Housing
Albemarle
Regional Housing

A NEW HOUSING POLICY FOR ALBEMARLE COUNTY
Overview

Regional Housing Partnership

Regional Housing Needs

Housing Needs In Albemarle County
Regional housing partnership/Regional housing plan
The Regional Housing Partnership is an advisory board, created by the TJPDC.

Advisory Board

Housing-Related Stakeholders

The Partnership will bring together multiple stakeholders with an interest in or mission related to housing in the region.

Strategy Development

to develop strategies to help address unmet housing needs and preserve housing affordability.

Regional Focus

The Partnership will focus on regional coordination, communication, and effectiveness.

Purpose of the CVRHP

As approved by the Board
Strategies of the CVRHP
As approved by the Board

In order to support meeting the primary objectives, the partnership will pursue the following strategies:

**COMMUNITY ENGAGEMENT, EDUCATION, OUTREACH**
Develop a plan for listening to residents in need of better housing and plan educational seminars and summits for the region.

**HOLISTIC STRATEGIES**
Create recommended housing Comprehensive plan chapters for each locality and a holistic regional housing strategy.

**POLICY AGENDA**
Develop a regional policy agenda with priorities for the General Assembly.

**BUILD RELATIONSHIP WITH UVA**
Progress the relationship with the University of Virginia and develop a plan to create housing on existing UVA land.

**INTERNAL METRICS**
Develop clear internal metrics for each identified strategy.

**COMPREHENSIVE APPROACH**
Connect Housing efforts to Transportation, Workforce Development, and Community Health.
Organizational Chart of the CVRHP

The CVRHP is composed of 20 voting members representing the public, private and nonprofit sectors, as well as residents. The body is supported by staff from the Thomas Jefferson Planning District Commission.

CVRHP VOTING MEMBERS

- City of Charlottesville, Heather Hill
- Albemarle County, Ned Galloway
- Fluvanna County, Gequetta Murray-Key
- Greene County, Jay Willer
- Louisa County, Robert Babyok
- Nelson County, Jesse Rutherford
- Non-Profit Housing Representative, Anthony Haro
- Non-Profit Housing Representative, Dan Rosensweig
- Non-Profit Housing Representative, Sunshine Mathon
- Builder Representative, Christopher Brement
- Developer Representative, Chris Henry
- Design Professional Representative, Greg Powe
- Citizen/Resident Representative (Urban), Brandon Collins
- Citizen/Resident Representative (Rural), Mozelle Booker
- University of Virginia Representative, Colette Sheehy
- TJPC Commissioner Representative, Keith Smith
- Rural Nonprofit Representative, George Krieger
- Workforce Investment Board Chair, Jeff Waite
- Regional Transit Partnership Chair, Diantha McKeel
- Thomas Jefferson Health District, Denise Bond

TJPDC STAFF

Christine Jacobs
Nick Morrison
Sandy Shackleford
Chip Boyles
Advisory Members of the CVRHP

- Urban Land Institute (ULI)
- Charlottesville Area Development Round Table (CADRe)
- Charlottesville Area Association of Realtors (CAAR)
- Charlottesville/Albemarle Affordable Housing Coalition (CHAAHC)
- Charlottesville Low Income Housing Coalition (CLIHC)
- Public Housing Association of Residents (PHAR)
- Legal Aid Justice Center (LAJC)
- Blue Ridge Home Builder’s Association (BRHBA)
- Charlottesville Housing Advisory Committee (HAC)
- Housing Directors
- For-profit Developers

- Manufactured Housing Representatives
- Planning and Coordination Council (PACC)
- Nelson Interagency Council
- Louisa Interagency Council
- Fluvanna County Interagency Council
- Greene County Interagency Council
- Charlottesville Area Transit (CAT)
- JAUNT
- Greene Transit
- Virginia Housing Development Authority
- Central Virginia
- Local Energy Alliance Program (LEAP)
- Interfaith Movement Promoting Action by Congregations Together (IMPACT)
Stakeholders in the CVRHP

PUBLIC SECTOR
• Charlottesville City Staff
• Albemarle County Staff
• Fluvanna County Staff
• Greene County Staff
• Nelson County Staff
• Louisa County Staff
  • Charlottesville Redevelopment and Housing Authority (CRHA)
• Charlottesville Land Bank Representative

NONPROFIT SECTOR
• Habitat for Humanity of Greater Charlottesville (Habitat)
• Piedmont Housing Alliance (PHA)
• Thomas Jefferson Community Land Trust (TJCLT)
• Albemarle Housing Improvement Program (AHIP)
• Building Goodness Foundation (BGF)
• Nelson County Community Development Foundation (NCCDF)
• Fluvanna/Louisa Housing Foundation (F/L HF)
• Skyline Community Action Partnership (Skyline CAP)
• Charlottesville Area Alliance (CAA)

PRIVATE SECTOR
• Financial Institutions
• University of Virginia (UVA) – Housing
• University of Virginia (UVA) - Real Estate
• University of Virginia (UVA) – Foundation
• Piedmont Virginia Community College (PVCC) – Community Self-Sufficiency
• Charlottesville Area Association of Realtors (CAAR)

This list is not exhaustive and continues to expand over time
Regional housing needs
Regional housing study key takeaways

Regional Housing Study & Needs Assessment Key Takeaways

Defining Affordability
The Department of Housing and Urban Development (HUD) defines affordability as not spending more than 30% of a household’s income on housing-related expenses.

- **Affordable**
- **Cost-Burdened**
- **Severely Cost-Burdened**

For this analysis, affordable housing needs are defined by the following four characteristics:
1. Households spending more than 30% of their income for housing, particularly those spending more than 50% of their income.
2. Replacement of public housing & Section 8-funded housing that have outlived their useful lives.
3. Homeless families & individuals & those temporarily doubled up with other friends or family members & at risk of homelessness.
4. Substandard units, conservatively estimated based on those lacking complete plumbing fixtures.

Area Median Income for a family of four: $89,600

- 30% AMI: $17,050
- 40% AMI: $23,920
- 50% AMI: $29,900
- 60% AMI: $35,880
- 80% AMI: $47,800

Rental
- **8,990 Urban Renters** pay more than 30% of their incomes for housing costs
  - 4,040 pay more than 50%
- **2,000 Rural Renters** pay more than 30% of their incomes for housing costs
  - 940 pay more than 50%

By 2040 14,580 Rental households in the region will be cost-burdened

Planning District 10

Homeownership
- **2,560 Urban Homeowners** pay more than 50% of their incomes for housing costs
- **2,860 Rural Homeowners** pay more than 50% of their incomes for housing costs

By 2040 6,680 Homeowner households in the region will be cost-burdened

More information can be found at [jindc.org/housing/regional-housing-partnership](http://jindc.org/housing/regional-housing-partnership)
Regional housing study key takeaways

• 10,990 – Region’s families are cost-burdened, paying more than 30% of their income in rental housing costs.

• 4,980 – Region’s families are severely cost-burdened, paying more than 50% of their income in rental housing costs.

• 5,420 – Region’s families are severely cost-burdened, paying more than 50% of their income in ownership housing costs.

• Total of 10,400 of Region 10’s families are severely cost-burdened, paying more than 50% of their income on housing costs!
Regional housing study key takeaways

• HUD estimates that a modest 2-bedroom apartment rents for an average of $1,262 per month in Albemarle County.

• To meet the 30% of income housing cost standard, an individual or family would need to earn $50,482 per year – or $24.27 per hour.
Regional housing study key takeaways

**Affordability Profile:**

**Defining Affordability**

The Department of Housing and Urban Development (HUD) defines affordability as not spending more than 30% of a household’s income on housing-related expenses.

- **Affordable** ( ≤30%)
- **Cost-Burdened** (>30% - ≤50%)
- **Severely Cost-Burdened** (>50%)

For this analysis, affordable housing needs are defined by the following four characteristics:

1. Households spending more than 30% of their income for housing, particularly those spending more than 50% of their income.
2. Replacement of public housing & Section 8-funded housing that have outlived their useful lives.
3. Homeless families & individuals & those temporarily doubled up with other friends or family members & at risk of homelessness.
4. Substandard units, conservatively estimated based on those lacking complete plumbing fixtures.

**Regional Median Income**

- For a family of four, $39,600
- Albemarle Median Income, $72,246

<table>
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<th>AMI</th>
<th>Rent</th>
<th>50% AMI</th>
<th>40% AMI</th>
<th>30% AMI</th>
<th>20% AMI</th>
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<tr>
<td>50% AMI</td>
<td>$17,050</td>
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<td>40% AMI</td>
<td>$23,920</td>
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<tr>
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</table>

**Affordability Gap**

- **Total Housing Units in 2018:** 45,076
- **3,140 Renter Households** pay more than 30% of their incomes towards housing costs
- **2,310** pay more than 60%
- **2,650 Owner Households** pay more than 50% of their incomes towards housing costs

**By 2040...**

- **4,480 Renter Households** will pay more than 30% of their incomes towards housing costs
- **3,190** will pay more than 50%
- **2,400 Owner Households** will pay more than 50% of their incomes towards housing costs

**Severely Cost-Burdened Households**

- **Renter Households**
  - 2018:
    - ≤30% AMI: 1,070
    - >30 - 50% AMI: 665
    - >50% AMI: 190
  - 2040:
    - ≤30% AMI: 1,250
    - >30 - 50% AMI: 1,470
    - >50% AMI: 470

- **Ownership Households**
  - 2018:
    - ≤30% AMI: 100
    - >30 - 50% AMI: 64
    - >50% AMI: 34
    - >70% AMI: 140
  - 2040:
    - ≤30% AMI: 430
    - >30 - 50% AMI: 750
    - >50% AMI: 820
    - >70% AMI: 120
Regional housing study key takeaways

**Affordability Profile:**

**Inflow/Outflow of Job Counts**

An estimated 33,150 people are employed in Albemarle County who live elsewhere and commute in. 17,813 people are both employed and reside within Albemarle County. 27,077 people live in Albemarle County but are employed and commute outside of the County.

2015 Census Data on the Map Tool

**Drive Until You Qualify**

Transportation costs for commuters add significantly to the cost of living in areas where the only transportation option is driving alone or carpooling. Based on data from the U.S. Census On the Map tool, residents of Albemarle County are commuting the geographies below. Distances are based on averages & may not fully capture actual commute mileage.

How Commuting Impacts Housing Affordability

*Assuming a cost of 50 cents per mile for 25 days a month

**Albemarle County**

- $116 5 mi 1-way
- $144 6 mi 1-way
- $144 6 mi 1-way
- $186 8 mi 1-way
- $1,392 60 mi 1-way
- $1,670 72 mi 1-way

**The Economic Impact of Unaffordability**

These housing problems have many consequences for the region’s economy. Employers report difficulties in recruiting & retaining workers. Turnover & absenteeism are higher than desirable, in part, because of the burdens of those long commutes. Those who must recall workers with specialized skills often find they are forced to pay higher salaries than their counterparts pay in other parts of the state. Economic development professionals across the region report difficulties in recruiting new businesses due to concerns about their ability to move & attract workers to a market with such high housing costs. The many workers forced into long commutes generate air pollution. The causes & forces perpetuating the mismatch between housing costs & incomes are many. They cut across geographies – both urban & rural areas have families & individuals burdened with high housing costs, living in overcrowded or substandard conditions or homeless.

- Difficulty Recruiting & Retaining Workers
- Increased Turnover & Absenteeism
- Non-Competitive Salaries
- Long Commutes that Generate Pollution
- Difficulty Recruiting New Businesses

Central Virginia Regional Housing Partnership

James River Planning District Commission
Regional housing study key takeaways

Average Housing Plus Transportation (H+T) Cost as a Percentage of Household Income in Regional 10 by Locality

- City of Charlottesville: 45%
- Albemarle County: 54%
- Fluvanna County: 54%
- Greene County: 49%
- Nelson County: 49%
- Louisa County: 54%
Albemarle housing needs
Regional housing study key takeaways

Albemarle County is a fairly wealthy county with more than half of county households earning more than $89,400 annually. Most of those higher incomes are earned by individuals and families who own their homes.
Cost Burden households by AMI 2018

2 of every 10 homeowners are housing cost-burdened.

3 in 5 renters with the lowest household incomes are severely cost-burdened.

Unsurprisingly, the households with lowest incomes struggle the most with housing costs in the county, especially renters with 3 out of every 5 renter households paying more than half of their income for housing and housing related costs. High housing costs are also affecting homeowners with 2 out of every 10 homeowners experiencing housing cost burdens.
Projected Housing Cost Burden in 2040

1 out of every 4 households will experience housing cost burdens by the year 2040.

3 out of every 4 households with incomes below 50% AMI will experience housing cost burdens by the year 2040.

The number of cost burdened households in Albemarle County is expected to increase over the next 20 years with 3 out of every 4 households with incomes below 50% AMI expected to experience housing cost burdens by the years 2040.