



County of Albemarle

COMMUNITY DEVELOPMENT DEPARTMENT

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MEMORANDUM

AGENDA DATE: 04/08/2025

TITLE: AC44 Draft Housing Chapter

SUBJECT/PROPOSAL/REQUEST:

Request for Planning Commission feedback on the AC44 Housing draft chapter, with particular emphasis upon the draft actions.

ITEM TYPE: Work Session

STAFF CONTACTS: Richardson, Wall, Filardo, Barnes, McDermott, Swartzendruber, Kanellopoulos, Benish, Holt, Pethia

PRESENTERS: Tori Kanellopoulos, Principal Planner, and Stacy Pethia, Assistant Director of Social Services

LEGAL REVIEW: Not Required

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: Albemarle County is updating the Comprehensive Plan through the Albemarle County 2044 (AC44) project. The project is in Phase 3: drafting language for the four-part Comprehensive Plan document and developing Plan actions.

The draft language for the Part III – Housing chapter in Attachments B is built upon community input and reflects the Planning Commission’s and Board’s feedback.

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. 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.

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). While increasing housing supply can help stabilize housing costs and address market demand, there will always be a need for subsidies to bridge the gap for low-income households.

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.

Housing Albemarle, adopted in 2021, ensures the County allows and 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. It is a separate plan document and is adopted as part of the Comprehensive Plan. Housing Albemarle priorities 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.

For reference, Community input themes associated with this topic are summarized in Attachment C. A summary of previous Planning Commission and Board of Supervisors feedback on Housing is provided as Attachment D.

STRATEGIC PLAN: Quality of life – Encourage a vibrant community with economic and recreational opportunities that serve all community members.

DISCUSSION:

An updated AC44 outline is provided as Attachment A. As a reminder, the topics within the red box will be the focus of today's work session. This work session focuses on proposed comprehensive plan language within Attachment B, with particular emphasis upon the draft actions.

The Board of Supervisors will hold a work session on May 7, 2025, to discuss the draft Housing chapter.

BUDGET IMPACT: There is no budget impact associated with this agenda item.

RECOMMENDATION: Staff requests the Commission review and provide feedback on draft Housing Actions.

ATTACHMENTS:

Attach A – [CPA2021-02 AC44 Comp Plan Update - AC44 Outline](#)

Attach B – [CPA2021-02 AC44 Comp Plan Update - Draft Chapter - Housing](#)

Attach C – [CPA2021-02 AC44 Comp Plan Update - Housing - Community Input Themes](#)

Attach D – [CPA2021-02 AC44 Comp Plan Update - Summary of Planning Commission and Board Feedback](#)