



Housing Albemarle Review

August 5, 2026

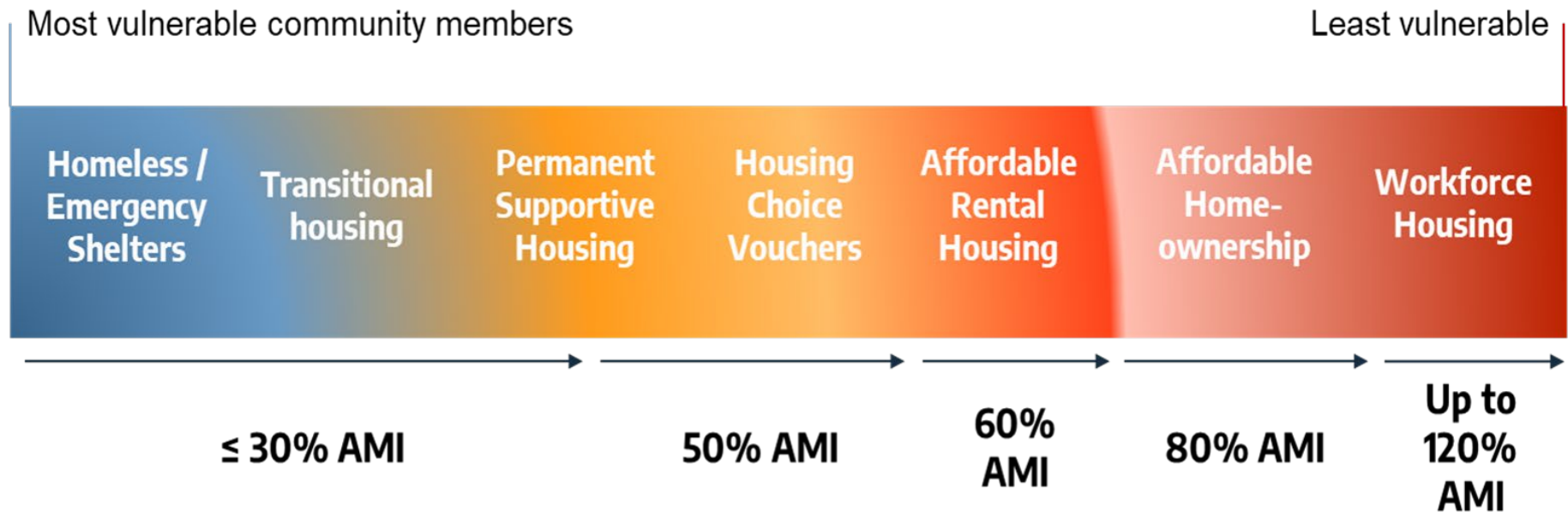


Agenda

- Housing Albemarle
 - Objectives
 - Accomplishments
 - Status of remainder
- Housing Advisory Committee
- Developer Incentives
 - Expedited review
 - Reduced permitting fees
 - Tap fees



Affordable Housing Continuum





Background

- Regional study released in April 2019 identified the need for an addition 10,070 affordable housing units to meet population demands by 2040
- Staff provided timeline for updating affordable housing policy August 2019
- Housing Albemarle adopted July 2021



Housing Albemarle Objectives

- 1) Increase the supply of housing to meet the diverse housing needs of current and future Albemarle County residents
- 2) Increase the supply of long-term affordable and workforce rental housing
- 3) Improve access to affordable and workforce homeownership opportunities and promote long-term affordability of for-sale housing
- 4) Preserve and maintain the county's aging housing stock, and existing communities
- 5) Develop & implement an Affordable Dwelling Unit Program
- 6) Establish a Housing Trust Fund
- 7) Establish a standing housing advisory committee
- 8) Reduce regulatory barriers to affordable and workforce housing production
- 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.
- 10) Work to end and prevent homelessness.
- 11) Enable Albemarle residents to age in the community.
- 12) Promote healthy, sustainable communities and housing.



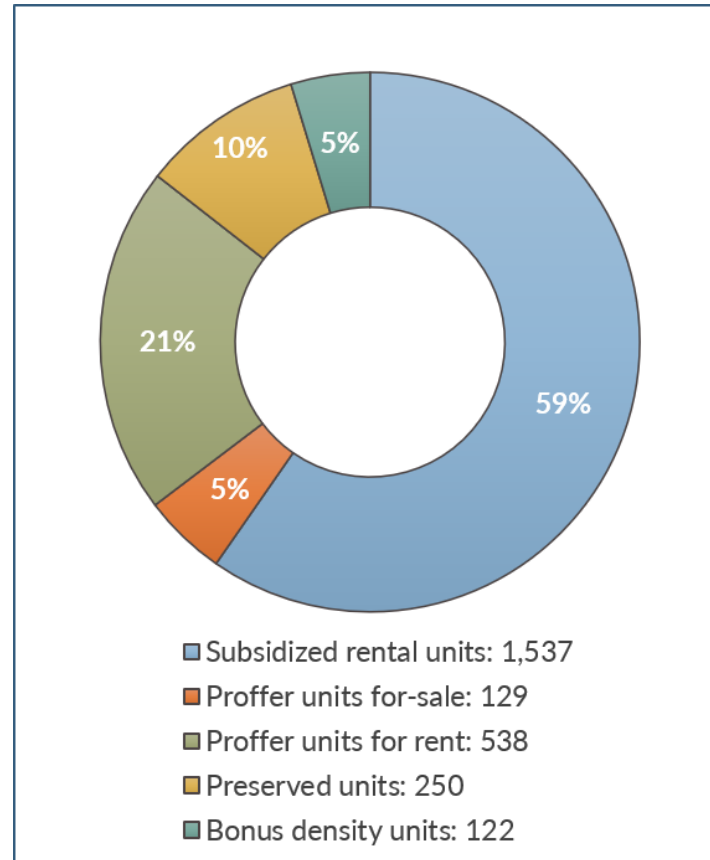
Housing Albemarle Priority Actions 2021

- Explore options with county owned land
- Provide incentives to increase production
- Develop an affordable dwelling unit program structure and guidelines
- Housing Trust Fund
- Housing Advisory Committee
- Expand permanent supportive housing

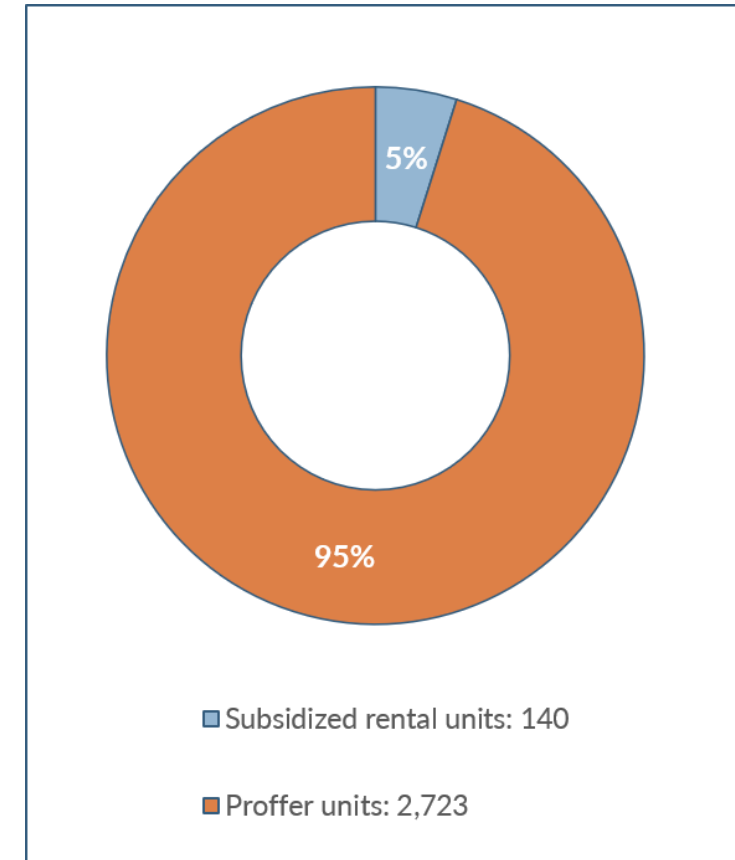


Affordable Housing Built & Proffered 2019 - 2026

Number of new & preserved units –
May 2026: 2,576



Number of affordable units in the
pipeline – May 2026: 2,863





Affordable Housing Investments 2022-2027

Albemarle County Housing Commitments by Fiscal Year for Last 6 years							Totals
	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	
Affordable Housing Investment Fund (AHIF)	\$3,186,060	\$4,646,165	\$2,073,599	\$4,106,910	\$4,939,203	\$7,033,000	\$25,984,937
Albemarle County Emergency Relief Program (ACERP)				\$345,586	\$500,000	\$360,000	\$1,205,586
Human Services Funding Process (HSFP)	\$603,812	\$612,240	\$727,922	\$727,922	\$1,036,623	\$1,082,873	\$4,791,392
Tax Relief for Elderly & Disabled	\$1,296,538	\$1,570,279	\$1,845,000	\$2,112,600	\$2,344,986	\$2,820,500	\$11,989,903
Housing Staffing Costs	\$226,630	\$407,015	\$530,023	\$466,848	\$387,293	~\$400,000	\$2,417,809
Totals	\$5,313,040	\$7,235,699	\$5,176,544	\$7,759,866	\$9,208,105	\$11,696,373	\$46,389,627



Albemarle Housing Investment Fund Outcomes

	Complete	In Process	Total
Rehabilitation/Preservation	66 projects	344 projects	410
Permanent Supportive Housing	80 units		80
Homes for Purchase	79 homes	170 homes	249
Rental units	175 units	60 units	235
Land Trust	15 homes		15
Homelessness	91 shelter beds		91
Total	506	574	1,080



Expanded Tax Relief Program for the Elderly and Disabled

TAX YEAR	INCOME LIMIT	NET FINANCIAL WORTH LIMIT	HOUSEHOLDS
2022	\$69,452	\$200,000	741
2023	\$75,100	\$200,000	810
2024	\$83,850	\$250,000	857
2025	\$97,650	\$312,000	886
2026	\$100,650	\$321,000	–

- This program is administered for a tax year and not a fiscal year.
- The percentage of tax relief is tiered at 50%, 75%, or 100% based on total combined income.
- In 2024, began using 80% AMI for a family of four in the County for the maximum income limit.
- In 2025, began using the inflation adjusted value of \$200,000 in January 2007, rounded to the nearest \$1,000.



Affordable Rental Housing Incentive Program (ARHIP)

- Program Attributes:
 - Construction of new affordable rental units
 - Projects must contain at least 11 residential units
 - Located in Albemarle County
 - Applicant must own or control project site
 - Approved rezoning of project site (if applicable)
 - At least 20% of total rental units affordable at or below 60% AMI
 - Eligible projects can receive a grant equal to 15% of total taxes paid on property
 - Incentive period = 30 years
- Piedmont Housing Alliance
- Attain on 5th (pending)



Permanent Supportive Housing Investments

- Vista29
 - Purchase
 - Construction
 - Project-based vouchers
- The Crossings
 - Project-based vouchers
- Region Ten
 - Operational support to bridge gap



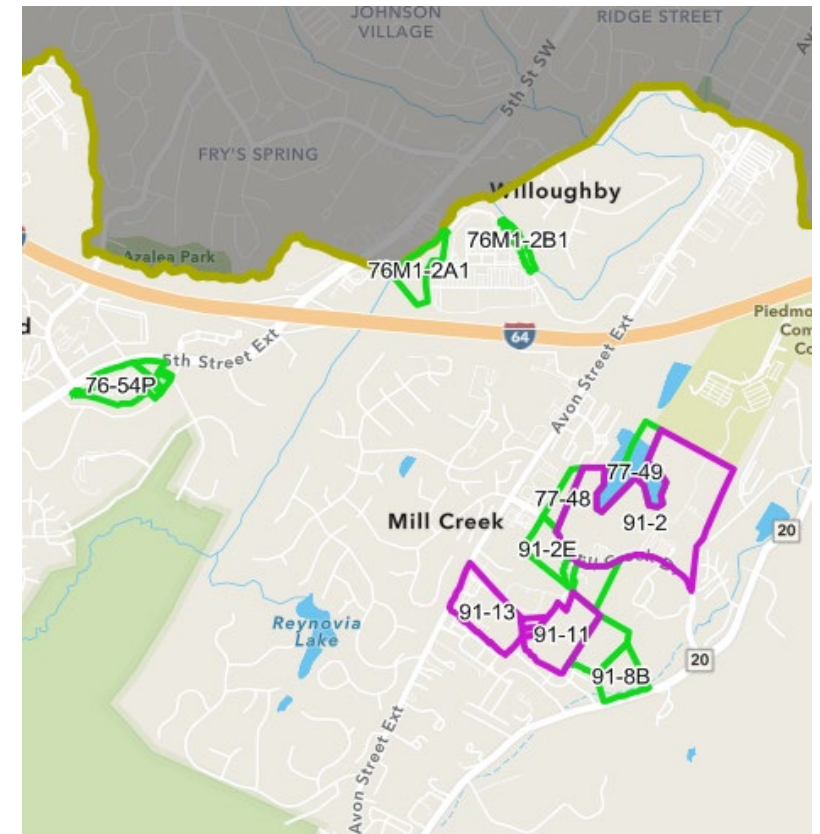
Employer Assisted Housing Program

- Approved June 17, 2026
- \$840,000 set aside for 5 year pilot program
- \$20,000 forgivable loan & \$2,500 one time support for renters to income eligible households
- Ordinance adopted July 15, 2026



County-owned land

- Intent: centralize records of County-owned land into a single authoritative source
- Adding ownership context to each property – not just a parcel number and outline on a map
- GIS tool has been created for improved transparency and accessibility
- Stronger foundation for data-driven land management and strategic decision making





Density Bonus

- Developers may receive an automatic increase in the amount of allowable density if additional affordable housing units are created
- Updated January 2022 to allow a 30% density bonus if least 50% of the extra units are affordable
- Rezoning process is not required for these additional units



Policy Changes

- BOS provided guidance July 2021 to
 - Establish a policy guideline of 20% affordable units as part of any new development or rezoning process
 - Lengthened the period of affordability to 30 years for affordable rentals and 40 years for home ownership units
 - Defined affordability as below 60% AMI



Housing Policy Advisory Committee

- Provide feedback on housing policies & initiatives
- Identify emerging housing challenges & opportunities
- Discuss housing data, trends, and best practice approaches
- Solicit tenant & developer feedback & report back to staff and BOS



Zoning Modernization Phase 3

Housing-related comprehensive plan actions:

- Allow residential uses by-right in select commercial zoning districts
- Allow small-scale residential structures
- Allow external accessory units (AUs) in residential zoning districts
- Expand by-right allowances for modular or manufactured homes
- Reduce minimum lot sizes, setbacks, and parking requirements



Incentives for developers:

For Qualifying Projects / Permits:

- Expedited review
- Reduced fees
- Refunds or Rebates– for qualifying units

Policy in development to determine when developer has qualified for incentives, deliver this fall



Incentives for developers: Tap Fees

The Code of Virginia (15.2-2119) allows counties to waive or reimburse water & sewer connection fees for qualifying affordable housing projects, if the county has adopted an Affordable Dwelling Unit ordinance.

- Goochland County maintains a reduced rate for qualifying nonprofits building permanently affordable units.
- Henrico County waives connection & permitting fees for certain projects funded through the housing trust fund.
- York County operates a Utility Connection Fee Assistance Program that covers connection costs for qualifying households.
- City of Charlottesville offers reduced connection fees to qualifying households and to rental housing developers creating units available at or below 80% AMI.
- Several counties use trust fund to offset connection fee expenses.



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NEXT STEPS/DISCUSSION

- Are there matters staff ought to prepare and return to the BOS for approval?
- Are there different or additional priority actions for staff?
- Does BOS need additional information on any of these issues?