AFFORDABLE HOUSING EVALUATION

Project Name: _ZMA202300012 – Holly Hills__
Address: __TMP 04600-00-00-028A0; 04600-00-00-028B0; 04600-00-00-028I0; 04600-00-00-028J0; 04600-00-00-028K0; 04600-00-00-028E0; 04600-00-00-028F0; 04600-00-00-028L0_
Description: __Rezone approximately 19.6 acres from R-1 to Planned Residential District (PRD) to allow for a maximum of 410 residential units including multifamily apartments, condominiums, and townhomes with community amenities and greenspace.
Project contact name: __Steven Blaine_____
Phone: __434-220-6831_____
Email: __steven.blaine@wrvblaw.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]	0						
Single-family attached[3]	0						
Multifamily[4]	0						
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]							
Multifamily[8]							
Studio/efficiency							
One bedroom							
Two bedroom							
Three bedroom							
Four bedroom							
Five + bedroom							
Total units proposed	410				62	80%	30 yrs
Net gain/loss	**410**				**62**		

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	**Quality of Life**: Encourage a vibrant community with economic and recreational opportunities that serve all community members.

[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

Comprehensive Plan	**Chapter 8-Objective 4**: Use Development Area land efficiently to prevent premature expansion of the Development Areas.
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.
Climate Action Plan	
Other (please name)	

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

Applicant proposes constructing a maximum of 410 residential units comprising a mix of townhomes, condominium units, and multifamily apartment units. The applicant proffers providing 15% of the total units as affordable rental housing, for a maximum of 62 affordable units. Rents for the affordable units would be set at 80% AMI which is consistent with standard administrative practice. The affordability period for the units would be 30 years, which is consistent with the recommendations included in *Housing Albemarle*.

Taking into affordable units currently in the development pipeline, Albemarle County needs to add approximately 8,016 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 approximately 501 units per year for the next 16 years. The affordable units proposed in this project represent approximately 12% of the affordable housing units needed this year.

Project Evaluation:

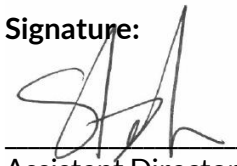
__X__ This project has a small positive impact affordable housing needs in Albemarle County

____ 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:



01/12/2024

_____ _____

Assistant Director of Housing Date