AFFORDABLE HOUSING EVALUATION

Project Name: _Granger Development -- ZMA202300010__
Address: __TMP 07600-00-00-02400__
Description: __Rezone approximately 68.96 acres from R-1 to Planned Residential District (PRD) to allow for a maximum of 200 residential units including a variety of unit types and sizes, pedestrian walkways, connections to existing trail networks, open space, and recreational amenities.
Project contact name: __Scott Collins_____
Phone: __434-293-3719_____
Email: __Scott@collins-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]	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	203				31	80%	10 yrs or 1st sale
Net gain/loss	**203**				**31**		

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.
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.
Climate Action Plan	
Other (please name)	

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

Applicant proposes providing 15% of the total residential units as affordable housing for a total of 31 affordable units. Units would be made affordable to households with incomes at 80% AMI. Applicants has not specified if the affordable units would be provided as rental units or units for sale, so the affordability period cannot be determined but would range from first sale of property to 10 years for affordable rental units. This proffer is consistent with standard administrative practice.

Overall, Albemarle County needs to add approximately 7,019 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 439 units per year for the next 16 years. The affordable units proposed in this project represent approximately 7% of the affordable housing units needed this year.

Project Evaluation:

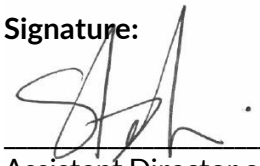
__X__ This project has a small positive impact affordable housing needs in Albemarle County

____ 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:



4/26/2024

Assistant Director of Housing | Date