

# CITY OF CHARLOTTESVILLE

Department of Neighborhood Development Services

City Hall Post Office Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
www.charlottesville.gov



**To:** Kellie Brown, Director of NDS

**From:** Read Brodhead Zoning Administrator

**Date:** August 26, 2025

**Re:** Applicability of Student Housing Affordable Dwelling Unit Requirements (Sec. 34-4.2.2.C.2.c)

**CC:** Matt Alfele, Development Planning Manager

---

## **Affordable Housing Requirements for Student Housing**

Projects where affordable housing is required must provide all 10% of dwelling units on site or pay an in-lieu fee to the City, or combination therein. However, if a project is proposed to be Student Housing per Section 34-4.2.2.C.2.c, where bedrooms are leased individually and the project is within ½ mile of the University of Virginia campus, the developer is required to pay an in-lieu fee to the City. There is no option to meet affordable housing requirements by constructing affordable dwelling units in a Student Housing project.

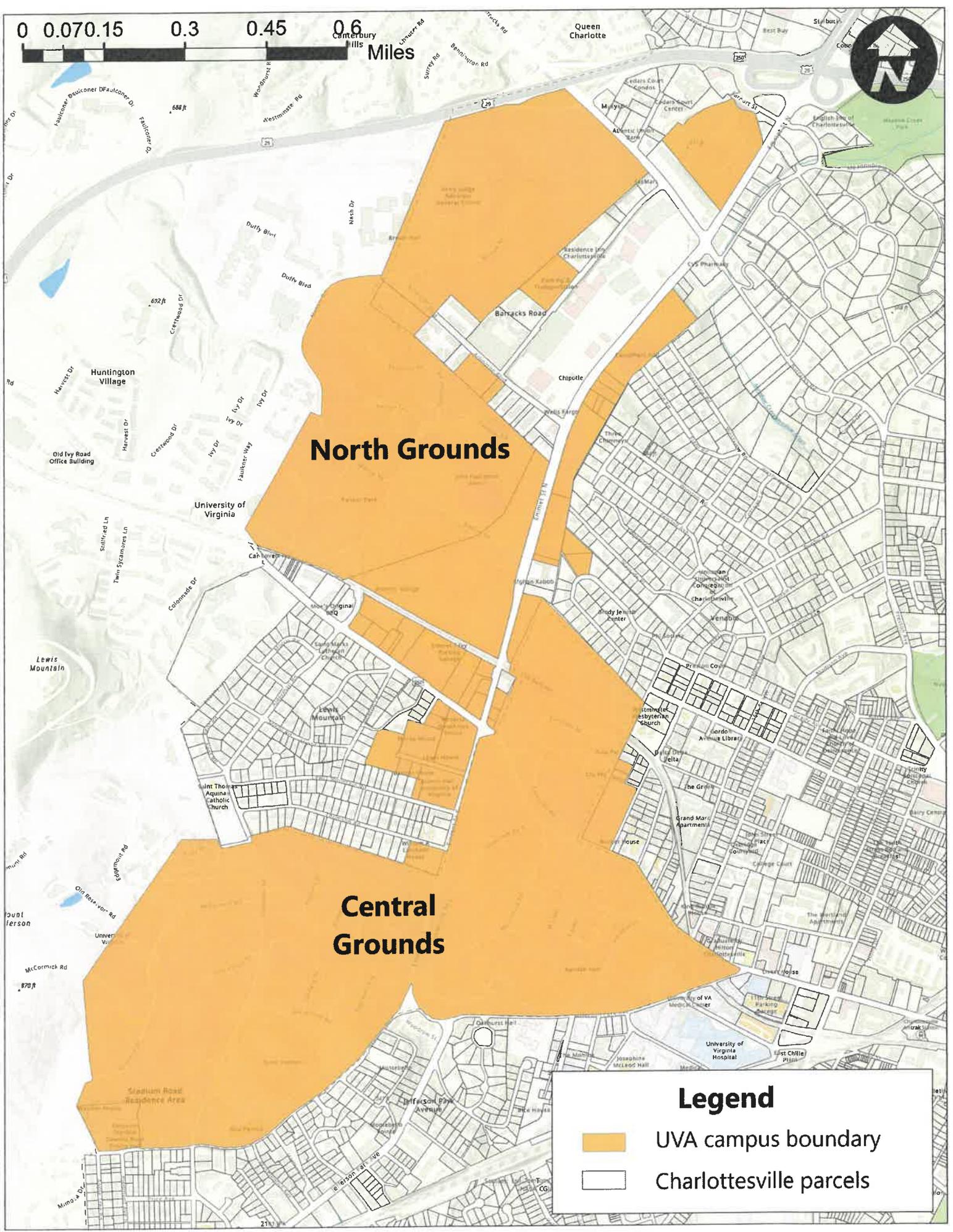
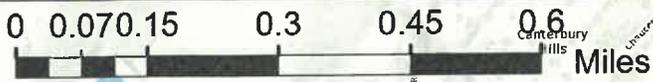
Students are permitted to reside anywhere within the City per the Fair Housing Act (42 U.S. Code Chapter 45 Subchapter I) and there is no restriction on where new student housing projects are located. Projects not meeting the requirements of Section 34-4.2.2.C.2.c are not defined as Student Housing for the application of affordable dwelling unit requirements. A student housing project not meeting the requirements of Section 34-4.2.2.C.2.c has the option to build the required affordable dwelling units on site, pay an in-lieu fee or a combination of the two. Projects meeting the requirements and designated as Student Housing per Section 34-4.2.2.C.2.c must pay the required in lieu fee established in the Affordable Dwelling Unit Monitoring and Procedures Manual.

## **Designation of Student Housing Projects**

The Student Housing designation is determined per Section 34-4.2.2.C.2.c and per Affordable Dwelling Unit Monitoring and Procedures Manual Section 2.3. Section 34-4.2.2.C.2.c identifies Student Housing as rented by the bedroom and within ½ mile of the University of Virginia

campus. The Manual further defines the ½ mile measurement as *being in a direct line from the edge of the main campus areas (central grounds and north grounds) to the edge of the subject parcel. Outlying University-owned parcels are not considered part of the campus for the purposes of this ordinance.*

I therefore designate the Main Campus Areas from which measurement is taken to be the areas identified on the attached map. Each project will be assessed at the time of application to determine if the Student Housing designation applies.



**North Grounds**

**Central Grounds**

**Legend**

-  UVA campus boundary
-  Charlottesville parcels