



UVA Affordable Housing Initiative

LUPEC Briefing

OCTOBER 2023



to be
**GREAT
AND
GOOD**
in all we do



UVA



Being a Great and Good University



Affordable Housing

Local Economy

Pipelines and Pathways

Early Childhood Education

Public Health

Community Safety

Goal

Support the development of 1,000-1,500 affordable housing units over a decade on land in Charlottesville and /or Albemarle County that is owned by UVA or the UVA Foundation



**How are other universities
creating affordable housing?**



Benchmarking University Affordable Housing Initiatives

- 10 total projects at 8 universities including UVA
- Affordability
- Resident affiliation
- Models for development



Key Takeaways and Trends

- Most universities have built affordable units around the 60-80% AMI range.
- Very few developments are restricted to only University faculty, staff, or students.
- UVA follows a similar model for development as most universities, i.e., long-term ground lease to an external developer.
- UVA stands out in terms of scale. Most universities have built around 250-300 units as opposed to our goal of supporting 1,000-1,500 units.



How are we partnering on this initiative?



Roles and Responsibilities

UVA/UVAF	Community	Developer	UVAF
<ul style="list-style-type: none">• Preliminary community engagement• Contribute land• Select developer through RFQ/RFP process	<ul style="list-style-type: none">• Advise on sites• Co-create development principles• Partner with developer for ongoing engagement	<ul style="list-style-type: none">• Design• Entitlements• Ongoing community engagement• Construction• Ongoing operations• Reporting	<ul style="list-style-type: none">• Ground lease (long-term) to developer• Deed• Terms & conditions



Community Engagement: Opportunities for Input

Spring/Summer 2021

Fall 2021 - Present

After development partner selected



PUBLIC KICKOFF



LISTENING TOUR



**STAKEHOLDER
UPDATES**



**EDUCATIONAL
VIDEOS**



COMMENT WALL

Closed January 31, 2022



MULTIPLE CHOICE SURVEY

(Online and paper)

Closed January 31, 2022



DIRECT E-MAILS & WEBSITE

Ongoing



**COMMUNITY ENGAGEMENT
ACTIVITIES WILL BE DETERMINED
ONCE THE DEVELOPER IS SELECTED**



UVA Affordable Housing Development Principles

Affordability

Economic Opportunity

Development Program

Equity & Inclusion

Build Trust Through Transparency & Collaboration



What are the selected sites?



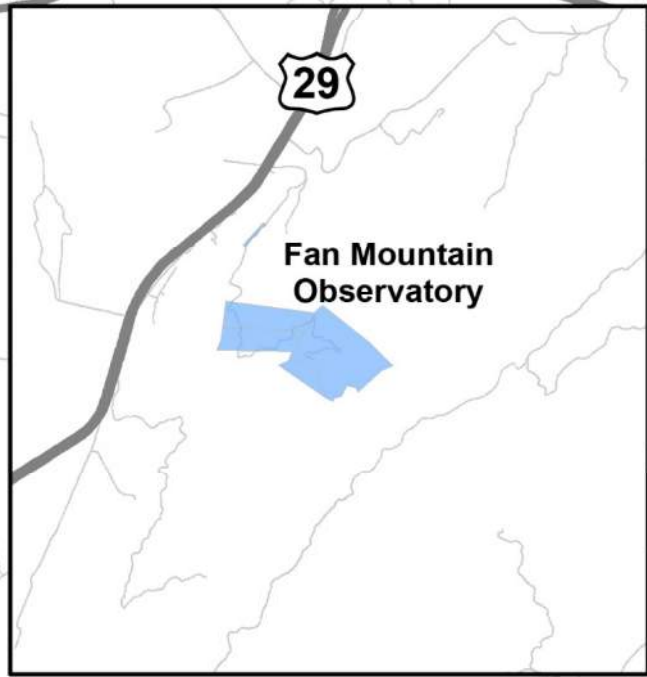
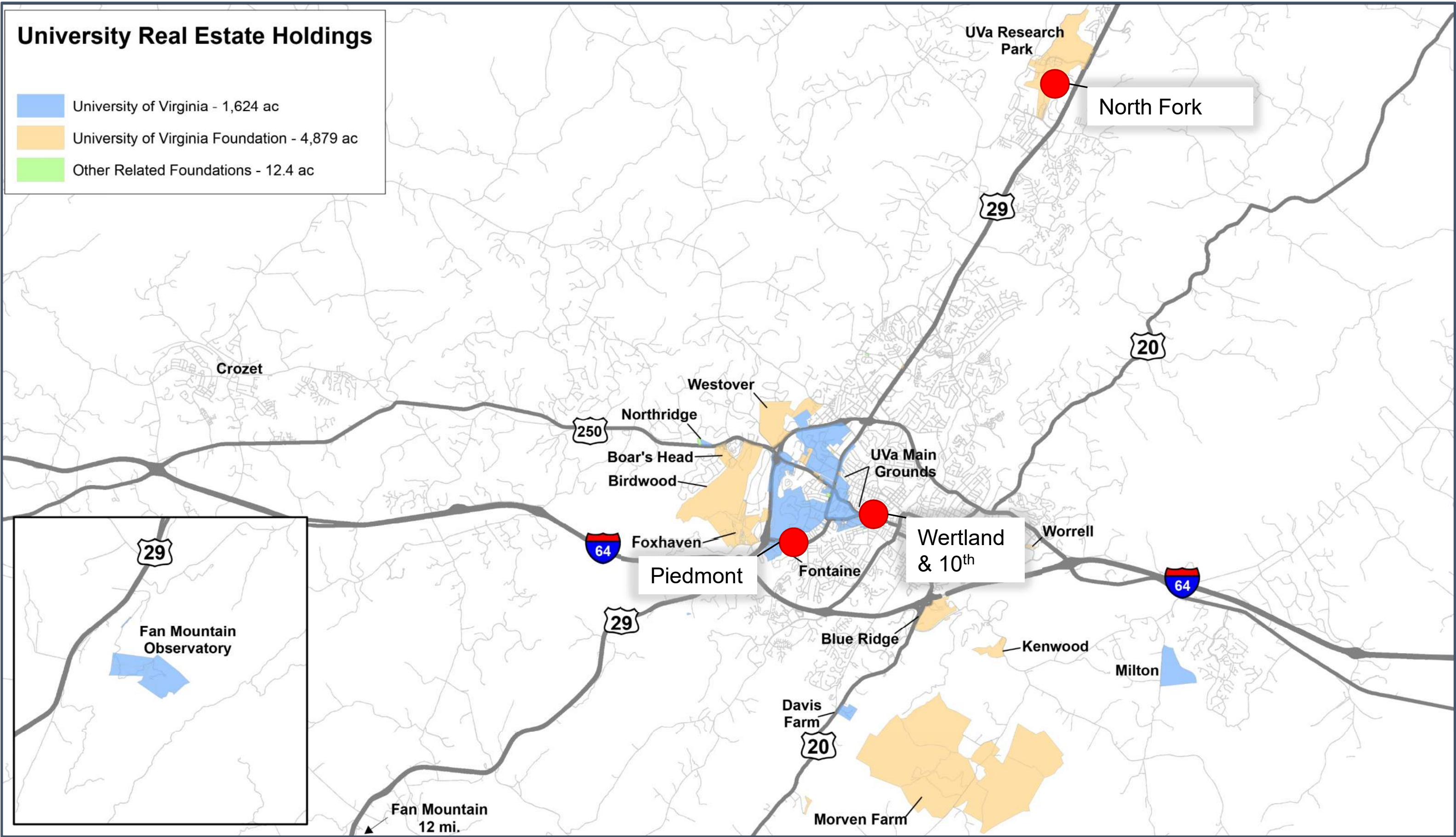
Site Characteristics

- Proximity to work
- Walkability
- Access to public transit
- Access to commercial center
- Access to schools
- Parking options
- Utility infrastructure costs



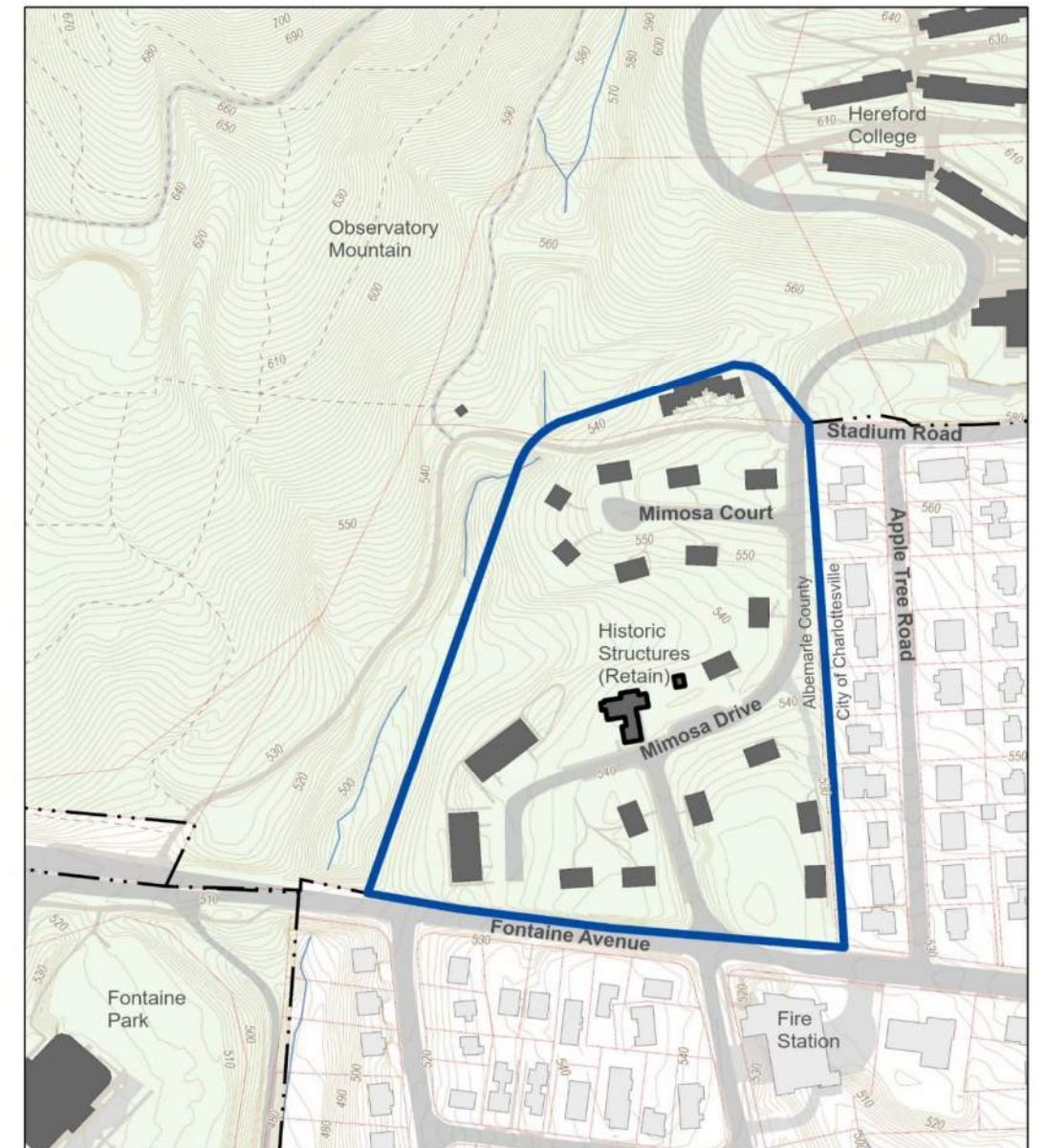
University Real Estate Holdings

- University of Virginia - 1,624 ac
- University of Virginia Foundation - 4,879 ac
- Other Related Foundations - 12.4 ac



Sites

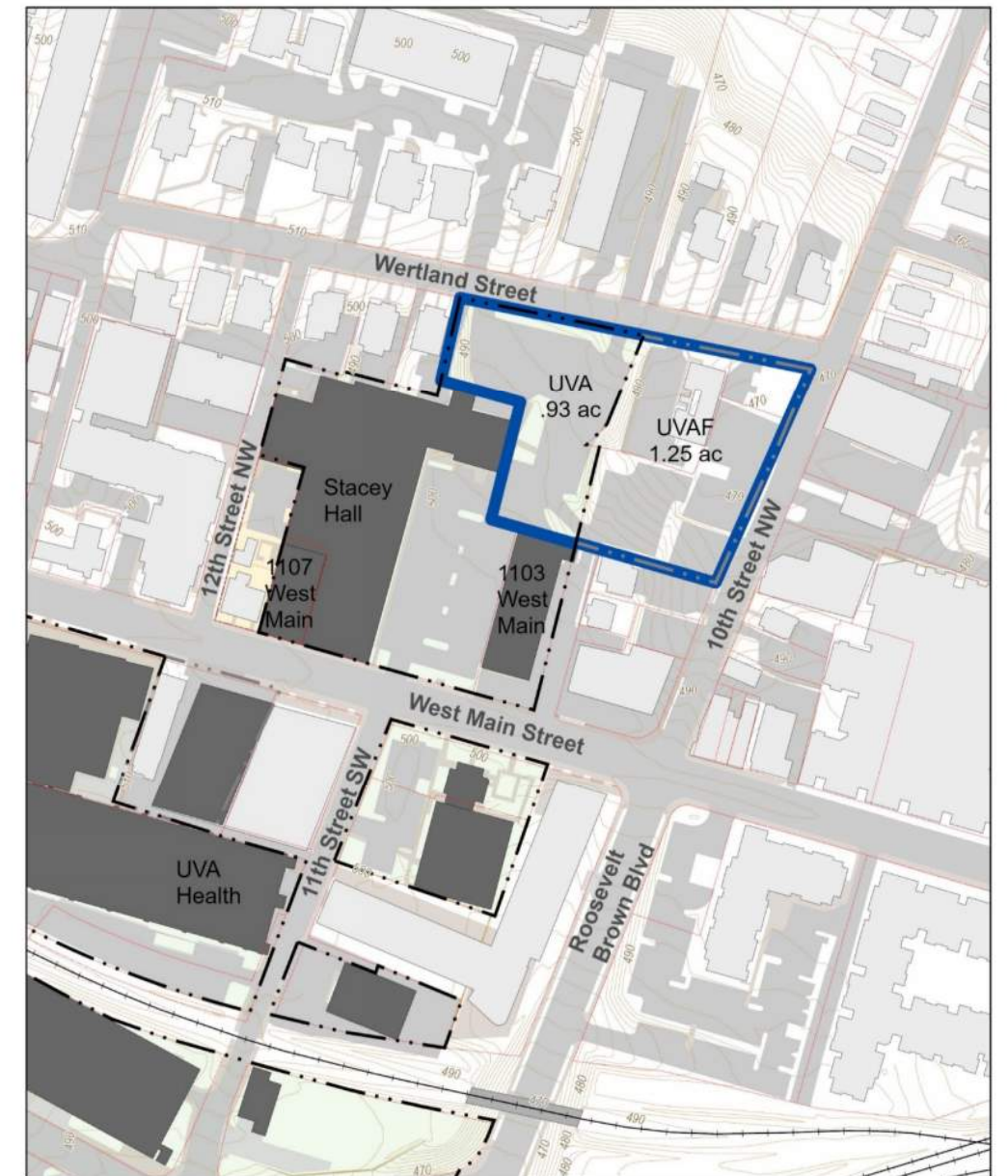
Piedmont
~12 acres



Sites

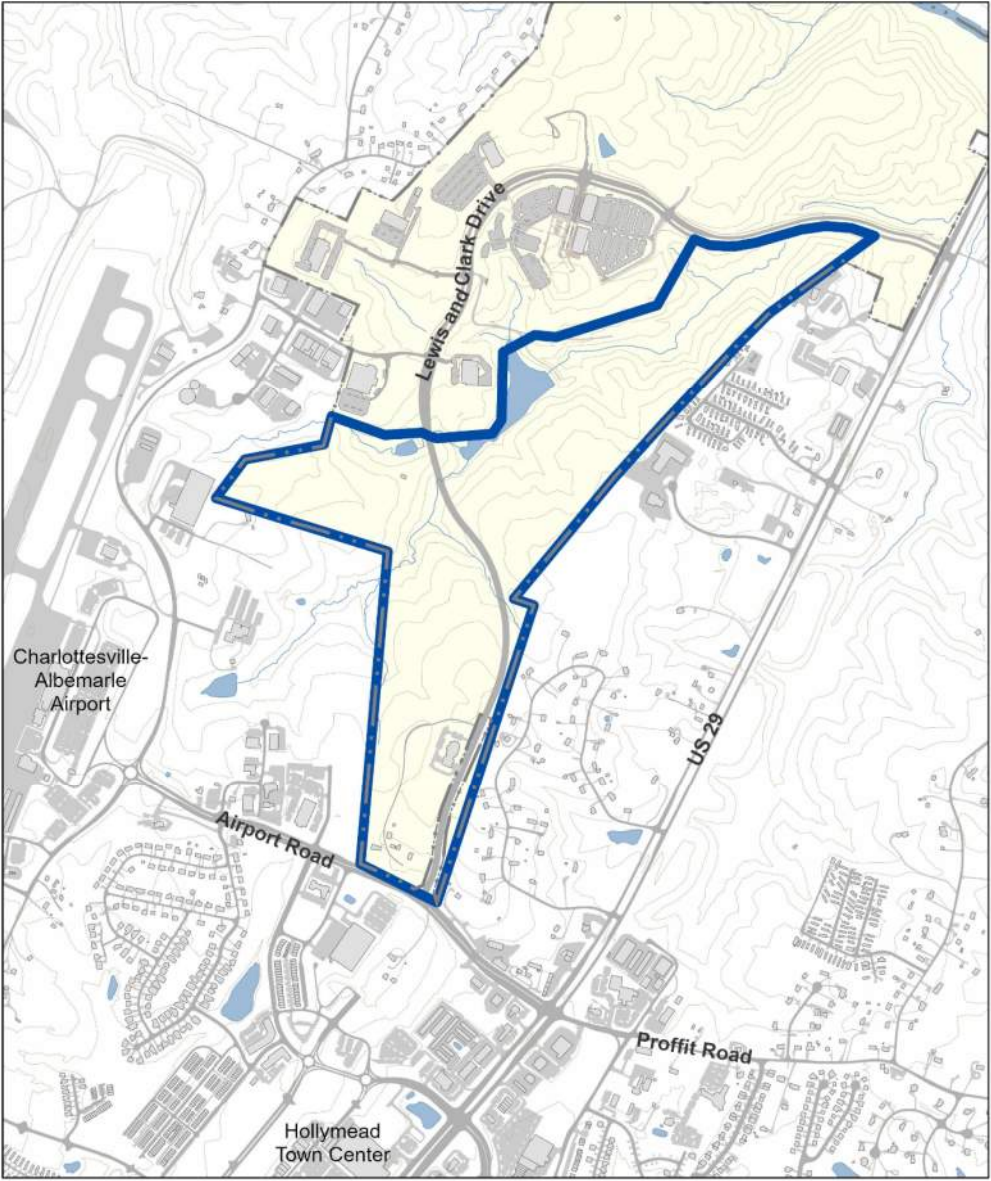
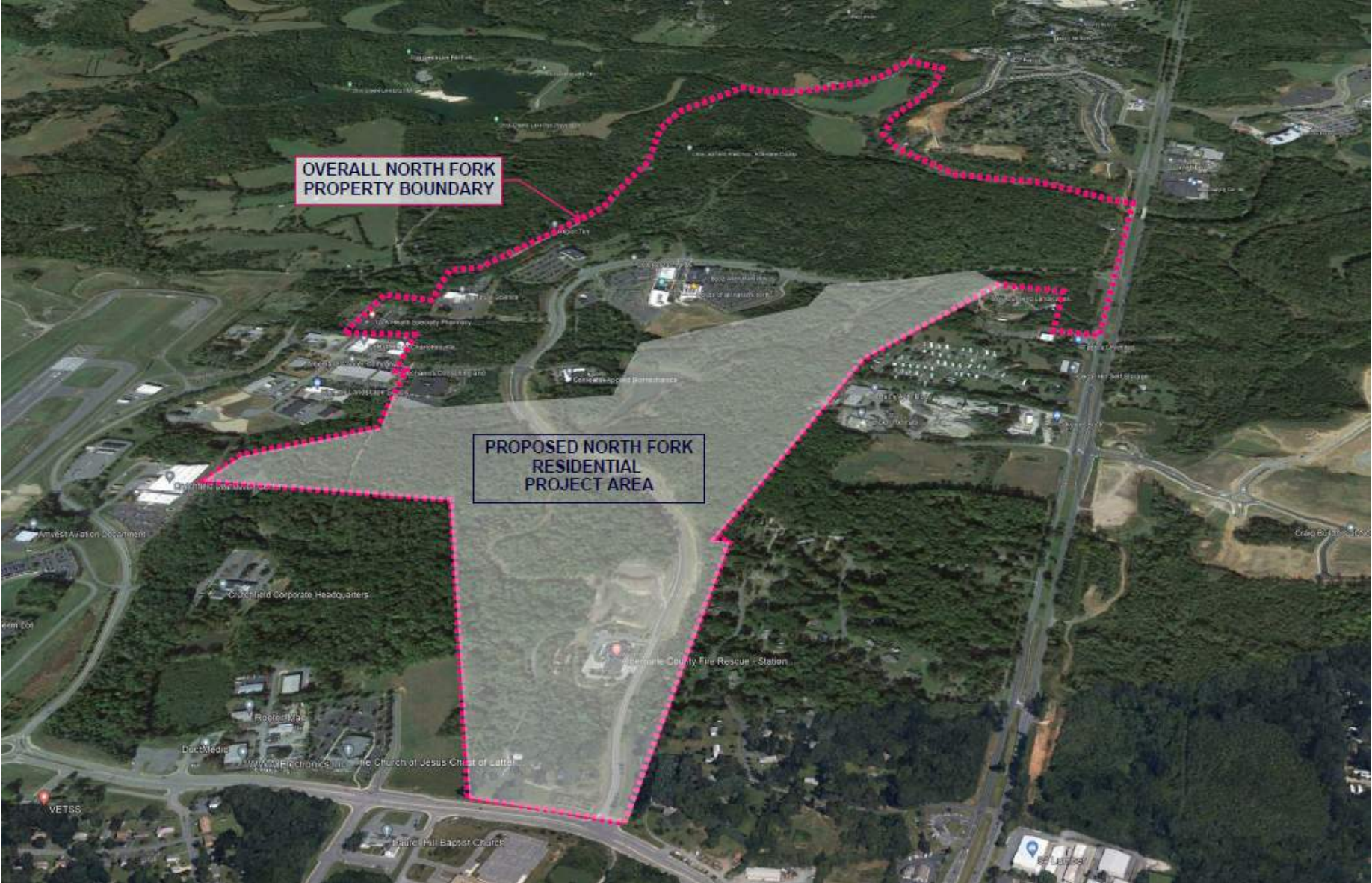


Wertland & 10th
~2.18 acres



Sites

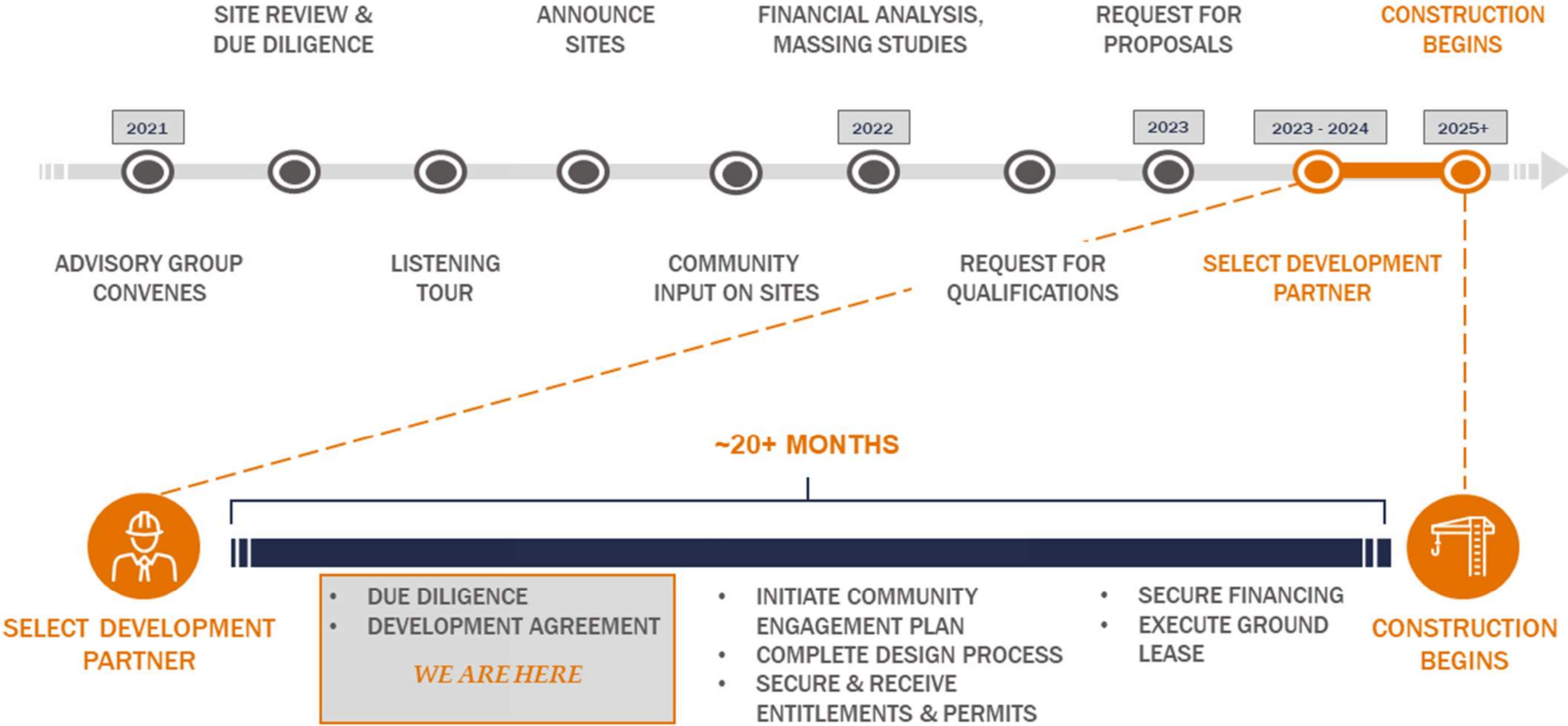
North Fork ~120 acres to be developed including housing for AHI



What does the developer selection process look like?



Milestones



Selected Developers

Piedmont

- Piedmont Housing Alliance (PHA)



Wertland/10th St

- Preservation of Affordable Housing (POAH)



Questions & Discussion

