Attachment D: Summary of Planning Commission and Board Input (Housing)

The following is a summary of previous Planning Commission and Board of Supervisors input on Housing topics:

Variety of housing types needed to address housing choice and aging in place

- November 14, 2023 PC work session: The Commission recommended more strategies to encourage 'missing middle' housing types, such as fourplexes, duplexes, accessory units, and cottage courts. Partnerships are also needed to support aging community members being able to stay in Albemarle County. This includes housing types that are one-story, housing units that allow for multigenerational households (like accessory units), and equitable service provision to get to daily needs (like JAUNT providing transportation service in the Rural Area). There should be more housing choice and affordable housing options in Activity Centers and Employment Districts.
- January 17, 2024 Board work session: The Board also recommended a variety of housing types be encouraged through AC44, including missing middle housing and smaller housing units. The Board also noted the need for services and housing types to support aging in the community, including home modifications and using accessory units. The Board also recommended encouraging more housing in Activity Centers and Employment Districts.

Preservation of existing housing (including affordable units)

- November 14, 2023 PC work session: The Commission noted that the most affordable units are the ones that already exist, as building costs keep rising and new units are always more expensive (at least initially). The County should continue to support programs (e.g. energy efficiency, home repair, weatherization) that allow people to maintain and remain in their homes.
- January 17, 2024 Board work session: The Board also highlighted the need for preserving existing housing units and preventing displacement, including existing mobile/manufactured home parks and older naturally occurring affordable housing (NOAH) in the Rural Area. The Board was also concerned about property maintenance issues and ensuring that rental units are properly maintained by the property owner.

Implementation and overlap with other chapters

- November 14, 2023 PC work session: The Commission felt that the draft Goals and Objectives were setting the overall right direction. The Commission discussed several potential options for implementation, including community land trusts, a sustainable housing trust fund, regional collaboration, first time homebuyer programs, and using County-owned land for affordable housing development. The Commission also noted the significant overlap between housing and other chapters, including transportation, parks, and a thriving economy.
- January 17, 2024 Board work session: The Board also mentioned several implementation approaches to consider, including using County-owned land for affordable housing, land banks, land trusts, and tax abatement. The Board noted the importance of having metrics and tracking progress over time. Updated data from the

Regional Housing Needs Assessment needs to be incorporated (note: an updated assessment is anticipated this year). The Board emphasized the need to coordinate housing, land use, and transportation planning.

Use the Comp Plan to address the overlap between a thriving economy and housing affordable to the local workforce

- November 14, 2023 PC work session: The Commission highlighted the need for more opportunities for living and working in the same area, including through mixed-use developments. Having housing that is affordable to the local workforce is a critical need for both employers and employees and has the benefit of reduced commute times and related transportation emissions.
- January 17, 2024 Board work session: The Board also noted the importance of available and affordable workforce housing to attract and retain employers and the high cost of housing in Albemarle County.