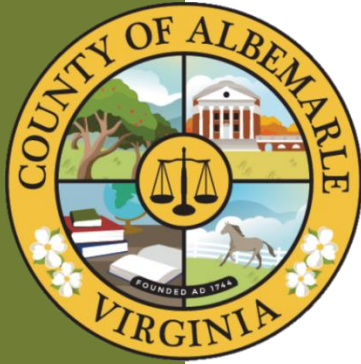


# Office of Housing & Housing Albemarle Update

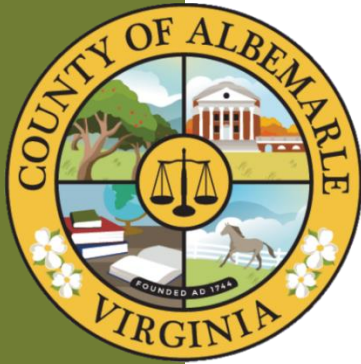
Crozet CAC

August 14, 2024



# Overview

- Affordability explained
- Measures of affordability
- Who qualifies to live in affordable housing?
- Housing needs in Albemarle County
- Albemarle County response



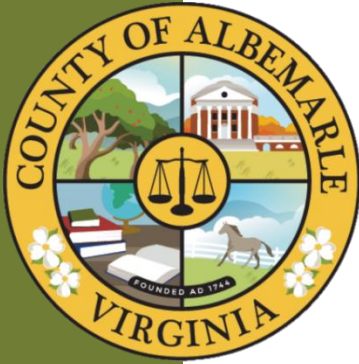
# Affordable housing is...



Housing you can afford with the income you have.

U.S. Department of Housing and Urban Development (HUD) recommends housing cost  $\leq 30\%$  of gross household income.

- Renters: rent + tenant paid utilities
- Homeowners: mortgage payment including principal, interest, property taxes and mortgage insurance, utilities



# Measures of affordability: Fair Market Rent

Fair Market Rent (FMR): Cost to rent a modest rental unit

## FY 2024 FMR

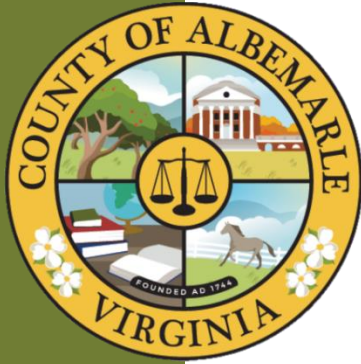
Eff./Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
\$1,392	\$1,415	\$1,678	\$2,114	\$2,608

Source: US Dept of Housing and Urban Development

## July 2024 Median Rents (market rate rents)

Eff./Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
\$1,855	\$1,624	\$2,055	\$2,371	\$3,410

Source: [www.zumper.com](http://www.zumper.com)



# Measures of affordability: The housing wage

Represents the hourly wage a full-time worker must earn in order to afford to rent a modest two-bedroom apartment at \$1,678/month

**\$32.27**

The housing wage  
in Albemarle  
County

**24%**

% household in  
Albemarle County  
with incomes less  
than the housing  
wage

**108**

# hours/week a  
minimum wage  
employee must  
work

# Who lives in affordable housing? Low- & Moderate-income (LMI) households



\$124,200  
2024 Area  
Median Income

\$88,960  
51% - 80% of  
Area Median  
Income

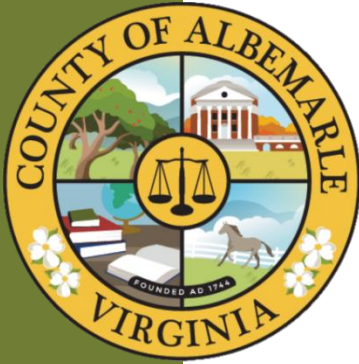
\$55,600  
50% or less of  
Area Median  
Income

A **low-income person** is anyone whose annual income is at or below 50% of the Area Median Income for the community where they live.

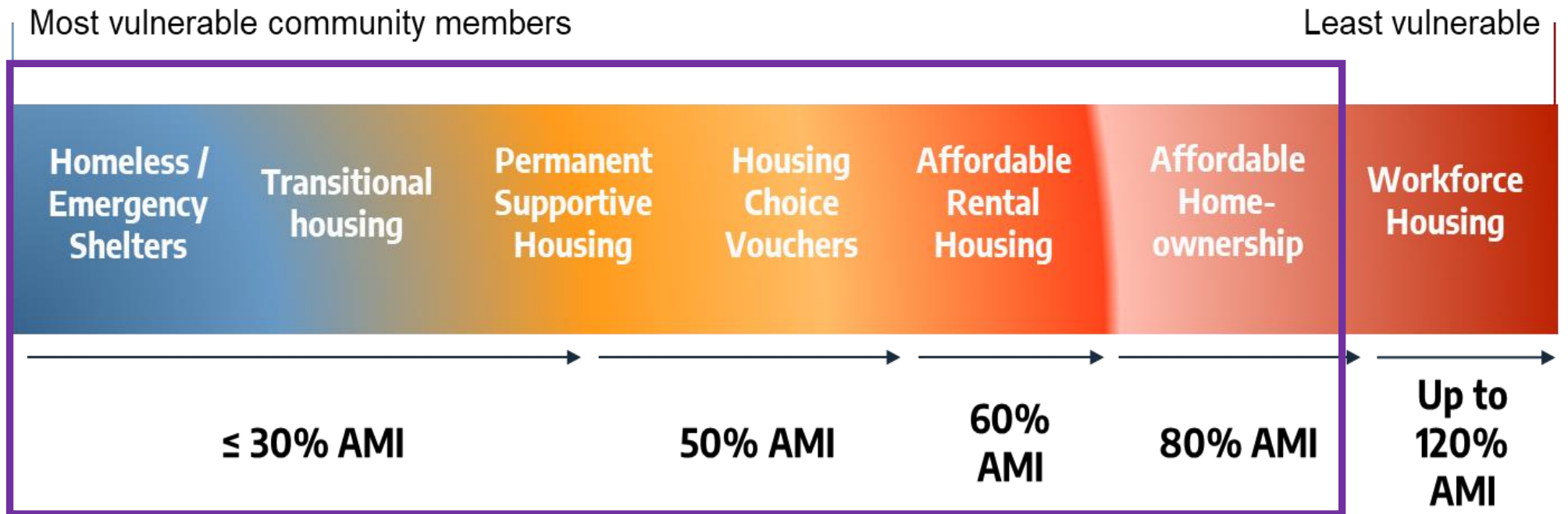
**Low-income**

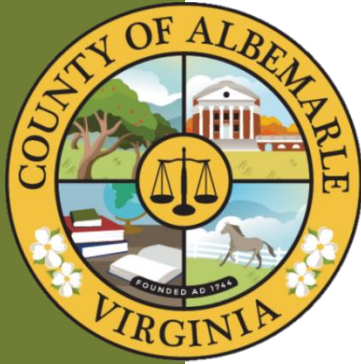
**Moderate-income**

A **moderate-income person** is anyone whose annual income is between 51% and 80% of the Area Median Income for the community where they live.



# Who lives in affordable housing?





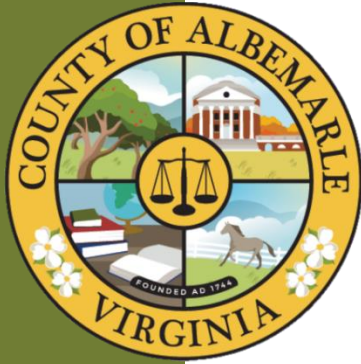
# Income Limits

- Based on Area Median Income (AMI) = \$124,200  
*(as of April 2024)*
- Adjusted by size of household

% AMI	Persons in Household							
	1	2	3	4	5	6	7	8
30%	\$25,700	\$29,350	\$33,000	\$36,650	\$39,600	\$42,550	\$47,340	\$52,720
50%	\$42,700	\$48,800	\$54,900	\$61,050	\$56,600	\$65,900	\$70,800	\$80,600
80%	\$68,400	\$78,150	\$87,900	\$97,650	\$105,500	\$113,300	\$121,100	\$128,900

Source: US Dept of Housing and Urban Development

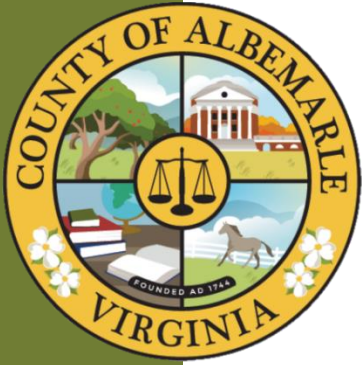




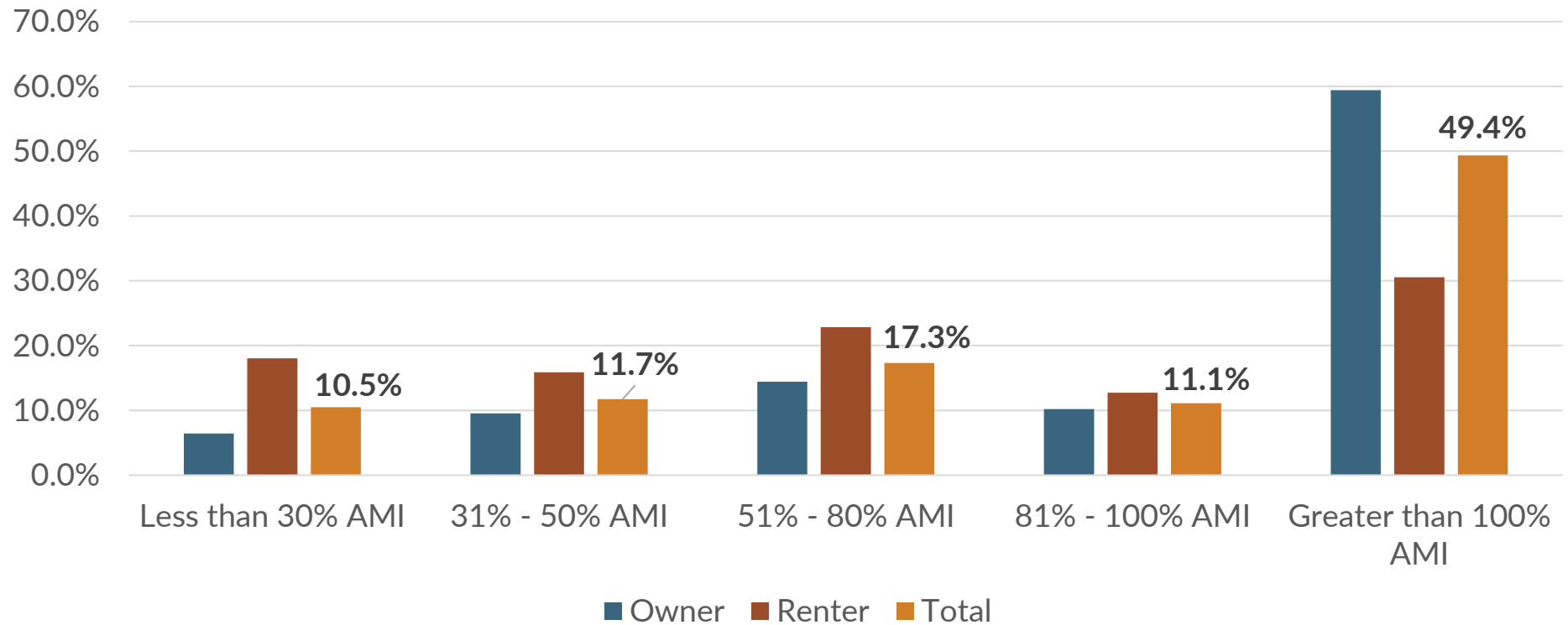
# Occupations by % AMI

% AMI	30%	50%	60%	80%	100%
<b>Annual income 1 person household</b>	\$25,700	\$42,700	\$52,164	\$68,400	\$86,940
<b>Types of jobs</b>	<ul style="list-style-type: none"> <li>• Ushers</li> <li>• Seniors on fixed incomes</li> </ul>	<ul style="list-style-type: none"> <li>• Medical Assistants</li> <li>• Bus Drivers</li> <li>• Office Clerks</li> </ul>	<ul style="list-style-type: none"> <li>• Mental Health Workers</li> <li>• Graphic Designers</li> <li>• Carpenters</li> </ul>	<ul style="list-style-type: none"> <li>• Special Education Teachers</li> <li>• Building Inspectors</li> <li>• Police Officers</li> </ul>	<ul style="list-style-type: none"> <li>• Accountants</li> <li>• Librarian</li> <li>• Registered Nurse</li> </ul>

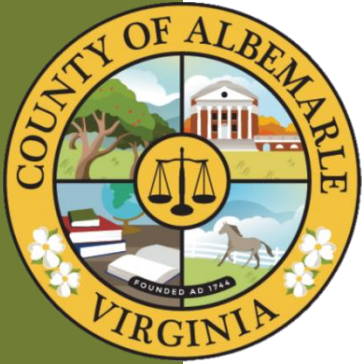
Source: Bureau of Labor Statistics



# Housing needs: Households by % AMI (2020)



Source: US Dept of Housing  
and Urban Development



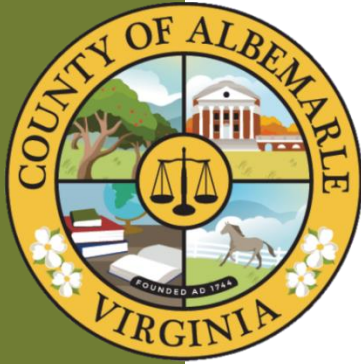
# Cost burdened renter households (2020)



2 of every 10 homeowners are housing cost-burdened.



4 in 5 renters with the lowest household incomes are severely cost-burdened.



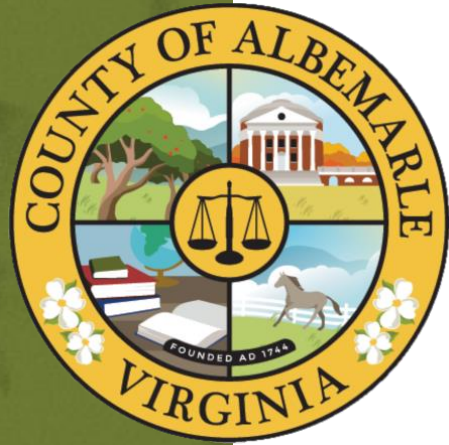
# Housing cost burden in 2040 (projected)

1 out of every 4 households  
will experience housing  
cost burdens by the year  
2040

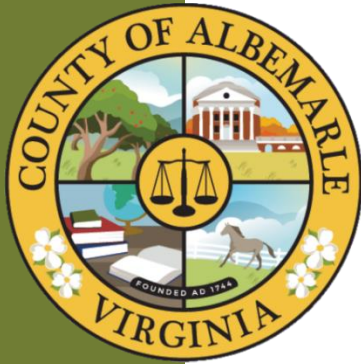


3 out of every 4 households  
with incomes below 50%  
AMI will experience  
housing cost burdens by  
the year 2040



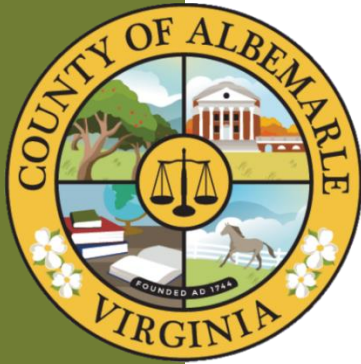


# Albemarle County Response



# A multifaceted approach

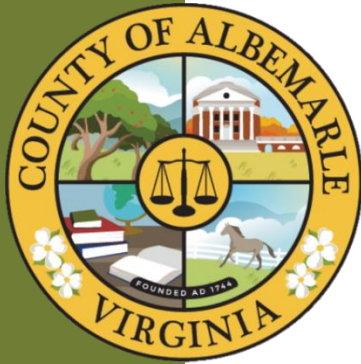
Rental assistance programs	Housing for special populations	Down payment assistance	Density bonus program	Albemarle Rental Housing Investment Program
Developer proffers	Shelter services	Emergency financial assistance	Community land trust	Housing navigation
	Homeowner preservation	Construction financial support	Affordable Dwelling Unit program listserv	



# *Housing Albemarle: A multifaceted approach*



- 12 objectives
  - Increase supply
  - Housing preservation
  - Community engagement
  - Fair housing & community equity
  - Special populations
  - Sustainable communities
- 93 strategies/action steps
  - 20 achieved/implemented (22%)
  - 39 in progress (42%)
  - 34 not yet started



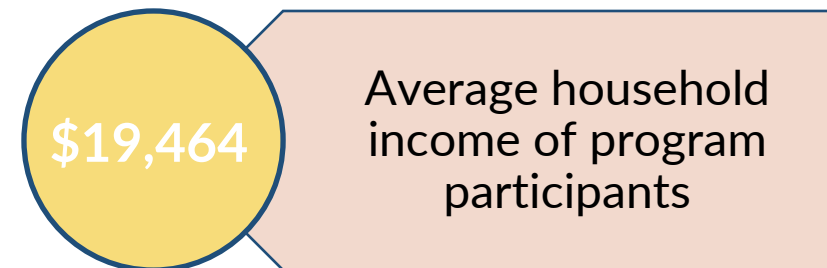
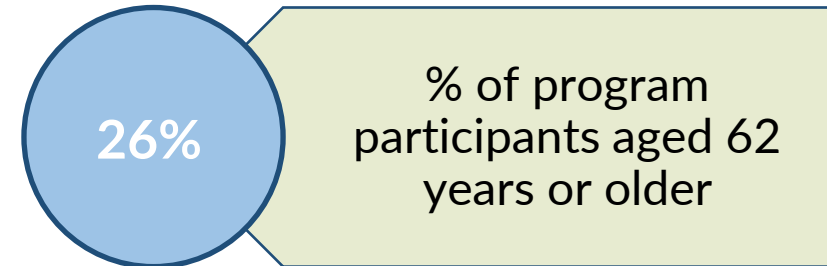
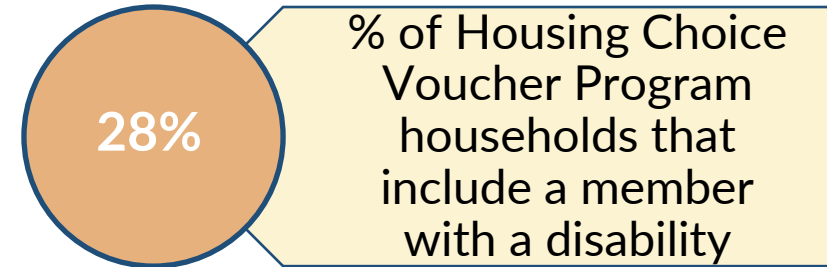
# Housing Choice Voucher Program

## Number of Vouchers Leased by Voucher Type – May 2024

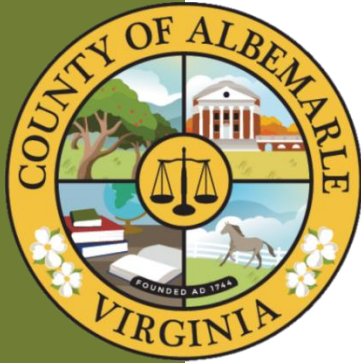
Housing Choice Vouchers	324
Mainstream Vouchers	67
Family Unification Vouchers	17
Project-Based Vouchers	30

## Future Project-Based Vouchers by Project – May 2024

Premier Circle	47
MACAA Project	5
Hickory Hope Apt.	8







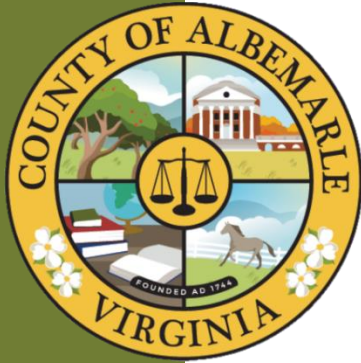
# Special Purpose Vouchers

Mainstream Vouchers: 105

- Assist non-elderly persons with disabilities

Family Unification Vouchers: 25

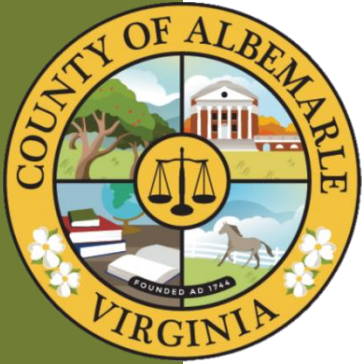
- Assist families for whom lack of adequate housing is a primary factor in
  - The imminent placement of a child or children in out-of-home care
  - The delay in discharge of a child or children from out-of-home care



# Housing for special populations

Targeted to specific groups such as seniors, persons with disabilities, homeless youth

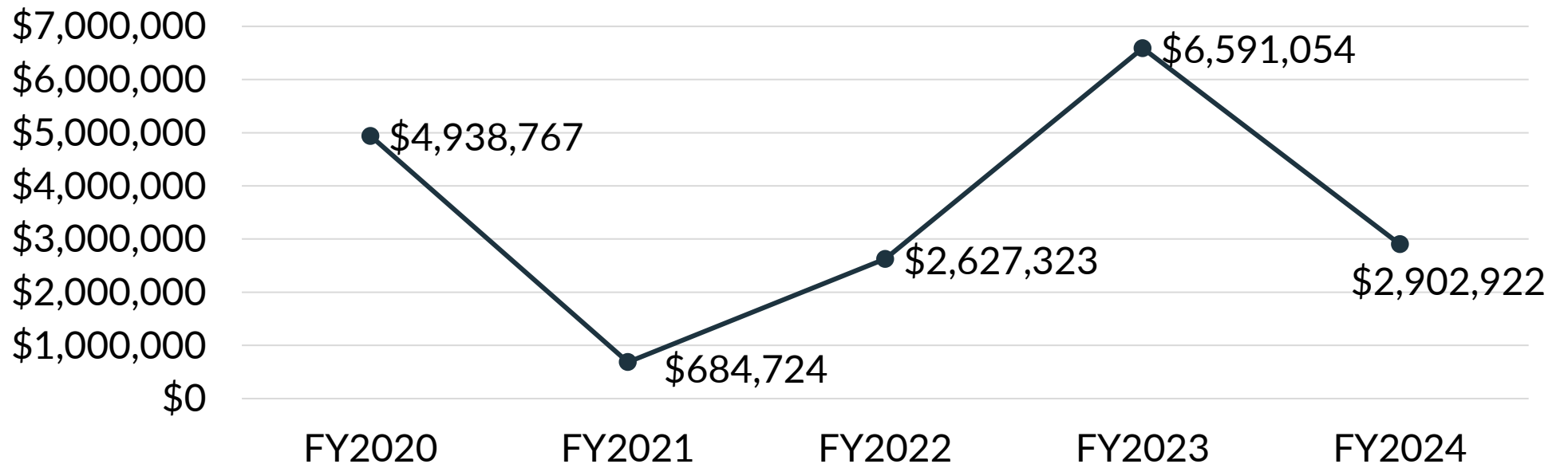
- Scottsville School
- Crozet Meadows
- Woods Edge Apartments
- Permanent Supportive Housing

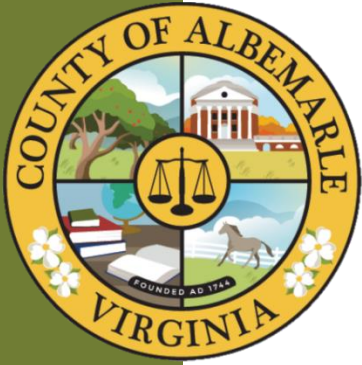


# Affordable Housing Investment Fund (AHIF)

Investments in Affordable Housing FY2020 – FY2024:

**\$17,744,790**





# Premier projects:

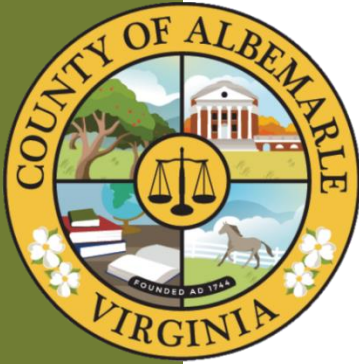


Hickory Hope  
Apartments:  
121 units

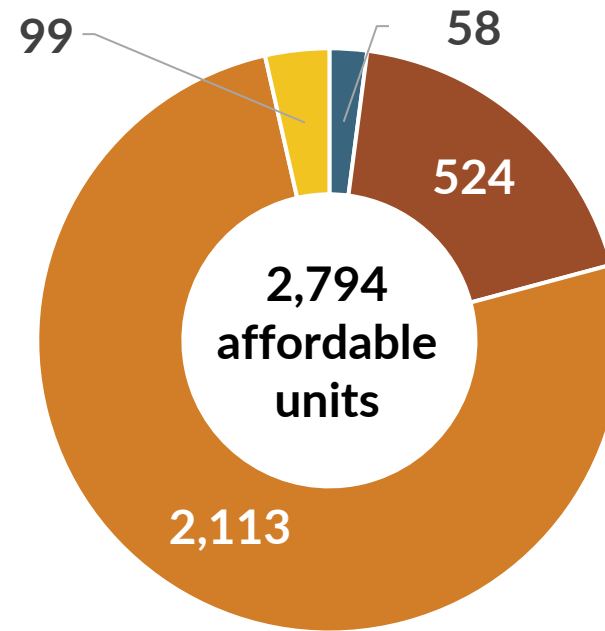
Southwood  
Phase 1:  
211 units



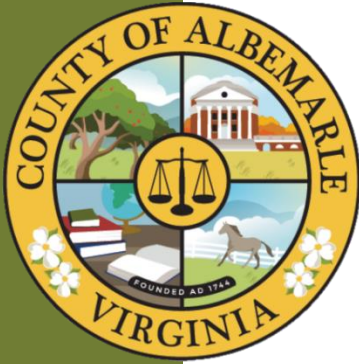
Premier Circle:  
140 units



# Developer proffers & bonus density program



- Proffer units for sale
- Proffer units for rent
- Proffer units in construction pipeline
- Bonus density units



# Change in proffer unit requirements

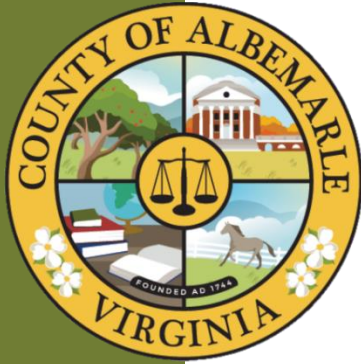
Increase % affordable units required from 15% to 20% of total residential units

Changed target affordability levels

- 60% AMI for rental units
- 80% AMI for for-sale units

Extended affordability periods

- From 10 years to 30 years for rental units
- From 1<sup>st</sup> sale to 40 years for for-sale units



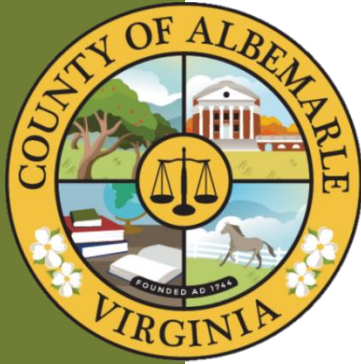
# Albemarle Rental Housing Incentive Program (ARHIP)

Developer incentive program:

- Encourages the construction & preservation affordable rental housing
- Requires 20% affordable units at 60% AMI
- Affordable for 30 years
- Provides annual real property tax rebates = 15% of total tax due for 30 years



*Photo: Brookdale Apartments*



# Affordable Dwelling Unit (ADU) program



June 2022 Board adopted a Resolution of Intent to amend the zoning code with an ADU ordinance

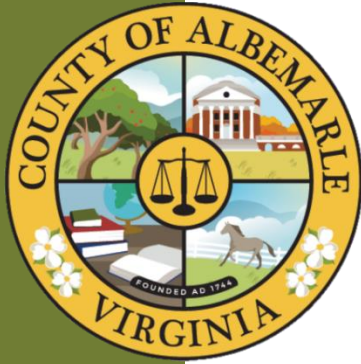


Replaces proffer system with mandatory affordable housing requirements



Ordinance is mechanism to enforce changes





# Affordable Housing Evaluation Form

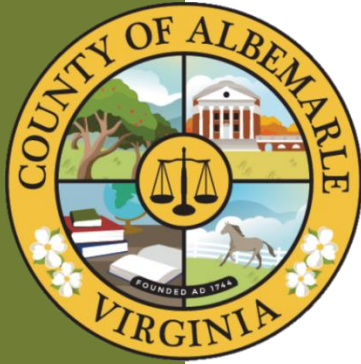
## AFFORDABLE HOUSING EVALUATION

Project Name: \_\_\_  
 Address: \_\_\_  
 Description: \_\_\_  
 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) <sup>1</sup>	Term of deed restriction (through mm/yy)
Single-family detached <sup>2</sup>							
Single-family attached <sup>3</sup>							
Multifamily <sup>4</sup>							
Studio/efficiency							
One bedroom							
Two bedroom							
Three bedroom							
Four bedroom							
Five + bedroom							
<b>Total units removed</b>							

- Tracks number of new affordable units in development projects
- Tracks any loss of existing affordable units due to development projects
- Identifies positive or negative impacts on the affordable stock due to development projects



# ADU 'Interest' List

- Mechanism for connecting income qualified households with both affordable rental units and affordable homeownership opportunities
- Developers can market upcoming affordable units directly to income qualified households
- Does not guarantee households in the list will be able to rent or buy a particular affordable unit
- Pilot starting August 2024 with county staff including ACPD and ACFR, and ACPS staff

# Questions?

