AFFORDABLE HOUSING EVALUATION

Project Name: ZMA202200002 – Sieg Property Rezoning____
Address: TMP 75-53; 75-56; 75-54A; 75-54; 75-55; 75-55C
Description: Rezone approximately 145 acres from R-1 Residential, which allows residential uses at density of up to .97 units/acre, and Highway Commercial zoning district, to Neighborhood Model District (NMD) with a gross density of 7.48 dwelling units/acre.
Project contact name: ___Ashley Davies_____
Phone: __434-409-9127_____
Email: __ashley@riverbenddev.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]							
Single-family attached[3]							
Multifamily[4]							
Studio/efficiency							
One bedroom							
Two bedroom							
Three bedroom							
Four bedroom							
Five + bedroom							
Total units removed	**0**						

[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]							
Studio/efficiency							
One bedroom							
Two bedroom							
Three bedroom							
Four bedroom							
Five + bedroom							
Total units proposed	1200				180		
Net gain/loss	1200				180		

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	**Infrastructure Investment**: Prioritize, plan, and invest in critical infrastructure that responds to past and future changes and improves the capacity to serve community needs
Comprehensive Plan	**Chapter 8-Objective 4:** Use Development Area land efficiently to prevent premature expansion of the Development Areas.

[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

	Chapter 8-Objective 5: Promote density within the Development Areas to help create new compact urban places.
Housing Policy	**Objective 1:** Increase the supply of housing to meet the diverse housing needs of current and future Albemarle County residents. **Strategy 12a:**Promote mixed-income development throughout the County's Development Areas.
Climate Action Plan	
Other (please name)	

Narrative:
Describe the ways the proposed project supports Albemarle County's affordable housing needs.

As proposed, the project will deliver 180 affordable dwellings units, which will be made available to households with incomes at or below 80% of area median income. By 2040, Albemarle County needs to create approximately 10,070 affordable units in order to meet current and future affordable housing needs. After accounting for the affordable units already in the development pipeline (3,051 units), the County will need to increase the affordable housing stock by 439 units per year for the next 16 years. The affordable units proposed in this project represent approximately 41% of the affordable housing units needed 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:



10/25/2024

Housing Policy Manager | Date