

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 19th, 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

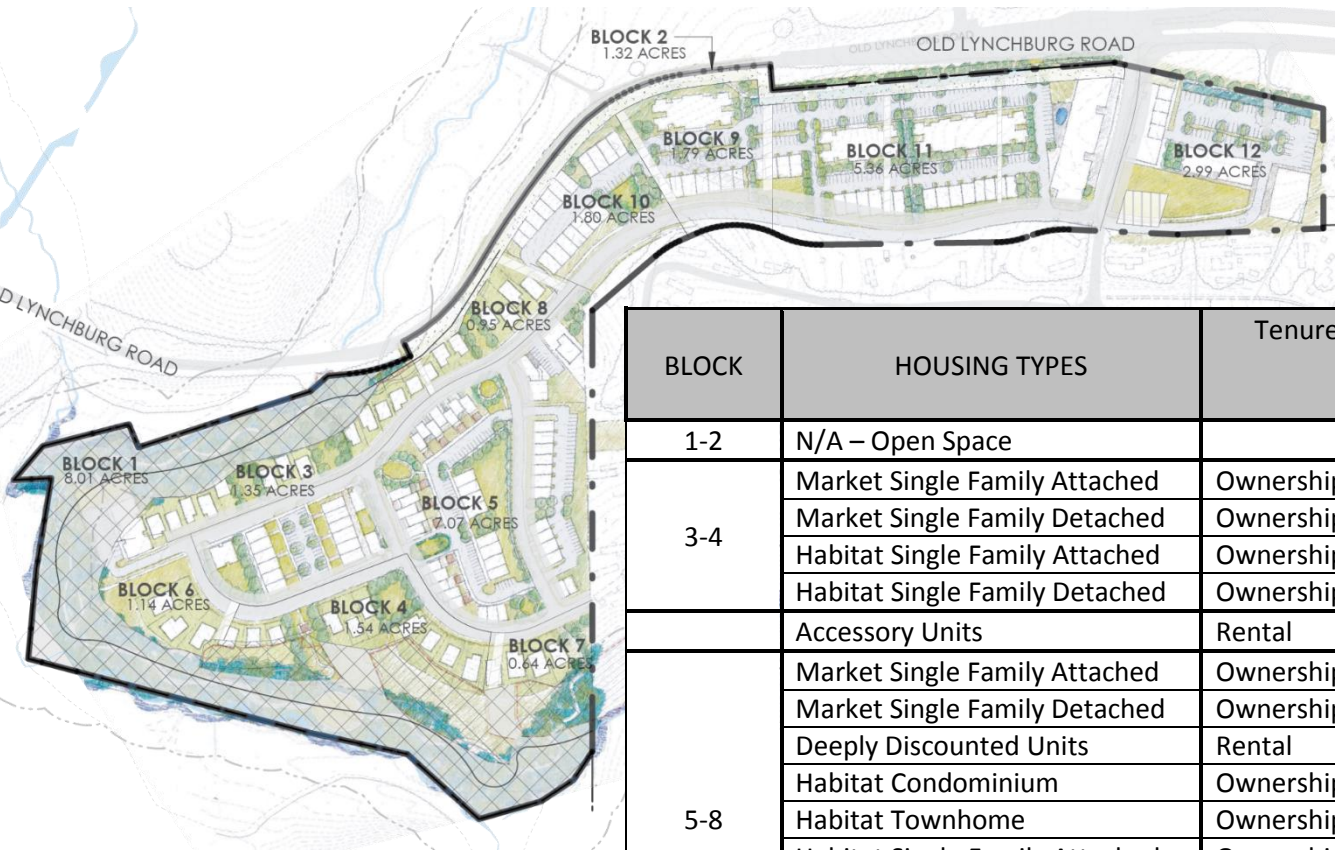


MARKET ATTACHED



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