AFFORDABLE HOUSING EVALUATION

Project Name: ZMA-2022-00002 – 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	600				600		
Net gain/loss	600				600		

Table 3: Compliance with Albemarle County policies
List the policy objectives/strategies, or strategic priorities, addressed through this project.

[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

Policy	Objective, strategy, priority
Board of Supervisor Strategic Goals	**Goal 4, Quality of Life**: Encourage a vibrant community with economic and recreational opportunities that serve all community members.
Comprehensive Plan	**Comprehensive Plan, Housing, Objective 6**: Provide affordable housing options for low-to-moderate income residents of Albemarle County and those persons who work within Albemarle County who wish to reside in Albemarle County.
Housing Policy	**Housing Albemarle, Objective 1:** Increase the supply of housing to meet the diverse needs of current and future Albemarle County residents. **Strategy 1a:** Allow, encourage, and incentivize a variety of housing types (such as bungalow courts, triplexes and fourplexes, accessory dwelling units, live/work unis, tiny homes, modular homes, and apartment buildings); close to job centers, public transit and community amenities; and affordable for all income levels; and promote increased density in the Development Areas. **Strategy 2a:** Promote affordable and workforce rental housing development and preservation.
Climate Action Plan	-
Other (please name)	N/A

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

This project seeks to deliver up to 600 residential units of which 20% (120 units) shall be designated as affordable housing. The applicants proffer statement proposes a mix of housing affordability, specifically:

- 10% proposed at 80% AMI
- 10% proposed at 60% AMI

While this would meet the 20% affordability requirement, the County's post-2024 practices and standards anticipate housing affordability targeting as follows: **rental units at 60% AMI for a minimum of 30 years** and **for-sale units at 80% AMI for a minimum of 40 years.** The applicant's proposed split does not align with this preferred structure; however, the Office of Housing has indicated in prior rezoning reviews and at interdivisional meetings that variations may be considered with adequate discussion and review. Therefore, staff would be open to further insight into the applicant's proposed affordability distribution.

That said, upon further review of the applicants proffer statement, staff recommends a few updates and language changes to ensure consistency with Housing Albemarle requirements and standards.

For-sale ADU's (Section 4.1): The existing language does not reflect the County's adopted policy. Per Housing Albemarle, for-sale units must (1) serve households earning no more than 80% AMI, (2) have a maximum sales price equal to or less than **65% of the HUD HOME one-unit purchase price limit**, and (3) an affordability period of 40 years.

For-rent ADU's (Section 4.2): The existing language refers to **net rent**, which is language that the County has moved away from under the updated housing policy. Per Housing Albemarle, for-rent ADU's **shall adhere to the maximum rent amounts established annually by the Albemarle County Office of Housing. Maximum rents for Affordable Dwelling Rental Units are calculated by multiplying factors per unit size provided in Housing Albemarle or subsequently adopted housing policy document for Albemarle County.** Lastly, the required affordability period for rental units is 30 years.

Overall, staff recommend that the applicant update the proffer statement as prescribed above to better conform with the adopted Housing Albemarle practices and standards. Ultimately, the proposed project would make a positive impact on the County's housing goals and move it closer to its affordable housing units goal for 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:

Shaqual Rennolds _____ 12/01/2025

Housing Project Coordinator Date