



Annual Housing Report

Albemarle County Housing Committee

Albemarle County Office of Housing
May 2006

Letter from the Albemarle County Housing Committee

The Albemarle County Housing Committee is pleased to submit this report outlining initiatives supported by the Board of Supervisors to address the housing needs of those citizens who are least likely to obtain and maintain safe, decent, and affordable housing. The Committee meets monthly with staff from the Office of Housing to discuss issues, share information, and provide recommendations in carrying out its mission. Members represent various segments of the County including the development, construction, and mortgage financing industries. The open, honest dialogue between advocates and practitioners is integral in understanding issues related to housing needs and realities of the marketplace.

The diversity of housing needs presents a major challenge in recommending and implementing policy. The challenge is made even more difficult given the limited resources available from federal, state, and local governments. To maximize the effectiveness of the resources available, the Committee has worked on understanding the “real” housing needs using data collected and analyzed by the Office of Housing. Understanding that resources may cause us to limit our focus, we strive to identify the greatest needs and gaps in promoting and preserving affordable housing for citizens of the County. This report includes information on current housing initiatives and who is being served. Although we believe that the County’s initiatives are successful, we also understand that we will not “solve” the affordable housing issue. The County should, however, take pride in knowing that its commitment is making a difference for those families that are able to obtain safe, decent, and affordable housing as a result of the County’s actions. Working with the private sector through proffers will only expand the opportunities available to allow more families to achieve a part of the American Dream.

During the next year, the Housing Committee will continue to learn about housing issues, investigate success stories in other localities, understand the realities of the marketplace, and recommend policies that are deemed necessary to continue addressing affordable housing needs. One major area on which the Committee will focus attention is the education of the public on affordable housing needs and, in particular, providing information to the industry on options available to address these needs. We may not solve all of the issues surrounding affordable housing but our results will be greatly improved if we continue to develop and expand partnerships among all of the players that have a role in producing, preserving, and financing affordable housing.

Again, we are pleased to present this report and, more importantly we are honored to have been asked to work on this important issue. Our desire is that Albemarle County remains a destination for those seeking a wonderful place to live while providing affordable housing opportunities for all.

The Albemarle County Housing Committee

BACKGROUND

In February 2004, the Albemarle County Board of Supervisors adopted an Affordable Housing Policy recommended by the Albemarle County Housing Committee as a Comprehensive Plan Amendment. The policy provides a framework for promoting affordable housing in the County relying on participation by developers and builders to contribute to affordable housing initiatives through proffering of units and/or other contributions. Nonprofit housing agencies are also seen as a critical component to making these new and expanded partnerships work effectively. The County currently supports, through general fund appropriations, to such nonprofits. There are the Albemarle Housing Improvement Program (AHIP) and Piedmont Housing Alliance (PHA). These two agencies along with the Albemarle County Office of Housing are the three primary entities that participate in implementing various housing initiatives.

Albemarle County Office of Housing

The Office of Housing operates at the direction of the County Executive in developing and implementing the County's housing policies and programs to address the affordable housing needs of County residents who are least likely to have access to safe, decent, and affordable housing. The Office consists of a staff of eight of which four have the principal responsibility of administering HUD's Housing Choice Voucher Program, formerly called Section 8. One individual manages the County's Homebuyer Clubs to provide comprehensive homebuyer education and counseling to households preparing for purchasing their first home. Since 2000, approximately 200 families have participated in Homebuyer Clubs with at least 130 participants becoming first-time homebuyers. The Homebuyer's Club has served as a model for other agencies throughout Virginia and the County's Comprehensive Housing Counselor is often asked to assist other localities in creating similar clubs.

The Office of Housing also provides oversight of housing activities undertaken by two agencies funded by the County, Albemarle Housing Improvement Program (AHIP) and Piedmont Housing Alliance (PHA). More recently, the Jefferson Area Board for Aging (JABA) has sought County support of elderly housing projects.

Albemarle Housing Improvement Program

AHIP has provided assistance to lower-income families for over thirty years. Starting as an agency addressing emergency repairs in the early 1970s, AHIP has continued to provide housing rehabilitation services completing approximately 25 major rehabs and 35 emergency repairs annually. In 2002, AHIP purchased Whitewood Village Apartments and subsequently completed a major renovation of the apartments. They now operate this 96-unit complex with all units preserved for lower-income households. AHIP plans to continue its mission of improving housing conditions throughout the County but also to expand its scope into development and management.

Piedmont Housing Alliance

PHA operates a number of programs targeted to lower-income families in the region. The City of Charlottesville has used PHA for development and redevelopment projects. The primary function of PHA in the County has been to promote and provide financial assistance for first-time homebuyers. PHA has accessed below-market-rate mortgage funds and downpayment assistance through the state. In addition, since May 2005 PHA

has administered the County's Homebuyer Assistance Program providing downpayment assistance to 18 first-time homebuyers.

GENERAL FUND APPROPRIATIONS TO HOUSING

In 2005, the Albemarle County Board of Supervisors appropriated approximately \$960,000 to support housing initiatives for the fiscal year ending June 30, 2006. The following table illustrates the amount and use of funds.

General Funds	Agency	Use
Approx. \$200,000	Office of Housing	Operational Support (1)
\$420,000	AHIP	Operational Support
\$48,500	PHA	Operational Support
\$250,000	Housing Fund	Project funding
\$40,000	JABA	Rent subsidies

(1) Staffing and operations total approximately \$492,000. Fees received from the federal government total approximately \$300,000.

While the contribution of general funds to support housing initiatives are critical, the success of the contribution is determined, in part, by two important performance measures. These are

- The extent that other funds are leveraged with the general fund contribution; and
- The outcomes (production) as a result of utilizing general funds and leveraged funds.

The primary activity for the **Office of Housing** is the administration of the U. S. Department of Housing and Urban Development's (HUD) Housing Choice Voucher Program. Under this program the County is able to receive (leverage) approximately \$2.9 million to provide rental assistance to 420 families who use the assistance in privately-owned properties. In addition to rental assistance, up to 42 families can participate in a Family Self-sufficiency Program (FSSP) which provides counseling and potential financial incentives to become self-sufficient and discontinue using any type of public support. In FY04-05 the average number of vouchers under lease was 390 with 22 families actively participating in FSSP.

Another function in the Office of Housing is homebuyer counseling using HOMEBUYER Clubs and individual counseling. Annually there are 60 to 75 participants in the clubs with each club having 18 to 25 participants. HOMEBUYER Club participants meet monthly in group sessions for up to eighteen months learning about finances, budgeting, credit, and home purchase. The Clubs are on target to produce 20 homebuyers this fiscal year. Although the value of the purchases is estimated at \$3 million, the Office does not track this as leverage for its activities.

Finally, the Office of Housing is responsible for recommending housing policy through its work with the Albemarle County Housing Committee, developing and implementing programs, and working with developers to craft affordable housing proffers for all residential rezoning applications.

The primary activities for **AHIP** are housing rehabilitation and emergency repairs. AHIP completed 22 rehabs and 31 emergency repairs in FY05 and expects to complete 25 rehabs and 35 emergency repairs in FY06. Funds leveraged for project costs totaled \$580,903 in FY05 and are budgeted at \$483,068 in FY06. These amounts include

approximately \$200,000 of state and federal funds passed through to AHIP by the County.

AHIP has also expanded their role by becoming an owner and property manager for Park's Edge Apartments which provides affordable rental housing to 96 households. They expect to expand this role by constructing rental units on the Treesdale property located on Rio Road.

PHA performs a variety of functions with its primary role in the County being a source of below-market-rate financing and downpayment assistance for first-time homebuyers. PHA also provides housing counseling to prepare families for homeownership. While the County has provided annual support to PHA to support lending activities, it was not until May 2005 that PHA began administering the County's Homebuyer Assistance Program. From May through December 2005, PHA provided loans to assist 18 families purchase homes in Albemarle County. In addition to County funds, PHA received an allocation of SPARC funds from VHDA in the amount of \$3.2 million designated for Albemarle County. During the eight-month period, 70% of these funds were reserved to provide affordable mortgages. PHA received several allocations of state HOME funds totaling over \$500,000 to provide downpayment assistance.

PHA's counseling programs have resulted in approximately 80 families that live and/or work in the County seeking homeownership. Some of these families learn of PHA through a number of financial literacy classes offered by PHA staff. Those seeking homeownership are in a similar financial situation as the County's HOMEBUYER Club participants – they are qualified but cannot afford the range of prices for houses in the County.

Although the County has not provided direct operating support to **JABA** for its housing activities, the County has supported specific projects where JABA is a partner. The \$40,000 investment annually to Woods Edge Senior Apartments provides rental subsidy for 30 units. The County has also committed 12 Housing Choice Vouchers to Park View on South Pantops, another senior apartment project where JABA is a partner. Both projects were funded in part by low-income housing tax credits insuring that the units are affordable and occupied by income-eligible households for a minimum of fifteen years.

To summarize, the County's direct investment of approximately \$960,000 leveraged over \$3.5 million in direct assistance. In addition, the value of individual mortgages including those through PHA is estimated at over \$4 million during the past year. Indirectly, the County's support of Park View (currently under construction) was critical in leveraging over \$500,000 in annual tax credits for this \$10 million dollar project.

Activities supported by this funding provided direct financial assistance to over 500 households.

ALBEMARLE COUNTY AFFORDABLE HOUSING POLICY

Affordable Housing Defined

The Albemarle County Board of Supervisors adopted an Affordable Housing Policy as an amendment to the County’s Comprehensive Plan in February 2004. The Policy provides a framework for developing and implementing affordable housing initiatives and includes a number of recommendations for five identified strategies. In addition, the policy defined affordable housing as follows:

“in general terms means safe, decent housing where housing costs do not exceed 30% of the gross household income. Housing costs for homeowners shall include principal, interest, real estate taxes, and homeowner’s insurance (PITI). Housing costs for tenants shall be tenant-paid rent and tenant-paid utilities with maximum allowances for utilities to be those adopted by the Housing Office for the Housing Choice Voucher Program.

Affordable Housing is defined, for the purpose of this policy, as those houses affordable to the forty percent of the County population that have household incomes at or below 80% of the area median income.

The following tables are provided to assist in understanding the concept of housing affordability in terms of income ranges and HUD median income percentages. In the first table, the population is divided into income categories based on 2000 census data. At that time, the median household income was approximately \$63,000. Today, the median household income is \$66,500.

Income range %	HUD Income Range \$ Family of four	# HH	% of population
0-30%	\$0 - \$19,110	3597	11.3
31-50%	\$19,111 - \$31,850	3560	11.2
51-60%	\$31,851 - \$38,220	2400	7.5
61-80%	\$38,221 - \$50,950	4093	12.8
81-100%	\$50,951 - \$63,700	3605	11.3
101-110%	\$63,701 - \$73,300	2300	7.2
Over 110%	> \$73,330	11861	37.2

The table below provides information of maximum affordable mortgage amounts for various income points and the estimated downpayment needed for these households to purchase a \$190,000 house (the approximate sales price of current houses proffered). Incomes used are current incomes, not 2000 census figures.

Income Amt./%	Maximum Mortgage	Downpayment Needed
\$39,900/60%	\$138,645	\$63,000
\$46,550/70%	\$161,750	\$43,250
\$53,300/80%	\$189,000	\$16,000
\$66,500/100%	\$231,075	
\$73,300/110%	\$254,700	

Objectives and Strategies

The Policy identified the following as its objective and recommended five strategies to achieve its stated objective:

It shall be the policy of Albemarle County to support affordable housing for those who live and/or work in the County. In particular, the County will provide guidance, resources, and incentives to the nonprofit and for-profit development and financing communities to increase the supply of affordable housing (both rental and homeownership) for households with incomes between 0 and 80% of area median income by

- *Promoting safe, decent, and affordable housing options for low- to moderate-income residents of Albemarle County and those working in and desiring to reside in Albemarle County;*
- *Ensuring variety/choice in housing and equal housing opportunities;*
- *Creating and preserving safe, high quality and sustainable neighborhoods;*
- *Understanding diverse housing needs and special needs of various populations; and,*
- *Directing assistance to those populations least able to attain safe, affordable housing through the private sector alone.*

The County should encourage the preservation of all existing affordable housing units County wide and the development of new housing in a manner consistent with the County's Growth Management Policy. The provision of affordable housing should be focused on the designated Development Areas to be consistent with the Growth Management Policy and to provide homes where a higher level of services and facilities (both public and private) are available to support residents. Affordable housing may be provided in the designated Rural Area consistent with rural area policy and regulations.

ANNUAL REPORT FOR AFFORDABLE HOUSING POLICY IMPLEMENTATION STRATEGIES

Strategy 1:

Develop and implement necessary regulatory and administrative functions for establishing affordable housing strategies in all applicable development review applications.

- The Office of Housing has developed and regularly updates information related to housing and housing affordability. A list of data collected and some specific housing data tables are included as **Attachment 1** along with some of the demographic information that is collected to help identify potential housing needs.
- The Housing Committee supported a recommendation from the ad-hoc Affordable Housing Policy Advisory Committee to seek a revision to the current density bonus provisions to make the density bonus more likely to be used to produce affordable housing. Action by the Planning Commission is pending.
- Community Development and Housing are coordinating reviews of all applications for residential rezoning to address any housing proffers early in the process. Community Development continues to review the overall process for application review.
- The Housing Directors Council (TJPDC) has agreed to use some HOME funds to support a regional housing needs/demand study to be conducted by the Center for Housing Research at Virginia Tech. Information from this study will be used to project affordable housing needs as well as workforce housing needs in the future.

Strategy 2:

Set specific targets for the development of affordable units for low-and moderate-income families with sufficient flexibility to allow for negotiation based on the development's size, location, timeline, and nature of surrounding area. At a minimum, 15% of all units developed under rezoning and special use permits should be affordable as defined by the County's Office of Housing and Housing Committee or a comparable contribution should be made to achieve the affordable housing goals of the County.

- To date, approximately 500 housing units and \$750,000 in cash have been accepted as proffers.
- Current applications in the development review process could provide approximately 800 additional housing units and/or cash contributions.
- The County supported the application for Low-Income Housing Tax Credits for Park View on South Pantops. This 90-unit apartment complex for the elderly will be restricted to households with incomes below 60% of the area median income. Twelve units with housing choice vouchers will be restricted to 40% AMI.

Strategy 3:

Develop strategies and mechanisms including security instruments for the initial sale of affordable units to promote long-term affordability and protect direct monetary investments from public resources.

- The County entered into an agreement with Piedmont Housing Alliance for the administration of the Albemarle Homebuyer Assistance Program. Loans made to individuals to purchase houses are deferred but require repayment of principal and interest at 6% per annum upon resale. From May through December 2005, 18 families with incomes ranging from 37% to 77% of the area median income purchased houses with assistance from the County. Sales prices ranged from \$100,000 to \$195,000.
- The Office of Housing continues to research methods for ensuring initial and long-term affordability of units.

Strategy 4:

Expand existing partnerships/programs and create new alliances with the private sector including nonprofit and for-profit housing providers and lenders.

- The major accomplishment in this area is the open dialogue that has developed between Community Development, Housing, and the development industry.
- PHA is preparing for an increase in purchasers of affordable houses by projecting an expansion of its housing counseling and lending programs that are aligned with County initiatives.

Strategy 5:

Seek additional resources including those through the state and federal governments for the development and/or financing of affordable housing.

- The County provided support to PHA's application for SPARC funds from VHDA. The County received a reservation of this below-market-rate mortgage financing totaling \$3.2 million using approximately 2/3rds of the reservation during an eight-month period.
- The County continues to seek viable projects eligible for Community Development Block Grant funds. Such projects include community improvement, housing rehabilitation, and housing production.

CHALLENGES IN POLICY IMPLEMENTATION

The County has made considerable progress in addressing the issue of affordable housing although the policy was only adopted two years ago. Much of the progress is evidenced by the commitment of the development community in proffering units and cash to support the County's affordable housing goals. These efforts are also critical to the County's ability to leverage other public and private funds. While progress has been made and we are able to report positive results in these areas, there are a number of issues that still must be considered.

- The major issue that is faced by any governmental body attempting to address affordable housing is the existence of *free market forces* which indicate a strong market in Central Virginia. Since the free market works best with the simple supply/demand equation, policies to promote affordable housing, if not crafted and implemented with support from the building industry, may create barriers to affordability and results may be less successful than intended.
- The second issue pertains to the limited authority given to local governments through enabling legislation to address housing affordability. Albemarle County is attempting to implement its policies through voluntary proffers since the County does not have authority to mandate affordable units. In addition, the Housing Committee and the Affordable Housing Policy Advisory Committee recommended revisions to the density bonus provisions in the zoning ordinance. These revisions are being prepared for a public hearing. The Committees also recommended language for two Comprehensive Plan amendments providing methodologies for calculating unit and cash proffers. The County may not have authority to adopt such methodologies under current enabling legislation.
- Another issue relates to housing choice and the regional nature of housing. An affordable housing policy alone will not overcome individual choice. Based on the definition of affordable housing and 2000 U.S. Census data, over 7000 households in the County live in unaffordable housing. This is over 20% of the total households. It is assumed that many choose this based on their desire/needs and that some have incomes sufficient to pay more than 30% towards housing. The desire for a specific type of housing product leads some purchasers to look outside of the County often finding single-family, detached houses for less than the cost of a townhouse in Albemarle.
- Maintaining affordability of units that are developed as initially affordable remains a challenge. If the County invests resources in the development of housing units or provides assistance to the purchaser, the County or its designee can hold a deed of trust securing the investment with repayment terms and first right-of-refusal. Without authority to adopt an ordinance to require covenants and restrictions to be placed on the unit, there is little more that can be done other than understanding that affordable units today will continue to be more affordable in the future than today's market-rate units.
- Finally, and also a growing issue, is the need to maximize available resources among a variety of housing needs. The Office of Housing attempts to be multi-focused in providing recommendations for policy and programs to address identified needs and potential gaps in housing affordability. The future success of the County's policy on affordable housing will likely require different actions to address different objectives. The actions must be aligned with available resources for maximum effectiveness.

The Housing Committee and staff will continue to review and discuss options for additional actions to implement the Affordable Housing Policy to overcome or mitigate the identified

challenges. In addition, the Office of Housing and Housing Committee will recommend strategies related to the Board's affordable housing goals identified in the County's Strategic Plan.

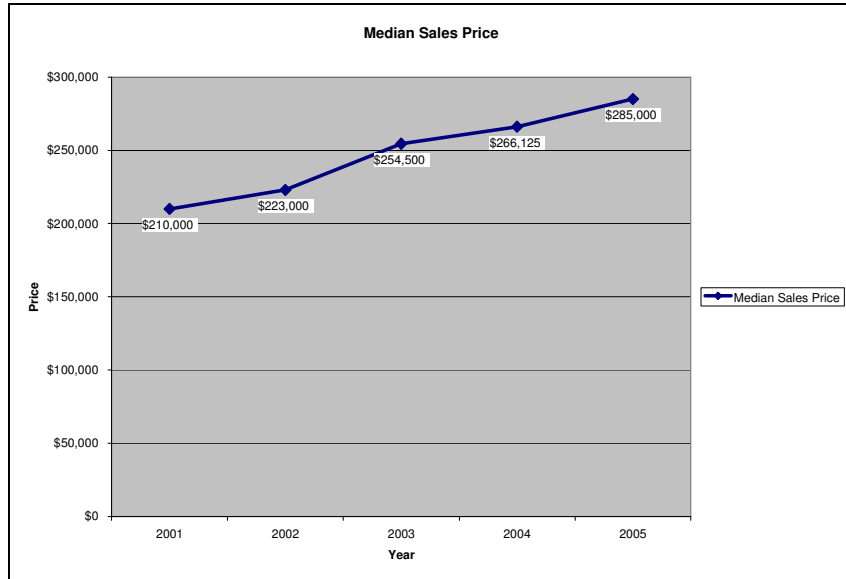
Albemarle County is not alone in its concern for a lack of affordable housing opportunities. The increased cost of new housing and increased valuations of existing houses have been experienced within the region, in other parts of the state, and many national markets. The desire of those to move to this area, the low unemployment rate, and the efforts to preserve the rural nature of the County are all factors that add to the cost of housing. Another way of looking at this is housing prices are associated with market demand and, to some extent, to policies that promote other priorities in the County. Affordable housing and smart growth policies must complement each other to ensure that both are implemented effectively.

Housing Data

Owner-Occupied Housing

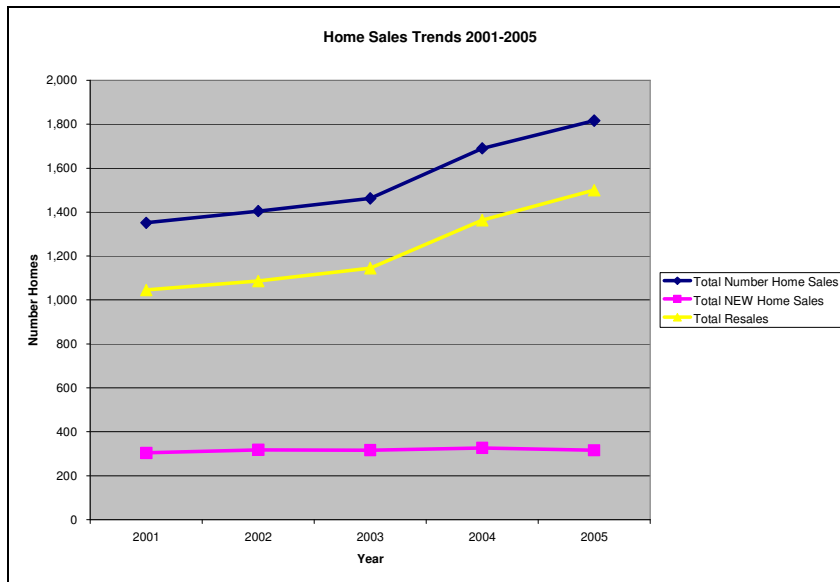
Current Sales Data

House sales in Albemarle County were a record high of 1,816 in 2005 with the median sales price increasing 7% from \$266,125 in 2004 to \$285,000 in 2005.



The number of sales of existing houses has continued to increase since 2001 while the sale of new houses remained relatively flat during the same period. Another notable change in 2005 is the increased number of condominiums sold. Sixty percent of the 412 affordable sales were condominiums while only 17% were detached houses.

¹ Source: Charlottesville Area Association of Realtors.



The following table shows the trends in house sales from 2001 through 2005.² While the median sales price continues to increase, the increase is at a more modest rate than from 2002 to 2003. The number of sales increased by 7% from 2004 to 2005. Other notable observations include

- The number of affordable new units sold (under \$192,000) dropped 25% from 2004 to 2005 from 12 to 9 units. No new units sold for under \$150,000.
- The percentage of affordable existing house sales as a percentage of all resales has remained fairly constant between 26% and 28%, the percent of all affordable units as a percentage of total sales dropped from 38% in 2001 to 23% in 2005.
- Seventy-five of the 89 units sold for less than \$125,000 were condominiums as were almost one-half of the 227 units sold for less than \$150,000.

	YEAR					% Total Sales
	2001	2002 ³	2003	2004	2005 ⁴	
Median Sales Price	\$210,000	\$223,000	\$254,500	\$266,125	\$285,000	
Median NEW Sales Price	\$277,800	\$254,000	\$299,500	\$290,000	\$339,925	
Median RESALE Sales Price	\$184,800	\$211,950	\$228,036	\$255,000	\$270,500	
% Change Med. Sales Price From Previous Year	2%	6%	14%	5%	7%	
Total Number Home Sales	1,351	1,404	1,462	1,690	1,816	100.00%
Total NEW Home Sales	304	318	317	327	316	17.40%
Total Resales	1,045	1,086	1,145	1,363	1,500	82.60%
Number Homes sold <\$192,000 (cumulative)	N/A*	N/A*	344	361	412	22.69%
NEW <\$192,050	N/A*	N/A*	17	12	9	0.50%
Resale <\$192,050	N/A*	N/A*	327	349	403	22.19%
Number Homes sold <\$175,000	512	399	281	241	337	18.56%
NEW <\$175,000	30	27	7	1	2	0.11%
Resale \$175,000	482	372	274	240	335	18.45%

² Source: Charlottesville Area Association of Realtors raw data Excel tables received on a quarterly basis.

³ Maximum affordability for a family of four, earning 80% AMI was \$175,000 in 2003-2005. Source: Albemarle County Office of Housing.

⁴ Maximum affordability for a family of four, earning 80% AMI was \$192,000 in 2003-2005. Source: Albemarle County Office of Housing.

Number Homes sold <\$150,000	302	231	165	125	227	12.50%
NEW <\$150,000	24	7	0	1	0	0.00%
Resale <\$150,000	278	224	165	124	227	12.50%
Number Homes sold <\$125,000	220	88	79	46	89	4.90%
NEW <\$125,000	1	1	0	0	0	0.00%
Resale <\$125,000	219	87	79	46	89	4.90%

According to CAAR, 2005 was the 7th year in a row of record sales for the region with increased median sales prices in each locality.

Albemarle	\$285,000
Charlottesville	\$247,428
Nelson	\$300,000
Greene	\$234,900
Fluvanna	\$230,000
Louisa	\$205,000

The Virginia Association of Realtors data tracking home sales for the state of Virginia indicate that Albemarle County is not unique in posting record median sales prices over the years⁵:

- The Dulles area median sales price was \$480,000 in 2005, up from \$377,671 in 2004;
- The central Virginia (Greater Piedmont) 2005 median sales price was \$340,000 vs. \$275,241 in 2004;
- The Prince William 2005 median sales price was \$382,450, up from \$284,412 in 2004;
- The Williamsburg area 2005 median sales prices was \$321,430, up from \$253,201 in 2004.

Rental Housing

Statistics

The County's tenant population as a percentage of total population has changed very little between the 1990 Census (34.1% tenant population) vs. 2000 Census (31.9% tenant population) although rental households have increased from 8,772 rental units in 1990 to 10,885 in 2000.⁶

It is projected that the area population will grow about 1½ percent annually from 84,186 in 2000 to 107,400 in 2020.⁷ Assuming that the tenant population remains at 31.9% of households, a net increase of over 1600 rental units would be needed by 2010 and almost 3500 by 2020.

Monitoring of certificates of occupancy issued to rental housing developments indicate that while there are over 800 rental units that are new to the area market, there were no new affordable family rental units constructed in 2005.

⁵ Source: Virginia Association of Realtors historical sales price data, 2005-2001.

⁶ Source: U.S. Census Bureau 2000 Summary File 3.

⁷ Source: Commonwealth of Virginia, Virginia Employment Commission: Population projections: County/City/State Population Projections. (<http://www.vec.state.va.us/vecportal/lbrmkt/popproj.cfm>). May 25, 2004.

A rental housing survey of over 6000 rental units in Albemarle County, completed November 2004, indicated that approximately 2/3 of the available units were affordable to those earning 50% or more of the area median income. There were no units that were affordable to those earning less than 30% of the area median income without rental subsidies. The following table provides rents that are determined to be affordable based on 40th percentile rents in the County.

FAIR MARKET RENT TREND DATA-ALBEMARLE COUNTY

	0 BDR	1BDR	2BDR	3BDR	4BDR	<i>LOT RENT 40% of 2BDR unadjusted rent</i>
2001	\$434	\$564	\$722	\$872	\$977	\$262
2002	\$448	\$583	\$745	\$900	\$1,009	\$271
2003	\$459	\$597	\$762	\$922	\$1,033	\$277
2004	\$462	\$602	\$768	\$1,021	\$1,040	\$279
2005	\$520	\$692	\$818	\$1,058	\$1,063	\$298
2006	\$535	\$707	\$837	\$1,085	\$1,091	\$304

Development, Construction and Assessment Data

Certificates of Occupancy

More than twice the number of certificates of occupancy was issued in 2005 than in 2004 with single-family units accounting for most of the increase. It is important to note that median valuation does not necessarily represent market value.

	2003	2004	2005
Total COs	649	451	955
Total Single Family Detached	512	374	698
Total Single Family Attached	66	62	208
Total Mobile/Modular	44	0	16
Total Multifamily Communities	27	13	27
Single Family Accessory Units	0	2	6
<i>Median Valuation⁸</i>	<i>\$284,600</i>	<i>\$180,000</i>	<i>\$189,500</i>

Housing Development Activities

In 2003 the Office of Housing began tracking applications for rezoning with a residential component. The goal was not only to track the number, type and size of projects under development in Albemarle County, but also to track the development of affordable dwelling units also being built.

Thirteen developments approved through February 1, 2006 will provide approximately 4,596 residential units, 368 of which will be affordable dwelling units. The 368 are 8% of all the 4,596 units. If all residential developments currently under review by the

⁸ Median valuation is based upon an estimate submitted by contractors and is not based upon an assessment or appraisal. Source: Albemarle County Office of Planning and Community Development.

Office of Planning and Community Development Office were approved, there would be approximately 14,000 new residential units.⁹

Approved Rezoning Development Proffers, thru December, 2005:

PROJECT NAME	TOTAL UNITS	AFFORDABLE UNITS		CASH PROFFER	OTHER
		Rental	Sale		
Avon Park	61	Rental	0		
		Sale	9		
Briarwood	661	Rental	0		
		Sale	25 townhomes		
Old Trail Village	2200	Rental	198		
		Sale	132		
Belvedere	775	Rental	103 Carriage House Units	\$1000 Single Family Detached \$750 Single Family Attached/Townhomes \$500 Carriage House Units	
		Sale	0		

County Residential Assessments

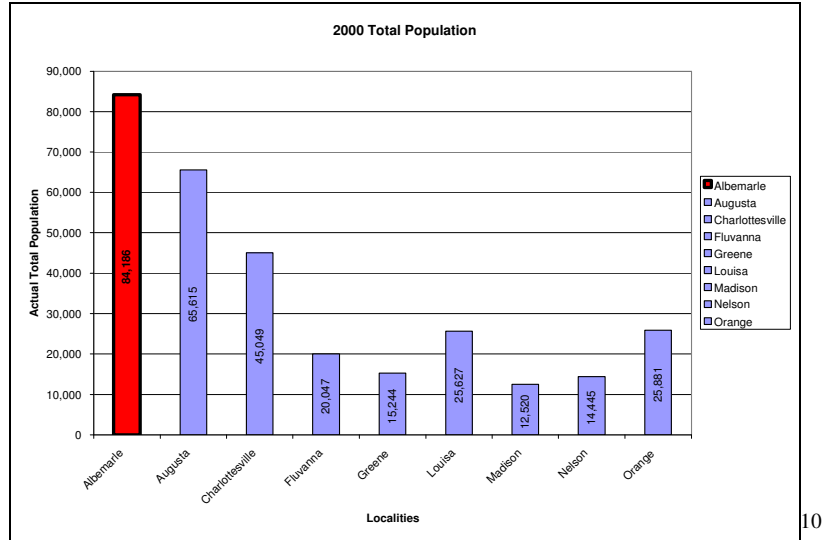
According to Albemarle's 2005 real estate assessment, 64% of homes in the county are valued above \$200,000. Using \$192,000 as the maximum affordability for a family of four earning 80% of the area median income (AMI), less than one-third of existing housing units would be affordable.

⁹ Source: County of Albemarle's Office of Planning and Community Development and the Office of Housing.

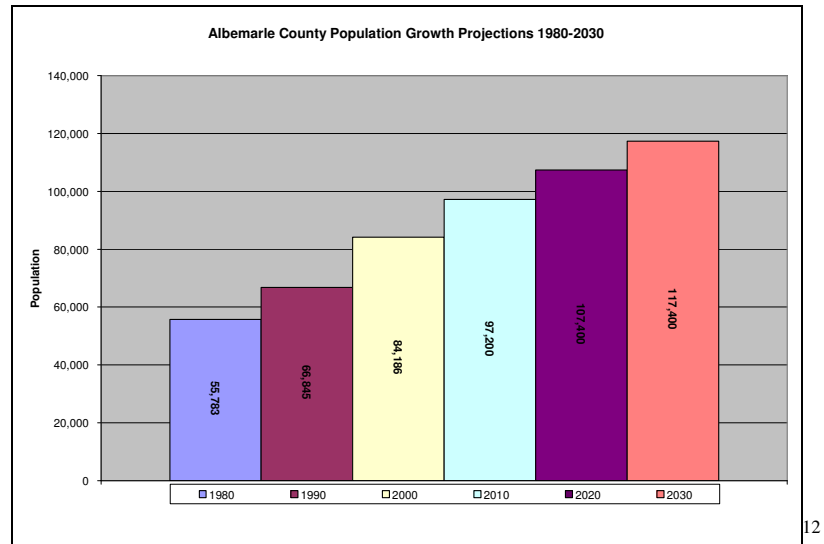
County of Albemarle Demographics

Population

As of the 2000 U.S. Census for Albemarle County, the latest year with population figures, there were 84,186 people residing in the County. The following chart shows how Albemarle's population compares to other localities in the region.



Albemarle's population is expected to grow approximately 1½ percent annually through 2020. Recent growth trends indicate that 71% of the population growth is due to immigration and 29% of the population growth is due to natural increase.¹¹



The population is aging with the elderly (65+) increasing by 4,517 (84%) and the experienced workforce (45-64) increasing by 7,191 (59%) from 1990-2000. The percentage change in the population between 1990 and 2000 older than 65 years of age increased from 8 to 12 percent of the total population, while those aged 45 to 64 years old grew from 18 to 23 percent.

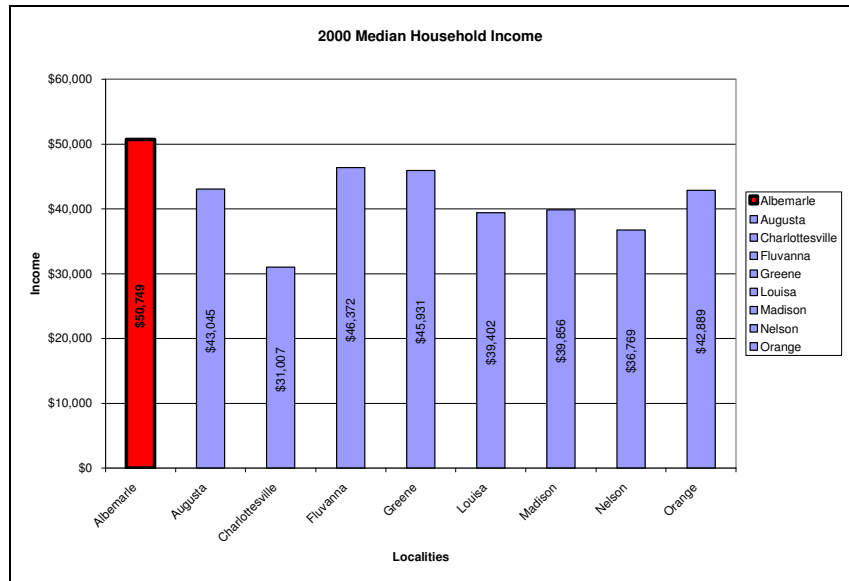
¹⁰ Source: U.S. Census Bureau 2000 Summary File 3.

¹¹ Source: County of Albemarle 2006 Report to the Community, Page 3.

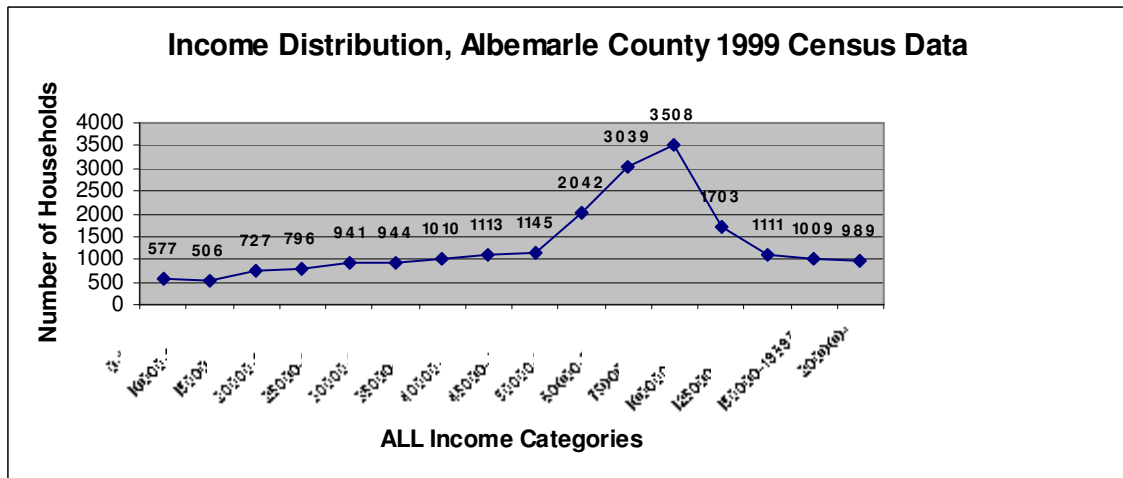
¹² Source: Data courtesy of the Virginia Employment Commission, State Demographers, 2005.

Income

Albemarle County's household median income is the highest for the region. The median household income for the United States was \$41,999; \$46,677 in Virginia for the same period.



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¹³ Source: U.S. Census Bureau 2000 Summary File 3 and the Albemarle County Office of Housing.

Albemarle County Office of Housing Report List and Report Frequency

WORKSHEET TITLE	SOURCE	FREQUENCY
Albemarle County Quarterly Home Sales Data	Charlottesville Area Association of Realtors (CAAR)	Quarterly
Albemarle County HOMEBUYER'S Club Data	Albemarle County Office of Housing	Annual
Albemarle County Homebuyer Downpayment Assistance Program	Albemarle County Office of Housing	Quarterly
Albemarle County Quarterly Certificates of Occupancy	Albemarle County Office of Planning and Community Development	Quarterly
Albemarle Housing Improvement Program (AHIP) Quarterly Report	Albemarle Housing Improvement Program	Quarterly
Albemarle County Rezoning Applications and Proffers	Albemarle County Office of Planning and Community Development	Quarterly
Albemarle Co Cumulative Home Sales Summary 2001-Present	Charlottesville Area Association of Realtors (CAAR)	Annual
	Mortgage Banker's Association of America	
	Freddie Mac	
	Albemarle County Office of Housing	
Albemarle Co Home Sales <\$175,000 2001-Present	Charlottesville Area Association of Realtors (CAAR)	Annual
Albemarle Co Median NEW and RESALE Home Sales Price 1998-Present	Charlottesville Area Association of Realtors (CAAR)	Annual
Albemarle Co Home Sales Data 1994-Present	Charlottesville Area Association of Realtors and Albemarle Co Office of Housing	Annual
	Albemarle County Office of Housing	
	Mortgage Bankers Association of America	
	Freddie Mac	
Albemarle Co Annual Median Home Sales Price 1993-Present	Charlottesville Area Association of Realtors (CAAR)	Annual
	Albemarle County Office of Housing	
	Mortgage Bankers Assoc	
	Freddie Mac	
Albemarle County Cumulative Home Sales Figures 1998-2004	Charlottesville Area Association of Realtors (CAAR)	Annual
	Albemarle County Office of Housing	
Albemarle Co Number of Total Annual Home Sales 1993-Present	Charlottesville Area Association of Realtors (CAAR)	Annual
Albemarle Co Rent Limits	U.S. Department of Housing and Urban Development	Annual
	Albemarle County Office of Housing	
Albemarle Co Income Distribution	U.S. Census Bureau	Decennial
1999 Albemarle Co Median Family Income	U.S. Census Bureau, Summary File 3	Decennial
1999 Median FAMILY Income Bell Chart	U.S. Census Bureau, Summary File 3	Decennial
	Albemarle County Office of Housing	
1999 Bell Chart AMI Median Family Income	U.S. Census Bureau, Summary File 3	Decennial
	Albemarle County Office of Housing	
Albemarle Co Median Family Income	U.S. Department of Housing and Urban Development	Decennial
Albemarle Co Residential Property Assessments	Albemarle County Assessor's Office	Annual
Albemarle Co Certificates of Occupancy	Albemarle County Assessor's Office	Annual
Albemarle County Household Residency Census Data 1999-2000	U.S. Census Bureau, Summary File 3	Decennial
Albemarle County Rental Community Survey	Albemarle County Office of Housing	Biannual