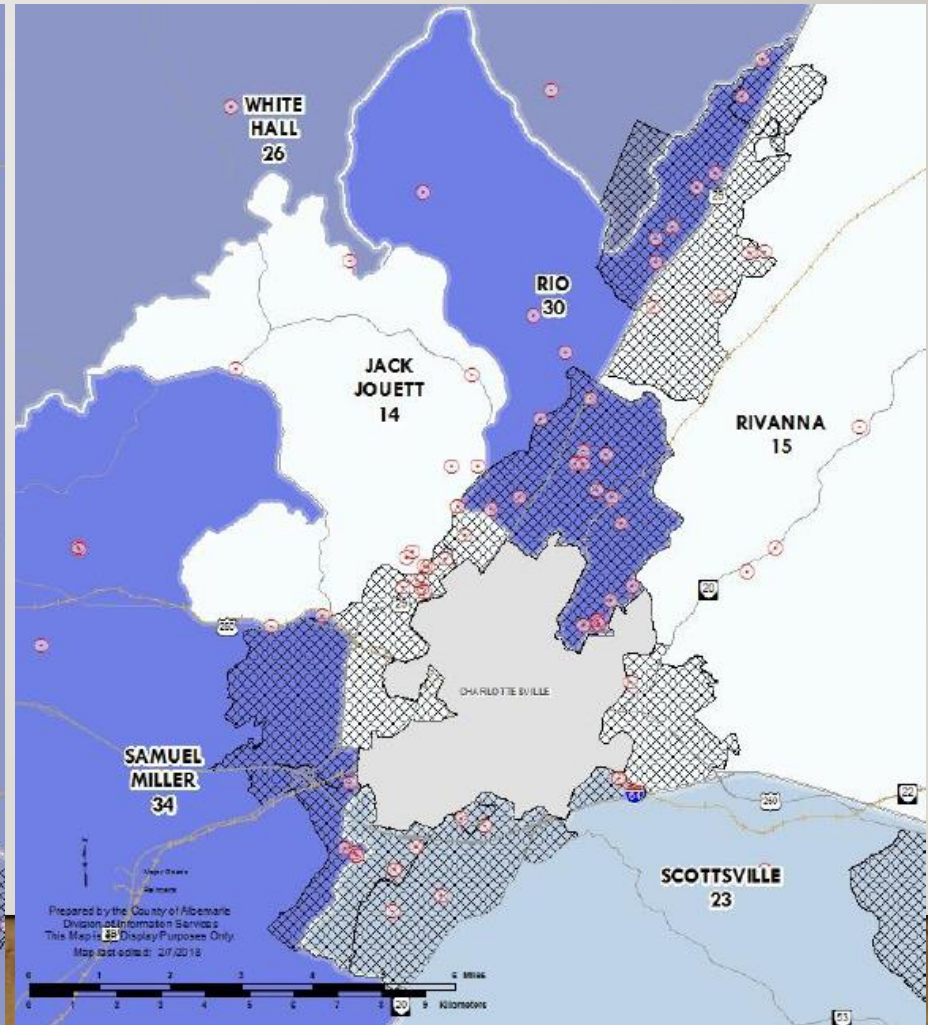
# "Urban Ring"

## Quality of Life Complaint Map

2010



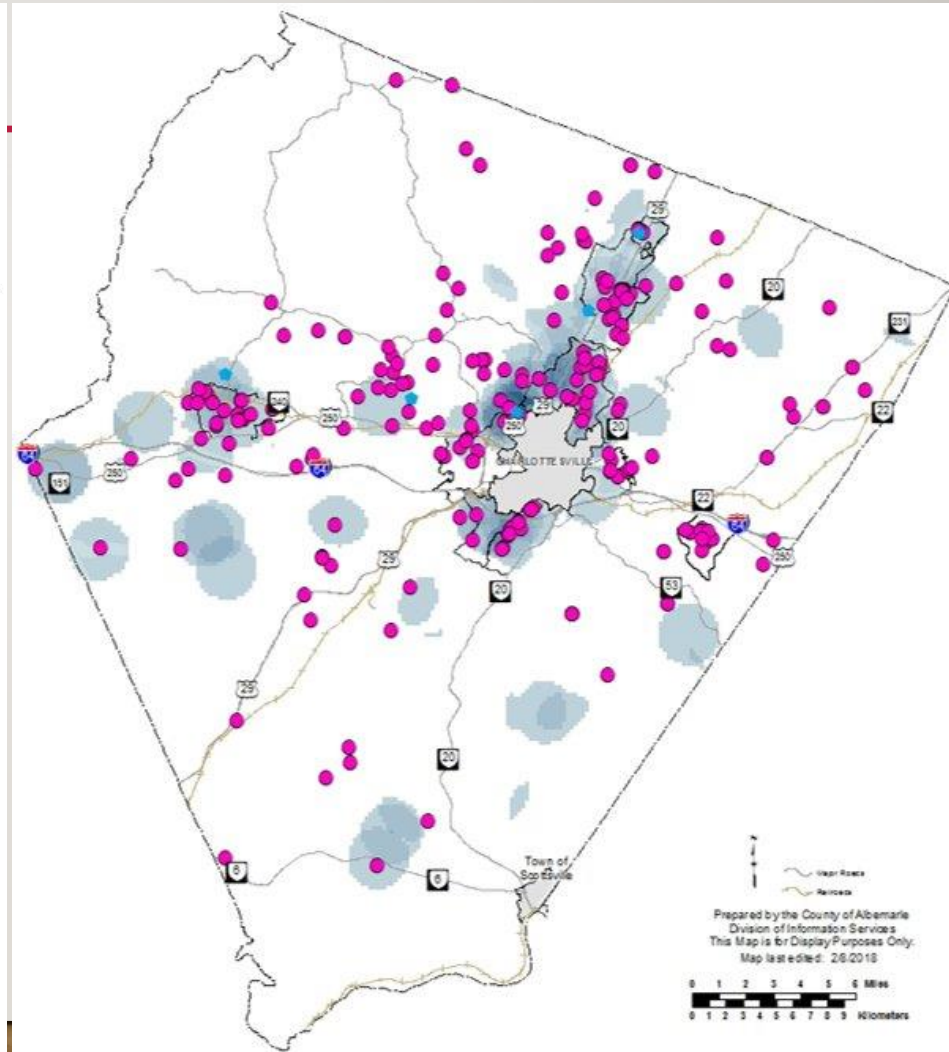
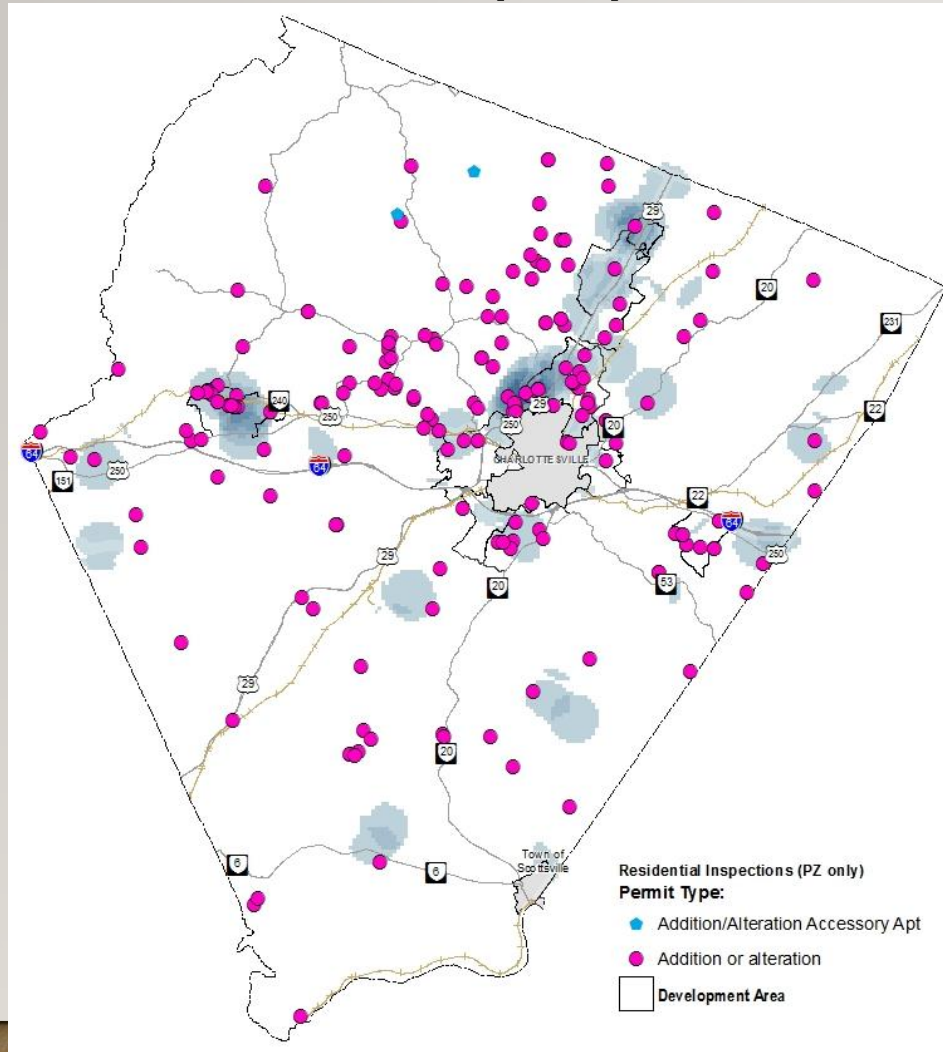
2017



# Complaints (blue heat map) & Inspections (pink)

2010 (188)

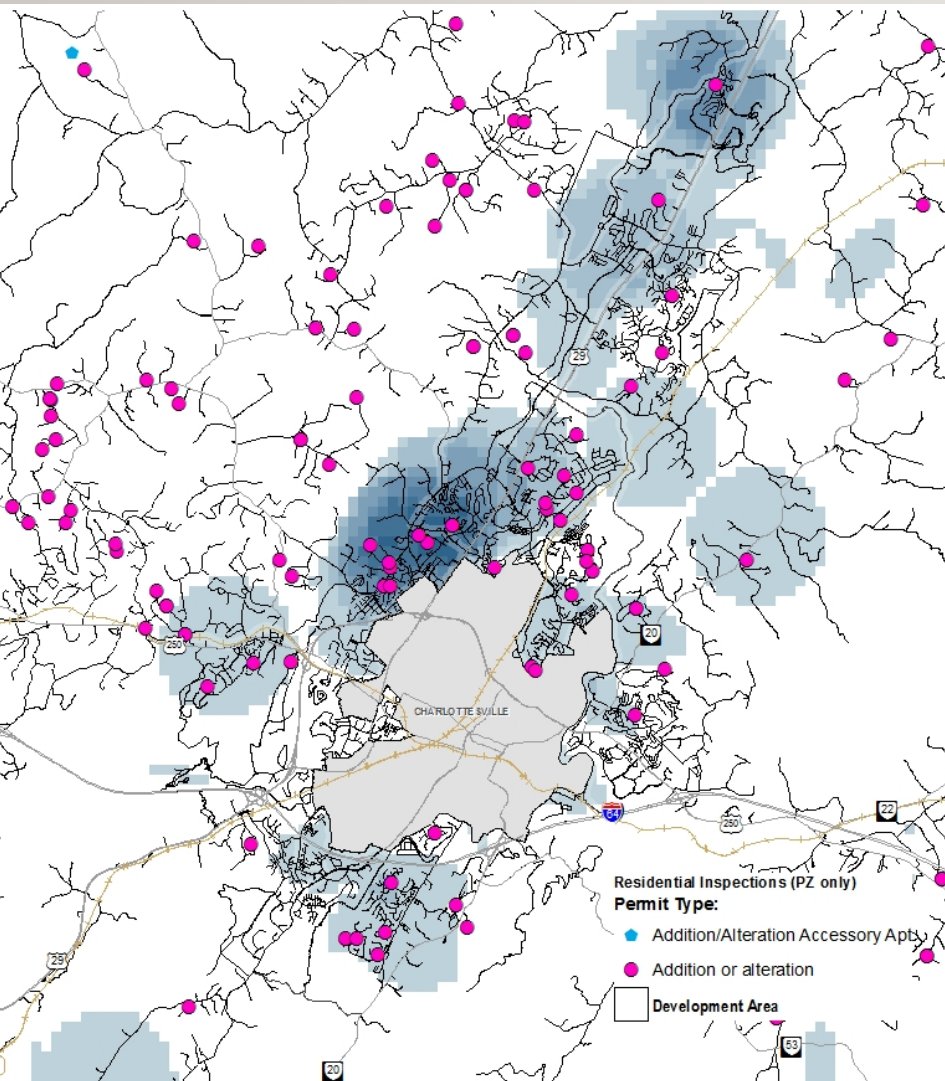
2017 (233)



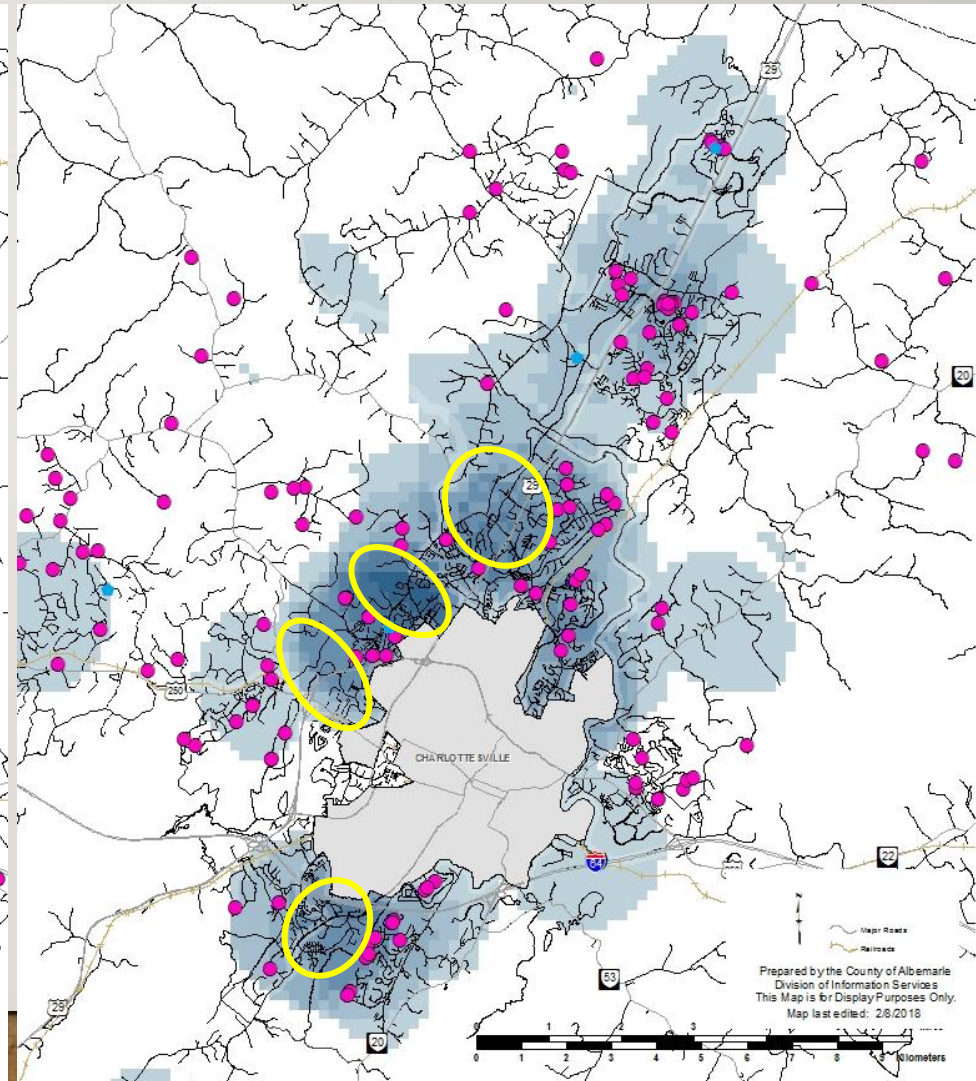


# "Urban Ring" Complaints vs. Inspections

2010



2017





# FINAL THOUGHTS

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- 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?

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**Before**



**After**

# HOUSING

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## GROWTH AND DEVELOPMENT



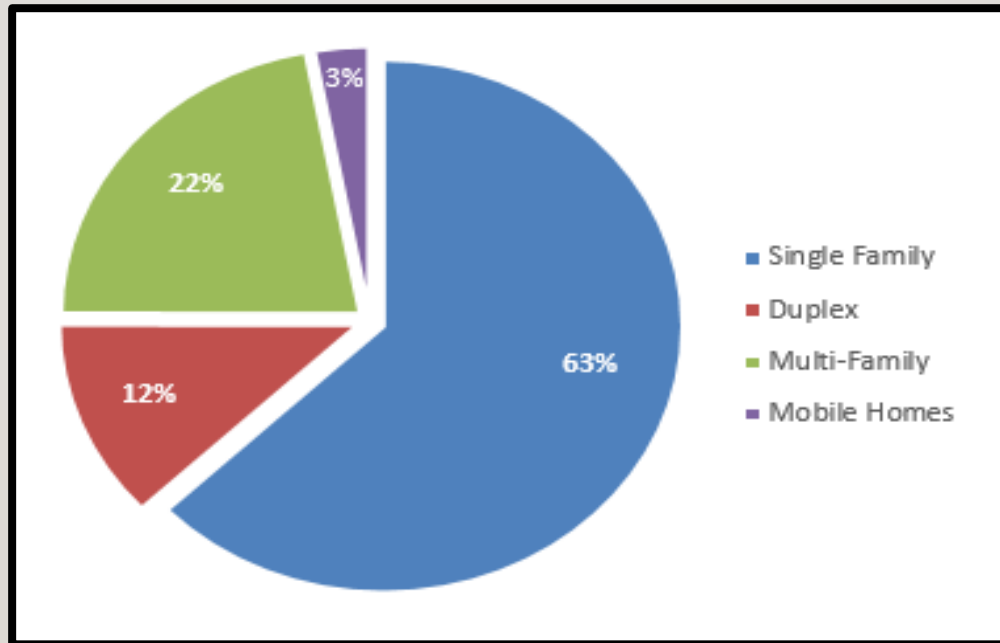
# KEY TAKEAWAYS

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- 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

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Source: Census Bureau

# HOUSING COSTS AND INCOME

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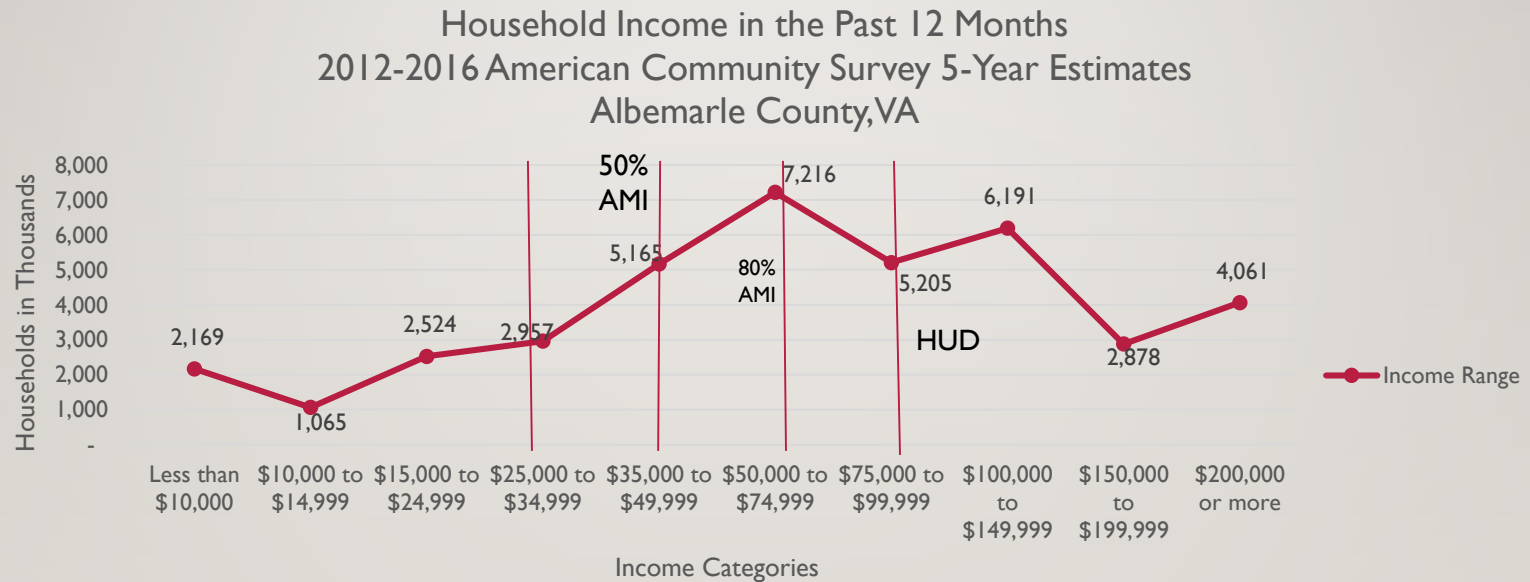
Households with housing costs exceeding 35% of income

	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

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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

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- Albemarle County

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

CAAR Service Area

• 4 <sup>th</sup> Quarter 2016	\$268,000
• 4 <sup>th</sup> Quarter 2017	\$300,000

Source: Charlottesville Area Association of Realtors



# FY2018 FAIR MARKET RENTS

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UNIT TYPE	GROSS RENT 40 <sup>th</sup> 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

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