

AFFORDABLE HOUSING EVALUATION

Project Name: ZMA202100011 – The Heritage on Rio

Address: TMP 04500-00-00-026A2; 04500-00-00-026B5; 04500-00-00-026B4; 04500-00-00-26B3; 04500-00-00-026B2

Description: Rezone approximately 8.23 acres from R6 Residential zoning district, which allows residential uses at density of up to 6 units/acre, to Planned Residential Development (PRD) with a gross density of 31.28 dwelling units/acre.

Project contact name: _____

Phone: _____

Email: _____

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	3						
Single-family attached ³	2						
Multifamily ⁴							
Studio/efficiency							
One bedroom							
Two bedroom							
Three bedroom							
Four bedroom							
Five + bedroom							
Total units removed	5						

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	250				38	≤ 80% AMI	10 years
Studio/efficiency							
One bedroom							
Two bedroom							
Three bedroom							
Four bedroom							
Five + bedroom							
Total units proposed	250				38		
Net gain/loss	245				38		

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	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

	<p>Objective 5: Promote density within the Development Areas to help create new compact urban places.</p> <p>Objective 6: Promote infill and redevelopment that is compatible with surrounding neighborhoods and uses.</p>
Housing Policy	Strategy 12a: Promote mixed-income development throughout the County's Development Areas.
Climate Action Plan	Strategy T.2.4: Increase affordable housing options in areas served by a variety of transportation options.
Other (please name)	

Narrative:

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

The applicant proposes to provide 15% of the units constructed as affordable housing for a maximum of 38 units affordable units. These units will be made available to households with incomes at 80% of area median income for a period of 10 years. Overall, Albemarle County needs to add approximately 7,507 affordable units to the housing stock by the year 2040 in order to meet current and future affordable housing needs. To meet this goal, the County will need to increase the affordable housing stock by 376 units per year for the next 20 years. The affordable units proposed in this project represents 10% of the affordable housing units needed this year.

Project Evaluation:

- 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:



Housing Policy Manager

6/29/2022

Date