

# HOUSING ALBEMARLE: AT-A-GLANCE

## Increasing the overall housing supply

**Objective 1: Increase the supply of housing to meet the diverse housing 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 units, 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.

**Action Steps:**

- Ensure a mixture of housing types are provided, with a minimum of 20% of the total number of housing units in new developments being provided as affordable housing (*\*implementation of this step will follow approval of a package of developer incentives for affordable housing*).
- Review and update housing density bonuses within the zoning ordinance to encourage a variety of housing types.
- Explore options with county owned land to develop a permanent affordable housing community.
- Consider designating Housing Rehabilitation Zones to encourage and incentivize the development and preservation of affordable and workforce housing in those zones.

## Increasing the supply of affordable and workforce housing

**Objective 2: Increase the supply of long-term affordable and workforce rental housing in Albemarle County.**

**Strategy 2a:** Promote affordable and workforce rental housing development and preservation.

**Strategy 2b:** Encourage the use of new housing construction technologies, such as 3D printing construction and other new emerging technologies, that can reduce overall cost of construction and housing.

**Strategy 2c:** Provide incentives to increase production of affordable rental housing.

**Action Steps:**

- Promote the use of the existing density bonus ordinance as a tool to achieve affordable rental housing.
- Identify a package of developer incentives other than bonus density, such as reductions in parking or minimum lot size requirements, to encourage development of affordable and workforce housing.
- Develop an Accessory Apartment Loan Program to encourage the construction of accessory apartments. Pilot the program as a workforce housing solution for County teachers and school employees.

**Strategy 2d:** Develop procedures for monitoring and enforcing compliance of occupancy and rent restrictions required by law and/or funding sources.

**Strategy 2e:** Develop mechanisms, such as deed restrictions, to ensure affordable rental units developed utilizing county incentives remain affordable for a minimum of 30 years with the long-term goal of creating a stock of permanently affordable rental housing units (*\*implementation of this strategy will follow approval of a package of developer incentives for affordable housing*).

**Strategy 2f** Partner with local organizations (including, but not limited to, nonprofit agencies, realtor associations, regional jurisdictions, the University of Virginia, the Town of Scottsville, and county departments) to promote access to affordable rental housing opportunities.

**Action Steps:**

- Identify local partners.
- Establish a publicly accessible platform for maintaining publicly accessible data on housing units available for rent including location, price, size/type, and amenities.

**Objective 3: Improve access to affordable and workforce homeownership opportunities and promote long-term affordability of for-sale housing.**

**Strategy 3a:** Develop policies creating affordable and workforce homeownership opportunities through new residential development and the preservation of existing owner-occupied housing.

**Strategy 3b:** Support the development of permanently affordable owner-occupied housing through the community land trust model and other shared equity forms of ownership.

**Strategy 3c:** Develop procedures for monitoring and enforcing occupancy and sales price restrictions required by law and/or funding sources.

**Strategy 3d:** Develop mechanisms (such as deed restrictions) to ensure affordable for-sale units developed with county incentives and other types of county support remain affordable for a minimum of 40 years with the long-term goal of creating a stock of permanently affordable for-sale housing units.

**Strategy 3e:** Develop mechanisms (such as deed restrictions) to ensure affordable for-sale units developed with county incentives and other types of county support remain affordable for a minimum of 40 years with the long-term goal of creating a stock of permanently affordable for-sale housing units (*\*implementation of this strategy will follow approval of a package of developer incentives for affordable housing*).

**Strategy 3f:** Partner with local organizations (including, but not limited to nonprofit agencies, realtor associations, the City of Charlottesville, the University of Virginia, the Town of Scottsville, and county departments) to promote access to affordable homeownership opportunities.

**Action Steps:**

- Identify local partners.
- Establish a publicly accessible platform for maintaining publicly accessible data on affordable housing units available for sale including location, price, size/type, and amenities.

**Objective 5: Develop and implement an Affordable Dwelling Unit Program under Virginia Code Section 15.2-2304.**

**Strategy 5a:** Develop an Affordable Dwelling Unit Program structure and guidelines, including provisions.

**Action Steps:**

- Establishing a minimum period of affordability of 30 years for rental units and 40 years for homeownership units (*\*implementation of this step will follow approval of a package of developer incentives for affordable housing*);
- Identifying mechanisms to secure minimum affordability periods;
- Specifying method for calculating the amount of developer cash-in-lieu of affordable unit payments; and

- Establishing the right of first refusal for the purchase of for-sale Affordable Dwelling Units by Albemarle County or a designee.

**Strategy 5b:** Revise Albemarle County's Zoning Ordinance to include the Affordable Dwelling Unit Program.

### **Objective 6: Establish a Housing Trust Fund**

**Strategy 6a:** Develop and implement a sustainable Housing Trust Fund for adoption by the Board of Supervisors.

**Action Steps:**

- Identify the target market, target partners, the overall purpose to be accomplished plus the sources of funding for a trust fund including, but not limited to, developer cash-in-lieu payments. Fund and hire the staffing required to implement and operate the Fund.
- Establish an application process for the trust fund, including priorities for funding, application period(s), timelines for proposal review and selection, and methods to evaluate funding proposals.
- Develop success measures and the mechanisms for tracking and reporting the number of affordable units supported with trust fund dollars, as well as other related success measures

### **Objective 8: Reduce regulatory barriers to affordable and workforce housing production.**

**Strategy 8a:** Review the County's Comprehensive Plan to identify barriers to affordable and workforce housing development and remove identified barriers.

**Action Steps:**

- Review all chapters of the Comprehensive Plan to identify barriers in language and policy recommendations.
- Review Master Plans to identify barriers in language and policy recommendations.
- Review all Comprehensive Plan land use designations and corresponding densities, unit types, lot sizes, form recommendations, and land use maps to identify barriers.
- Work with the community and stakeholders to identify solutions to remove or resolve identified barriers and update Plans accordingly.

**Strategy 8b:** Review the County's ordinances and zoning map to identify barriers to affordable and workforce housing development and to ensure County ordinances support this policy and the updated Comprehensive Plan. Remove identified barriers and resolve inconsistencies.

**Action Steps:**

- Review the County's ordinances including the subdivision ordinance, zoning ordinance, and zoning map to identify barriers to affordable and workforce housing.
- Work with the community and stakeholders to identify solutions to remove barriers and update ordinances and zoning map accordingly. Consideration should be given to the following:
  - In all zoning districts, reduce minimum lot sizes, setback requirements, and minimum parking requirements to allow for more affordable and workforce housing development.
  - In single-family neighborhoods, achieve greater housing supply and diversity by allowing small-scale residential structures such as duplexes, triplexes and fourplexes that are in keeping with the scale of the existing neighborhood.
  - In residential zoning districts allow external accessory dwelling units. Develop a set of performance standards to ensure proposed accessory units integrate with the characteristics of the surrounding neighborhood.
  - Evaluate the effectiveness of the existing density bonus ordinance as a tool to achieve affordable housing. Amend as necessary.

**Strategy 8c:** Ensure all future zoning text amendments and zoning map amendments support the construction of innovative housing types and creative infill development projects to help provide for increased density in the Development Areas.

## Preservation of existing housing and communities

**Objective 4: Preserve and maintain the county's aging housing stock, and existing communities.**

**Strategy 4a:** Work with public and private partners to address housing maintenance issues, including exploring methods for assisting lower-income homeowners in need of smaller, lower-cost home repairs to access affordable home repair services.

**Action Steps:**

- Continue to pursue state and federal grant funding for housing rehabilitation projects.

- Pursue a zero-interest housing rehabilitation loan program for low- and moderate-income homeowners.
- Research best practices in home repair assistance programs.

**Strategy 4b:** Explore programmatic options to encourage the renovation of existing rental and owner-occupied units and provide as affordable housing.

**Strategy 4c:** Develop strategies to encourage owners of naturally occurring affordable rental housing (NOAHs) to preserve all, or a portion, of these units as affordable housing.

**Action Steps:**

- Complete a survey of multifamily rental properties located in Albemarle County to identify NOAHs at least biennially.
- Inventory of stock of existing accessory apartments to identify those being offered as affordable, long-term rental housing.
- Pursue a zero-interest rental housing rehabilitation loan program to help preserve and maintain affordable rental housing.

**Strategy 4d:** Explore programmatic options to support homeowner efforts to upgrade water and sewer service by connecting to the publicly owned utilities systems.

**Strategy 4e:** Examine the need for, and feasibility of, implementing a rental inspection district program to help ensure safe, decent, and sanitary living conditions for tenants and other residents living designated areas.

**Action Steps:**

- Research effectiveness of rental inspection programs adopted in other Virginia jurisdictions.
- Analyze neighborhood level housing data to identify potential areas for designations as Rental Inspection Zones. Designate appropriate areas as such.
- Develop rental inspection program guidelines, including inspection schedules, time periods of compliance, and fines for noncompliance.
- Develop a resource needs analysis necessary to implement this program, if adopted by the Board.
- Obtain funding for this program through outside sources if approved.

**Strategy 4f:** Develop and implement an Anti-Displacement and Tenant Relocation Policy and associated guidelines.

**Action Steps:**

- Develop policy guidelines based on requirements of the federal Uniform Relocation Act.

- Develop mechanisms for tracking relocation activities and policy compliance.
- Provide technical assistance for developers creating relocation plans.
- Obtain funding for the tracking of these guidelines if adopted.

**Strategy 4g:** Examine early indicators of neighborhood change and housing prices to identify communities at risk of change. Focus programs and/or investment in those areas.

**Action Steps:**

- Identify appropriate neighborhood change metrics.
- Identify, or develop and implement, an evaluation tool to track neighborhood change.
- Report neighborhood change metrics to the Board on a routine basis.

**Objective 6: Establish a Housing Trust Fund**

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**Action Steps:**

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- Establish an application process for the trust fund, including priorities for funding, application period(s), timelines for proposal review and selection, and methods to evaluate funding proposals. Develop success measures and the mechanisms for tracking and reporting the number of affordable units supported with trust fund dollars, as well as other related success measures

Community engagement

**Objective 7: Establish a standing housing advisory committee.**

**Strategy 7a:** Establish a standing housing advisory committee.

**Action Steps:**

- Working with the Albemarle County Office of Equity and Inclusion, determine desired representative committee membership
- Establish committee structure including committee leadership and membership terms.
- Establish committee charge to include, for example, monitoring progress towards housing policy objectives; evaluating effectiveness of

the county's housing programs and policies, and making recommendations for changes; or making recommendations for county investments in affordable and workforce housing projects.

**Strategy 7b:** Work with Housing Advisory Committee to produce an annual housing report to include progress towards meeting housing policy objectives, and an evaluation of county housing policies and programs, as well as research into the impact of housing and community characteristics on affordable housing provision and prices.

## Fair housing and community equity

**Objective 9: Promote access to safe, stable, and healthy housing regardless of race, color, religion, national origin, sex, elderliness, familial status, disability status, source of income, sexual orientation, gender identity and veteran status.**

**Strategy 9a:** Ensure changes in County policies, including zoning text amendments, land use changes and Comprehensive Plan updates comply with state and federal civil rights laws, and do not negatively impact the supply of, or equitable access to, affordable housing. Evaluate housing programs and projects on how well they serve communities of color, low-income renters, and cultural communities using clear, measurable indicators.

**Action Steps:**

- In cooperation with the Albemarle County Office of Equity and Inclusion, identify metrics and tools to evaluate the impact of residential development and legislative changes on county neighborhoods and households, particularly with regards to the social inclusion of low-income households, persons of color, seniors and persons with disabilities.
- Develop and implement an Affordable Housing Impact Statement tool to measure the potential impacts of policies, programs, or projects on the County's affordable housing stock.

**Strategy 9b:** Expand community's knowledge of rights and responsibilities under the Virginia Landlord and Tenant Act.

**Action Steps:**

- Develop educational materials and or educational trainings/events for landlords, tenants of rental housing and interested community members.
- Work with Albemarle County Office of Housing to design and implement a landlord outreach and education program to expand the use of Housing Choice Vouchers.



## Homelessness and special populations

### Objective 10: Work to end and prevent homelessness.

**Strategy 10a:** In partnership with public, private, and nonprofit partners, expand permanent housing opportunities for chronically homeless households.

**Action Steps:**

- Increase the number of permanent supportive housing units for chronically homeless individuals.
- Dedicate 20 project-based housing choice vouchers to Permanent Supportive Housing development(s) for chronically homeless households by 2022.
- In partnership with mental health and homeless service providers, apply for HUD's Mainstream Voucher program to serve 20 additional formerly homeless households in Permanent Supportive Housing or Rapid Re-Housing.
- Dedicate funding to create one additional supportive housing case manager position to assist formerly homeless households in maintaining housing stability.
- Support the creation of a "Move-On" program to assist formerly homeless households currently in Permanent Supportive Housing or Rapid Re-Housing who no longer need intensive supportive services transition out of those programs and remain stably housed.
- Establish a Housing Choice Voucher preference for formerly homeless households in Permanent Supportive Housing or Rapid Re-Housing programs.

**Strategy 10b:** Promote the best practice of Housing First.

**Action Steps:**

- Incentivize and prioritize applications for homeless and housing services funding from Albemarle County that utilize a Housing First approach.

**Strategy 10c:** Prevent homelessness where possible through homeless prevention programs and strategies.

**Action Steps:**

- Dedicate funding to support local homeless prevention programs in preventing homelessness among 40 additional households per year.
- Dedicate funding to expand local emergency hotel and motel vouchers for homeless families with children to serve an additional 10 families per year.

**Strategy 10d:** Address unmet needs for people living unsheltered

**Action Steps:**

- Dedicate funding to help support the creation one additional street outreach and engagement position.
- Dedicate funding to expand local emergency shelter capacity by 10 units/beds for individuals.

**Strategy 10e:** Assist households experiencing homelessness to quickly return to housing and remain stably housed.

**Action Steps:**

- Dedicate funding to support homeless housing programs serve an additional 20 households quickly identify, move into, and remain in housing per year.
- Collaborate with local and regional partners to expand housing programs for youth experiencing homelessness.

**Objective 11: Enable Albemarle Residents to age in the community.**

**Strategy 11a:** Partner with nonprofit and for-profit affordable housing developers to increase the supply of affordable and accessible housing options in Albemarle County, with an emphasis on units affordable to low-income senior and disabled households.

**Strategy 11b:** Promote the inclusion of Universal Design standards into all new residential developments.

**Strategy 11c:** Support and promote housing options that allow for aging in place both within a community and at home. To combat social isolation among people with different abilities, encourage the creation of fully accessible communities with accessible design elements such as wheelchair ramps, handrails on both sides of staircases, Braille directional signage, and barrier-free walkways. Ensure communities have easy access to public transportation options.

**Action Steps:**

- Encourage inclusion of design and construction features that support aging in place (such as non-slip flooring, reinforced walls in bathrooms to support grab bars, or rocker panel light switches) in all new residential construction.
- Encourage inclusion of affordable, senior appropriate housing units in mixed-use communities.
- Promote the creation of age-friendly community spaces and amenities, such as including well-lit sidewalks and walking paths in all communities, signaled crosswalks to allow access to shopping and services, easy to read signage, public transit access, and seating areas in local parks.

**Strategy 11d:** In partnership with public, private, and nonprofit partners, work to increase the number of supportive housing communities for persons with disabilities to promote independent living and community integration for such persons.

**Strategy 11e:** Examine programmatic options for helping to decrease the cost of assisted living facilities for low- and moderate-income seniors. Advocate for improved reimbursement for, and availability of Auxiliary Grants.

**Strategy 11f:** Continue to offer property tax exemptions for low-income senior homeowners.

**Strategy 11g:** Continue to provide real estate tax exemptions for the County's veterans with a 100% service-connected disability, and homeowners with a total and permanent disability.

**Strategy 11h:** Study the feasibility of implementing a rent rebate program for low-income seniors to help with housing affordability issues.

## Sustainable communities

### **Objective 12: Promote healthy, sustainable communities and housing.**

**Strategy 12a:** Promote mixed-income development throughout the County's Development Areas.

**Strategy 12b:** In partnership with local transit providers and the Albemarle County Broadband Authority, examine options for expanding access to both amenities in both urban and rural neighborhoods to increase resident access to services, education and training, and employment opportunities.

**Strategy 12c:** Support the goals of Albemarle County's Climate Action Plan to enhance environmental sustainability and reduce the overall cost of housing by ensuring new housing is developed near job centers and alternative transportation opportunities.

**Action Steps:**

- Continue to require and provide sidewalks and pedestrian paths in the Development Areas.
- Support expanded transit services including bus shelters and benches in new development projects.

**Strategy 12d:** Partner with nonprofit housing and/or public health organizations to address unhealthy housing issues, particularly in rural and historically underinvested areas.

**Strategy 12e:** Working with nonprofit partners, support homeowners and owners of rental properties in completing home energy efficiency upgrades.

**Strategy 12f:** Promote incorporation of energy-efficient design in all new residential development.

# PRIORITY ACTIONS



**STRATEGY 1A:**  
EXPLORE OPTIONS WITH COUNTY OWNED LAND TO DEVELOP A PERMANENT AFFORDABLE HOUSING COMMUNITY.



**STRATEGY 2B & 3B:**  
PROVIDE INCENTIVES TO INCREASE PRODUCTION OF AFFORDABLE RENTAL AND FOR-SALE HOUSING.



**STRATEGY 5A:**  
DEVELOP AN AFFORDABLE DWELLING UNIT PROGRAM STRUCTURE AND GUIDELINES.



**STRATEGY 6A:**  
DEVELOP AND IMPLEMENT A SUSTAINABLE HOUSING TRUST FUND FOR ADOPTION BY THE BOARD OF SUPERVISORS.



**STRATEGY 7A:**  
ESTABLISH A STANDING HOUSING ADVISORY COMMITTEE.



**STRATEGY 10A:**  
IN PARTNERSHIP WITH PUBLIC, PRIVATE AND NONPROFIT PARTNERS, EXPAND PERMANENT SUPPORTIVE HOUSING OPPORTUNITIES FOR CHRONICALLY HOMELESS HOUSEHOLDS.