Original Proffers ____X
Amendment _____

DRAFT PROFFER STATEMENT

ZMA No. **2025XXXXX**

Tax Map and Parcel Number(s): **056A2-01-00-05000**

Owner(s) of Record: **GREATER CHARLOTTESVILLE HABITAT FOR HUMANITY INC**

Date of Proffer Signature: **[*insert date the proffers are signed*]**

0.603 acres to be rezoned from **[R2]** to **[R4]**

_____, is the owner (the "Owner") of Tax Map and Parcel Number **056A2-01-00-05000** (the "Property") which is the subject of rezoning application ZMA No. **[ZMA2025-XXXXX**, a project known as "**5546 Three Notch'd Road Property**" (the "Project").

Pursuant to Section 33.3 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed below which shall be applied to the Property if it is rezoned to the zoning district identified above. These conditions are proffered as a part of the requested rezoning and the Owner acknowledges that the conditions are reasonable.

1. Residential units constructed on the site shall be Affordable Dwelling Units (ADUs) accessible to residents below 80% of area median income with affordability provisions guaranteed through 30-year deed restrictions.
2. Any ADUs constructed and sold by Habitat for Humanity will be affordable to purchasers earning between 25% and 80% of the area median income with some combination of deed restrictions lasting a minimum of 30 years. These deed restrictions, at a minimum, shall reserve to the seller a right of first refusal in favor of Habitat, a forgivable final mortgage, appreciation sharing and/or other incentives. If during this 30-year period, the home sells without Habitat exercising its right of first refusal, Habitat will invest its share of the proceeds toward the construction of another ADU in the County of Albemarle within a two-year time period. The period of affordability shall begin on the date that the certificate of occupancy is issued by Albemarle County for each ADU.

[SIGNATURE IF LAND IS OWNED BY ONE OR MORE INDIVIDUALS; EACH OWNER OF RECORD MUST SIGN THE PROFFERS]

OWNER ***DRAFT***

_____
[INSERT NAME BY WHICH LAND IS OWNED]

[SIGNATURE IF LAND IS OWNED BY ONE OR MORE ENTITIES; EACH OWNER OF RECORD MUST SIGN THE PROFFERS]

OWNER

_____
By: **[INSERT OF PERSON SIGNING ON BEHALF OF ENTITY THAT OWNS THE LAND]**
Title: **[INSERT TITLE OF PERSON SIGNING ON BEHALF OF ENTITY]**
[INSERT NAME OF ENTITY BY WHICH LAND IS OWNED]

[DELETE ALL BRACKETED TEXT WHEN THE PROFFERS ARE PREPARED AND DELETE OR ADD OWNER SIGNATURE LINES AS APPROPRIATE]