AFFORDABLE HOUSING EVALUATION

Project Name: ZMA202300001 – 1193 Seminole Trail____
Address: TMP 061W0-02-0A-00200
Description: Rezone approximately 3.23 acres from C1 Commercial, to Neighborhood Model District (NMD) with a gross density of 89.8 dwelling units/acre with small retail/commercial space and multifamily apartments.
Project contact name: ___Valerie Long_____
Phone: __434-951-5709_____
Email: __vlong@williamsmullen.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]							
Multifamily[8]	165				25	80%	10 years if rental units First sale if homeownership units
Studio/efficiency							
One bedroom							
Two bedroom							
Three bedroom							
Four bedroom							
Five + bedroom							
Total units proposed	165				25		
Net gain/loss	**165**				**25**		

[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

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	
Comprehensive Plan	
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 needs.

According to the most recent census data (ACS 2021 5 year estimates, Table S2504), approximately 19% of the County's housing stock is located within properties containing 5 or more units. The proposed project would help increase the County's multifamily housing stock, and provide this type of housing in close proximity to neighborhood amenities and employment opportunities.

The applicant proposes to provide 15% of the total residential units (25 units) as affordable housing for a 10-year period if provided as affordable rental housing. If the affordable units are provided for-sale, the affordability period applies to the initial sale only. This is consistent with standard administrative processes in place at the time the application was submitted.

Overall, Albemarle County needs to add approximately 6,946 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 496 units per year for the next 16years. The affordable units proposed in this project represent approximately 5% of the affordable housing units needed this year.

Project Evaluation:

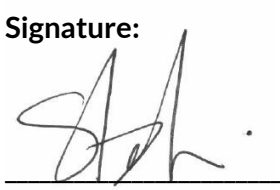
__X__ This project positively impacts affordable housing needs in Albemarle County

____ 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:



_____ 7/1/2024

Housing Policy Manager Date