AFFORDABLE HOUSING EVALUATION

Project Name: _ZMA2023-00005 Berkmar Flats___
Address: TMP 04500-00-00-08100; 04500-00-00-08200 & 04500-00-00-0082A
Description: Rezone approximately 3.623-acre property from R-6 to R-15 Residential to allow for a conventional R-15 development.
Project contact name: ___Kelsey Schlein | Shimp Engineering_____
Phone: __434-227-5140_____
Email: __kelsey@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]	1						
Single-family attached[3]							
Multifamily[4]							
Studio/efficiency							
One bedroom							
Two bedroom							
Three bedroom							
Four bedroom							
Five + bedroom							
Total units removed	**1**						

[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]	70				11	80%	
Studio/efficiency							
One bedroom							
Two bedroom							
Three bedroom							
Four bedroom							
Five + bedroom							
Total units proposed							
Net gain/loss	**69**				**11**		

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	**Goal 4, Quality of Life**: Encourage a vibrant community with economic and recreational opportunities that serve all community members.
Comprehensive Plan	**Comprehensive Plan, Housing, Objective 6**: Provide affordable housing options for low-to-moderate income residents of Albemarle County and those persons who work within Albemarle County who wish to reside in Albemarle County.

[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	**Housing Albemarle, 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)	N/A

Narrative:

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

The proposed project, Woodbrook Apartments, proposes rezoning an approximately 3.623-acre property from R-6 to R-15 Residential to allow for a conventional R-15 development. If the property were rezoned as R-15 Residential and bonus factors utilized, up to 70 multifamily units could be developed on the property. Proffering 15% of the total units (70 units) as affordable housing would provide a total of 11 units as affordable housing, targeting households earning up to 80% of the Area Median Income (AMI). This project would align with the County's broader goal of increasing affordable housing options for residents at different income levels and will support the County's annual affordable housing goal for 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:



_____ 12/04/2024

Housing Policy Manager Date