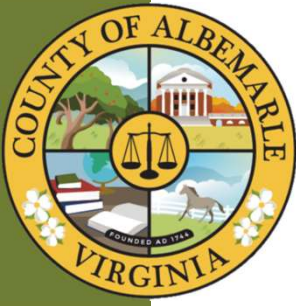


Albemarle County Housing & AC44 Updates

09.19.2025

Stacy Pethia, Director of Housing
Tonya Swartzendruber, Planning Manager



Overview

Housing Albemarle objectives

AC44 & Housing Albemarle

Housing activity since 2021



How AC44 relates to Housing Albemarle



- Housing Albemarle = Albemarle County's Housing Policy
- Replaced 2015 Comp Plan recommendations for Housing
- Housing Albemarle will be adopted in the Appendix of AC44
- Both Housing Albemarle and the AC44 Housing Chapter will be part of the Comp Plan

HOUSING ALBEMARLE: AT-A-GLANCE

Increasing the overall housing supply



How AC44 relates to Housing Albemarle



Priority Actions from Housing Albemarle

- Exploring options for using County-owned land
- Incentives to increase production of affordable units
- Affordable Dwelling Unit ordinance
- Housing Trust Fund
- Housing Advisory Committee/engagement
- Expand permanent supportive housing opportunities for chronically homeless households

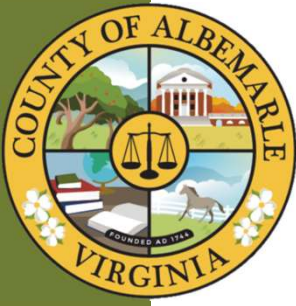
Along with recommendations related to land use, recommendations to inform Zoning Modernization, and refinement with the Equity and Climate Action Lens



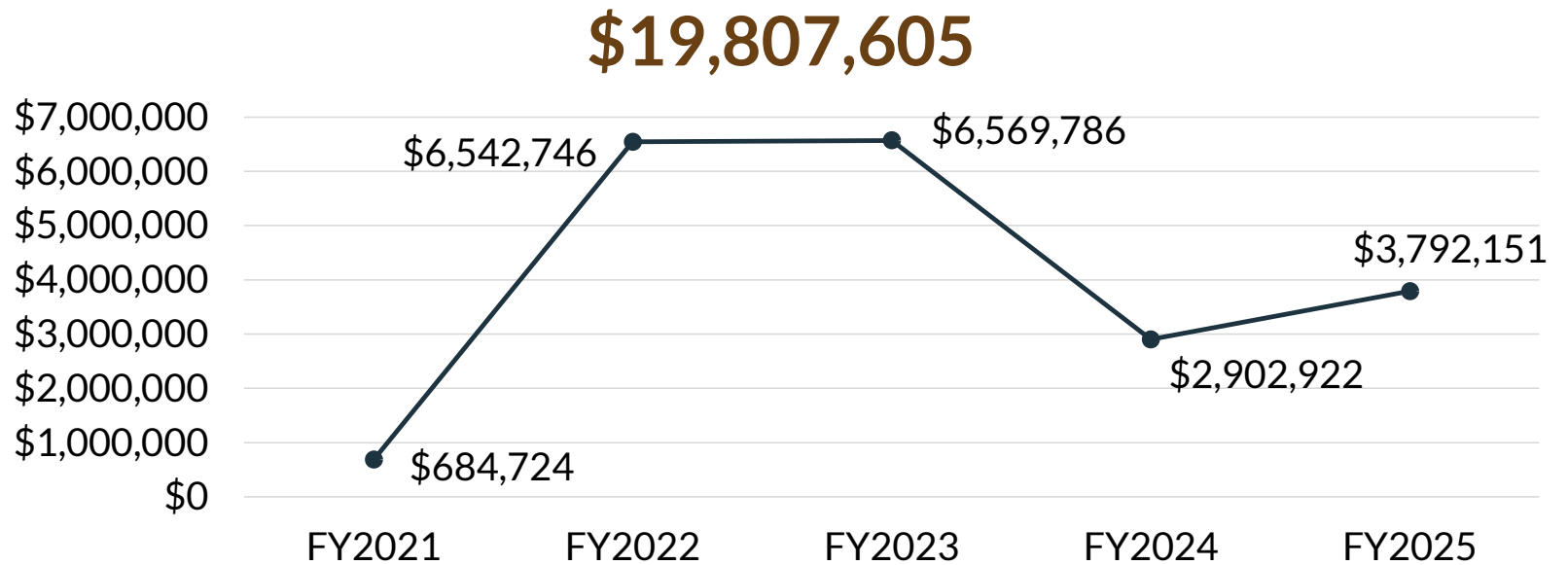
Housing Objectives

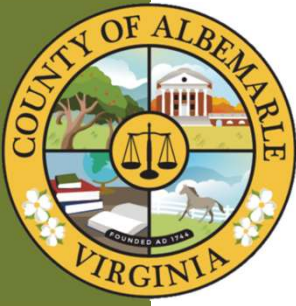


1. Increase overall housing supply and housing choice
2. Permit a range of housing types, especially in Activity Centers* and other mixed-use and walkable places
3. Increase long-term affordable and workforce housing options (new and preserved*)
4. Preserve and maintain aging housing
5. Increase funding for low- and moderate-income households to maintain and remain in their housing units and reduce energy* cost burdens
6. Address unmet needs for people living unsheltered and promote the best practice of housing first
7. Increase affordable and accessible housing options



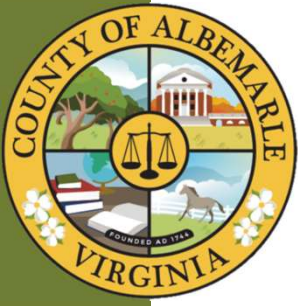
Funding for Affordable Housing Projects & Programs (FY2021 – FY2025)





Number of households/units served: FY2022 – FY2025

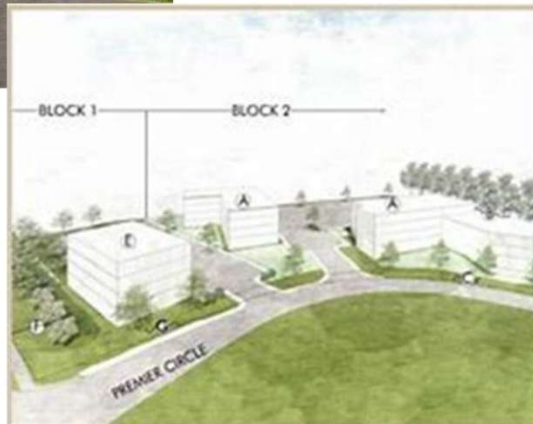
	FY 2022	FY 2023	FY 2024	FY 2025
Rental housing	256	468	321	424
Owner-occupied housing	215	133	230	227
Domestic Violence shelter/services	25	200	80	200
Homeless services	122	200	217	235
Housing counseling services	263	295	230	137
TOTAL	881	1,296	1,078	1,223



Premier projects:



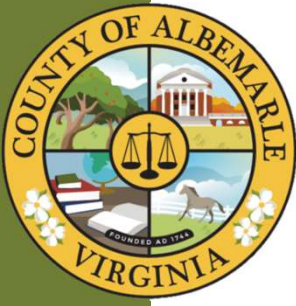
Hickory Hope
Apartments:
121 units



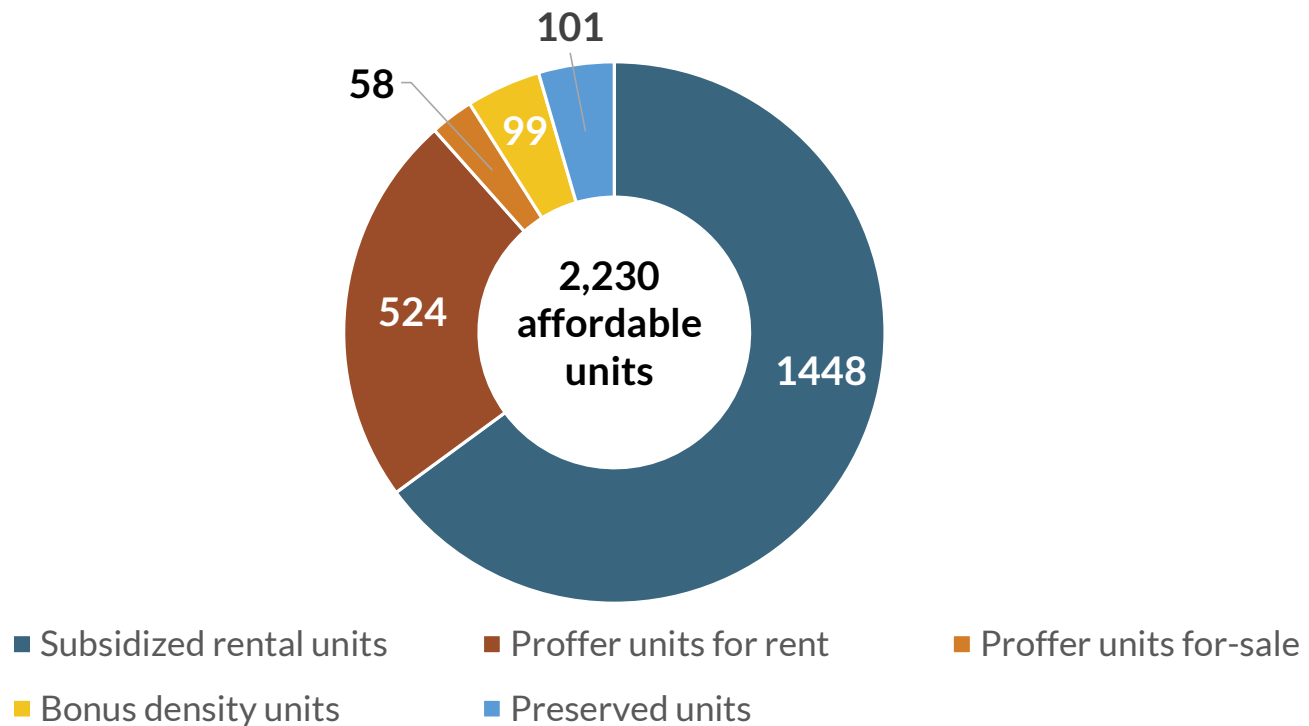
Vista29: 140
units

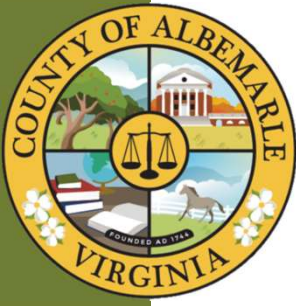
Southwood
Phase 1:
211 units



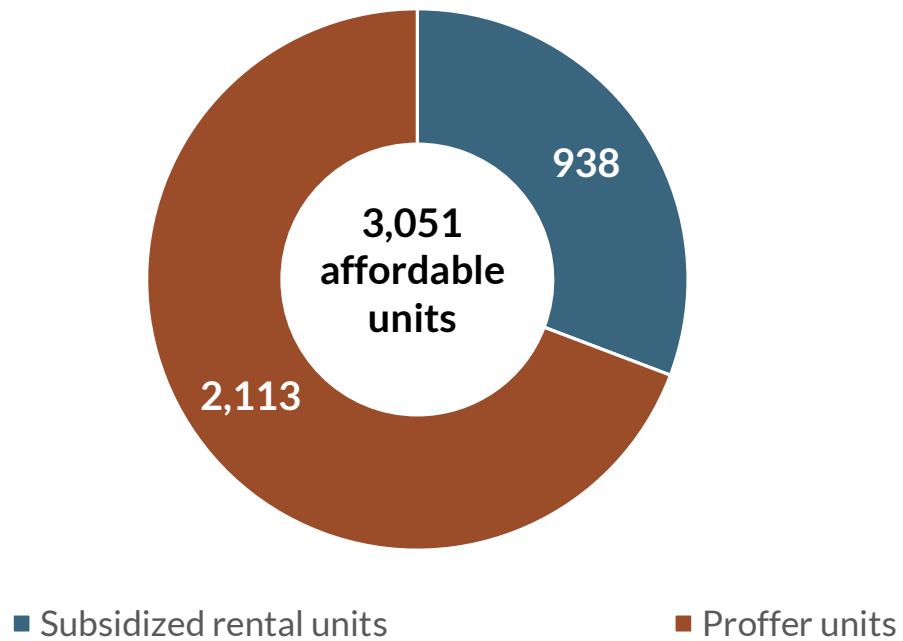


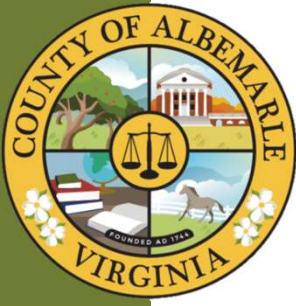
Subsidized, Proffered, Bonus Density & Preserved Units





Affordable Units in the Pipeline





Albemarle Rental Housing Incentive Program (ARHIP)

Developer incentive program:

- Encourages the construction & preservation affordable rental housing
- Should provide 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

