

Proposed Housing Policy – Summary of Feedback
May 4, 2021 Planning Commission Public Hearing

Source	Comment	Staff Response
Planning Commission 5/4/21	Strengthen recommendations to provide public transportation options to affordable housing, particularly outside of the urban ring.	<u>No change at this time.</u> Strategy 12b recommends working with local transit providers to identify options for expanding transit options throughout Albemarle County. These options may be considered with scheduled updates to the Comprehensive Plan.
Planning Commission 5/4/21	Under Objective 3, include examples of salaries for Albemarle County Policy, Fire and Rescue, and Teachers in the workforce housing discussion.	<u>Draft has been revised.</u> Figure 5 has been added to Objective 3, page 20.
Planning Commission 5/4/21	Include discussion about the cost of senior assisted living facilities.	<u>Draft has been revised.</u> Added Strategy 11d, recommending the County to examine options for helping to decrease the cost of assisted living facilities, and advocate for improvements in the Auxiliary Grant program (page 42).
Planning Commission 5/4/21	Consider incentivizing the renovation of existing residential units and provide as affordable housing.	<u>Draft has been revised.</u> Added new Strategy 4b to explore programmatic options to encourage the renovation of existing residential units for affordable housing.
Planning Commission 5/4/21	Consider adding apartment buildings to the list housing types encouraged and incentivized under Strategy 1a.	<u>Draft has been revised.</u> Apartment buildings added to Strategy 1a (page 13).
Planning Commission 5/4/21	Under Objective 2, consider adding language that Albemarle County will encourage the use of new housing construction technologies, such as 3D printing.	<u>Draft has been revised.</u> Added new Strategy 2b to encourage use of new and emerging housing construction technologies (page 17).
Planning Commission 5/4/21	Strategy 8b should include an action step stating the County is open to the construction of apartment buildings in dense residential neighborhoods as a means for providing affordable housing.	<u>Draft has been revised.</u> Added new Action Step to consider apartment complexes in residential neighborhoods, where appropriate, based on traffic generation, building height and size, and character of the community (page 31).

Planning Commission 5/4/21	The different affordability periods for rental and for-sale housing are confusing.	<p><u>No change at this time.</u> The 30-year affordability period for affordable rental units conforms with the affordability period of the Low Income Housing Tax Credit program, and provides consistency across the County's affordable rental housing programs.</p> <p>The 40-year affordability period for for-sale housing is based on the affordability period required under the Southwood Redevelopment project Performance Agreement. Keep the affordability period of for-sale housing at 40-years allows for consistency across programs.</p>
Public comment 5/4/21	The Town of Scottsville supports the actions contained within the proposed Housing Policy. With an anticipated doubling of the Town's population over the next 20 years, Scottsville is pursuing a number of zoning text and zoning map amendments, including legalizing the construction of quadraplexes in most neighborhoods and incentivizing cluster development, to meet anticipated housing needs. Scottsville believes they can play an active role in meeting the County's affordable housing goals, and would like to be recognized as a partner in this work.	<p><u>Draft has been revised.</u> The Town of Scottsville has recognized as a partner in Strategy 2f (page 18) and Strategy 3f (page 21).</p> <p>The age of the Town's housing stock is identified on page 22.</p>
Public comment 5/4/21	<p>Concerns about the definition of affordable housing in the proposed policy. Believes setting affordability at the 60% AMI level is too high. Affordable housing should be defined as units affordable to people earning at or below 50% AMI with priority given to households with incomes at or below 30% AMI.</p> <p>Recommends the County evaluate areas where infill development can occur in order to undo a history of racial segregation and exclusion. Target County funding to resource rich neighborhoods near public transit.</p>	<p><u>No change at this time.</u> Developers are unable to provide units affordable to households with income at or below 50% AMI without significant subsidy from the County. The affordable housing requirements included in the proposed Rio29 Form Based Code include options and incentives for providing housing affordable to households with incomes as low as 40% AMI. Staff recommends evaluating these measures once the Form Based Code is implemented and, if successful, staff will return to the Board with recommendations for amending the</p>

	<p>Recommends the County enact the strongest inclusionary zoning code permitted by law, and incentivize affordable housing production.</p>	<p>County's definition of affordable housing.</p> <p>Strategy 8c addresses infill development opportunities.</p> <p>Methods for targeting County funding for affordable housing will be addressed during the development of the application guidelines for the County's housing fund.</p> <p>Objective 5 recommends the County adopt and implement an Affordable Dwelling Unit ordinance as authorized under Virginia Code Section 15.2-2304.</p>
<p>Public Comment 5/4/21</p>	<p>Continues to have concerns about several of the strategies put forth in Housing Albemarle.</p> <ol style="list-style-type: none"> 1. Increasing the amount of affordable housing required under rezonings and special use permits to 20% is too high. The current 15% requirement has produced fewer than 50 affordable units in 15 years. 2. Adoption of an Affordable Dwelling Unit ordinance will make housing more expensive overall, and will force development into larger-lot by-right developments with no affordable housing. <p>Asks the County to consider:</p> <ol style="list-style-type: none"> 1. Provide funding to help offset the cost of developing affordable units by, for instance, paying down tap fees for affordable units, purchasing land in community land trusts, and providing down payment assistance. 	<p><u>No change at this time.</u> The 50 affordable units referenced by the commenter are the total number of proffered affordable for-sale units that have been purchased by income qualifying buyers. Overall, 87% of the total number of proffered units that have been built (255 of 255 for rent units and 47 of 93 for-sale units) are occupied by income qualifying households. Research by staff into why only half of the completed proffered affordable for-sale units have been purchased by income qualifying households indicates a mismatch between the affordable sales price and the amount low/moderate income homebuyers can afford to pay, and difficulties marketing the units to income qualified buyers. The proposed housing policy recommends lowering the affordable home sales price to help more low/moderate income households move into homeownership. Strategy 3e addresses the marketing issue.</p> <p>Adoption of an Affordable Dwelling Unit Ordinance (Objective 5) will formalize the affordable housing requirement currently associated</p>

	<p>2. Increase by-right density to achieve density goals suggested in Housing Albemarle.</p> <p>3. Expand the boundaries of the Development Areas to increase the amount of land available for residential development.</p>	<p>with rezonings and special use permits. Additionally, adoption of such an ordinance will provide clearly defined County expectations for affordable housing provision and developer requirements, as well as consistency in developer compliance and monitoring.</p> <p>Strategies 2c and 3b recommend providing incentives to increase the production of affordable housing. Financial incentives may be one option considered.</p> <p>Any considerations for increasing by-right density, or expanding the boundaries of the Development Areas, are best undertaken during updates the County's Comprehensive Plan and Zoning Ordinances.</p>
Public comment 5/4/21	<p>Incentives must be provided to support the development of affordable housing. Incentives, such as meaning bonus density coupled with height exceptions, real estate tax abatements during the term of affordability, or tap fee reductions would make meeting the 20% affordable housing economically feasible.</p> <p>Consider combinations of AMI level unit percentages and variable affordability terms.</p>	<p><u>No changes at this time.</u> Strategies 2c and 3b address developer incentives and have been identified as priority actions. Should these strategies be included in an adopted housing policy, staff will work with the development community to identify a set of potential incentives that will have the most impact on affordable housing development, and presents these incentives for Board consideration at a later date.</p> <p>The affordable housing requirements included in the proposed Rio29 Form Based Code include options and incentives for providing housing affordable to households with incomes as low as 40% AMI. Staff recommends evaluating these measures once the Form Based Code is implemented and, if successful, staff will return to the Board with recommendations for affordable housing requirements at a later date.</p>

		<p>Due to the short affordability terms required under the County's current housing policy, the County is struggling to establish a sufficient stock of affordable housing to meet current needs. The affordability terms recommended in the housing policy are to ensure a long-term supply of affordable housing.</p>
<p>Public comment 5/4/21</p>	<p>The development community very much wants to support the proposed housing policy, and to be part of the solution in providing affordable housing. There are concerns that implementing the 20% affordable housing requirement, and changing the definition of affordable housing without first addressing regulatory barriers or identifying incentives will lead to by-right development at density levels inconsistent with designations in the Comprehensive Plan. Recommends the County address these issues before changing the affordable housing requirements.</p>	<p><u>No change at this time.</u> Developer incentives are addressed under Strategies 2c and 3b. Recommendations to remove regulatory barriers to affordable housing development are addressed under Objective 8.</p> <p>Staff understands the difficulties developers will have adjusting to the proposed requirements. Therefore, staff is recommending the new affordable housing requirements and definitions be effective beginning July 1, 2022. This delay in implementation will help ensure residential rezoning currently going through the administrative process remain financially feasible, as well as providing staff time to work on addressing regulatory issues and incentives.</p>