



**U.S. Department of Housing and Urban
Development**

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Washington, DC 20410
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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: 24L R Resource Lane Court

Responsible Entity: Thomas Jefferson Planning District Commission

Grant Recipient: City of Charlottesville / Thomas Jefferson HOME Consortium

State/Local Identifier:

Preparer: dpSTUDIO, LLC

Certifying Officer Name and Title: Christina Jacobs, Executive Director, Thomas Jefferson Planning District Commission

Grant Recipient: City of Charlottesville / Thomas Jefferson Planning District Commission

Consultant: dpSTUDIO, LLC

Direct Comments to:

Fluvanna-Louisa Housing Foundation
c/o Andrea Madison, Operations Manager

144 Resource Lane, Suite A

Louisa, VA 23093

AMadison@louisacounty.gov

(540) 603-8604

Project Location: 140 Resource Lane, Louisa, VA 23093

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

This project will provide 25 rental units for low-income Louisa County residents and employees. The project is located on a 7.2-acre site and will consist of sixteen (16) one-bedroom units and nine (9) two-bedroom units. These units are intended to be rented to low-income citizens who wish to stay in their community of choice or employment.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

There is a significant lack of sufficient affordable housing in Louisa County. There are few rental opportunities at all, and even fewer that are affordable to low-income families. Some citizens and employees who serve the local community are having a difficult time finding safe, affordable housing within their chosen community where they work and/or where their support systems are located. The purpose of the Resource Lane Court project is to provide several rental units reserved for low-income Louisa County families to help offset the dire need for such housing in this area.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The property is bounded by Chalklevel Road to the east, Resource Land to the north and CSX Railroad/Highway Rt. 22 to the south. It is a wooded parcel with new growth trees, wetland and remains of an old house, which was previously used as a controlled training burn by the local fire department. The property is adjacent to the Louisa County Resource Council, which provides services to the Louisa County community such as a food bank and thrift store. In the absence of this project, this land will remain vacant, the community will not receive 25 much-needed low-income rental units for citizens who wish to remain in the community.

Funding Information

Grant Number	HUD Program	Funding Amount

Estimated Total HUD Funded Amount: ~\$1,737,995.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: ~\$4,200,000.00

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where

applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Louisa County Airport (LKU) is located 0.8 mile, or 4,224 feet, from the subject property. Consequently, the subject property is not located within 2,500 feet of the end of a civil airport runway or 15,000 feet of the end of a military airfield runway. The project is in compliance with Airport Hazards requirements. See Appendix B
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to a review of the U.S. Fish & Wildlife Service Coastal Barrier Resources System Mapper, the project site is not located in a CBRS Unit. Therefore, the project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. See Appendix C
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Based on a review of FEMA Flood Insurance Rate Map (FIRM) Community Panel Number 51109C0175C, dated July 22, 2020, the subject property is in Zone X (unshaded), areas of minimal flood hazard outside of the 100- and 500-year floodplains. No preliminary or pending FIRM panels were identified for the project area. In addition, the subject property is in the Unincorporated Areas of Louisa County, area #510092, which is not currently a participating community in the National Flood Insurance Program (NFIP) due to a suspension in 2016. However, the structure

		<p>or insurable property is not located in a FEMA-designated Special Flood Hazard Area; therefore, flood insurance is not required. The project is in compliance with flood insurance requirements.</p> <p>See Appendix D</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176I & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Louisa County air quality is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act.</p> <p>See Appendix E</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307I & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the National Oceanic and Atmospheric Administration (NOAA), Virginia’s coastal zone includes the state’s 29 coastal counties, 17 cities, and 42 incorporated towns. The subject property is located in Louisa County, which is not within the coastal zone. In addition, the proposed activity is not subject to a Federal Consistency Review under the Virginia Coastal Program. Therefore, the project will not affect the coastal zone and is in compliance with the Coastal Zone Management Act.</p> <p>See Appendix C</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Based on a review of the regulatory database report and results of the on-site reconnaissance included with dpSTUDIO’s Phase I ESA dated September 6, 2024, the Phase I ESA did not identify any recognized environmental conditions (RECs) within the report. However, the U.S. EPA National and Virginia Radon Databases lists Louisa County, VA as being in Zone 1 for radon potential, with average predicted indoor screening levels above the EPA action level of 4 picocuries per Liter (pCi/L). The subject property is therefore in a high radon potential zone. The EPA recommends that indoor radon levels be measured to determine actual concentrations in a particular building. With no identified RECs,</p>

		<p>this project is in compliance with contamination and toxic substances requirements.</p> <p>See Appendix F</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Based on the proposed project description submitted to IPaC and analysis completed by the U.S. Fish & Wildlife Service (Service) dated August 9, 2024, and then updated on November 6, 2024, as documented by project code 2024-0128697, there are no critical habitats within the project area. The Monarch Butterfly, <i>Danaus Plexippus</i>, has a Candidate status and is not currently protected by the take prohibitions of section 9 of the Endangered Species Act (ESA). The other listed species in the proposed project area is the Green Floater Clam, <i>Lasmigona subviridis</i>, status of Proposed Threatened by the Service. This freshwater mussel can be found in small streams and large rivers in the eastern U.S. As there are no streams on the proposed project site, no construction action will jeopardize the continued existence of the proposed species and therefore the proposed action is in compliance with Section 7(a)(4) of the Endangered Species Act.</p> <p>See Appendix G</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Based on a review of the regulatory database report and results of the on-site reconnaissance included with dpSTUDIO's Phase I ESA, dated September 6, 2024, the subject property is not located within the immediate vicinity of hazardous industrial operations, nor handling fuel or chemicals of an explosive or flammable nature. The subject property has no current volatile organic sources within or adjacent to the property. The Phase I ESA revealed no evidence of recognized environmental conditions (RECs) for the subject property and based on the project description, the project includes no activities that would require further evaluation under this section.</p>

		<p>The project is in compliance with explosive and flammable hazard requirements.</p> <p>See Appendix F</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.</p> <p>See Appendix H</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Based on a review of FEMA National Flood Hazard Layer (FIRM) 51109C0175C, dated July 22, 2020 the subject property is in Zone X, an area of minimal flood hazard. The proposed project location is not within the 100-year or 500-year floodplain and is therefore in compliance with Executive Order 11988 with no further evaluation necessary under this section.</p> <p>See Appendix D</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A Department of Historic Resources (DHR) archive search has been completed for the proposed project site – DHR File No. 2023-4346 and an opinion of No Historic Properties will be affected by the proposed undertaking has been recorded. According to the official DHR response, the area of potential effect (APE) has a very high water table, which would indicate low archaeological potential. In addition, there is also potential for previous ground disturbance due to the presence of a railroad grade on the southern boundary of the APE and surrounding roads. Additionally, imported fill dirt will be required to create a suitable building site. Based on these parameters, DHR did not require a Phase I archaeological survey. This finding fulfills the Federal agency’s responsibilities under Section 106 of the National Historic Preservation Act. This project is in compliance with Section 106.</p> <p>See Appendix I</p>

<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>Based on a review of available maps, the subject property is located within 15 miles of the Louisa County Airport, within 3,000 feet of a CSX railroad, and within 1,000 feet of East Main Street/Davis Highway. Actual measurements include the proposed project site being 110 feet of the railroad, 170 feet from Davis Highway Route 22, and 0.8 miles NE of Louisa County Airport (LKU).</p> <p>An acoustical analysis has been completed on the subject property by Hush Acoustics LLC and dated October 11, 2024. The HUD Noise Assessment Guidelines were used to predict the Day-Night Average Sound Level (DNL) outdoors and inside proposed residences.</p> <p><u>Aircraft Noise:</u></p> <p>In regards to aircraft noise, a finding that the site is outside the 65 dB DNL noise contours from the runway/flight path and that the DNL at the proposed project site is far less than the maximum allowable 55dB. Per the Noise Assessment Guidelines, this airport need not be considered when assessing the noise environment at the site.</p> <p><u>Railroad Noise:</u></p> <p>Railroad operations information was obtained from the Federal Railroad Administration (FRA) website. The FRA Safety Map of the area is shown in Figure 4. This figure shows that the closest crossing is 225067F. We obtained the Crossing Inventory Report for this crossing from the FRA website. It lists the following information:</p> <ul style="list-style-type: none"> • The primary operating railroad is Buckingham Branch Railroad Company, and CSX also uses the tracks. • The crossing is at-grade with no Quiet Zone. [This means that horns will be sounded.] • There are 3 trains passing between 6 am and 6 pm, 2 trains between 6 pm and 6 am, and no switching, transit, or passenger trains. [If we assume trains can come anytime
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		<p>within these time windows, we compute that 32% of trains pass the site between 10 pm and 7 am.]</p> <ul style="list-style-type: none">• The maximum timetable speed is 25 mph, and the typical speed over the crossing is 1 to 25 mph. [We used 20 mph in the calculations; note that this is conservative compared to 25 mph since lower speeds generate higher sound levels.] <p>There is currently no Quiet Zone noted in the FRA Crossing Inventory form. If a Quiet Zone is established, trains would no longer be required to sound horns at the at-grade road crossing. This would dramatically reduce noise levels, and significantly reduce the need for noise walls and/or architectural upgrades. We recommend attempting to obtain a Quiet Zone from the FRA. However, note that this can often entail expensive infrastructure upgrades to the crossing signals.</p> <p><u>Traffic Noise:</u></p> <p>Based on photos on Google.com, there are no stop signs along Davis Highway near the site and the posted speed limit is 45 mph each direction.</p> <p><u>Total Noise Outdoors:</u></p> <p>We combined the DNL due to the railroad and road and the total DNL, rounded to the nearest dB, is:</p> <ul style="list-style-type: none">• 75 dB at NAL 1• 75 dB at NAL 2• 75 dB at NAL 3• 75 dB at NAL 4• 73 dB at NAL 5• 71 dB at NAL 6• 70 dB at NAL 1A• 70 dB at NAL 1H <p>The DNL at each NAL is in the “normally unacceptable” range of 65 to 75 dB. Since the NAL are in rear yards, this means that a noise barrier is required to reduce the DNL to 65</p>
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		<p>dB or lower. If the noise wall of 8 is used, no architectural modifications are required. If the noise wall of 8-13 feet tall as shown in Figure 7 is not used, it would be necessary to consider architectural upgrades.</p> <p>See Appendix J</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The subject property is not located on nor does it affect a sole source aquifer. The project is in compliance with Sole Source Aquifer requirement of the Safe Drinking Water Act.</p> <p>See Appendix K</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>A wetland delineation was completed on the proposed project site by Virginia Wetland Consulting, Inc. Approximately 1.76 acres of the 7.29-acre project site is designated a PFO wetland with an additional 0.07-acre portion that is designated as a PEM Wetland. Virginia Wetland Consulting also prepared a Joint Permit Application (JPA). The JPA indicated the proposed permanent impacts consisting of 0.34 acres (14,942 sqft) of PFO wetlands. There are no temporary impacts included in the design.</p> <p>Impact 1 is necessary for grading to create a level building pad for the residential units.</p> <p>Impact 2 is necessary for the construction of an access road.</p> <p>Impact 3 is necessary as part of stormwater infrastructure.</p> <p>Impact 4 is necessary for sanitary sewer impacts and associated grading. See attached impact maps and cross sections for details of the proposed impacts in Appendix L</p> <p>The original Concept Plan (6/26/23) included a larger footprint that included more open space for pedestrian trails and recreational areas. The engineer based the wetlands on the Conceptual Plan using the NWI map, and based on that was avoiding all wetland impacts. Once the delineation was completed the site had to be redesigned to fit the proposed units on a smaller area of</p>

		<p>usable land. As part of the rezoning, the County required buffers along Chalk Level and Resource Lane.</p> <p>As a 501(c)(3) non-profit organization, no other sites were considered. The subject property was donated to the Fluvanna-Louisa Housing Foundation to be used for this specific project by the Cooke Foundation.</p> <p>See Appendix L</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project is not within proximity of a NWSRS river. See attached national listing of Wild & Scenic rivers where Virginia is not included. The project is in compliance with the Wild and Scenic Rivers Act.</p> <p>See Appendix M</p>
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the EPA EJScreen of Environmental and Socioeconomic Indicators Data, 43% of the subject property and surrounding 1-mile radius population are designated as Low Income as compared to the 25% State Average. The Subject property and surrounding area are comprised of 37% people of color as compared to the state average of 38%. The unemployment rate of the subject property is 6% and is higher than the 5% for the state average. Based on the information gathered from the regulatory database report, the EPA EJScreen, Supplemental Index, and other information sources reviewed during the course of dpSTUDIO's Phase I ESA, the subject property is not directly affected by any nearby hazardous sites and 12 of the 13 Environmental Burden Indicators have a lower value for the subject property and nearby surroundings as compared to the Virginia State values. The only factor higher than the state average is for lead paint and can be attributed to the greater percentage of pre-1960 built homes in the vicinity of the subject property. Therefore, the subject</p>

		<p>property and its proposed residents do not suffer from disproportionately adverse environmental effects relative to the community-at-large. There are no adverse environmental impacts from the proposed project, therefore E.O. 12898 does not apply to the project.</p> <p>See Appendix N</p>
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	<p>In a letter dated August 10, 2023, the Louisa County Board of Supervisors voted to approve the rezoning of the proposed project site from Industrial Growth Area Overlay District (IND GAOD) to Residential General Growth Overlay District (R-2 GAOD), the issuance of a Conditional Use Permit for construction of the proposed 25 multi-family dwelling units with 9 conditions provided, and a special exception to additional standards for the growth area overlay districts.</p> <p>See Appendix A for Board of Supervisors communications, Market Analysis, and Louisa County Area Median Income Chart.</p>

Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	Best management practices will be used in order to prevent adverse impacts from erosion, drainage, and storm water runoff.
Hazards and Nuisances including Site Safety and Noise	2	Site generated noise will be temporary and restricted to just the time the project will be under construction. Site safety best practices will be strictly enforced.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	The proposed project will provide desperately needed affordable rental housing for up to 25 low-income households. This project will serve households earning at or below 80% of the Area Median Income (AMI) for the region. See Appendix A for Louisa County 2024 AMI Chart
Demographic Character Changes, Displacement	1	The proposed project will provide 25 new construction rental units in total in a county with a significant lack of affordable housing. Much of the existing housing stock is aging and in need of repair. Some Louisa County residents, are having a difficult time finding safe and affordable housing in the community where their support systems have been located for generations. The property is currently a vacant and wooded parcel. In the absence of this project, the land will remain vacant and the community will not receive the 25 greatly needed low-income rental units.
Environmental Justice	1	Based on the information gathered from the regulatory database report, the EPA EJScreen, Supplemental Index, and other information sources reviewed during the course of dpSTUDIO's Phase I ESA, the subject property is not directly affected by any nearby hazardous sites with no adverse environmental impacts from the proposed project. In addition, the significant lack of affordable housing in Louisa Count allows for few rental opportunities at all, and even fewer that are affordable to low-income families. Some Louisa County citizens are having a difficult time finding safe, affordable housing in the community where their support systems are located and where their families have been located for several generations. The proposed project will provide affordable housing to local community

		employees such as teachers, police, emergency services workers, and local government staff so that they may afford to live in the community that they serve. The purpose of the Resource Lane Court project is to provide rental units reserved for low-income Louisa County families to help offset the dire need for such housing in this area.
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Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES – See Appendix O		
Educational and Cultural Facilities	2	The proposed project site is located approximately 2.5 miles from Thomas Jefferson Elementary School, Louisa Middle and Louisa High School. There are also several private schools within 10 miles from the project site. Several cultural facilities are within a 25-mile radius from the project site.
Commercial Facilities	2	The project site is located within 15 minutes of several grocery stores and shopping centers.
Health Care and Social Services	2	The project site is located within 5 miles of multiple health care clinics including 1.5 miles from UVA Health Medical Associates of Louisa and CVHS Louisa. The site is also a direct neighbor to the Louisa County Resource Council and 1.5 miles from the Louisa County Department of Human Services and Jefferson Area Board for Aging.
Solid Waste Disposal / Recycling	2	Louisa County provides several off-site collection sites for garbage and recycling. The project site is located approximately 6 miles from the Louisa County Landfill and approximately 7 miles from the Louisa County Recycle Center. Individuals are responsible to get their solid wastes to one of these locations. Any on-site collection would be contracted with a private vendor.
Waste Water / Sanitary Sewers	2	The project site will connect to county water and sewer services.
Water Supply	2	The project site will connect to county water and sewer services.
Public Safety - Police, Fire and Emergency Medical	2	The project site is approximately 3 miles from the Louisa County Department of Fire & Emergency Medical Services and the Louisa Volunteer Fire Company. The Louisa Police Department and the Louisa County Sheriff's Office are within 3 miles of the project site.

Parks, Open Space and Recreation	2	The project site is within 15 miles of multiple parks such as Louisa Town Park, Elizabeth Trice Walton Park, and Sycamore Beach.
Transportation and Accessibility	2	Louisa County contracts with JAUNT to provide a public transportation system for county residents. This service is curb-to-curb service available by reservation. While there is no fixed-route service, residents of the proposed project site will be able to utilize the JAUNT service for many transportation needs.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The proposed project site is a vacant wooded parcel that was formerly used for farmland and tree harvesting.
Vegetation, Wildlife	2	Through consultation with the U.S. Fish & Wildlife Service, it was determined that no threatened or endangered species and no critical habitats were identified in the proposed project site. Loss of vegetation and wildlife habitat, and noise and light disturbances to wildlife during construction and occupancy are likely to result in short and long-term minor adverse impacts to vegetation and wildlife habitat, but surrounding properties will remain rural in nature.
Other Factors		

Environmental Assessment Factor	Impact Code	Impact Evaluation
CLIMATE AND ENERGY		
Climate Change Impacts	2	A Climate Risk Assessment Report (CRAR) was completed by ERIS dated July 8, 2024. The CRAR reflects hazard risk at a property relative to the rest of the data coverage area. The ratings are based on historical risk and projected 2050 risk. Each factor is based on a scale of 1-100 where 1 represents the least risk. The report gave an 20-98/100 comprehensive risk rating based on the following factors: precipitation, heat, flood, wind, drought, and fire. The factors receiving the highest score for extreme risk were for the following categories: drought – 98, precipitation - 87, heat - 80, and wind -80.

		During construction, the cut and fill of soils on the site will be balanced to the greatest extent possible. Energy efficient building materials will be used to the greatest extent feasible. See Appendix P
Energy Efficiency	2	Energy efficient building materials will be used to the greatest extent feasible.

Additional Studies Performed:

An acoustical analysis of the subject property was completed by Gary Ehrlich, P.E. of Hush Acoustics, LLC dated October 11, 2024.

A wetlands delineation and a Joint Permit Application (JPA) was completed by Billy Coward of Virginia Wetland Consulting dated August 17, 2024.

Field Inspection (Date and completed by):

Field inspection of the Resource Lane Court proposed project site completed on Thursday, July 18, 2024 by Dennis Papa and Casey Rosier.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

Agency	Contact Person	Date Sent	Response
Virginia Dept. of Historic Resources	DHR / ePIX Jennifer Greentree, Architectural Historian Jennifer.Greentree@dhr.virginia.gov	August 30, 2023	DHR File No. 2023-4346 DHR stated an opinion that no historic properties will be affected by the proposed action. Letter in Appendix I
Catawba Indian Nation	Wenonah Haire, THPO Caitlin Rogers, Assistant Catawba Indian Nation Caitlin.Rogers@catawba.com	Letter sent, August 5, 2024 Response letter September 9, 2024	The projects impacts are anticipated to be minimal. Response Letter in Appendix I
Delaware Nation, OK	Katelyn Lucas, THPO Director of Cultural Resources & Section 106 klucas@delawarenation-nsn.gov	Letter sent via email, August 5, 2024	The projects impacts are anticipated to be minimal. No formal response given.

Monacan Indian Nation	Chief Diane Sheilds Monacan Indian Nation TribalOffice@MonacanNation.com	Letter sent via email August 5, 2024	The projects impacts are anticipated to be minimal. No formal response given.
Louisa County Board of Supervisors	Josh Gillespie, AICP Director of Community Development, Zoning Administrator (Former) Linda Buckler – Director and Zoning Administrator lbuckler@louisa.gov (Current)	August 10, 2023 via Regular Mail and Email	Unanimous approval of rezoning, conditional use permit with nine conditions, and special acceptance to additional standard for the proposed project. Email correspondence in Appendix A
Hush Acoustics, LLC	Gary Ehrlich, P.E. Principal Hush Accoustics, LLC Gary@hushacoustics.com	October 11, 2024 via email	HUD Site Noise Analysis report
Virginia Department of Environmental Quality	Margaret Dannemann Regional VWPP Program Manager Virginia Department of Environmental Quality Northern Regional Office 13901 Crown Ct., Woodbridge, VA 22193 (703)583-38001	November 13, 2024 via Email	Confirmation of the VWP General Permit WP4 om accprdamce with 9VAC25-690-10 <i>et seq.</i>
EarthSource Solutions, Inc.	Scott A. Reed Vice President EarthSource Solutions Inc. Credit Sales Manager – New Kent Environmental Bank	August 15, 2024 Via Email	Letter Confirming the availability of authorized Wetland and Waters of the US credits at the New Kent County Facility
Thomas Jefferson Planning District Commission	Laurie Jean Talun Regional Program Manager	December 10, 2024 Via Email	Verification of the project meeting the standards provided within 24 CFR Part 51 Subpart B for “Normally Unacceptable” site standards.
Southern Image Design Builders, Inc.	Jeff Martin Vice President, Southern Image Design Builders 40 Randolph St. Mineral, VA 23117 (504)872-5900	December 17, 2024	Cost estimate for the construction of a sound wall for the Resource Lane proposed project site at \$800,000 - \$1 Million.

List of Permits Obtained:

- Virginia Water Protection (VWP) General Permit Tracking No. WP4-24-1970

Public Outreach [24 CFR 50.23 & 58.43]: See Appendix Q

Provide the FONSI/FOSI notice dissemination list and also describe any additional public meetings and hearings that were held as part of, or were relevant to the environmental review.

Cumulative Impact Analysis [24 CFR 58.32]:

The NEPA process requires an assessment of the cumulative impacts of a federal action. Cumulative impacts result from the incremental impact of an action when added to other past, present, or foreseeable future actions, regardless of what agency may implement such actions. For the purposes of this EA, assumptions are made as to what a reasonable buffer would be around the proposed project site. The proposed 25 rental units will be constructed on a partially vacant and wooded 7.2-acre parcel. The action will be somewhat buffered from the surrounding northern and western lots by the remaining tree cover on the property and the vegetation on the surrounding lots. The south side of the property is bordered by a CSX railroad and Davis Highway / Rt 22. This physical separation, as well as the location of the project within the existing area, has been considered in the analysis of cumulative impacts.

Past Actions – Past actions that may contribute to cumulative impacts in one or more of the analyzed areas include previous development, land clearing as well as the construction of surrounding housing units that would include roads and utilities.

Present Actions - Present actions that may contribute to cumulative impacts in one or more of the analyzed areas include increased traffic on nearby roadways and any activities associated with the adjacent properties and general population growth for Louisa County. No other known developments are proposed near the project site or immediately adjacent to the Resource Lane Court project site as of this time.

Foreseeable Future Actions – It is anticipated that future actions around the project site may include other residential or single-family developments. Louisa County, with its central location and close proximity to Richmond, Charlottesville, and Fredericksburg, has become a popular urban sprawl destination. NEPA reviews would need to be conducted for any federally-funded action, however County review processes are more likely anticipated for future development to determine direct, indirect, and cumulative impacts on the selected project site, in terms of the existing transportation network, water and wastewater utility infrastructure, and other municipal services.

Summary of Cumulative Effects – The majority of the proposed 7.2-acre project site will be developed into housing. In a letter dated August 10, 2023, the Louisa County Board of Supervisors voted to approve the rezoning of the proposed project site from Industrial Growth Area Overlay District (IND GAOD) to Residential General Growth Overlay District (R-2 GAOD), the issuance of a Conditional Use Permit for construction of the proposed 25 multi-family dwelling units with 9 conditions provided, and a special exception to additional standards for the growth area overlay districts. This project will complement future plans and have no adverse cumulative impacts on the aesthetic of the County. The proposed action will result in ground disturbing activities and minor changes in the viewshed; however, the proposed development will be set back from the main roads and existing tree cover will remain on the surrounding properties.

The Virginia DHR concurred with the determination that there would be no effects on historic properties in the area. Through consultation with the U.S. Fish & Wildlife Service, it was determined that no designated critical habitats will be affected by the proposed project. The action is considered complete and no further action is necessary unless new information reveals effects to the property in a new or more extensive fashion than previously documented. Loss of vegetation and wildlife habitat, and noise and light disturbances to wildlife during construction and occupancy are likely to result in short and long-term minor adverse impacts to vegetation and wildlife habitat, but surrounding properties will remain rural in nature and long-term negative impacts are not expected to be significant.

Implementation of storm water management BMPs that are planned during construction will be designed to eliminate adverse impacts on offsite water quality and quantity from storm water runoff. The proposed action will have direct impacts to wetlands on the property and mitigation measures have been approved. Authorization of permanent impact of 0.34 acre of palustrine forested (PFO) wetland will be compensated by the purchase of 0.68 wetland mitigation credits from the New Kent Environmental Bank.

During construction, the proposed action would make a slight contribution to the local economy through the potential use of local construction labor, possible use of local materials and supplies, and general support of retail and commercial businesses in the area. Creation of these much-needed rental units for residents who wish to remain in the community will result in direct benefits to local businesses and will likely result in small but measurable beneficial cumulative impacts to the local economy. The increase in air pollutants expected from the proposed action both pre and post construction would be negligible and is not expected to result in significant air quality or climate change impacts. The proposed project will have noise impacts to the immediate surrounding area both during and post construction. The natural buffer provided by the setback from the main road and the surrounding natural vegetation will help to preserve the nature of the setting. Over the long term, the activities of the proposed project would not add significant cumulative impacts from noise.

Site access and traffic would likely be affected during construction of the proposed project, however mitigation measures such as signage and safety measures for construction vehicles and workers will allow these minor short-term impacts to be managed effectively. Vehicle traffic

post construction is not expected to increase significantly. Utility infrastructure maintained by Louisa County and other private companies is expected to keep pace with any increased demands created by the proposed project.

As previously stated in the environmental justice section, there currently is a significant lack of affordable housing in Louisa County. Much of the existing housing stock is aging and in need of major repairs. There are few rental opportunities at all, and even fewer that are affordable to low-income residents. Some long-time Louisa County citizens and employees, are having a difficult time finding safe, affordable housing in the community where their support systems, families, and work are located. The purpose of the Resource Lane Court project is to provide affordable rental units reserved for low-income Louisa County citizens and in this way, supporting environmental justice policies.

Finally, the proposed project will not result in significant long-term generation of wastes, with the exception of tree cutting and vegetative debris during construction. Solid waste will be reduced at the source through recycling and pollution prevention. Removal of the abandoned house will improve the environmental condition of the property and no environmentally dangerous products or by-products will be produced. Therefore, the proposed project is not likely to add negative cumulative effects on human health and safety.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

As a 501(c)(3) non-profit organization, no other sites were considered. The subject property was donated to the Fluvanna-Louisa Housing Foundation to be used for this specific project by the Cooke Foundation.

No Action Alternative [24 CFR 58.40(e)]:

The no action alternative would deny twenty-five low-income Louisa County residents and/or employees the opportunity to live and work in their community of choice. As previously stated, there is a significant lack of sufficient affordable housing in Louisa County. There are few rental opportunities at all, and even fewer that are affordable to low-income families. Some Louisa County citizens and employees who serve the local community (teachers, police, emergence services workers, local government staff, etc.) are having a difficult time finding safe, affordable housing within the community where they work and/or where their support systems are located. The purpose of the Resource Lane Court project is to provide several rental units reserved for low-income Louisa County families to help offset the dire need for such housing in this area

Summary of Findings and Conclusions:

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
<p>Virginia Water Protection (VWP) General Permit Tracking No. WP4-24-1970</p>	<p>Coverage Conditions:</p> <ol style="list-style-type: none"> 1. This coverage authorizes the permanent impact of 0.34 acre of palustrine forested (PFO) wetland as depicted on the enclosed impact map entitled Wetland Impact Map, dated September 12, 2024, and received September 17, 2024. 2. The permittee shall compensate for the authorized surface water impacts as follows: As compensation for permanent wetland impacts, the permittee shall purchase 0.68 wetland mitigation credit(s). All compensatory mitigation credits shall be purchased from a DEQ-approved mitigation bank, an approved in-lieu fee (ILF) program, or a combination thereof as specified below. The bank or program must be authorized and approved by DEQ to sell credits in the area in which the impacts will occur and have credits available (as released by DEQ). Any credit sale shall be in accordance with the approved Mitigation Banking Instrument or ILF Program Instrument. Purchase of required mitigation credits shall occur first through the purchase of available released credits followed by the purchase of advance credits. Multiple banks may be used to fulfill compensation requirements. 3. When countersinking culverts in streams, the permittee shall comply with all other conditions of the general permit and general permit coverage, including Part I.B.2, and shall install the structure and any riprap or ancillary features in a manner to ensure reestablishment of the stream channel within 15 days post construction. When installing culverts in any surface water, the permittee shall install the culvert and ancillary features in a manner that will maintain the pre-construction hydrologic regime. Surface water depth within the impact area shall be consistent with depths upstream and downstream of the impact area. <p>Compensation required for the 0.34 acres of PFO wetland impacts will include the purchase of 0.68 credits of wetlands from the New Kent Environmental Bank.</p> <p>See Appendix L for all Wetland Documentation</p>
<p>Noise Mitigation</p>	<p>Outdoor Noise:</p>

The DNL at each NAL is in the “normally unacceptable” range of 65 to 75 dB. Since the NAL are in rear yards, this means that a noise barrier is required to reduce the DNL to 65 dB or lower. According to work completed by Hush Acoustics, noise barrier wall would have to be 8-13 feet tall to reduce the DNL to 65dB in all rear yards.

Indoor Noise:

If the noise wall of Figure 7 is used, no architectural modifications are required. If the noise wall of Figure 7 is not used; it would be necessary to consider architectural upgrades as discussed below. A DNL of 42 dB indoors was used as a guide for determining mitigation construction standard. Where the DNL is as high as 75 dB outdoors, the DNL will be 42 dB or lower in every room with STC 43-rated walls and STC 30-rated windows and

doors typically (with STC 31 windows in Bedroom 2 of the single-family detached houses). The rating of STC 43 can be achieved for walls using resilient channels between the studs and gypsum board for exterior walls. If the noise wall of Figure 7 is not used, we would recommend using these resilient channels for exterior walls and STC 30 ratings for windows and doors typically (with STC 31 in Bedroom 2 of single-family detached lots) for lots 1-6, 1A, and 1H.

Agency and HUD Correspondence:

In a memo dated December 10, 2024, Laurie Jean Talun, Regional Program Manager with TJPDC details the findings of a meeting with FLHF representatives and Kerry Johnson, Field Environmental Officer for Region III of the U.S. Department of Housing and Urban Development from December 3, 2024 and is shown as follows:

We have verified that this project meets the standards provided within 24 CFR Part 51 Subpart B, for “Normally Unacceptable” Site Acceptability Standards, as no part of the Noise Study demonstrates day-night average sound level above 75 decibels. As such, 24 CFR 51.105 applies as follows:

1. The project does not require an Environmental Impact Statement, and noise is the only

	<p>environmental issue. (24 CFR 51.105(a)(1)) The initial concerns regarding wetlands are being mitigated, and therefore do not pose an environmental issue.</p> <p>2. The project meets other program goals to provide housing in proximity to employment, public facilities and transportation. (24 CFR 51.105(a)(3))</p> <p>3. The project is in conformance with local goals and maintains the character of the neighborhood. (24 CFR 51.105(a)(4))</p> <p>4. The reasons as to why the noise attenuation measures that would normally be required for new construction cannot be met:</p> <p>a. To meet the standards for outdoor noise reduction, a 15-foot wall would be built. At \$800,000, the estimates given for the cost of this wall would double the cost of the entire multi-unit project.</p> <p>b. The project will already meet the standards for indoor noise levels through the quality of the building materials.</p> <p>5. Other sites which are not exposed to noise above 65 decibels and which meet program objectives are not available. (24 CFR 51.105(a)(6))</p> <p>For all of these reasons, we are confident that the project should be able to proceed without the building of the wall.</p> <p>See Appendix J for the Acoustical Analysis, Cost Estimate for the construction of a sound barrier wall, and Memo from the Thomas Jefferson Planning District Commission in response to the Noise Study findings.</p>
<p>Housing Requirements</p>	<p>New Construction.</p> <p>1. Radon resistant construction is required for all radon zones.</p> <p>2. Radon Zone 1</p> <p>a. Construction Requirements. All new construction in Radon Zone 1 must meet all of the requirements of ASTM E 1465-08a (or most recent edition) for installation of passive systems.</p> <p>b. Post-construction testing is required prior to Final Endorsement, except as provided at IV.A.3. If testing results are at or above the threshold, conversion from a passive system to a fan-powered system pursuant to ASTM E 1465-08a (or most recent edition) is required.</p>

Coastal Zone Consistency Determination	A soil and sediment control plan must be approved and implemented.
Wildlife	While a finding of no Critical Habitats within the project area was reported via an IPaC search through FWS, there are likely bald eagles in the project area. To minimize potential impacts to the species, there is a higher probability of presence in late January through February and again in the first two weeks of September and December.
Climate Change Impacts	<p>According to the Climate Risk Assessment Report generated for the subject property, the highest projected risk factors for the subject property were for extreme precipitation, extreme heat, and wind. Mitigation strategies to minimize potential adverse increased effects from these risk factors could include any of the following:</p> <ul style="list-style-type: none"> • Incorporate energy efficient and heat-resistant building materials with higher grade insulation into the new construction buildings. • Incorporating resilient infrastructure or green infrastructure to manage stormwater runoff. • Increase vegetation to allow for shading and evapotranspiration from plants to lower temperatures of walls and paths. • Incorporate high efficiency appliances into the buildings.

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: _____ Date: _____

Name/Title/Organization: _____

Certifying Officer Signature: _____ Date: _____

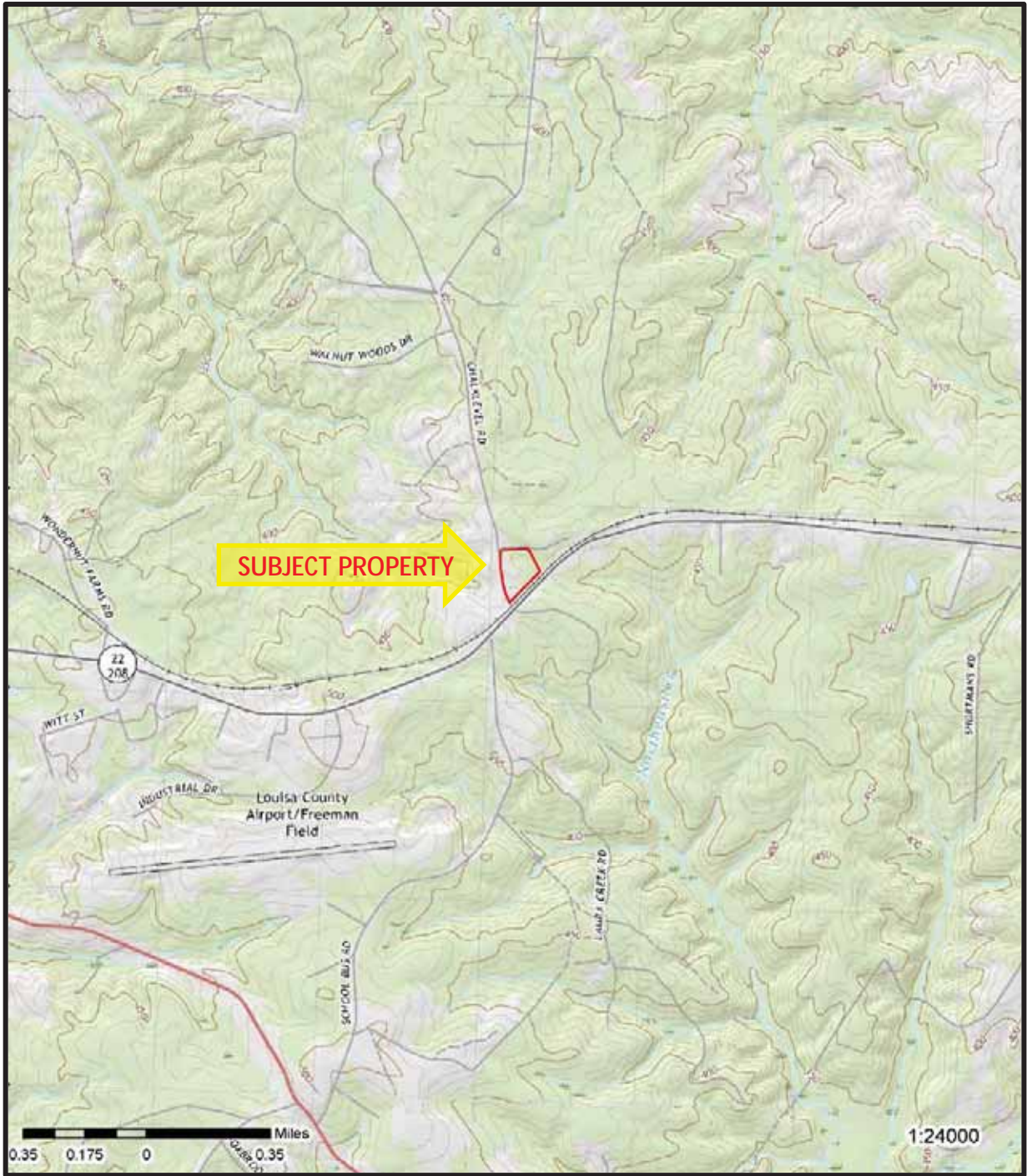
Name/Title: _____

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

**Environmental Assessment – Proposed Resource Lane Court, Louisa, VA
December 2024**



APPENDIX A

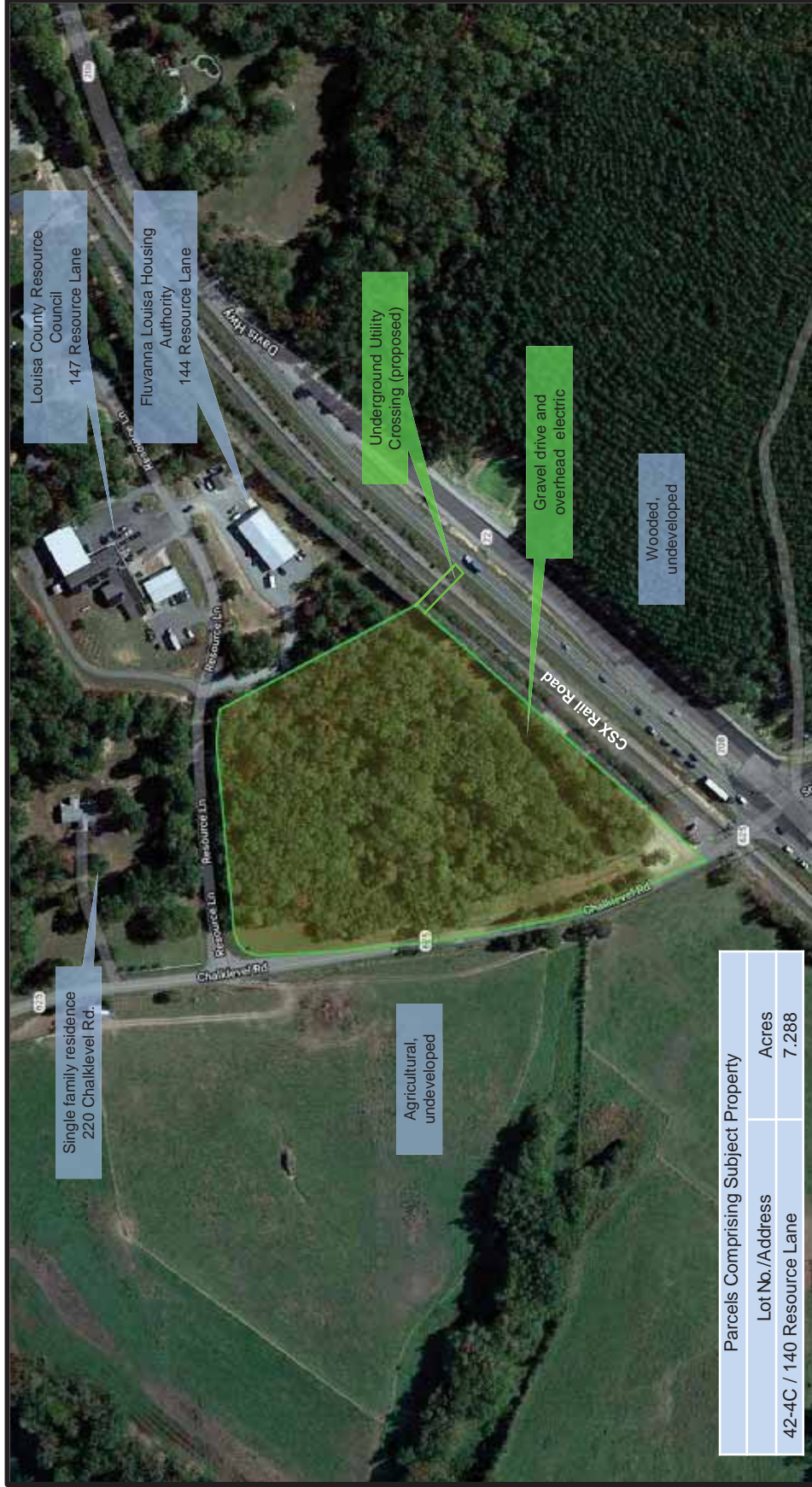
SITE LOCATION, AERIAL PHOTOS, PLANNING, and MARKET ANALYSIS



— Project Area – limits of construction

Source: USGS 7.5 minute series topographic map for Pendleton; Mineral, VA 2019

 <p>www.dpSTUDIOenvironmental.com 804.402.0446</p>	<p>Project No. 24FLH225.02 Date: 7/18/2024 Scale: 1:24,000 Appvd: DP</p> 	<p align="center">FIGURE 1 SITE LOCATION MAP</p> <p align="center">140 Resource Lane Mineral, Louisa County, VA 23117</p>
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Parcels Comprising Subject Property	
Lot No./Address	Acres
42-4C / 140 Resource Lane	7.288

— Limits of Subject Property (approximate)



www.dpSTUDIOenvironmental.com
804.402.0446

Project No. 24FLH225.02
Date: 7/18/2024
Scale: 1" = 100'
Appvd: DP



FIGURE 2
SITE FEATURES
140 Resource Lane
Mineral, Louisa County, VA 23117

Source: Google Maps, 2024

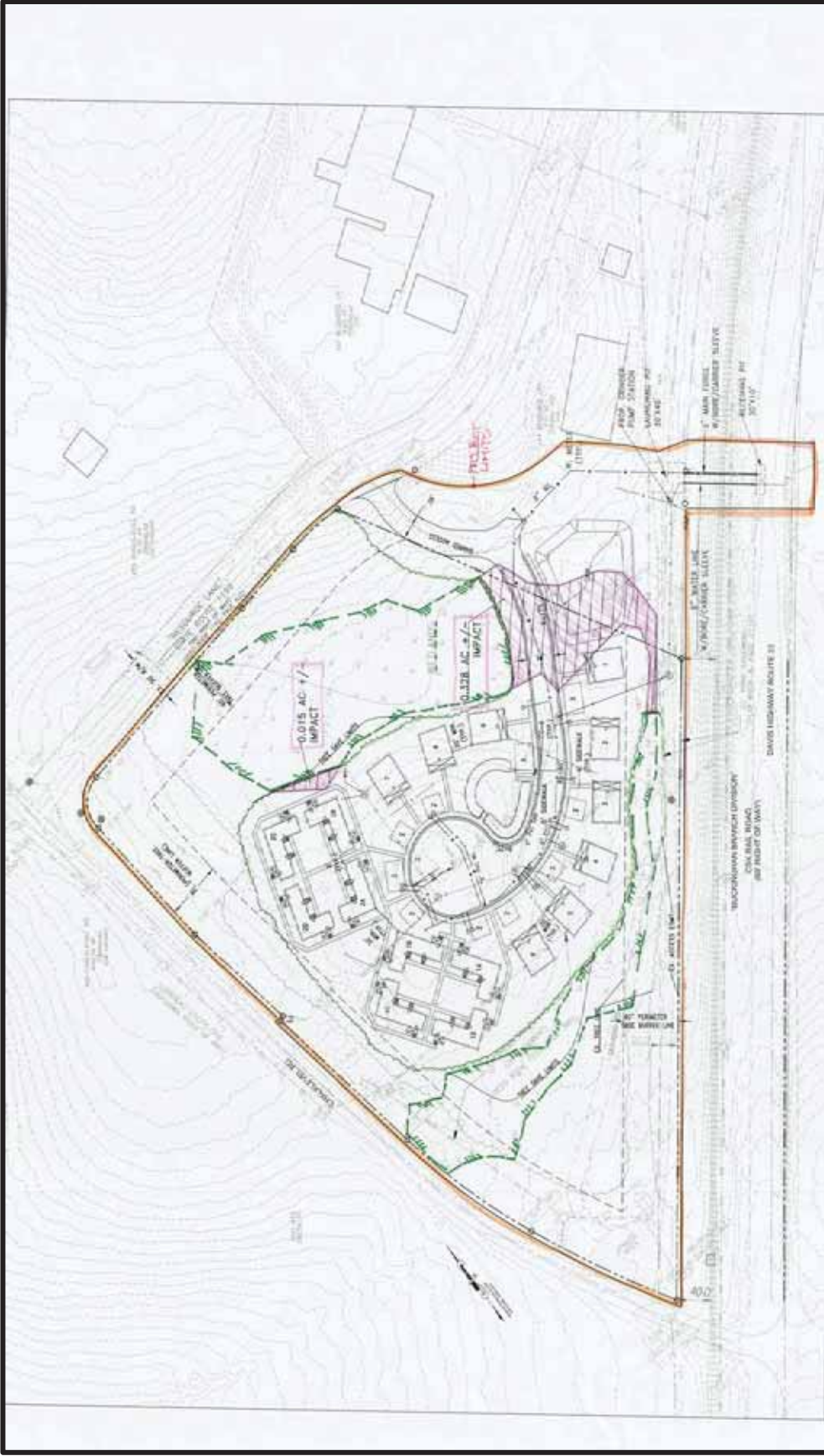


FIGURE 3
PROPOSED DEVELOPMENT CONCEPT PLAN
 140 Resource Lane
 Mineral, Louisa County, VA 23117

Source: Fluvanna Louisa Housing Authority

Project No. 24FLH225.02
 Date: 7/18/2024
 Scale: not shown
 Appvd: DP



dpSTUDIO
 environmental engineering

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**COUNTY OF LOUISA
COMMUNITY DEVELOPMENT**

(540) 967-3430

Fax (540) 967-3486

www.louisacounty.com

Via Regular Mail
Copies via Electronic Mail

August 10, 2023

Fluvanna – Louisa Housing Foundation
Attn: Kim Hyland
144 Resource Lane Suite A
Louisa, VA 23093

RE: REZ2023-03, CUP2023-03, and SEP2023-02; Fluvanna-Louisa Housing Foundation, Applicant/Owner; Louisa County Resource Council, Additional Applicant/Owner – Rezoning, Conditional Use Permit, and Special Exception Requests

Transmitted via regular mail and electronically to khyland@louisa.org

To whom it may concern,

At a regular meeting of the Louisa County Board of Supervisors held on August 8, 2023, postponed from August 7, 2023 due to a severe weather event, the Board of Supervisors voted that the public necessity, convenience, general welfare, or good zoning practice compels it to approve the above-referenced applications for the following: 1) rezoning of approximately 8.3 acres from Industrial Growth Area Overlay District (IND GAOD) to Residential General Growth Area Overlay District (R-2 GAOD), 2) the issuance of a Conditional Use Permit in accordance with Section 86-394 of the Land Development Regulations for construction of twenty-five (25) multi-family dwelling units to provide housing for senior citizens, and local workers of Louisa County with the following nine (9) conditions for the Fluvanna-Louisa Housing Foundation (FLHF), and any successors, assignees, current, or future lessee, sub-lessee, owner, or operator, as follows, and 3) a special exception to additional standards for the growth area overlay districts:

1. Project Parcel. Parcel 42-4C will be permitted to construct a maximum of (twenty-five) 25 multifamily dwelling units.
2. Adjacent Parcel. The applicant will be permitted to use and install utility easements, stormwater management areas, and access points on the adjacent parcel 42-4D with permission from the Resource Council (current owner). The Resource Council will be provided with a copy of the site plan by the applicant during the site plan review process for comment

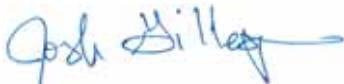
3. Requirements. The Fluvanna-Louisa Housing Foundation (FLHF) will provide affordable housing per the requirements of United States Department of Housing and Urban Development (HUD) and Thomas Jefferson Planning District Commission (TJPDC) agreements for HOME funding to Louisa County residents in need to include two (2) primary groups:
 - a. Seniors below (sixty) 60% Annual Medium Income (AMI).
 - b. Essential Workers, those working in critical jobs who cannot find housing in the area due to low availability and high rents – these workers will fall into necessary requirements per HUD restrictions, primarily under (eighty) 80% AMI.
4. Rental Rates. FLHF, as property manager, will charge rental rates per the guidelines required by HUD and any other applicable entities involved. These have traditionally been (thirty) 30% of the renter's income as opposed to the market rate rent.
5. Annual Reporting.
 - a. FLHF will report to the county on an annual basis the resident demographic income requirements and overall progress of the construction process and, thereafter, the occupancy rate of the site.
 - b. FLHF will report to the Thomas Jefferson Planning District Commission Regional Housing Partnership or successor regional programs on an annual basis the resident demographic income requirements and overall progress of the construction process and, thereafter, the occupancy rate of the site.
6. Accessibility and Maintenance. The project will provide affordable housing that is handicapped accessible and well maintained.
7. Collaboration. FLHF will work with the senior residents to provide access to local services and transportation by continuing to work closely with other agencies providing services, such as the Louisa County Resource Council, Jefferson Area Board for Aging (JABA), Monticello Area Community Action Agency (MACAA), and PACE.
8. Community Involvement. FLHF will seek out community partners for this project reaching out to organizations such as:
 - a. Louisa County Public Schools Career and Technical Education (CTE) Program to educate students on housing construction, development and site design, project management, landscape design.
 - b. Master Gardeners and local nurseries to provide assistance in landscape design, implementation, and maintenance with a desire to achieve a largely native planting landscape.
 - c. Local Businesses and individuals to contribute to the project.
9. Project Site Plan Requirements. FLHF will seek out community partners for this project reaching out to organizations such as:
 - a. The project will follow all site plan and erosion and sediment control requirements of the Louisa County Land Development Regulations.
 - b. The project will provide a nature path for residents.

- c. The project will provide a perimeter tree buffer of no less than 60 feet deep around the entire project.
- d. Fireworks will not be permitted to be stored or used in the development.
- e. Abandoned or inoperable vehicles will be removed from the property.
- f. Basic maintenance of vehicles such as oil changes and brake changes will not be permitted on site.

The property is located in the southeast quadrant of Chalk Level Road (Route 652) and Resource Lane (Route 1199) and is further identified as tax map parcel 42-4C and 42-4D (companion project parcel), in the Mineral Election District.

Should you have further questions or need additional information, please contact our office.

Sincerely,



Josh Gillespie, AICP
Director of Community Development
Zoning Administrator

Cc: Louisa County Resource Council by email to ED@louisaresource.org
Stacey Fletcher, Commissioner of Revenue via email SFletcher@louisa.org
Richard Gasper, Assessor via email RGasper@louisa.org
Matthias Smith, GIS Coordinator via email Msmith@louisa.org

**BOARD OF SUPERVISORS
COUNTY OF LOUISA
RESOLUTION**

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 8th day of August 2023, at which the following members were present, the following resolution was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

RESULT:	Passed
MOVER:	Board of Supervisors - Green Springs District Rachel Jones
SECONDER:	Board of Supervisors - Patrick Henry District Fitzgerald Barnes
AYES:	Tommy Barlow , Rachel Jones , Duane Adams , Fitzgerald Barnes , R.T. "Toni" Williams, Eric Purcell

A RESOLUTION TO APPROVE CUP2023-03, FLUVANNA - LOUISA HOUSING FOUNDATION; APPLICANTS/OWNERS - CONDITIONAL USE PERMIT REQUEST

WHEREAS, Fluvanna-Louisa Housing Foundation submitted a request for a conditional use permit for a property identified as tax map parcel 42-4C; and

WHEREAS, the request for a conditional use permit will allow for the construction of twenty-five (25) multi-family dwelling units consisting of sixteen (16) one-bedroom units designed for senior citizens, and nine (9) two-bedroom units for local employees of Louisa County; and

WHEREAS, the property is located in the southeast quadrant of Chalk Level Road (Route 652) and Resource Lane (Route 1199) in the Mineral Election District; and

WHEREAS, at a regular meeting of the Louisa County Planning Commission held July 13, 2023, the Planning Commission voted that the public necessity, convenience, general welfare, or good zoning practice compels it to make a recommendation of approval to the Louisa County Board of Supervisors on the request for a conditional use permit to allow for the construction of twenty-five (25) multi-family dwelling units with the following nine (9) conditions:

1. Project Parcel. Parcel 42-4C will be permitted to construct a maximum of (twenty-five) 25 multifamily dwelling units.
2. Adjacent Parcel. The applicant will be permitted to use and install utility easements, stormwater management areas, and access points on the adjacent parcel 42-4D with

permission from the Resource Council (current owner). The Resource Council will be provided with a copy of the site plan by the applicant during the site plan review process for comment.


3. Requirements. The Fluvanna-Louisa Housing Foundation (FLHF) will provide affordable housing per the requirements of United States Department of Housing and Urban Development (HUD) and Thomas Jefferson Planning District Commission (TJPDC) agreements for HOME funding to Louisa County residents in need to include two (2) primary groups:
 - a. Seniors below (sixty) 60% Annual Medium Income (AMI).
 - b. Essential Workers, those working in critical jobs who cannot find housing in the area due to low availability and high rents – these workers will fall into necessary requirements per HUD restrictions, primarily under (eighty) 80% AMI.
4. Rental Rates. FLHF, as property manager, will charge rental rates per the guidelines required by HUD and any other applicable entities involved. These have traditionally been (thirty) 30% of the renter's income as opposed to the market rate rent.
5. Annual Reporting.
 - a. FLHF will report to the county on an annual basis the resident demographic income requirements and overall progress of the construction process and, thereafter, the occupancy rate of the site.
 - b. FLHF will report to the Thomas Jefferson Planning District Commission Regional Housing Partnership or successor regional programs on an annual basis the resident demographic income requirements and overall progress of the construction process and, thereafter, the occupancy rate of the site.
6. Accessibility and Maintenance. The project will provide affordable housing that is handicapped accessible and well maintained.
7. Collaboration. FLHF will work with the senior residents to provide access to local services and transportation by continuing to work closely with other agencies providing services, such as the Louisa County Resource Council, Jefferson Area Board for Aging (JABA), Monticello Area Community Action Agency (MACAA), and PACE.
8. Community Involvement. FLHF will seek out community partners for this project reaching out to organizations such as:
 - a. Louisa County Public Schools Career and Technical Education (CTE) Program to educate students on housing construction, development and site design, project management, landscape design.
 - b. Master Gardeners and local nurseries to provide assistance in landscape design, implementation, and maintenance with a desire to achieve a largely native planting landscape.
 - c. Local Businesses and individuals to contribute to the project.
9. Project Site Plan Requirements. FLHF will seek out community partners for this project

reaching out to organizations such as:

- a. The project will follow all site plan and erosion and sediment control requirements of the Louisa County Land Development Regulations.
- b. The project will provide a nature path for residents.
- c. The project will provide a perimeter tree buffer of no less than 60 feet deep around the entire project.
- d. Fireworks will not be permitted to be stored or used in the development.
- e. Abandoned or inoperable vehicles will be removed from the property.
- f. Basic maintenance of vehicles such as oil changes and brake changes will not be permitted on site; and

NOW, THEREFORE, BE IT RESOLVED, on this 8th day of August 2023, the Louisa County Board of Supervisors hereby approves the request for a conditional use permit of tax map parcel 42-4C.

A Copy, teste:



Christian R. Goodwin, Clerk
Board of Supervisors
Louisa County, Virginia

Market Analysis

Louisa County -- July 2023 -- Rental Units

This market analysis is developed as the Fluvanna-Louisa Housing Foundation (FLHF) is seeking to use HOME funds, both CHDO set-aside and general HOME funds, to build up to 25 units of affordable rental housing on the property at 140 Resource Lane in Louisa, Virginia. This housing will be used as rental housing for low-income households.

Housing Market – Area Description

19% of households in Louisa have incomes below \$25,000. 369 renter households are severely cost burdened, spending more than 50% of their incomes on housing. 820 additional owner households are severely cost burdened. This means over 1,000 households are in need of affordable housing in Louisa County.

1. Section 8 Waiting List

As of July 2023, Central Virginia Resource Corporation has a waitlist of 500 and serve 20 counties, including Louisa. If that means there's an average of 25 on the waiting list per county, there are enough people waiting for vouchers who might need low-income affordable apartments.

2. State of Housing report from 2019

In 2019, PES conducted a Comprehensive Regional Housing Study and Needs Assessment for the TJPDC. They found that in the rural counties and regions of the TJPDC, 2,000 rural renters pay more than 30% of their income on housing costs. They found that rental prices were rising about \$100 per year, reaching \$1321 by 2018, whereas a 3-person household at 50% of AMI could afford a net rent no greater than \$920. They estimate that an additional 3,750 affordable rental units are needed by 2040 in the rural counties of TJPDC. This means the need for affordable rental housing is urgent for a large number of families and individuals.

JLARC developed a report about Affordable Housing in Virginia in 2021. They report that 29% of Virginia households were housing cost burdened in 2019, and nearly half of these households spent more than 50% of their income on housing. Households that rent their homes are more likely to be cost burdened than households that own their homes. 44% of renting households are cost burdened, compared to 21% of those who own. The need for affordable rental housing in Virginia is clear.

3. Vacancy Rate of the Rental Market

The rental vacancy rate in 2021 for the Charlottesville MSA was 3.4%, according to the Census Bureau. This is below the vacancy rate for the state of Virginia, as well as the national vacancy rate.

4. Blue Ridge Apartment Council

On 7/6/23, no rental properties were available in Louisa County on the Blue Ridge Apartment Council website search.

5. Housing Virginia's Sourcebook statistics on housing availability and affordability

Housing Forward Virginia provides an online Sourcebook of information. In 2021, the rental vacancy rate in Louisa County was 6.4%, which means the market is tight, and it will be difficult for low-income renters to find housing.

20.6% of households are couples with children; 46.2% of households are couples without children. 23.3% of households are single adults with no children. The poverty rate is highest among Louisa residents aged 18-24 years, at 16.7%, with the second-highest group being under 18 years old, at 13%. The poverty rate in Louisa overall is 11.3%.

6. Number of tenants who need accessible units

The Regional Housing Study in 2019 found the following:

The supply of homes that can offer single-floor living suitable for mobility-impaired seniors is relatively small – only a few developments have been designed specifically for seniors. Many aging residents will face challenges as they try to “age in place” in their current homes or find affordable housing that accommodates their mobility restrictions. Universal design can provide for future home modifications to accommodate seniors as they age, but few houses currently incorporate universal design elements, such as provisions for bathtub grab bars and wider door frames that can accommodate wheelchairs.

Rents have risen much more quickly than most seniors' incomes. Many seniors, including almost all with incomes below 50 percent of AMI, find few private-market apartments they can afford. Publicly-assisted seniors housing developments have waiting lists of two years or more. Senior homeowners typically choose to age in place for as long as they can, but rising property taxes pose a particular hardship to those living on a fixed income. Each jurisdiction provides tax relief for 10 to 100 percent of real property taxes for elderly or disabled homeowners with incomes of not more than \$29,600 to \$69,452 and net worth of not more than \$100,000 to \$200,000, depending on the locale.

FLHF Non-Profit Observations and Capacity

These factors have coalesced to create an increasing population that cannot afford major repairs to their home, or who possess a home beyond repair. The FLHF provides substantial assistance to the community for home repairs to the elderly and low-income. The requirements for our home repair program participation are that the resident be the homeowner and that they are below 50% AMI. While FLHF has dramatically increased its capacity to assist residents with their home repairs, there is an increasing number of homes for which the cost of repairs required has surpassed the value of the home. The FLHF is well equipped to assist homeowners with 1, 2, or sometimes 3 system repairs of their home, i.e. roof, HVAC, plumbing, electric, well, septic. However, many homes have so many other system failures, i.e. floor joists, foundation, structural, mold, rafters, and all above listed items, that the cost of performing repairs surpasses the value of the home and the more responsible path forward would be demolition and construction of a new home or finding alternative housing. It is normally outside of the financial ability of the homeowner to demolish the existing structure and rebuild. As FLHF regularly interacts with those in need of major home repair in the community, it has become evident that construction of new one-bedroom units would be more economical in providing suitable housing for residents. FLHF is also prepared to help with the sale or demolition of aging properties in preparation for new construction and assisting families in becoming first time home buyers.

Most construction performed by market construction companies is for 3–4-bedroom homes. The average household size in Fluvanna has reduced to 2.59 people, meaning there is a gap where 1–2-bedroom homes would be sufficient for housing, but there is limited inventory. Many elderly residents stay in their homes, despite the disrepair, because there is a lack of other suitable options, and they wish to remain in the community. They are unable to keep up their homes due to age, declining health and low-income to pay for repairs. While the FLHF fills much of this need, the requests surpass our ability to satisfy all needs of the community.

Most residents would prefer to age in-place, close to friends, relatives, and churches where many have lived their whole lives. They do not wish to be uprooted to another area. An 86% owner occupation rate in Fluvanna means there are few rental units available to allow an older homeowner to move to a low maintenance rental unit, stay in their home area, downsize, and reduce the need for home maintenance. Services can be brought to a community where there is a consolidated group of residents with similar needs. Fluvanna Meals on Wheels can provide food services, Jaunt can provide transportation, DSS, JABA, and MACAA provide additional health and welfare services. These are just a few of the opportunities to assist our aging population. FLHF would like to work with the community to provide additional benefits and supportive services to this community.

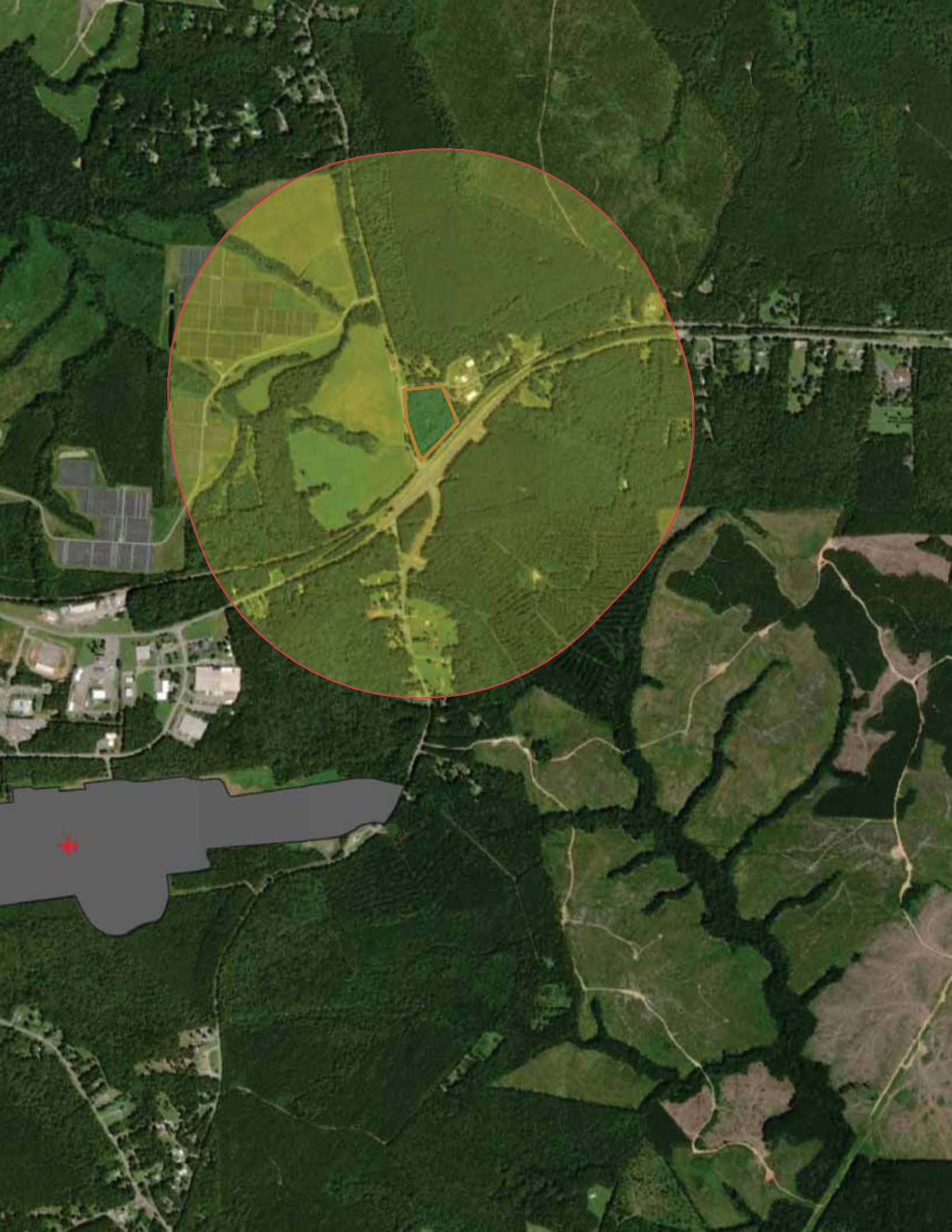
Louisa County, VA
2024 Area Median Income

% of AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	\$ 19,850	\$ 22,650	\$ 25,820	\$ 31,200	\$ 36,580	\$ 41,960	\$ 47,340	\$ 52,720
50%	\$ 33,050	\$ 37,800	\$ 42,500	\$ 47,200	\$ 51,000	\$ 54,800	\$ 58,550	\$ 62,350
80%	\$ 52,850	\$ 60,400	\$ 67,950	\$ 75,500	\$ 81,550	\$ 87,600	\$ 93,650	\$ 99,700
100%	\$ 66,100	\$ 75,600	\$ 85,000	\$ 94,400	\$ 102,000	\$ 109,600	\$ 117,100	\$ 124,700

Prepared by Josh Lobner using 2024 HUD HOME Income Limits, effective April 1, 2024. HUD rounds the 80%, 50% & 30% to the nearest 50*

**Environmental Assessment – Proposed Resource Lane Court, Louisa, VA
December 2024**

**APPENDIX B
AIRPORT HAZARDS**





**Environmental Assessment – Proposed Resource Lane Court, Louisa, VA
December 2024**

APPENDIX C

COASTAL BARRIER RESOURCES & COASTAL ZONE MANAGEMENT

Coastal Barrier Resources System Mapper – CBRS Units Eastern US

