



**COUNTY OF ALBEMARLE PLANNING**  
**STAFF REPORT SUMMARY**

<b>Proposal:</b> CPA202000001 – Housing Albemarle	<b>Staff:</b> Stacy Pethia, Housing Policy Manager
<b>Planning Commission Public Hearing:</b> May 4, 2021	<b>Board of Supervisors Hearing:</b> June 16, 2021
<b>Applicant:</b> Albemarle County initiated CPA	<b>Comprehensive Plan Amendment:</b> Update of Chapter 9: Housing, and Appendix 9: Affordable Housing Policy
<b>Zoning District:</b> Multiple	<b>Magisterial District:</b> Jack Jouett, Rio, Rivanna, Samuel Miller, Scottsville, White Hall
<b>Proposal:</b> To amend the Comprehensive Plan and the Affordable Housing Policy to incorporate updated recommendations for housing objectives and strategies. The updated Housing Policy will replace Appendix 9 of the Comprehensive Plan.	<b>Comp. Plan Designation:</b> The revised Housing Policy contains recommendations for objectives and strategies addressing housing needs in Albemarle County.
<b>RECOMMENDATIONS:</b> Staff recommends the Planning Commission adopt the resolution recommending approval of Housing Albemarle.	

**STAFF CONTACT:**  
**PLANNING COMMISSION:**

Stacy Pethia, Housing Policy Manager  
May 4, 2021

**CPA202000001 Housing Albemarle**

Housing Albemarle CPA202000001 – to consider proposed amendments to Chapter 9 and Appendix 9 of the Comprehensive Plan. The updated Chapter 9 and Appendix 9 include initiatives to support the construction of affordable and workforce housing units; to preserve existing housing and communities; to expand housing options and support for the County’s most vulnerable community members; and to inform and empower the Albemarle community to engage with affordable housing issues.

**PROJECT BACKGROUND:**

On July 23, 2019, the Albemarle County Planning Commission adopted a Resolution of Intent to amend the Comprehensive Plan with an updated Housing Policy. Since that date, staff has been engaged in work to update the current housing policy, in collaboration with community stakeholders. Staff introduced the draft Housing Policy during work sessions with the Planning Commission (August 11, 2020) and the Board of Supervisors (October 7, 2020 and March 17, 2021), as well as a joint Board and Planning Commission work session on December 8, 2020. The proposed Policy was introduced to the public in February 2021 and feedback was solicited. The proposed Policy now presented incorporates the feedback received.

**SUMMARY:**

Albemarle County is committed to creating sustainable communities and safe, decent housing opportunities for County residents. Since 2004, the Comprehensive Plan and Affordable Housing Policy have provided guidance on how the County meets that need. However, new residential development in the County has not kept pace with growing housing demand, leaving many county residents struggling to find housing they can afford that meets their needs. To ensure the County continues to provide sufficient and appropriate housing opportunities for current and future residents, the County embarked on an effort to update the housing policy in October 2019.

The proposed Housing Policy presented here (Attachment A) is the culmination of this work. The new policy recommendations provide the tools necessary to meet the diverse housing needs of all county residents regardless of income, race, age, or special needs. The policy includes initiatives to support the construction of affordable and workforce housing units; to preserve existing housing and communities; to expand housing options and support for the County’s most vulnerable community members; and to inform and empower the Albemarle community to engage with affordable housing issues.

Staff received feedback from the community on the draft policy throughout the engagement process facilitated via an [online platform](#). Based on the feedback received during the public hearing and public comment period the following changes have been made to Housing Albemarle:

Page #	Section	Amendment
Multiple	Multiple	Updated charts, tables and data to reflect most recent census and homeless count data.
I	Housing Albemarle: At-a-Glance	Added summary of policy objectives and strategies

5	Introduction	Added paragraph discussing potential impact of COVID-19 on housing needs
9	Definition of Terms	Corrected definition of Maximum Affordable Rent – replaced the phrase, ‘adjusted by household size’ to ‘adjusted by unit size’
10	Definition of Terms	Added definition for Minimum affordability period (owner-occupied)
10	Definition of Terms	Added definition for Minimum affordability period (renter-occupied)
10	Definition of Terms	Added definition for Social Equity
13	Objective 1	Updated number of approved units in the residential development pipeline
13	Strategy 1a	Added Action Step: Explore options with county owned land to develop a permanent affordable housing community
18	Strategy 2d	Added language stating county’s long-term goal of creating a stock of permanent affordable rental housing.
21	Strategy 3d	Added language stating county’s long-term goal of creating a stock of permanent affordable for-sale housing.
25	Strategy 4b	Added Action Step: Inventory stock of existing accessory apartments to identify those being offered as affordable rental housing.
25	Strategy 4c	Added new strategy to explore options for supporting homeowner efforts to connect to public water/sewer system
29	Strategy 7b	Added new strategy to create annual housing report to include research into the impact of housing and community characteristics on affordable housing provision and prices
iv & 30	Strategy 8b	Action Step 3: removed the word ‘all’ from first sentence. Added recommendation to ‘develop a set of performance standards to ensure proposed accessory units integrate with the characteristics of the surrounding neighborhood.
44	Strategy 12b	New strategy to work with transit providers and Broadband Authority to explore options for expanding both amenities throughout the county’s urban and rural communities to increase resident access to services, education and training, and employment opportunities
45	Strategy 12e:	Updated to include the Local Energy Alliance Program (LEAP)

46	Implementation Priorities	Removed Strategy 8a: Review the County's Comprehensive Plan to identify barriers to affordable and workforce housing development and remove identified barriers.  Added Action Step: Explore options with county owned land to develop a permanent affordable housing community.
47	Implementation Matrix	Removed Strategy 8a, and added Action Step to explore options with county owned land to develop a permanent affordable housing community.
49	Indicators of Progress	Added metric: The County loses no more than 1% of total affordable housing stock each year

These revisions have been incorporated into the documents attached to this staff report, and include proposed amendments to the Comprehensive Plan Summary Chapter, proposed amendments to Chapter 9 of the Comprehensive Plan, and Housing Albemarle, the proposed new housing policy. This latter document, if adopted, will replace Appendix 9 of the Comprehensive Plan.

### **RECOMMENDED ACTION**

Staff recommends the Planning Commission adopt the attached resolution to recommend approval of Housing Albemarle.

### **ATTACHMENTS**

- Attachment 1: Proposed Amendments to Summary Chapter – 'redline' version
- Attachment 2: Proposed Amendments to Summary Chapter – 'clean' version
- Attachment 3: Proposed Amendments to Chapter 9
- Attachment 4: Housing Albemarle – proposed
- Attachment 5: Public feedback
- Attachment 6: Resolution to Recommend Approval of Amending Comprehensive Plan