

AC44
ALBEMARLE COUNTY 2044

HOUSING

DRAFTED: 3.17.25

GOAL: *Albemarle County will be a welcoming community where all community members can access safe, quality and affordable housing choices. Housing is recognized as a foundational community need that is integrated with transportation, land use, goods, services, jobs, and parks and trails. The Development Areas will have an increasing variety of housing types and supply, including through redevelopment and infill.*



Objective 1: Increase the overall housing supply and housing choice to meet the diverse housing needs of current and future Albemarle County residents.

Objective 2: Permit a range of housing types that are affordable for all income levels, especially in locations that are within or walkable to Activity Centers and locations with job opportunities, public transit, and community amenities.

Objective 3: Increase long-term affordable and workforce housing options in Albemarle County through the development of new units and the preservation of existing units.

Objective 4: Preserve and maintain the county's aging housing stock in both the Rural Area and Development Areas.

Objective 5: Increase the funding for low- and moderate-income homeowners to maintain and remain in their existing housing units and to reduce their energy cost burdens.

Objective 6: Address unmet needs for people living unsheltered and work to ensure that homelessness is rare, brief, and one-time, promoting the best practice of housing first.

Objective 7: Increase affordable and accessible housing options in the community.

INTRODUCTION

Housing that is affordable and accessible is a fundamental need for our community. Nationally and locally, community members experience profoundly different impacts from the housing market. In recent years (and accelerated by the COVID-19 pandemic) homeowners have seen their housing values increase while renters have faced low vacancy rates and rapidly rising rents, and it has become increasingly difficult to purchase a home. 45% of Albemarle County renter households and 47% of renter households nationally are cost-burdened, meaning they pay more than 30% of their income in housing costs. The Charlottesville area is now the second most expensive housing market in Virginia, behind only Northern Virginia. Income growth is not keeping up with the pace of rising housing costs, especially for lower-income households. There are a variety of factors contributing to the rising costs of housing, and therefore there are a number of actions the County and local partners can take to address and increase affordable housing in our community. This chapter includes priority recommendations from the County's Housing Policy ('Housing Albemarle'), with additional actions that are focused on land use, zoning modernization, equity, and climate action.

From 2019 to 2023, the median household income in Albemarle County increased by 19.7%...



...while the median home sale price increased by 36.4%









MAJOR FINDINGS AND TRENDS

The cost of both for sale and for rent housing units has continued to increase locally.

- According to U.S. Census data, in 2010 Albemarle County's median home value was approximately $337,200. By 2023, it had increased to approximately $492,800, an increase of 46.1%.
- From 2010 to 2023, the median gross rent increased by 44%, with the 2023 median rent estimated at $1,607.

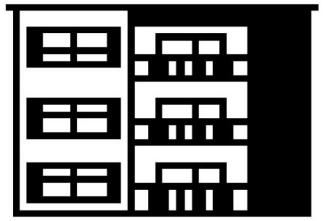
As housing sizes and demographics continue to change, there is a need for a variety of housing types at a variety of price points.

- Housing choice is important to support affordability and accessibility. For example, community members need options to age in place, which may range from one story single-family homes to one-bedroom apartments or accessory units.
- Between 2010 and 2023, the percentage of residents in Albemarle County over the age of 65 increased by 6.2% to 19.9%.
- During the same period, the average county household size decreased from 2.55 people per household to 2.4 people per household.
- In 2023, about 28% of all U.S. households were single-person households, which is more than twice as high as 1960.

Albemarle County needs to add and preserve



10,070



affordable housing units by 2040



to ensure that all residents can enjoy a good quality of life



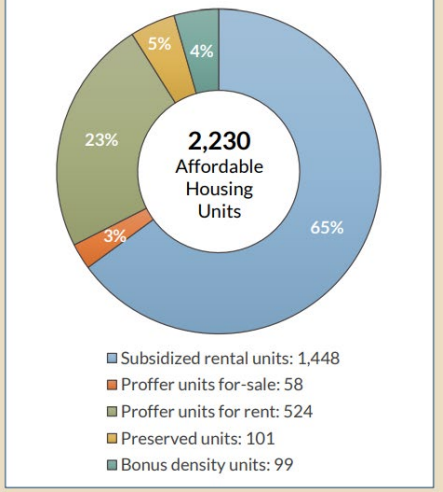
To address these factors, a variety of solutions are needed at the local, state, and federal level. Locally, there are many tools Albemarle County can use to increase the local housing supply and housing choice (access to a variety of housing types at a variety of price points). There are also homeowner and maintenance support tools that connect residents with subsidies and other programs (such as home repair and weatherization). Localities that have allowed more housing to be built relative to their population growth have typically experienced more stable housing costs and lower rates of cost-burdened households and homelessness, as compared to localities that have allowed relatively less housing to be built. While increasing housing supply can help stabilize housing costs and decrease vacancy rates, there will always be a need for subsidies to bridge the gap for low-income households. Preventing existing community members from losing their housing is essential to affordability, including measures such as tax relief, home repair, and energy efficiency upgrade programs.

According to the 2019 Regional Housing Needs Assessment published by the Central Virginia Regional Housing Partnership, Albemarle County needs to add and preserve approximately 10,070 affordable units to our housing stock by 2040 to meet our affordable housing needs. This includes long-term preservation of existing affordable units and the construction of new affordable units.

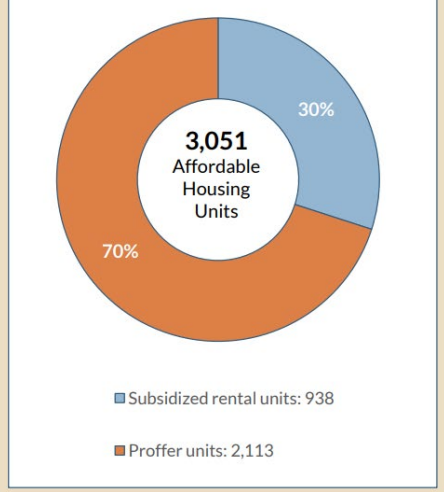
Housing choice enables community members to live near where they work, to remain in their community as they age, and to afford both the cost of housing and other household expenses without burdening household budgets. These benefits of housing choice are important for quality of life and mitigating climate change. When people cannot afford housing near employment, daily needs, and community amenities, commutes and other vehicle trips lengthen, increasing transportation costs and emissions. One of the major reasons the County is proposing Activity Centers is that housing can be located closer to employment and key destinations. These proposed Activity Centers would be areas of higher density, containing multifamily housing located in proximity to employment uses. The smaller unit housing types expected in these areas are often more affordable, easier to maintain, and have lower energy costs. However, fewer smaller units are being built today. In the 1980s, about 40% of all new units built were less than 1,400 square feet. Today, that share of smaller units is estimated at 7% of new units built. Multifamily and mixed-use buildings often share walls which naturally insulate units. These building types can also share infrastructure, such as streets, parking, and utilities.

Continued innovations in housing construction hold increased potential to create units that are more affordable, climate resilient, and energy efficient. This includes the rise in off-site housing construction, especially modular units. The Commonwealth of Virginia was the first state to adopt the International Building Code/ Modular Building Institute Standards for Off-site Construction in January 2024, highlighting the growing importance of this construction method.

Number of Subsidized, Proffered, Bonus Density, and Preserved Units – May 2024



Number of Affordable Housing Units in the Pipeline – May 2024





OFF-SITE CONTRUCTION HOUSING TYPES

Off-site construction housing is built in components in a factory or fabrication facility and then assembled on-site. This type of housing now includes both manufactured and modular housing units, which can range from single-family detached to multifamily homes. Off-site construction is becoming increasingly common across the country, and is typically less expensive and has a shorter timeline than traditional on-site construction. However, challenges remain in scaling up their production, including regulatory and financial barriers and the need for fabrication facilities within a reasonable distance to where housing needs to be built.



Manufactured

- Do not have a permanent foundation and must be on a steel chassis
- Can be relocated, though relocation is typically challenging and expensive
- Built 1976 (the year the HUD Code was adopted) and later
- Virginia State Code requires Comp Plan recommendations for manufactured housing
- Insured and financed as personal property (like a car)

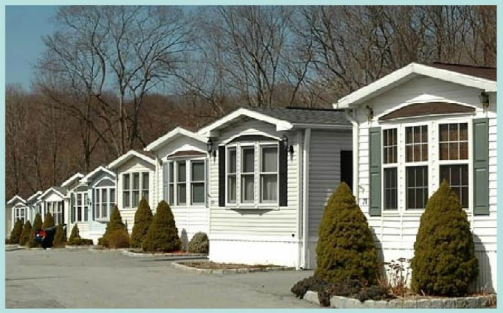
Photo credit: Department of Energy



Modular

- Have a permanent foundation
- Built to state and local building code requirements
- Typically sections of the house are built off-site and then are brought to the site and assembled
- Insured and financed as real property (like other real estate)

Photo credit: Russell Heeter Photography in Urban Land Institute article



Mobile

- Do not have a permanent foundation; can be relocated
- Built before 1976 (the year the HUD Code was adopted); therefore, new mobile homes are not being constructed (they would need to be built to manufactured housing standards)
- Insured as personal property (like a car)

Photo credit: City of Fargo, ND

HOUSING & TRANSPORTATION

Housing affordability extends beyond the cost of a housing unit, as overall affordability also includes the cost of transportation, energy bills, and daily needs. Rising rents and home values tend to push lower-income residents farther from transit and job centers and even outside of the county itself. According to 2022 Census on the Map data, approximately 61.2% of people employed in Albemarle County commute in from a different locality, while 38.8% both live and work in Albemarle County. Allowing higher density housing near public transit corridors and in walkable areas reduces transportation costs, lowers vehicle emissions, and reduces parking needs.

The Center for Neighborhood Technology's Housing and Transportation Affordability Index (H+T Index) provides estimates for housing and transportation costs by locality, with the most recent H+T Index estimates indicating that transportation costs in Albemarle County consume an average of 18 percent of household income with an annual average cost of $15,860, and a total of 45 percent for both housing and transportation.

TOP 10 PLACES RESIDENTS ARE COMMUTING FROM

Job Counts by Counties Where Workers Live - All Jobs (2021)

	COUNT	SHARE
Albemarle County, VA	16,711	32.5%
Charlottesville city, VA	5,743	11.2%
Fluvanna County, VA	3,156	6.1%
Greene County, VA	2,528	4.9%
Louisa County, VA	1,819	3.5%
Augusta County, VA	1,807	3.5%
Waynesboro city, VA	1,168	2.3%
Nelson County, VA	1,084	2.1%
Orange County, VA	1,073	2.1%
Rockingham County, VA	1,061	2.1%
All Other Locations	15,279	29.7%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2021)

HOUSING AND LAND USE

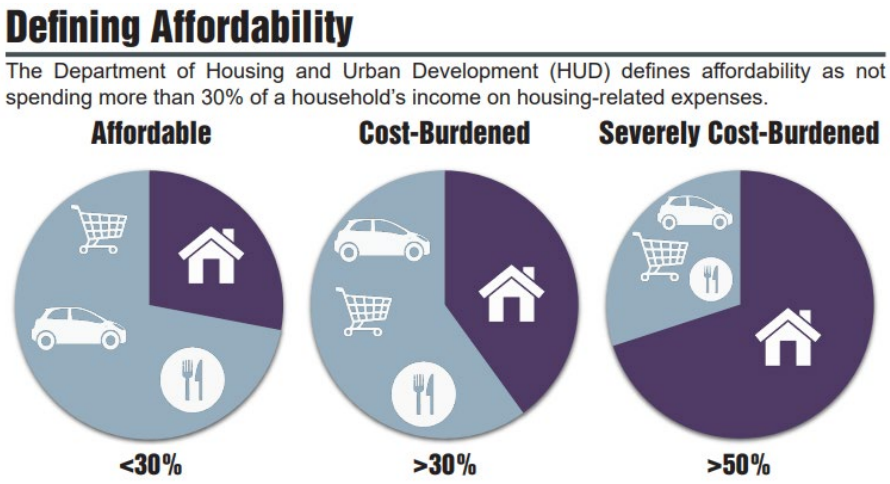
Land use categories mapped on the County's Future Land Use Map (FLUM) provide recommendations for housing types and densities. The land use section of the Comprehensive Plan and corresponding Area Plans provide recommendations for the form and scale of buildings and the layout of new development. The form and layout of development can provide important benefits for community members, including recreational and open space, safe places to walk, and street trees for shade. However, site design requirements can also increase the cost and reduce the construction feasibility of new development (and therefore housing), including stepbacks (higher floors of the building are further 'setback'), building setbacks (how far buildings are from the street and each other), and parking. While many site design requirements are important for safety and wellbeing, there are opportunities to utilize zoning ordinance updates for advantageous site design modifications that are consistent with current best practices. For example, a recent study by Rutgers University found that lowering mandated parking requirements for residential developments lowered initial construction costs and decreased ongoing operating costs, allowing for lower rents compared with 'over-parked' developments.



WHAT IS AFFORDABLE HOUSING?

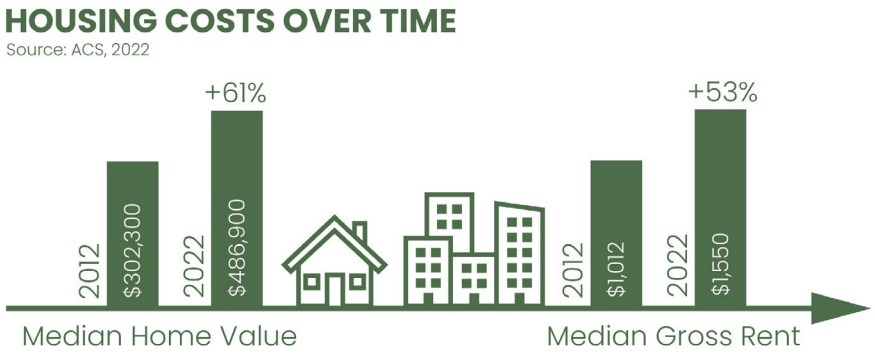
Housing affordability considers both household income and the cost of buying and renting housing. The U.S. Department of Housing and Urban Development (HUD) considers housing to be affordable when a household spends no more than 30% of its monthly gross income on housing costs. For homeowners (62% of Albemarle County households), this cost includes monthly mortgage payments, property taxes, and insurance. For renters (38% of Albemarle County households), the cost includes monthly rent and any tenant-paid utilities. Households are considered severely cost-burdened if they pay more than 50% of their monthly income for housing.

The County uses Area Median Income (AMI) to determine household income limits for affordable housing programs. The AMI indicates the midpoint of incomes for a given area, with half of household incomes above the AMI and half below. Regional data is used to determine income limits. The County's Housing Policy currently defines affordability requirements as rentals for households earning up to 60% AMI and homeownership for households earning up to 80% AMI.

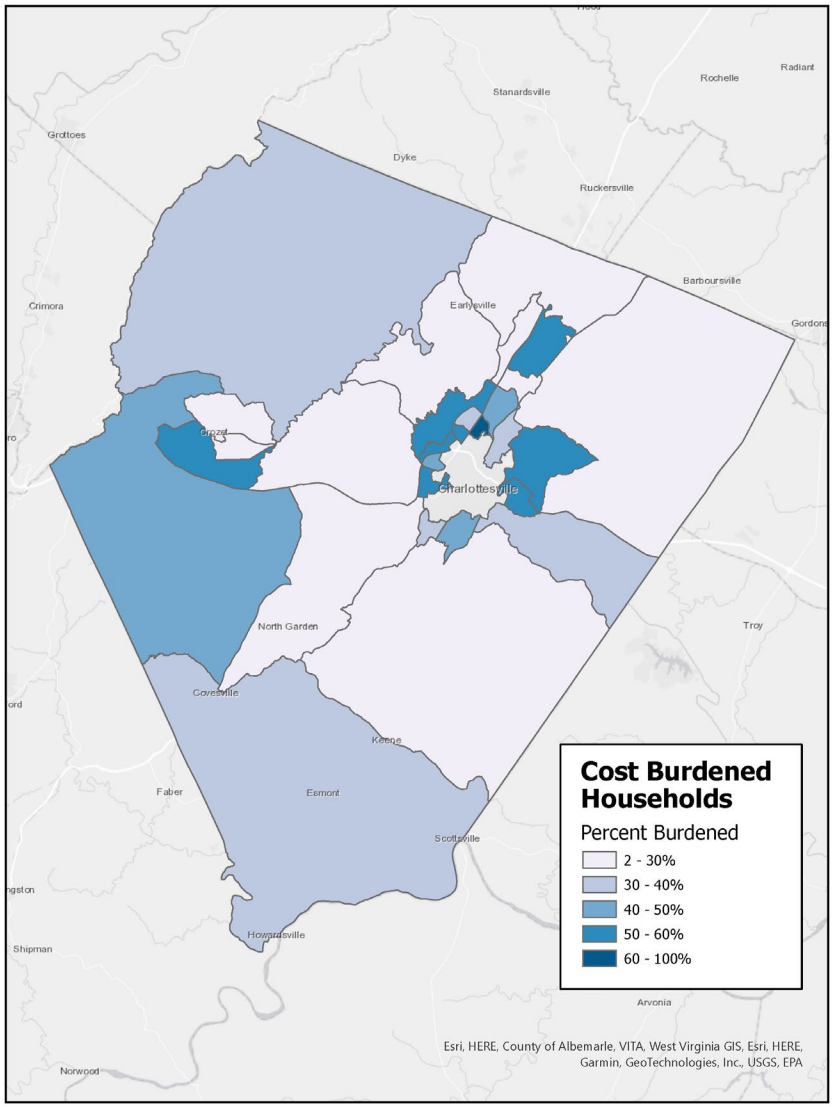


LOCAL HOUSING COSTS

While the area median income in our community is relatively high, the cost of housing is also high and continues to rise. Albemarle County is part of the Charlottesville Metropolitan Statistical Area (MSA), which also includes the counties of Fluvanna, Greene, and Nelson, and the city of Charlottesville. For the Charlottesville MSA for FY2024 , a family of four is considered low income with a household income of $97,650 per year (80% AMI), very low income at a household income of $61,050 (50% AMI), and extremely low income with a household income of $36,650 (30% AMI) or less. For Virginia, these figures for a family of four are $90,950 (80% AMI), $56,850 (50% AMI), and $31,400 (30% AMI). The Charlottesville MSA has higher incomes than the state overall but also has higher housing costs.



LOCAL COST OF LIVING



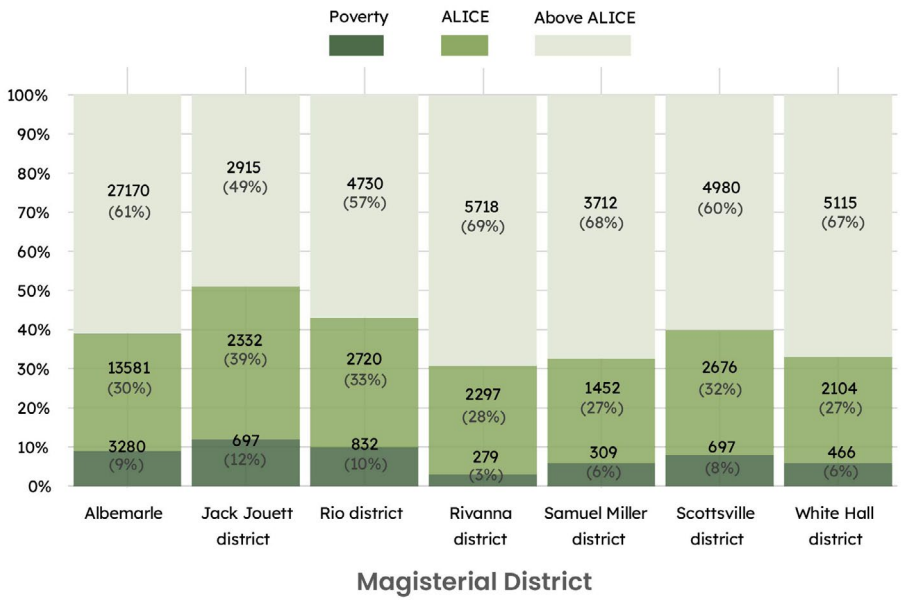
The Orange Dot Report, published by Piedmont Virginia Community College (PVCC) and the UVA Equity Center, estimates the cost of living in the region, including the counties of Albemarle, Buckingham, Fluvanna, Greene, Louisa, and Nelson, and the City of Charlottesville. The Report estimates the costs of food, shelter, clothing, utilities, childcare, transportation, and other necessary household costs by locality. According to the most recent report published in October 2024, approximately 5,010 households (18%) in Albemarle County do not earn enough income to meet their basic needs, compared with 22% of households in the region. While Albemarle County has the smallest percentage of households at this threshold, it has the greatest total number of households that do not have sufficient income. Albemarle County and Charlottesville continue to be the most expensive localities in the region, driven by the costs of housing and childcare. The report estimated that in 2021 (most recent data available), a family needed an annual income of at least $63,321.53 to afford the basic costs of living in Albemarle County.

High housing costs impact both individual households and the broader community, including from an economic development standpoint. Employers may find it difficult to attract or retain employees due to concerns about housing affordability, and employees may end up moving further away from their place of employment. Community members will also have less income leftover after paying for housing costs to spend on other sectors, including spending at local businesses.

A related concept to cost-burden is energy-burden, which refers to the percentage of household income that goes toward energy costs. Often the housing that is most affordable in terms of rent or property value is also older, which may lead to higher energy costs. Homes with outdated, inefficient appliances, poor insulation, and insufficient weather sealing can cost residents hundreds of dollars per month in energy bills, reduce home comfort and quality of life, and contribute to unnecessary greenhouse gas emissions. Continued partnerships with groups such as the Local Energy Alliance Program (LEAP) and the Albemarle Housing Improvement Program (AHIP) are important to provide assistance and allow community members to stay in and afford their homes.

The United Way uses a measure called Asset Limited, Income Constrained, Employed (ALICE) to assess whether household incomes are sufficient to meet the local cost of living. ALICE is different than the federal poverty line as it is adjusted for local costs. This 2022 ALICE data shows the variation in poverty and ALICE rates by magisterial district in the county.

Asset Limited Income Constrained Employed Households by District





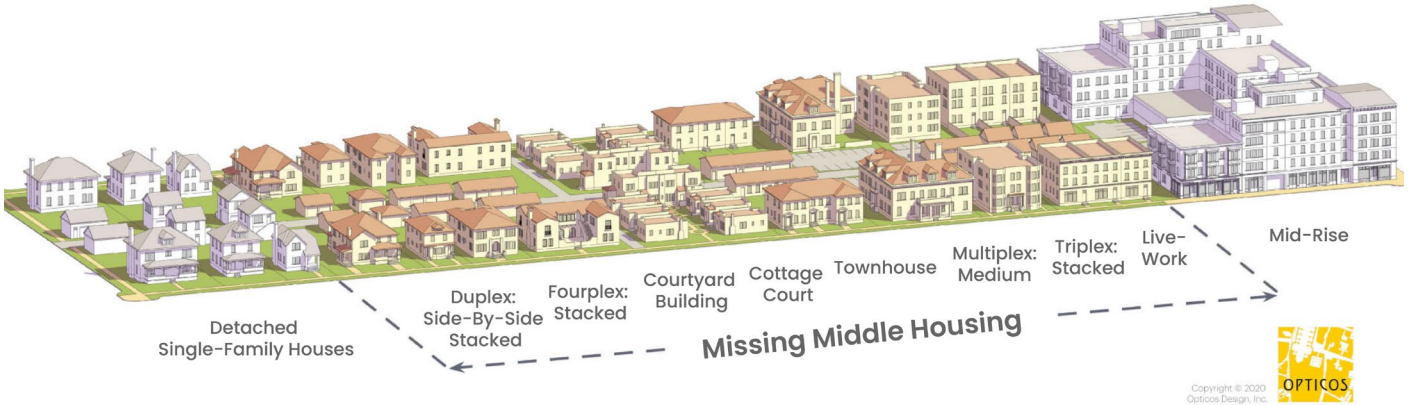


MISSING MIDDLE HOUSING

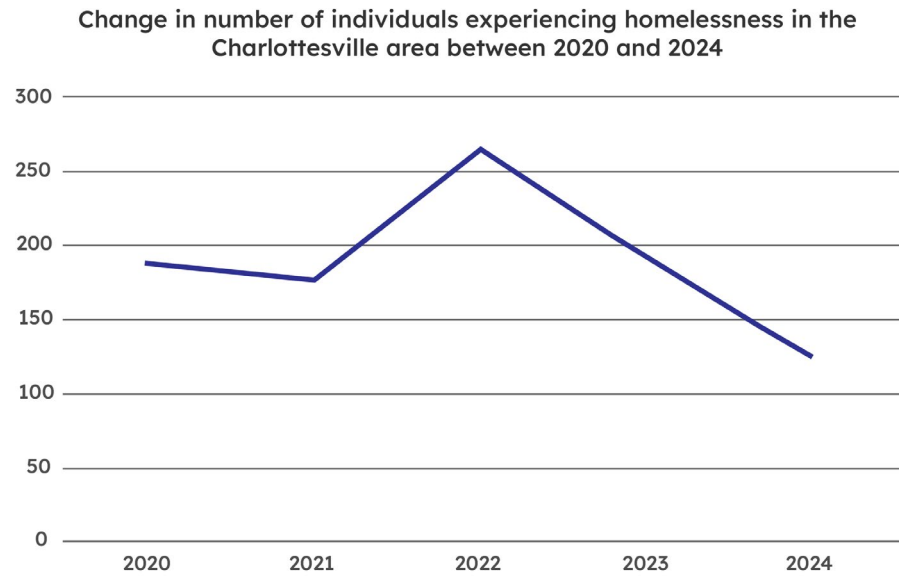
When we talk about housing types, the 'standard' options usually come to mind: single-family detached, single-family attached/ townhouse, and multifamily/apartments. However, there are a variety of other housing types to consider, such as duplexes, multiplexes, bungalow courts, courtyard buildings, and live-work units. These housing types fall between single-family detached houses and larger apartment buildings; they are compatible in scale and form with single-family houses (and may be located within a walkable neighborhood). As often-overlooked options, these housing types are considered 'Missing Middle Housing'.

Missing Middle Housing units tend to be more affordable, as units are usually smaller than traditional larger-lot single-family houses and the land cost is often split between multiple units. However, some zoning ordinance restrictions can limit or prohibit development of these units. For example, larger lot/yard size requirements, restrictions on the types of units permitted, setbacks (how far buildings are from each other and the street/sidewalk), and parking requirements can reduce the feasibility of developing Missing Middle Housing. Housing Albemarle recommends reducing barriers to developing affordable and workforce housing, which could include updates to these types of zoning ordinance requirements.

Missing Middle Housing tends to be more focused on form, rather than density. Form is how a site is designed, such as building homes around a shared open space or giving a multiplex unit the appearance of a single-family home. Density is the number of housing units divided by the total site acreage (units/acre). Density does not provide information on the form and scale of development, and does not distinguish between housing types, cost, or sizes.



Examples of Missing Middle Housing Types, Source: Opticos Design



Source: HUD Point In Time Data, 2020-2024



HOUSING AFFORDABILITY & HOMELESSNESS

High housing costs and a lack of sufficient housing supply also increase the risk of homelessness for many lower-income households. According to the HUD Point in Time count, which counts sheltered and unsheltered people experiencing homelessness on a single night in January, the number of households experiencing homelessness in the Charlottesville region decreased by 34.55% from January 2023 to January 2024. During the same period, the number of homeless individuals in the state increased by 5.62%. In the Charlottesville region, a total of 125 individuals were counted in the 2024 HUD Point in Time count, including 12 children under the age of 18 years. However, this statistic does not fully capture the scale of struggling households, as it does not count people that are doubled up within households or staying with family or friends.

Homelessness may generate serious consequences for individuals and households by increasing the risks of experiencing physical and mental health issues and lead to poor educational outcomes for children. Homelessness also strains local public services and budgets. According to the National Alliance to End Homelessness, supporting one chronically homeless person costs local governments, health providers, and social service agencies a combined average of $35,578 per year. The approach of ‘housing first’ is a strategy to provide housing for homeless individuals before addressing other challenges such as health conditions or unemployment and is now considered a best practice. Ensuring enough affordable housing in the county to keep all residents safely and stably housed would likely result in improved health and well-being and significant savings for the community.

HOUSING ALBEMARLE

Albemarle County's housing policy, Housing Albemarle, was adopted in 2021. The purpose of the housing policy is to ensure the County provides sufficient and appropriate housing options in our community by using the policy's implementation tools to meet the diverse housing needs of all county residents.

Housing Albemarle is a separate plan document and is adopted as part of the Comprehensive Plan. Housing Albemarle priorities (shown in the graphic as 'Priority Actions') and recommendations related to land use have been incorporated into this chapter. New recommendations since the adoption of Housing Albemarle have also been added to this chapter, including recommendations related to Activity Centers, more detailed guidance for Area Plan updates, adaptive reuse, and a greater emphasis on climate action. The Actions found in both this chapter and Housing Albemarle work together to implement the County's Housing objectives.



PRIORITY ACTIONS

STRATEGY 1A:
EXPLORE OPTIONS WITH COUNTY OWNED LAND TO DEVELOP A PERMANENT AFFORDABLE HOUSING COMMUNITY.

STRATEGY 2B & 3B:
PROVIDE INCENTIVES TO INCREASE PRODUCTION OF AFFORDABLE RENTAL AND FOR-SALE HOUSING.

STRATEGY 5A:
DEVELOP AN AFFORDABLE DWELLING UNIT PROGRAM STRUCTURE AND GUIDELINES.

STRATEGY 6A:
DEVELOP AND IMPLEMENT A SUSTAINABLE HOUSING TRUST FUND FOR ADOPTION BY THE BOARD OF SUPERVISORS.

STRATEGY 7A:
ESTABLISH A STANDING HOUSING ADVISORY COMMITTEE.

STRATEGY 10A:
IN PARTNERSHIP WITH PUBLIC, PRIVATE AND NONPROFIT PARTNERS, EXPAND PERMANENT SUPPORTIVE HOUSING OPPORTUNITIES FOR CHRONICALLY HOMELESS HOUSEHOLDS.

IMPLEMENTATION

OBJECTIVE	Housing 1. *Increase the overall housing supply and housing choice to meet the diverse housing needs of current and future Albemarle County residents.*
ACTION	
1.1	*Update the County's Zoning Ordinance to incorporate and enact an Affordable Dwelling Unit (ADU) Program as developed by the Office of Housing and allowed under Virginia Code Section 15.2-2304. (H.A. 5a, 5b)
1.2	In single-family neighborhoods, achieve greater housing supply and diversity by allowing small-scale residential structures such as duplexes, triplexes, and fourplexes that align with the scale of the existing neighborhood. (H.A. 1a, 8b)
1.3	In residential zoning districts, allow external accessory units (AU's), developing a set of performance standards to ensure proposed accessory units integrate with the characteristics of the surrounding neighborhood. (H.A. 1a, 8b)
1.4	Evaluate the effectiveness of the existing density bonus ordinance as a tool to achieve affordable housing, amending it as necessary to increase its use in by-right developments. (H.A. 1a, 8b)
1.5	Apply the "Middle Residential" land use designation to additional locations in the Development Areas with new and updated Area Plans to increase housing choice.
1.6	Encourage adaptive reuse of existing structures like underutilized commercial or office spaces for conversion into housing in the Development Areas.
1.7	Evaluate which County-owned properties would be most suitable for affordable housing development, analyzing factors such as suitability for other future public uses (e.g. community facilities) and proximity to Activity Centers, jobs, public transit, and public parks and trails.
1.8	Promote access to safe, stable, and healthy housing regardless of race, color, religion, national origin, sex, elderliness, familial status, disability status, source of income, sexual orientation, gender identity and veteran status. (H.A. Obj. 9 + associated strategies)

**** Housing Albemarle strategy overlap:*** *Orange text indicates actions with the same language as the Housing Albemarle (H.A.) strategy number reference noted in parenthesis.*

OBJECTIVE	Housing 2. *Permit a range of housing types that are affordable for all income levels, especially in locations that are within or walkable to Activity Centers and locations with job opportunities, public transit, and community amenities.*
ACTION	
2.1	Update the Zoning Ordinance to expand the allowance for manufactured homes by-right in some residential and mixed-use Zoning Districts in the Development Areas.
2.2	Update the Zoning Ordinance to allow and encourage the construction of innovative housing types and creative infill development, prioritizing increased density in the Development Areas and building 'up instead of out' to preserve environmental features/open space. (H.A. 8c)
2.3	Implement a priority development review process to increase the development of new affordable and workforce housing within appropriate locations including within and adjacent to Activity Centers and Employment Districts.
2.4	Collaborate with community partners to explore opportunities for subsidized/lower rent opportunities for community-serving commercial uses in affordable housing developments, such as grocery stores and day care.
2.5	Collaborate with community partners including faith-based organizations and institutes of higher education on affordable housing developments, including on underutilized land in the Development Areas such as large parking areas.
2.6	Work with non-profit housing partners, public health organizations, and other community service providers to engage with community members and identify housing and related needs (such as transportation) to be addressed.
OBJECTIVE	Housing 3. *Increase long-term affordable and workforce housing options in Albemarle County through the development of new units and the preservation of existing units.*
ACTION	
3.1	Update the Housing Policy at least every 5 years, adjusting affordable housing requirements and incentives based on current data/indicators. Calibrate affordable housing requirements to ensure the feasibility of affordable housing units being built through rezoning applications instead of a reduced number of units through by-right development or no development.
3.2	Develop mechanisms, such as deed restrictions, to ensure that units developed using County incentives remain affordable for a minimum of 30 years for rental housing and 40 years for owner-occupied units. Adjust with Housing Policy reviews as needed. (H.A. 2e, 3c, 3d, 3e, 5a)
3.3	Develop and implement a sustainable Housing Trust Fund for adoption by the Board of Supervisors. (H.A. 6a)
3.4	In all residential and mixed-use zoning districts, reduce residential minimum lot sizes, setback requirements, and minimum parking requirements to allow for more affordable and workforce housing development and residential densities consistent with future land use designations, with a focus on sustainable and climate-resilient design. (H.A.2c, 3b, 8a, 8b)

3.5	With each Comp Plan update, review Development Areas Area Plans, Comprehensive Plan land use designations and categories, and County ordinances to identify and remove barriers to the development of affordable and workforce housing. (H.A. 8a)
3.6	Use available grants, such as the Virginia Housing Community Impact Grant, to further advance affordable housing initiatives, including but not limited to strategic planning, enhancing housing production, and strengthening community resilience.
3.7	Coordinate with surrounding localities on affordable and workforce housing issues and opportunities, including through the TJPDC's Central Virginia Regional Housing Partnership. (H.A. 2f, 10e)
3.8	Actively facilitate and encourage community engagement and involvement in the development of affordable housing programs by establishing a standing housing advisory committee with diverse representation. (H.A. 7a)
OBJECTIVE	**Housing 4.** ***Preserve and maintain the county's aging housing stock in both the Rural Area and Development Areas.***
ACTION	
4.1	Explore programmatic and funding options to encourage the preservation and maintenance of affordable existing rental housing units and existing owner-occupied units with an emphasis on resilient and energy-efficient practices. (H.A. 4b)
4.2	Examine the need for, and feasibility of, implementing a rental inspection district program to help ensure safe, decent, and sanitary living conditions for tenants, prioritizing historically underinvested areas, equitable engagement, and community health. (H.A. 4e)
4.3	Facilitate regular forums and workshops that not only cover general aspects of the Landlord and Tenant Act but also address specific concerns and rights of marginalized or vulnerable groups. (H.A. 9b)
4.4	Reduce involuntary displacement during redevelopment and increase access to equitable relocation options, particularly for vulnerable communities such as those in manufactured home parks. (H.A. 4f)
OBJECTIVE	**Housing 5.** ***Increase the funding for low- and moderate-income homeowners to maintain and remain in their existing housing units and to reduce their energy cost burdens.***
ACTION	
5.1	Continue to pursue state and federal grant funding for housing rehabilitation projects with an emphasis on energy-efficiency, including with the Local Energy Alliance Program (LEAP) and the Albemarle Housing Improvement Program (AHIP). (H.A. 4a, 4d, 12f)

OBJECTIVE	Housing 6. *Address unmet needs for people living unsheltered and work to ensure that homelessness is rare, brief, and one-time, promoting the best practice of housing first.*
ACTION	
6.1	With local partners and property owners, identify parking areas that can serve as safe and designated shelters for overnight parking for households experiencing homelessness who are living in their vehicles.
6.2	Work with local LGBTQ+ advocacy groups to improve staff training and ensure current shelters and housing programs are affirming and welcoming to LGBTQ+ youth and that these services are easily accessible to those who need them.
6.3	Engage individuals with lived experience of homelessness in the design of rapid re-housing programs.
6.4	Expand permanent, supportive housing opportunities for chronically homeless households in partnership with the public, private, and non-profit sectors. (H.A. 10a, 10b)
6.5	Allocate funding and staffing resources for homeless prevention and assistance programs, consistent with Housing Albemarle. (H.A. 10c)
6.6	Collaborate with community stakeholders on initiatives that address system issues contributing to homelessness and advocate for policy changes that dismantle institutional barriers. (H.A. 10a, 10c, 10d, 10e)
OBJECTIVE	Housing 7. *Increase affordable and accessible housing options in the community.*
ACTION	
7.1	Promote shared space initiatives, including community center kitchens and gardens, to foster collaboration and reduce costs associated with private spaces in our communities. (H.A. Obj. 11 + associated strategies)