

TO: Chair Andrews, Vice Chair McKeel and members of the Board of Supervisors
RE: Affordable housing and becoming a more equitable community
DATE: 11/20/24

The undersigned organizations – representing thousands of County residents, faith-based communities, housing providers and advocates – ask that you initiate a rigorous approach to affordable housing in Albemarle County. There is a wide array of critical unmet needs, and we hope you will exercise your leadership to enhance the well-being and quality of life for all citizens. We must all anticipate decreased federal funding and a shift to increase the responsibilities of local government, making the affordable housing shortage situation even more urgent.

We stand together to ask that you do the following:

A. Improve Funding

1. Establish a “Housing Trust Fund” with at least \$10M in dedicated annual funding specifically for affordable housing (up to 60% AMI for rental and up to 80% AMI for homeownership). Funding for new construction/preservation of existing deeply affordable housing are paramount, including the successful redevelopment of Southwood. The Housing Trust Fund was unanimously supported by the Board as part of the Housing Albemarle plan (approved in 2021).
2. Improve the Albemarle County Emergency Relief Program (ACERP) to provide substantially more funding and provide more relief for each household. The current limit of \$800/household is inadequate to pay even half of a family’s average monthly rent.
3. The County’s robust investment to expand resources to address affordability and community development needs will require using every funding opportunity in the toolbox, including possibly increasing property taxes. If necessary, please don’t shy away from taking the necessary steps.

B. Strengthen AC44: please ensure the County’s Comprehensive Plan includes ambitious new approaches to address housing needs, including:

1. Upzoning growth areas to increase density to meet projected needs and to slow displacement and homelessness,
2. Develop a specific plan for future expansion of the growth areas while avoiding sprawl,
3. Stronger inclusionary zoning and robust affordable housing incentives and allowances, including incentives to reduce the impact on climate change,
4. Manufactured housing preservation,
5. Land banks, land trusts and other options and
6. Exercising more discretion over parking minimums for new developments and investing in public transit and other infrastructure to lessen our community’s carbon footprint.

Sincerely,

Blue Ridge Area Coalition for the Homeless
Charlottesville Albemarle Affordable Housing Coalition
Charlottesville Low-Income Housing Coalition
Community Climate Collaborative
IMPACT
Livable Cville
Virginia Organizing