

Annual Affordable Housing Report

May 2025

OUR GOAL

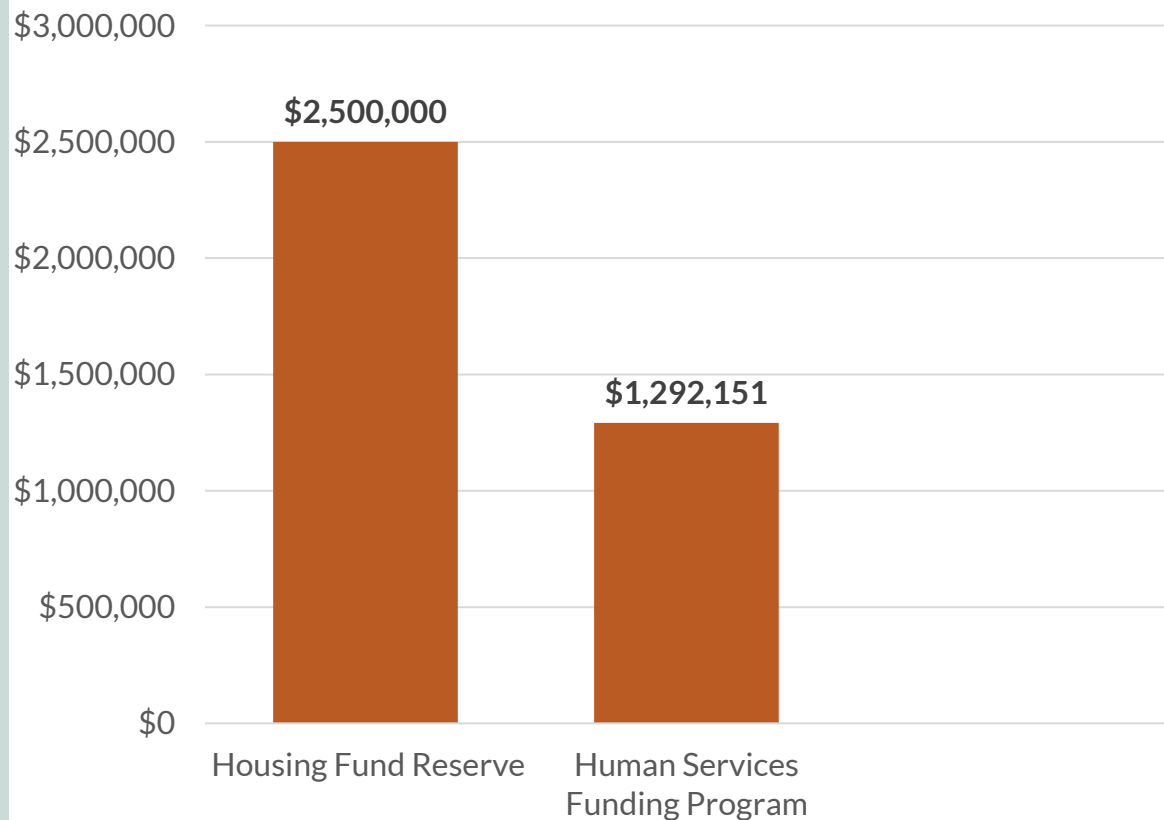
Albemarle County's housing will be safe, decent, and sanitary; available to all income and age levels; located primarily in the Development Areas; and available equally to current and future County residents.

FY2025 Project & Program Funding:

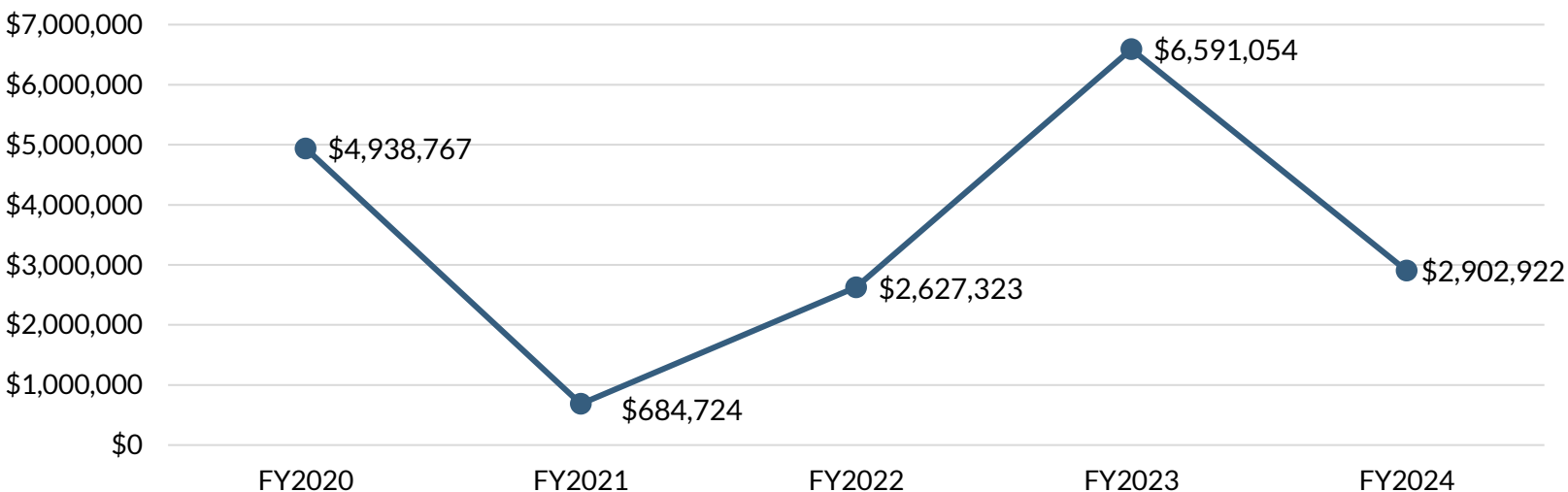
\$3,792,151

Funding supported approximately:

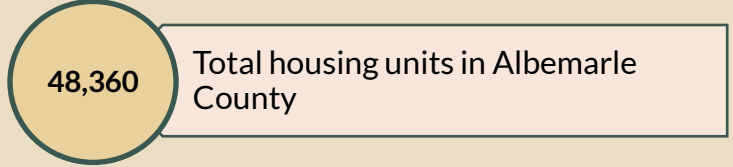
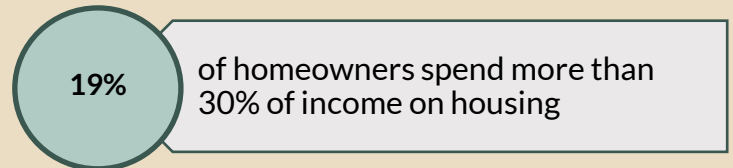
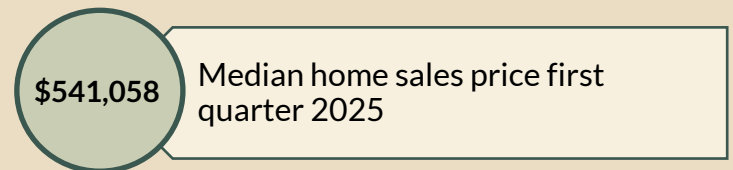
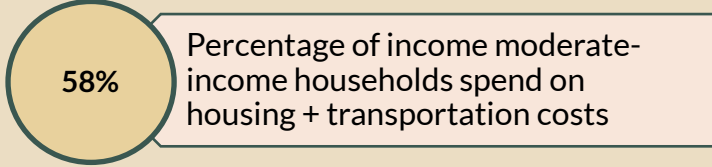
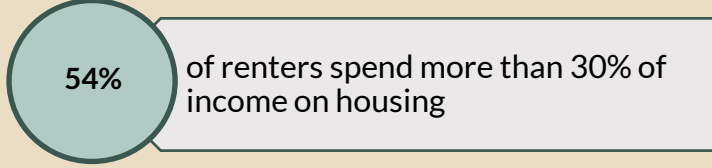
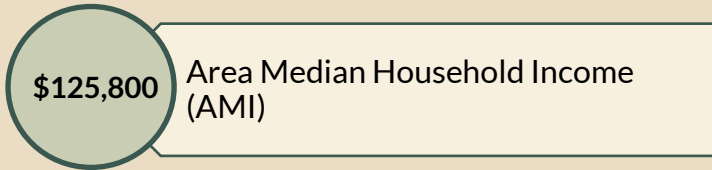
- 424 existing affordable rental units
- 227 affordable owner-occupied units
- Safe shelter from domestic violence for approximately 200 individuals
- Services for 875 individuals experiencing homelessness
- Housing counseling or navigation services for approximately 137 households.



Investments in Affordable Housing FY2020 - FY2024: \$17,744,790

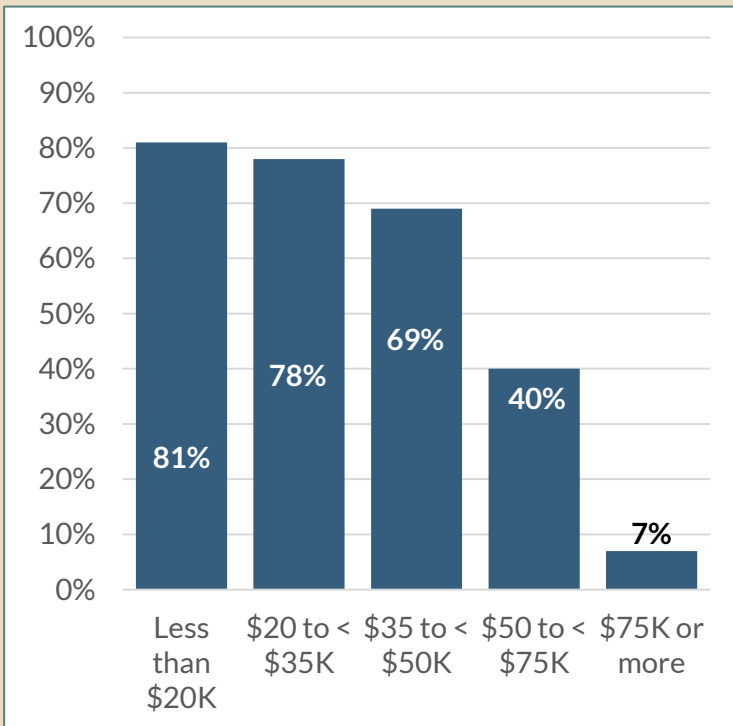


COMMUNITY INDICATORS

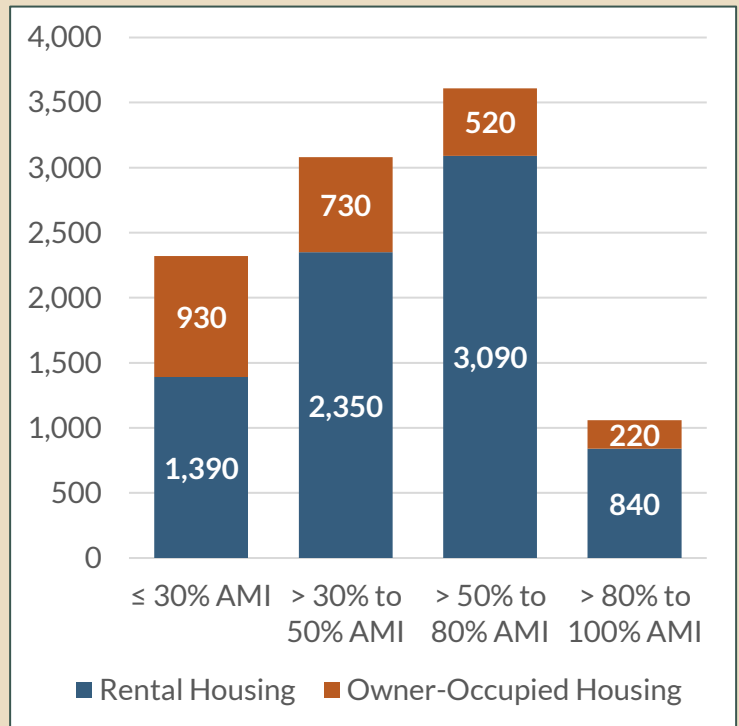


HOUSING SNAPSHOT

Percent of Cost-Burdened* Households by Income Range: 61% of households with annual incomes less than \$75,000 pay more than 30% of income for housing costs.

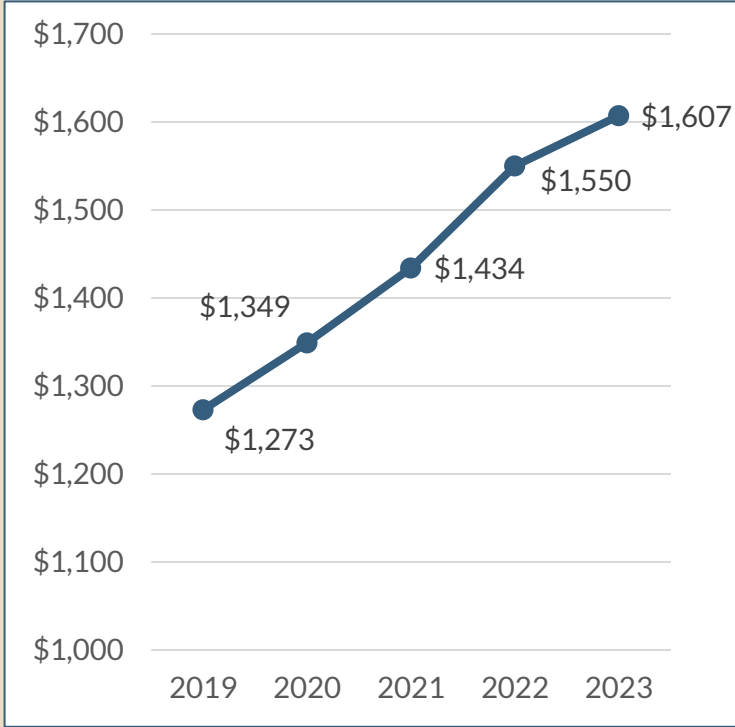


Estimated Number of Affordable Housing Units Needed by 2040 by Household Income Level



* Households are considered cost-burdened if they spend more than 30% of household income on housing costs.

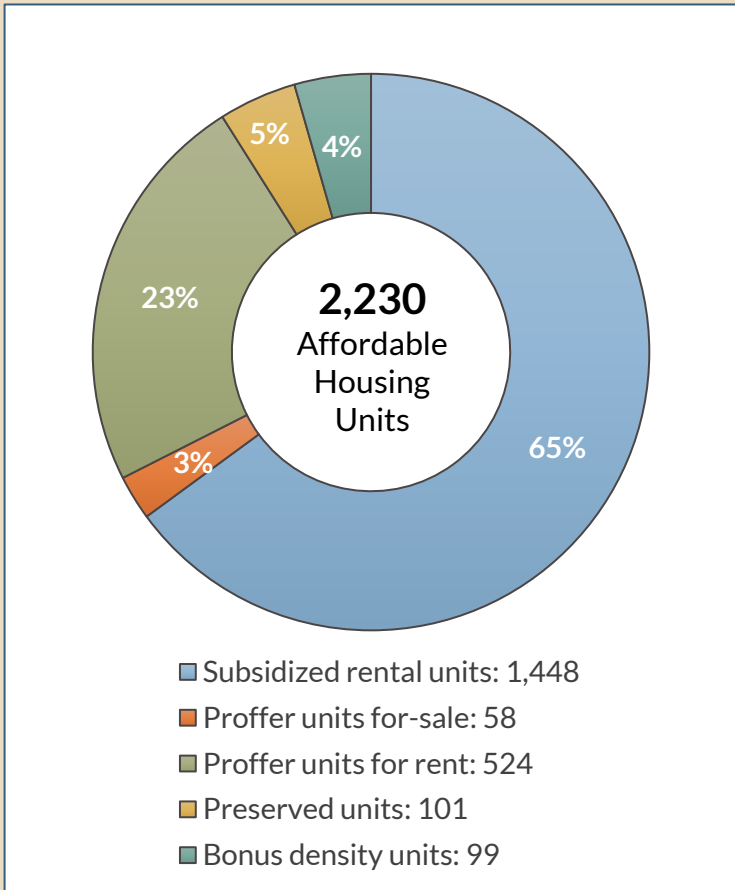
Median Gross Rents Increased 8% Between 2022 and 2023, and 4% Since 2019



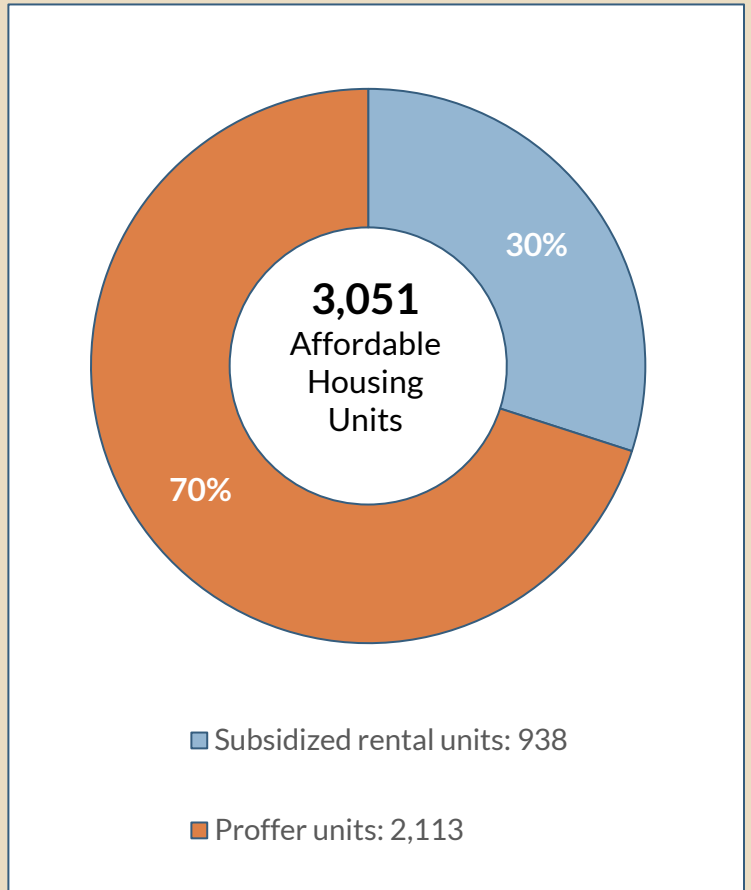
Median Home Values Increased 10% Between 2022 and 2023, and 38% Since 2019



Number of Subsidized, Proffered, Bonus Density, and Preserved Units - May 2024



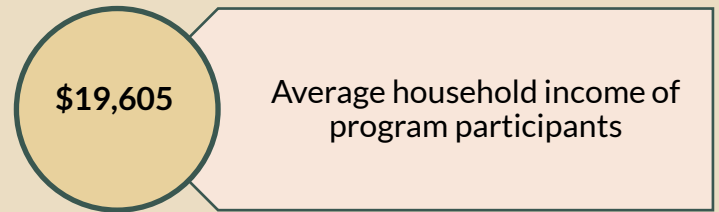
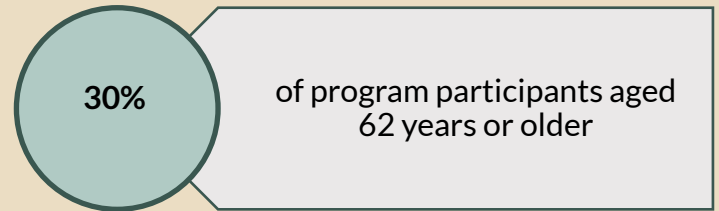
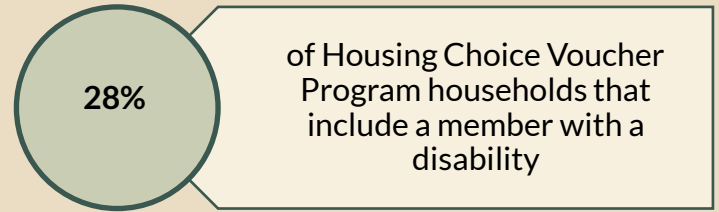
Number of Affordable Housing Units in the Pipeline - May 2024



HOUSING CHOICE VOUCHER PROGRAM

Number of Vouchers Leased by Voucher Type – December 2024

| | |
|-----------------------------|-----|
| Housing Choice Vouchers | 345 |
| Mainstream Vouchers | 64 |
| Family Unification Vouchers | 20 |
| Project-Based Vouchers | 30 |



Future Project-Based Vouchers by Project

| | |
|---|----|
| Premier Circle Permanent Supportive Housing | 47 |
| MACAA Project | 5 |
| Hickory Hope Apartments | 8 |

HOUSING ACTIVITY UPDATE

- ***Developer Incentives***

On February 21, 2024, the Albemarle County Board of Supervisors approved implementation of an Affordable Rental Housing Incentive Program (ARHIP). The ARHIP offers support to developers and rental property owners who provide 20% of the residential units in their projects as affordable housing for households with incomes no greater than 60% of area median income. The program can be utilized to support new construction projects, rental housing rehabilitation projects, and conversion of non-residential properties to multifamily rental housing and offers a financial incentive worth 15% of a property's real estate tax bill. Housing staff are currently evaluating developer requests for the incentive payment.

- ***Vista 29 Permanent Supportive Housing Project (formerly Premier Circle)***

Located on the site of the former Red Carpet Inn along the U.S. 29 corridor, the Premier Circle Permanent Supportive Housing Project will provide approximately 80 units of affordable housing for individuals experiencing chronic homelessness. In addition to housing, the project will include resident amenities such as a computer room, a fitness room, and laundry facilities. SupportWorks Housing (formerly known as Virginia Supportive Housing), the project developer, will also provide on-site supportive services for residents including individual case management, employment training, and educational opportunities. Demolition of the existing structures began in April 2025, and completion of the project is anticipated for November 2026. The permanent support housing model and SupportWorks Housing have an extraordinary track record of addressing homeless – more than 95% of SupportWorks residents do not return to homelessness once they exit the program.

- ***2025 Charlottesville-Albemarle Housing Expo***

The Albemarle County Office of Housing (ACOH) partnered with the City of Charlottesville's Office of Community Solutions to host the area's first Housing Expo. The event brought together 17 local housing organizations and related service providers under one roof, providing local residents with a one-stop-shop to learn about programs and services on offer. The Expo also included three informational sessions presented by local experts, including sessions on fair housing, the first-time homebuyer experience, and renter rights and responsibilities.

- ***New HCV Landlord Liaison***

The ACOH recently added a Housing Choice Voucher (HCV) Landlord Liaison to our team. This position, filled by Cassandra Scruggs, will provide voucher program landlords a dedicated point of contact to assist with problem resolution and answering program-related questions. Ms. Scruggs will also begin actively marketing the HCV program to area landlords encouraging them to provide a portion of the rental portfolio as affordable housing, as well as design and implement a landlord training program.

Notes:

- [Area median household income \(AMI\)](#) is established for the Charlottesville Metropolitan Statistical Area annually by the U.S. Department of Housing and Urban Development. The metropolitan area includes the counties of Albemarle, Fluvanna, Greene, and Nelson, and the City of Charlottesville.
- Number & percentages of cost burdened households collected from the U.S. Census Bureau's American Community Survey 2019-2023 5-Year Estimates.
- Housing + transportation costs data accessed on the H+T Index map: <https://htaindex.cnt.org/map/>.
- Number of affordable housing units needed by 2040 can be found in the Central Virginia Regional Housing Partnership's [2018 Comprehensive Regional Housing Study and Needs Assessment](#).
- Median gross rents and median home values were collected from the U.S. Census Bureau's American Community Survey 2019 - 2023 5-year estimates.
- The number of affordable units and units in the pipeline are tracked by Albemarle County.
- Housing Choice Voucher program data was collected from the US Department of Housing and Urban Development's HCV Data Dashboard and Picture of Subsidized Households report.

To learn more about Albemarle County's affordable housing goals, please visit our Office of Housing webpages to view a copy of [Housing Albemarle](#).