## AFFORDABLE HOUSING EVALUATION

**Project Name:** _Arbor Oaks Townes___
**Address:** __TMP 06100-00-00-03800_____
**Description:** __Rezone approximately 0.96 acres from R-4 to R-15 with a gross & net density of 14.6 DUA with greenspace and amenity areas.
**Project contact name:** _____
**Phone:** _____
**Email:** __ _____

**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] | 14 | | | | 2 | 60%-80% | 10yrs or first sale |
| **Multifamily**[8] | | | | | | | |
| **Studio/efficiency** | | | | | | | |
| **One bedroom** | | | | | | | |
| **Two bedroom** | | | | | | | |
| **Three bedroom** | | | | | | | |
| **Four bedroom** | | | | | | | |
| **Five + bedroom** | | | | | | | |
| **Total units proposed** | | | | | | | |
| **Net gain/loss** | **14** | | | | **2** | | |

**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.<br>**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.<br>**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 needs.*

The applicant proposes providing two units of affordable housing, which is 15% of the total number of proposed units. The proposed pricing of the affordable units (80% AMI for for-sale units, and 60% AMI for rental units) is consistent with the recommendations in *Housing Albemarle*. The project site is located less than 1 mile from potential employment opportunities including The Shops at Stonefield, and near the No. 5 bus line, which is consistent with *Housing Albemarle* Strategy 1a.

**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:** 

6/27/2023

Housing Policy Manager | Date