

SUMMARY: HOUSING ALBEMARLE IMPLEMENTATION

- As of March 1, 2024, Housing Albemarle is fully implemented.
- 20 Strategies/Action Steps have been achieved
- Work on achieving 39 Strategies/Action Steps is in progress
- Work on achieving 34 Strategies/Action Steps has not yet started

Key achievements:

- Strategy 2.1: Since FY 2022, the County has awarded more than \$17 million in grant funding to support the affordable housing needs of more than 3,000 county households.
- Strategy 2.6: The Office of Housing is creating a waiting list of persons interested in renting or purchasing an affordable housing unit. Staff is finalizing a application method for interested households to register for the waiting list. Affordable units proffered or constructed by developers will be marketed directly to households on the waiting list. Purpose of the program is to connect income qualified households with available, affordable units. The waiting list will first be opened to county staff, including police, fire/rescue and the school staff before opening the list for any interested households. Implementation is anticipated to begin August 2024.
- Action Step 3.2.1: On February 21, 2024, the Board of Supervisors approved implementation of the Affordable Rental Housing Incentive program. The program provides a rebate of 15% of the real property tax for a 30-year period for rental housing projects providing at least 20% of the total residential units as affordable rental housing for a 30-year period. Units must be affordable, and made available to households with income at or below 60% AMI.
- Strategy 5.1: On June 15, 2022, the Board of Supervisors adopted a Resolution of Intent to amend the zoning code to include an Affordable Dwelling Unit Program ordinance. Housing staff is working with CDD to schedule a work session with the Planning Commission.
- Action Step 10.1.1: The County is partnering with Virginia Supportive Housing to develop 80 units of permanent supportive housing to meet the housing and supportive services needs of persons experiencing chronic homelessness. Construction is anticipated to begin in August 2024.

KEY:

	Implemented/Ongoing
	In progress
	Not yet considered/Not started

Objective 1: Increase the supply of housing to meet the diverse housing needs of current and future Albemarle County Residents		
1.1	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.	
	1.1.1	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
	1.1.2	Review and update housing density bonuses within the zoning ordinance to encourage a variety of housing types.
	1.1.3	Explore options with county owned land to develop a permanent affordable housing community.
	1.1.4	Consider designating Housing Rehabilitation Zones to encourage and incentivize the development and preservation of affordable and workforce housing in those zones.
Objective 2: Increase the supply of long-term affordable and workforce rental housing in Albemarle County.		
2.1	Promote affordable and workforce rental housing development and preservation.	
2.2	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.	
2.3	Provide incentives to increase production of affordable rental housing.	
	2.3.1	Promote the use of the existing density bonus ordinance as a tool to achieve affordable rental housing.
	2.3.2	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.
	2.3.3	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.
2.4	Develop procedures for monitoring and enforcing compliance of occupancy and rent restrictions required by law and/or funding sources.	

2.5	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		In progress
2.6	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.		ACOH/AC Police Foundation - creating waiting list application process for proffer units. Program to launch August 2024 for ACLG, ACPD, ACFR, ACPS staff. Anticipate program being opened to general public early 2025.
	2.6.1	Identify local partners.	Completed.
	2.6.2	Establish a publicly accessible platform for maintaining publicly accessible data on housing units available for rent including location, price, size/type, and amenities.	In progress.
Objective 3: Improve access to affordable and workforce home-ownership opportunities and promote long-term affordability of for-sale housing.			
3.1	Develop policies creating affordable and workforce homeownership opportunities through new residential development and the preservation of existing owner-occupied housing.		In progress.
3.2	Provide incentives to increase production of affordable and workforce for-sale housing.		
	3.2.1	Identify a package of developer incentives such as reductions in minimum lot size requirements, to encourage development of affordable and workforce housing.	Affordable Rental Housing Incentive Program approved by BOS on February 21, 2024
3.3	Support the development of permanently affordable owner-occupied housing through the community land trust model and other shared equity forms of ownership.		Supported Piedmont Community Land Trust to construct 27 permanently affordable owner-occupied units.
3.4	Develop procedures for monitoring and enforcing occupancy and sales price restrictions required by law and/or funding sources.		In progress - developing requirements for annual reporting; considering appropriate platform for electronic reporting.
3.5	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		In progress
3.6	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.		
	3.6.1	Identify local partners.	Completed.
	3.6.2	Establish a publicly accessible platform for maintaining publicly accessible data on affordable housing units available for sale including location, price, size/type, and amenities.	ACOH/AC Police Foundation - creating waiting list application process for proffer units. Program to launch August 2024 for ACLG, ACPD, ACFR, ACPS staff. Anticipate program being opened to general public early 2025.

Objective 4: Preserve and maintain the county's aging housing stock, and existing communities.			
4.1	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.		
	4.1.1	Continue to pursue state and federal grant funding for housing rehabilitation projects.	Ongoing
	4.1.2	Pursue a zero-interest housing rehabilitation loan program for low- and moderate-income homeowners.	Not yet considered
	4.1.3	Research best practices in home repair assistance programs.	Not yet started
4.2	Explore programmatic options to encourage the renovation of existing rental and owner-occupied units and provide as affordable housing		Not yet considered
4.3	Develop strategies to encourage owners of naturally occurring affordable rental housing (NOAHs) to preserve all, or a portion, of these units as affordable housing.		
	4.3.1	Complete a survey of multifamily rental properties located in Albemarle County to identify NOAHs at least biennially.	Not yet started
	4.3.2	Inventory stock of existing accessory apartments to identify those being offered as affordable rental housing.	Not yet started
	4.3.3	Pursue a zero-interest rental housing rehabilitation loan program to help preserve and maintain affordable rental housing.	Not yet started
4.4	Explore programmatic options to support homeowner efforts to upgrade water and sewer service by connecting to the publicly owned utilities systems.		Budget/Grants - in progress (ARPA funds)
4.5	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		Not yet considered
	4.5.1	Research effectiveness of rental inspection programs adopted in other Virginia jurisdictions.	
	4.5.2	Analyze neighborhood level housing data to identify potential areas for designations as Rental Inspection Zones. Designate appropriate areas as such.	
	4.5.3	Develop rental inspection program guidelines, including inspection schedules, time periods of compliance, and fines for noncompliance.	
	4.5.4	Develop a resource needs analysis necessary to implement this program, if adopted by the Board.	
	4.5.5	Obtain funding for this program through outside sources if approved.	
4.6	Develop and implement an Anti-Displacement and Tenant Relocation Policy and associated guidelines.		
	4.6.1	Develop policy guidelines based on requirements of the federal Uniform Relocation Act.	In progress
	4.6.2	Develop mechanisms for tracking relocation activities and policy compliance.	In progress
	4.6.3	Provide technical assistance for developers creating relocation plans.	Not yet considered
	4.6.4	Obtain funding for the tracking of these guidelines if adopted.	Not yet considered

4.7	Examine early indicators of neighborhood change and housing prices to identify communities at risk of change. Focus programs and/or investment in those areas.		Not yet considered
	4.7.1	Identify appropriate neighborhood change metrics.	
	4.7.2	Identify, or develop and implement, an evaluation tool to track neighborhood change.	
	4.7.3	Report neighborhood change metrics to the Board on a routine basis.	
Objective 5: Develop and implement an Affordable Dwelling Unit Program under Virginia Code Section 15.2-2304.			
5.1	Develop an Affordable Dwelling Unit Program structure and guidelines.		Draft completed; Board of Supervisors adopted ROI to consider zoning ordinance amendment on June 15, 2022
	5.1.1	Establishing a minimum period of affordability of 30 years for rental units and 40 years for homeownership units	
	5.1.2	Identifying mechanisms to secure minimum affordability periods	
	5.1.3	Specifying method for calculating the amount of developer cash-in-lieu of affordable unit payments	
	5.1.4	Establishing the right of first refusal for the purchase of for-sale Affordable Dwelling Units by Albemarle County or a designee	not included in program guidelines - no funding identified
5.2	Revise Albemarle County's Zoning Ordinance to include the Affordable Dwelling Unit Program.		Ordinance drafted
Objective 6: Establish a Housing Trust Fund			
6.1	Develop and implement a sustainable Housing Trust Fund for adoption by the Board of Supervisors.		
	6.1.1	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.	In progress
	6.1.2	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.	Application drafted. Evaluation metrics drafted.
	6.1.3	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.	In progress. Annual newsletter created. Housing data dashboard for website under development
Objective 7: Establish a standing housing advisory committee			
7.1	Establish a standing housing advisory committee.		
	7.1.1	Working with the Albemarle County Office of Equity and Inclusion, determine desired representative committee membership	Not yet considered
	7.1.3	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	Not yet considered
7.2	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.		Not yet considered

Objective 8: Reduce regulatory barriers to affordable and workforce housing production.			
8.1	Review the County's Comprehensive Plan to identify barriers to affordable and workforce housing development and remove identified barriers.		AC44 - in progress
	8.1.1	Review all chapters of the Comprehensive Plan to identify barriers in language and policy recommendations	
	8.1.2	Review Master Plans to identify barriers in language and policy recommendations.	
	8.1.3	Review all Comprehensive Plan land use designations and corresponding densities, unit types, lot sizes, form recommendations, and land use maps to identify barriers	
	8.1.4	Work with the community and stakeholders to identify solutions to remove or resolve identified barriers and update Plans accordingly.	
8.2	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.		In progress
	8.2.1	Review the County's ordinances including the subdivision ordinance, zoning ordinance, and zoning map to identify barriers to affordable and workforce housing.	
	8.2.2	Work with the community and stakeholders to identify solutions to remove barriers and update ordinances and zoning map accordingly.	
8.3	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.		In progress
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.			
9.1	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.		
	9.1.1	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.	Implemented - Climate Action and Equity Tool
	9.1.2	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.	Implemented - Affordable Housing Evaluation Form
9.2	Expand community's knowledge of rights and responsibilities under the Virginia Landlord and Tenant Act		
	9.2.1	Develop educational materials and or educational trainings/events for landlords, tenants of rental housing and interested community members	In progress - expanding information available on website; member of RHP Events Committee helping to plan webinars and Regional Housing Summit; hosted first landlord symposium in December 2023
	9.1.2	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.	

Objective 10: Work to end and prevent homelessness.			
10.1	In partnership with public, private, and nonprofit partners, expand permanent housing opportunities for chronically homeless households.		
	10.1.1	Increase the number of permanent supportive housing units for chronically homeless individuals.	In progress - Premier Circle PSH project
	10.1.2	Dedicate 20 project-based housing choice vouchers to Permanent Supportive Housing development(s) for chronically homeless households by 2022.	39 PBVs awarded to Premier Circle PSH project
	10.1.3	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	In progress
	10.1.4	Dedicate funding to create one additional supportive housing case manager position to assist formerly homeless households in maintaining housing stability	Not yet considered
	10.1.5	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	Not yet considered
	10.1.6	Establish a Housing Choice Voucher preference for formerly homeless households in Permanent Supportive Housing or Rapid Re-Housing programs	Preference established
10.2	Promote the best practice of Housing First		
	10.2.1	Incentivize and prioritize applications for homeless and housing services funding from Albemarle County that utilize a Housing First approach.	Not yet considered
10.3	Prevent homelessness where possible through homeless prevention programs and strategies.		
	10.3.1	Dedicate funding to support local homeless prevention programs in preventing homelessness among 40 additional households per year.	Not yet considered
	10.3.2	Dedicate funding to expand local emergency hotel and motel vouchers for homeless families with children to serve an additional 10 families per year.	Not yet considered
10.4	Address unmet needs for people living unsheltered		
	10.4.1	Dedicate funding to help support the creation one additional street outreach and engagement position.	Not yet considered
	10.4.2	Dedicate funding to expand local emergency shelter capacity by 10 units/beds for individuals	In progress
10.5	Assist households experiencing homelessness to quickly return to housing and remain stably housed		
	10.5.1	Dedicate funding to support homeless housing programs serve an additional 20 households quickly identify, move into, and remain in housing per year.	Not yet considered
	10.5.2	Collaborate with local and regional partners to expand housing programs for youth experiencing homelessness	Not yet considered
Objective 11: Enable Albemarle Residents to age in the community.			
11.1	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		Not yet considered
11.2	Promote the inclusion of Universal Design standards into all new residential developments.		Not yet considered

11.3	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.		
	11.3.1	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.	AC44 - in progress
	11.3.2	Encourage inclusion of affordable, senior appropriate housing units in mixed-use communities.	
	11.3.3	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.	
11.4	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.		Not yet considered
11.5	Continue to offer property tax exemptions for low-income senior homeowners.		Ongoing
11.6	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.		Ongoing
11.7	Study the feasibility of implementing a rent rebate program for low-income seniors to help with housing affordability issues.		Not yet considered
Objective 12: Promote healthy, sustainable communities and housing			
12.1	Promote mixed-income development throughout the County's Development Areas.		Ongoing
12.2	In partnership with local transit providers and the Albemarle County Broadband Authority, examine options for expanding access to amenities in both urban and rural neighborhoods to increase resident access to services, education and training, and employment opportunities.		In progress
12.3	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.		
	12.3.1	Continue to require and provide sidewalks and pedestrian paths in the Development Areas.	Ongoing
	12.3.2	Support expanded transit services including bus shelters and benches in new development projects.	In progress
12.4	Partner with nonprofit housing and/or public health organizations to address unhealthy housing issues, particularly in rural and historically underinvested areas.		Ongoing
12.5	Working with nonprofit partners such as the Local Energy Alliance Program, support homeowners, and owners of rental properties and their tenants, in completing home energy efficiency upgrades		Ongoing
12.6	Promote incorporation of energy-efficient design in all new residential development.		In progress