



Albemarle County

Legislation Text

File #: 21-340, **Version:** 1

AGENDA DATE: 7/7/2021

TITLE:

CPA2020-00001: Housing Albemarle

SUBJECT/PROPOSAL/REQUEST: Amend the Comprehensive Plan and the Affordable Housing Policy to incorporate updated recommendations for housing objectives and strategies.

ITEM TYPE: Consent Action Item

STAFF CONTACT(S): Richardson, Walker, Kamptner, Filardo, Savides, Pethia

PRESENTER (S): Stacy Pethia

LEGAL REVIEW: Yes

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: During its meeting on May 4, 2021, the Planning Commission adopted a resolution recommending approval of CPA202000001 Housing Albemarle. During a public hearing on CPA2020-00001 on June 16, 2021, the Board directed staff to revise the housing policy documents to articulate that implementation of Strategy 1a: Action Step 1, the proposed maximum rental and sales prices for affordable and workforce housing units, and Strategy 5a: Action Step 1, will be delayed until a package of developer incentives for affordable housing is approved.

STRATEGIC PLAN: Infrastructure Investment - Prioritize, plan, and invest in critical infrastructure that responds to past and future changes and improves the capacity to serve community needs.

DISCUSSION: Staff has revised both the Summary of the Housing chapter of the Comprehensive Plan (Attachment A), Chapter 9 (Housing) of the Comprehensive Plan (Attachment B), and the proposed Housing Albemarle Policy itself (Attachment C), as directed. Attachment D summarizes the changes made to each document.

Following approval of CPA202000001, staff will move into the implementation phase of the Housing Policy, with an immediate focus on a package of developer incentives for affordable housing. Staff anticipates returning to the Board with a proposed incentives package in September 2021.

BUDGET IMPACT: Incorporation of Housing Albemarle into both the comprehensive plan and zoning ordinance update processes is anticipated in the staffing levels for those projects. As specific housing programs are scoped and brought forward for Board consideration, any budget impacts will be included in those program discussions. Future implementation of some of the individual policy objectives may require County investment. These budget requests will be addressed as policy objectives move forward.

RECOMMENDATION:

Staff recommends that the Board adopt the attached Resolution (Attachment E) to approve CPA 202000001

and to adopt the following amendments to the Comprehensive Plan: (i) the revised summary of the Housing chapter, (ii) Chapter 9, Housing, and (iii) Appendix 9, the "Housing Albemarle" policy.

ATTACHMENTS:

- A - Proposed Amendments to Housing Chapter Summary (July 7, 2021)
- B - Proposed Amendments to Chapter 9 (July 7, 2021)
- C - Proposed Housing Albemarle Policy (Appendix 9) (July 7, 2021)
- D - Summary of revisions
- E - Resolution