AFFORDABLE HOUSING EVALUATION

Project Name: ZMA20200012 – Montclair_____
Address: TMP 05600-00-00-091A0; 056E0-00-00-002A0
Description: Rezone approximately 14.9 acres from Rural Areas and Light Industrial, to Neighborhood Model District (MND) with a gross density of 9.0 dwelling units/acre with green space and amenity areas, and a limited commercial service area.
Project contact name: ____Rachel Moon_____
Phone: __434-227-5140_____
Email: __rachel@shimp-engineering.com_____

Table 1: Housing Supply Reduction – Existing units to be removed or demolished by the project
Fill out the following information for each unit taken out of use by the project. ***This includes any housing units that may have already been demolished in advance of this project filing.***

Unit Type	# of units	# of bedrooms/ unit	Current rental ($/month) or Sale price per unit	# HCV/PBV tenants?	# income-restricted units	Income level of restricted units (% AMI)[1]	Term of deed restriction (through mm/yy)
Single-family detached[2]							
Single-family attached[3]							
Multifamily[4]							
Studio/efficiency							
One bedroom							
Two bedroom							
Three bedroom							
Four bedroom							
Five + bedroom							
Total units removed	0						

[1] To be filled out only if any units are income-restricted
[2] Includes manufactured (mobile) homes
[3] Includes townhomes & duplexes
[4] Includes condominiums & apartments

Table 2: Housing Supply Addition – New units in proposed project
Fill out the following information for new housing units that will result from the project.

Unit Type	# of units	# of bedrooms/ unit	Current rental ($/month) or Sale price per unit	# HCV/PBV tenants?	# income-restricted units	Income level of restricted units (% AMI)[5]	Term of deed restriction (through mm/yy)
Single-family detached[6]							
Single-family attached[7]						80%	
Multifamily[8]						80%	
Studio/efficiency							
One bedroom							
Two bedroom							
Three bedroom							
Four bedroom							
Five + bedroom							
Total units proposed	122				18		
Net gain/loss	**122**				**18**		

Table 3: Compliance with Albemarle County policies
List the policy objectives/strategies, or strategic priorities, addressed through this project.

Policy	Objective, strategy, priority
Board of Supervisor Strategic Goals	**Infrastructure Investment**: Prioritize, plan, and invest in critical infrastructure that responds to past and future changes and improves the capacity to serve community needs
Comprehensive Plan	

[5] To be filled out only if any units are income-restricted
[6] Includes manufactured (mobile) homes
[7] Includes townhomes & duplexes
[8] Includes condominiums & apartments

Housing Policy	**Objective 1:** Increase the supply of housing to meet the diverse needs of current and future Albemarle County residents. **Strategy 1a:** Allow, encourage, and incentivize a variety of housing types (such as bungalow courts, triplexes and fourplexes, accessory dwelling units, live/work unis, tiny homes, modular homes, and apartment buildings); close to job centers, public transit and community amenities; and affordable for all income levels; and promote increased density in the Development Areas. **Strategy 2a:** Promote affordable and workforce rental housing development and preservation.
Climate Action Plan	
Other (please name)	

Narrative:
Describe the ways the proposed project supports Albemarle County's affordable housing need

The applicant proposes to construct up to 122 residential units provided as a mixture of single-family attached units and multifamily units. The applicant also proposes to provide 15% of the total number of units built – or up to 18 units – as affordable housing. Units provided as affordable rental housing would be made available to households with incomes up to 80% AMI, and would remain affordable for a 10-year period. Units provided as affordable units for-sale, would be made available to households with incomes up to 80% AMI, with affordability period applying to the initial sale only. Both affordable housing proposals are consistent with the County's standard administrative processes.

Overall, Albemarle County needs to add approximately 8,518 affordable units to the housing stock by the year 2040 in order to meet current and future affordable housing needs. To meet this goal, the County will need to increase the affordable housing stock by 501 units per year for the next 17 years. The affordable units proposed in this project represent approximately 4% of the affordable housing units needed this year.

Project Evaluation:

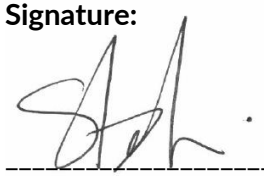
__X___ This project positively impacts affordable housing needs in Albemarle County

_____ This project positively impacts workforce housing needs in Albemarle County

_____ This project has no impact on affordable or workforce housing needs in Albemarle County

_____ This project has a negative impact on the affordable or workforce housing stock in Albemarle County

Signature:



5/9/2023

_____ _____

Housing Policy Manager Date