This application includes the Affordable Dwelling Unit (ADU) Ordinance Worksheet, which currently identifies that zero (0) ADUs are required pursuant to the gross floor area proposed in excess of 1.0 FAR (per Sec. 34-12. - Affordable dwelling units.).

We have received the applicant's revised STATEMENT OF FINAL PROFFER CONDITIONS For MOUNT VIEW PUD as of 10/24/22, which now offer the following regarding affordable housing:

... 1. Affordable Housing:

The Owners shall provide affordable housing within the Project, as follows:

- a. For the purposes of this Proffer, the term "For-Rent Affordable Dwelling Unit" means a dwelling unit where the monthly cost of rent is affordable to households at 60 percent of the Area Median Income (AMI) for the Charlottesville, Virginia Metro Area as published annually by the Federal Department of Housing and Urban Development (HUD). For the purposes of this Proffer, the term "affordable" means that the cost of rent, including tenant paid utilities, does not exceed 30% of the monthly income of a 60 percent AMI household.
 - For-Rent Affordable Dwelling Units shall be reserved for rental to low and moderate-income households having income less than or equal to 60 percent of the AMI.
- b. The Owners shall cause seven (7) dwelling units constructed within the Project to be For-Rent Affordable Dwelling Units (the "Required Affordable Dwelling Units"). The Required Affordable Dwelling Units shall be identified on a layout plan, by unit, prior to the issuance of any certificate of occupancy for a residential unit within the Property ("Initial Designation"). The Owner reserves the right, from time to time after the Initial Designation, and subject to approval by the City, to change the unit(s) reserved as For-Rent Affordable Dwelling Units, and the City's approval shall not unreasonably be withheld so long as a proposed change does not reduce the number or make-up of Required Affordable Dwelling Units and does not result in an Affordability Period shorter than required by these proffers with respect to any of the Required Affordable Dwelling Units.
 - i. The Required Affordable Dwelling Units shall be reserved as such throughout a period of at least twenty (20) years from the date on which the unit receives a certificate of occupancy from the City's building official ("Rental Affordability Period"). All Required Affordable Dwelling Units shall be administered in accordance with one or more written declarations of covenants within the land

- records of the Charlottesville Circuit Court, in a form approved by the Office of the City Attorney.
- ii. The Required Affordable Dwelling Units shall be comprised of four efficiency units, one one-bedroom unit, one two-bedroom unit, and one three-bedroom unit.
- iii. On or before January 10 of each calendar year, or an alternate date mutually agreed upon by the Owners and the City, the then current owner of each Required Affordable Dwelling Unit shall submit an Annual Report to the City on a template provided by the City's Office of Community Solutions, identifying each Required Affordable Dwelling Unit by address and location, and verifying the household income of the occupant(s) of each Required Affordable Dwelling Unit.
- iv. The Required Affordable Dwelling Units shall be constructed proportionally to the number of market rate units at a rate of 10 percent, so that for every ten (10) units constructed a minimum of one (1) is designated as a Required Affordable Dwelling Unit. Notwithstanding the foregoing, the Required Affordable Dwelling Units may be constructed at a rate that exceeds 10 percent of the total number of dwelling units. All Required Affordable Dwelling Units shall be constructed prior to the issuance of certificate of occupancy of the 59th dwelling unit.
- v. Section 8 Housing Choice Vouchers or similar housing vouchers will be accepted as a form of payment for the Required Affordable Dwelling Units.
- vi. The Owners shall provide a marketing plan to the Office of Community Solutions prior to issuance of the first certificate of occupancy for a residential unit within the Project. The marketing plan shall demonstrate how the affordable units will be advertised and will be prepared in a form acceptable to the Office of Community Solutions.
- c. The land use obligations referenced in 1.a.i and 1.b.i through 1.b.vi shall be set forth within one or more written declarations of covenants recorded within the land records of the Charlottesville Circuit Court, in a form approved by the Office of the City Attorney, so that the Owner's successors in right, title and interest to the Property shall have notice of and be bound by the obligations. The Required Affordable Dwelling Units shall be provided as for-rent units throughout the Rental Affordability Period.

Current Site Conditions:

Block 1: Mount View Baptist Church Block 2: two single family dwellings (1221 Landonia Circle @ 717 SF & 1133 Otter St. @ 887 SF) Will any existing affordable housing units be removed?

unknown, assuming YES

If yes, how many?

Maximum 2

Office of Community Solutions Staff Analysis:

The table below provides information relative to the 2022 HUD guidelines for Income Limits, as well as additional information regarding realistic housing/income data. The HUD Income Limits will be based on the HUD guidelines for that year that the Certificate of Occupancy for the affordable unit(s) is issued.

	Income Limits / AMI Household Size							
	1	2	3	4	5	6	7	8
2022 Median Family				111,200				
Income								
Extremely Low Income	22,020	25,170	28,320	31,440	33,960	36,480	39,000	41,520
(30%)								
Very Low Income (50%)	36,700	41,950	47,200	52,400	56,600	60,800	65,000	69,200
Low Income (80%)	58,720	67,120	75,520	83,840	90,560	97,280	104,000	110,720
60%	46,704	53,376	60,048	66,720	72,058	77,395	82,733	88,070
@ 60% AMI: Approx.	1,168	1,334	1,501	1,668	1,801	1,935	2,068	2,202
monthly income available								
for housing @30% (no								
Utility Allowance)								
@ 60% AMI: Approx.	973	1,112	1,251	1,390	1,501	1,612	1,724	1,835
monthly income available								
for housing @25% (with								
5% Utility Allowance)								

In this particular application, the proposed development does not exceed 1.0 floor-area ratio (FAR), therefore the applicant is not required to provide on-site affordable dwelling units as part of the project (pursuant to City code Section 34-12). The applicant is proposing that seven (7) dwelling units shall be For-Rent Affordable Dwelling Units reserved for rental to low and moderate-income households having income less than 60% of the Area Median Income (AMI), where the monthly cost of rent, inclusive of any tenant paid utilities, does not exceed 30% of the household income where the persons in family is one more than the number of unit bedrooms, for a period of 20 years.

The Office of Community Solutions offers the following comments as to this application:

- Staff would like to see a longer Rental Affordability Period.
- The applicant noted the right to make changes to the affordable units. The City would consider the changes if they are reasonable and would not result in the segregation of units or reduction in the size of the unit(s).