



**MSC**

Management Services Corporation

Real Property Managers, Developers and Brokers

February 8, 2019

Mr. Ron White  
Chief of Housing  
Albemarle County Office of Housing  
1600 5<sup>th</sup> Street  
Charlottesville, VA 22902

Via Electronic Delivery ([rwhite2@albemarle.org](mailto:rwhite2@albemarle.org))

**Re: Vistas at South Pantops – Proposed 144 Units Multi-Family Mixed Income Project**

Dear Mr. White:

By way of background, Management Services Corporation is the Applicant/Developer for the proposed Vistas at South Pantops (“Vistas”) a 144 units garden-style apartment community (44 one-bedroom; 100 two-bedroom) with on-site amenities including community clubhouse and pool. The project is planning to pursue a loan commitment from the Virginia Housing Development Authority (“VHDA”) for the Workforce 20/80 program mixed-income financing which provides for twenty-percent (20%) of the total units to be reserved for lease-hold households with total income of eighty-percent (80%) or less of the area medium income (AMI). In summary, the VHDA financing program for the Vistas would provide twenty-nine (29) units reserved for workforce housing in Albemarle County, Virginia.

In order to obtain VHDA financing for the planned mix of affordable housing for the Vistas, the statute [VA Code§ 36-55.30:2.B] requires a resolution from the Board of Supervisors. You have requested additional information regarding the determinations under the statute.

The first determination is: “the ability to provide residential housing and supporting facilities that serve persons or families of lower or moderate income will be enhanced if a portion of the units in the Project are occupied or held available for occupancy by persons and families who are not of low and moderate income.”

Housing choices for residents with household incomes below eighty-percent (80%) of the area median income (AMI) in Albemarle County are limited, and the proposed Vistas project will help address that need. Our market studies have proven a strong demand for rental housing in the development urban ring of Albemarle County for all income levels and demographics. In our experience in building and managing apartment communities throughout Virginia, being able to provide a mixed-income development enhances our ability to provide housing choices for low- and moderate-income households.



The second determination is: "private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in the surrounding area of the Project and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area."

Private conventional financing programs for new construction development would not generally support a set-aside of twenty (20%) of the total units for workforce housing. The VHDA Workforce 80/20 financing program supports the proposed profile of the project with housing options offered with a range of affordability.

The proposed new mixed-income rental housing units at the Vistas are consistent with the Housing Chapter of Albemarle County's Comprehensive Plan adopted June 10, 2015 (see summary enclosed) and its objectives, among which are:

- *Provide a variety of housing types for all income levels and help provide for increased density in the Development Areas.*
- *Support provision of housing which meets the needs of various ages and levels of mobility.*
- *Provide affordable housing options for low-to-moderate income residents of Albemarle County and those persons who work within Albemarle County who wish to reside in Albemarle County.*
- *Promote the inclusion of affordable units throughout neighborhoods and strive for similarity in exterior appearance to market-rate units.*

Furthermore, Albemarle County's stated Affordable Housing Policy strategy to develop fifteen-percent (15%) of all new dwelling units categorized as affordable housing would be exceeded by the Vistas given that twenty-percent (20%) of the total units proposed would be reserved for households with incomes less than eighty-percent (80%) of area median income (AMI). Albemarle County's support via adoption of a resolution for the VHDA Workforce 80/20 financing program allows the proposed Vistas project to continue to work toward achieving these stated goals and objectives.

Please let us know if you have any questions or require any additional information.

Sincerely,



Trey Steigman  
Vice President, Development

Enclosure – Albemarle County's Comprehensive Plan Summary Housing Section June 10, 2015

cc: Vistas at South Pantops/file