AC44
ALBEMARLE COUNTY 2044

Community Input Themes: Housing



This document includes an overview of community engagement opportunities and major themes heard through community input related to Housing. These themes, along with direction from the Planning Commission and Board of Supervisors, technical research and best practices, and input from staff and partner agencies, inform the development of Comprehensive Plan recommendations.

PHASE 1 ENGAGEMENT OVERVIEW

We asked for community input on:

- The successes and challenges of the current Growth Management Policy (per the 2015 Comp Plan) and what should be prioritized with a Policy update
- Options for updating the Growth Management Policy to address 1) projected demand and population growth; 2) equitable access to services/resources; 3) implementing the Climate Action Plan and build community resilience
- The draft Guiding Principles and whether they guide us toward a more equitable and resilient community

AC44 Guiding Principles



Engagement opportunities included:

- 3 online questionnaires
- 4 round tables
- 5 pop-ups
- 4 open houses

Phase 1 Engagement Totals:

- **Attendance at in-person and virtual events: 254**
- **Online questionnaire responses: 637**
- **Website visits: 6,964**







PHASE 2 ENGAGEMENT OVERVIEW

We asked for community input on:

- Challenges, priorities, and opportunities for each Comp Plan topic
- What we want our community to be like in 2044, with questions including:
    - How do you want to get around the County in 2044 (e.g. walk, bike, drive, take transit)?
    - What business or job opportunities do you need to ensure you are financially stable and secure in 2044?
    - How might your housing needs change between now and 2044?
    - What types of businesses, amenities, recreational opportunities and housing do you wish you had closer to where you live?
    - How do you think your life will be different in the next 20 years as a result of climate change, and what should local government due to address future climate change impacts?
- Planning toolkits for coordinated land use and transportation planning, with the specific topics of Activity Centers, Development Areas boundaries, Rural Communities, Community Resilience Hubs, and Rural Interstate Interchanges
- Draft Goals and Objectives for each Comp Plan topic

Phase 2 Engagement Totals:

- **Attendance at in-person and virtual events: 443**
- **Online questionnaire responses: 861**
- **Community chat kits and field notes: 52**
- **Website visits: 16,186**

Engagement opportunities included:

- 3 rounds of online questionnaires
- 10 pop-ups
- 6 open houses
- 2 workshops
- 6 Community Advisory Committee (CAC) meetings
- Community chat kits
- Stakeholder meetings with organizations and groups such as the Jefferson Area Board for the Aging (JABA), the County's Economic Development Authority (EDA), Charlottesville Area Developers Roundtable (CADRe), and County Committees including the Natural Heritage Committee, the Architectural Review Board, the Historic Preservation Committee, and the Solid Waste Alternatives Advisory Committee





COMMUNITY INPUT THEMES

The following summary highlights the major themes from community engagement heard to date related to Housing:

The need for a variety of housing types at a variety of price points that are affordable to community members continues to be a top priority heard through engagement:

- There is a strong need for a variety of housing types at different price points to support affordability, accessibility, and aging in place. This includes options for smaller household sizes, first-time homebuyers, those downsizing, and aging community members.
- There is also a need for more multi-family housing, missing middle housing options (e.g. duplexes, fourplexes), and accessory units (AUs) to diversify housing choices.
- Some current residents worry that their children will not be able to afford to stay in Albemarle County after they graduate high school if they want to stay. There is also a need for housing that is affordable to people employed in Albemarle County.
- Housing that is affordable is also needed in the Rural Area, not just the Development Areas. That includes programs for community members to maintain and repair their current homes. Some additional small-scale housing types (other than single-family detached) could be appropriate to provide additional housing choice (e.g. AUs, livework units).

Coordinate housing, future land use, transportation, economic development, and parks/recreation:

- Higher densities should be allowed around transit nodes to provide more affordable housing options near public transit.
- Housing should be located in areas that are walkable, bikeable, or have public transportation access to reduce transportation costs and greenhouse gas emissions.
- More neighborhoods should include shared spaces and amenities, such as community centers, gardens, and outdoor spaces for apartments and townhomes. These can be a mix of public and private spaces.

Ensure community members can remain in their homes and community, including options for aging in place and home repairs/weatherization:

- More housing options for aging in place are essential, such as one-story homes, smaller units, and homes with elevator access.

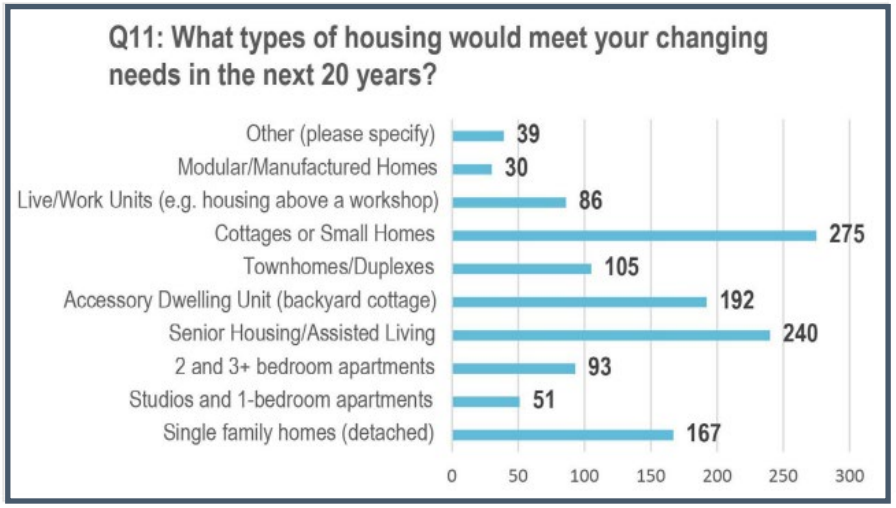
> ***"My wish for the future is that my children could afford to live in this area too"***
>
> ***-Pop up comment (housing topic)***

- Rising property assessments and taxes are affecting housing affordability and the ability to remain in the community, with concerns that tax rebates for elderly individuals are insufficient.
- Continued support for home repair, energy-efficiency, and weatherization programs is needed. These programs allow community members to remain in their homes, preserving 'naturally occurring' affordable units.

- More assisted living and senior living communities are needed. Many survey respondents felt they or someone they know would need assisted/senior living in the next 10 years. Assisted living and retirement communities should be located in walkable areas and should have access to public transportation.

Housing is strongly tied to climate action and energy-efficiency

- New homes should be energy-efficient, and incentives for energy-efficient upgrades (like solar panels) for existing homes are needed.
- More public EV charging stations are needed, otherwise community members in apartments and townhomes may not have options to charge electric cars.
- As mentioned under coordinated housing/transportation planning, housing location and proximity to daily destinations and multimodal transportation options directly affects transportation sector greenhouse gas emissions.



Q12: What options might support your future housing needs? (Avg. ranked priority order, 1 = highest)	
More housing in locations that are walkable, bikeable, or have public transit options for accessing services, recreation amenities, & jobs	1
Support for necessary maintenance and energy efficiency upgrades for existing homes	2
More flexibility in neighborhood layout and design to support smaller housing types (e.g. smaller yards, houses closer together, reduced parking requirements, houses built around shared open space)	3
Accessory Dwelling Units in more locations	4

Responses to Phase 2 questionnaires. Community input indicated the desire for a variety of housing types in our community. The desire for multiple options for smaller units reflects shrinking household sizes and the desire to age in place.