



COUNTY OF ALBEMARLE
Department of Community Development
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MEMORANDUM

FROM: Tex Weaver, Manager, Office of Geographic Data Services

DATE: August 23, 2007

RE: **2007 2nd Quarter Building Report Including New Building Permit Types**

Attached/enclosed please find the 2007 2nd Quarter Albemarle County Building Report. There are two new building permit types that are new to the report as of January 2007. The new building permit types have been included in a revised 2007 1st Quarter Building Report distributed under a separate cover memo. The new building permit types described below are for new Single-Family Condominiums (SFC) and Single-Family Condominium Conversions (SFCC).

SFC – Individually owned units which are attached to other units vertically and/or horizontally. The boundaries of the property and ownership are defined by the walls of the unit.

SFCC – Conversion of an existing rental (typically multi-family apartment) unit to a single-family condominium unit.

Should you have any questions regarding these reports and/or changes, please contact Rod Burton at 434-296-5832 or rburton@albemarle.org.

2007 SECOND QUARTER BUILDING REPORT

County of Albemarle
Community Development Department
Office of Geographic Data Services
401 McIntire Road
Charlottesville, Virginia 22902-4596
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- I. Comparison of New Residential Dwelling Units (Table I & Chart A)
- II. Comparison of Residential Dwelling Units by Type (Tables II, III, & IV)
- III. Comparison of All Building Permits (Table V)

KEY TO TYPES OF HOUSING REFERRED TO IN REPORT

SF	Single-Family (includes modular)
SFA	Single-Family Attached
SF/TH	Single-Family Townhouse
SFC	Single-Family Condominium
DUP	Duplex
MF	Multi-Family
MHC	Mobile Home in the County (not in an existing park)
AA	Accessory Apartment

NOTE: New Residential Permit Types:

SFC (Single Family Condominium): Individually owned units which are attached to other units vertically and/or horizontally. The boundaries of the property and ownership are defined by the walls of the unit.

SFCC (Single Family Condominium Conversion): Conversion of an existing rental (typically multi-family apartment) unit to a single-family condominium unit.

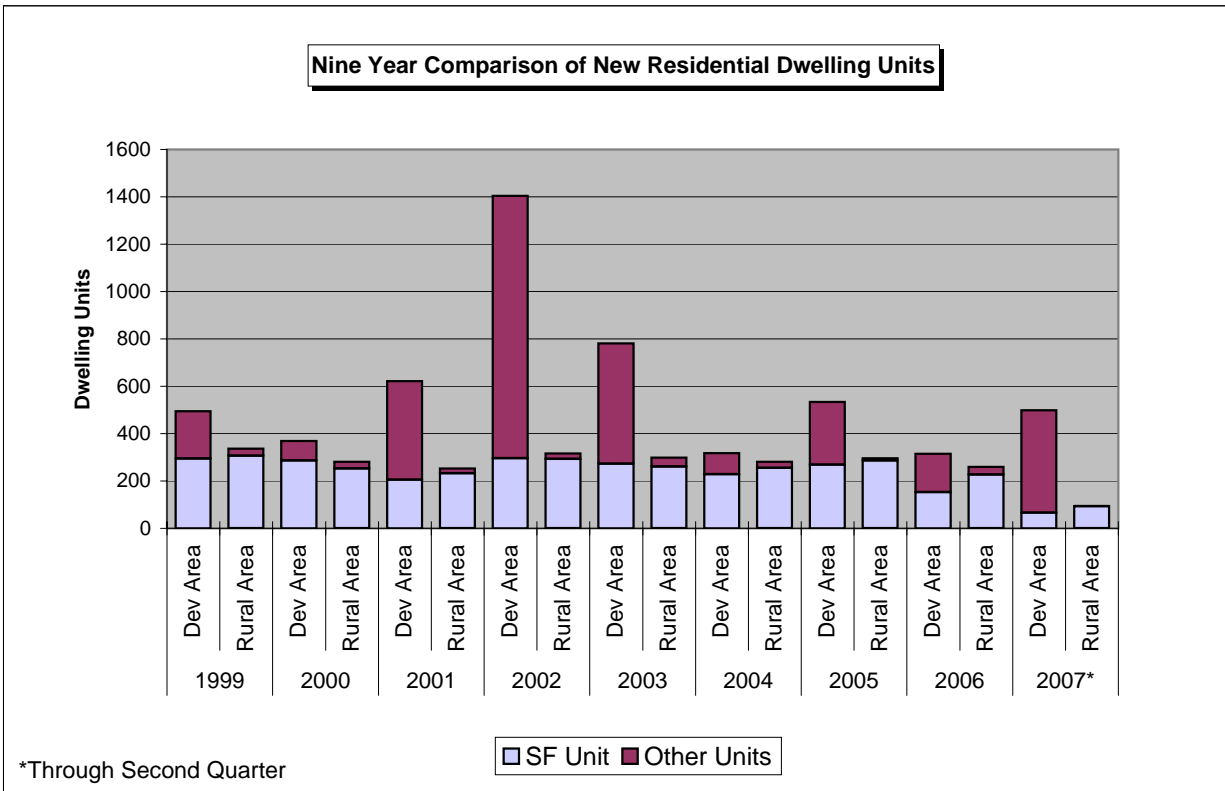
During the second quarter of 2007, 180 building permits were issued for 270 dwelling units. There was 1 permit issued for a mobile home in an existing park, at an exchange rate of \$2,500, for a total of \$2,500. There was 1 permit issued for the conversion of an apartment to a condominium.

I. Comparison of Residential Dwelling Units

Table I. Nine Year Comparison of New Residential Dwelling Units by Comprehensive Plan Development Area and Rural Area

Quarter	1999		2000		2001		2002		2003		2004		2005		2006		2007*		2007 Totals
	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	
1st Quarter	125	73	98	51	88	57	381	96	184	52	51	26	157	123	81	64	267	57	324
2nd Quarter	141	91	103	82	351	88	292	86	133	90	105	107	121	66	101	80	232	38	270
3rd Quarter	93	100	90	80	78	55	305	66	103	72	72	82	188	46	65	67			0
4th Quarter	75	72	78	68	105	53	426	68	361	84	90	66	68	61	68	49			0
COMP PLAN AREA TOTALS	434	336	369	281	622	253	1404	316	781	298	318	281	534	296	315	260	499	95	
YEAR TO DATE TOTALS	770		650		875		1720		1079		599		830		575		594		

Chart A. Nine Year Comparison of New Residential Dwelling Units by Comprehensive Plan Development Area and Rural Area



2nd Quarter 2007

II. COMPARISON OF RESIDENTIAL DWELLING UNITS BY TYPE

Table II. Breakdown of New Residential Dwelling Units by Magisterial District and Dwelling Unit Type

MAGISTERIAL DISTRICT	DWELLING UNIT TYPE								TOTAL UNITS	% TOTAL UNITS
	SF	SFA	SF/TH	SFC	DUP	MF	MHC	AA		
RIO	3	0	14	29	0	0	2	0	48	18%
JACK JOUETT	1	0	0	0	0	0	0	0	1	0%
RIVANNA	13	2	0	0	0	92	0	1	108	40%
SAMUEL MILLER	11	0	0	0	0	0	0	0	11	4%
SCOTTSVILLE	15	0	12	48	0	0	0	0	75	28%
WHITE HALL	23	4	0	0	0	0	0	0	27	10%
TOTAL	66	6	26	77	0	92	2	1	270	100%

Table III. Breakdown of New Residential Dwelling Units by Comprehensive Plan Area and Dwelling Unit Type

COMPREHENSIVE PLAN AREA	DWELLING UNIT TYPE								TOTAL UNITS	% TOTAL UNITS
	SF	SFA	SF/TH	SFC	DUP	MF	MHC	AA		
URBAN NEIGHBORHOOD 1	1								1	0%
URBAN NEIGHBORHOOD 2	1	0	0	3	0	0	0	0	4	1%
URBAN NEIGHBORHOOD 3	3	0	0	0	0	92	0	0	95	35%
URBAN NEIGHBORHOOD 4	1	0	12	0	0	0	0	0	13	5%
URBAN NEIGHBORHOOD 5	3	0	0	48	0	0	0	0	51	19%
URBAN NEIGHBORHOOD 6	0	0	0	0	0	0	0	0	0	0%
URBAN NEIGHBORHOOD 7	0	0	0	0	0	0	0	0	0	0%
URBAN AREAS SUBTOTAL	9	0	12	51	0	92	0	0	164	61%
CROZET COMMUNITY	13	4	0	0	0	0	0	0	17	6%
HOLLYMEAD COMMUNITY	2	2	14	26	0	0	2	0	46	17%
PINEY MOUNTAIN COMMUNITY	0	0	0	0	0	0	0	0	0	0%
COMMUNITIES SUBTOTAL	15	6	14	26	0	0	2	0	63	23%
RIVANNA VILLAGE	5	0	0	0	0	0	0	0	5	2%
VILLAGE SUBTOTAL	5	0	0	0	0	0	0	0	5	2%
DEVELOPMENT AREA SUBTOTAL	29	6	26	77	0	92	2	0	232	86%
RURAL AREA 1	11	0	0	0	0	0	0	0	11	4%
RURAL AREA 2	9	0	0	0	0	0	0	1	10	4%
RURAL AREA 3	8	0	0	0	0	0	0	0	8	3%
RURAL AREA 4	9	0	0	0	0	0	0	0	9	3%
RURAL AREA SUBTOTAL	37	0	0	0	0	0	0	1	38	14%
TOTAL	66	6	26	77	0	92	2	1	270	100%

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II. COMPARISON OF RESIDENTIAL DWELLING UNITS BY TYPE (continued)

Table IV. Breakdown of Residential Dwelling Units by Elementary School District and Dwelling Unit Type

SCHOOL DISTRICT	DWELLING UNIT TYPE								TOTAL UNITS	% TOTAL UNITS
	SF	SFA	SF/TH	SFC	DUP	MF	MHC	AA		
Agnor-Hurt	2	0	0	3	0	0	0	0	5	2%
Baker Butler	2	2	0	0	0	0	0	0	4	1%
Broadus Wood	7	0	0	0	0	0	0	0	7	3%
Brownsville	4	0	0	0	0	0	0	0	4	1%
Cale	3	0	12	48	0	0	0	0	63	23%
Crozet	12	4	0	0	0	0	0	0	16	6%
Greer	1	0	0	0	0	0	0	0	1	0%
Hollymead	2	0	14	26	0	0	2	0	44	16%
Meriwether Lewis	3	0	0	0	0	0	0	0	3	1%
Murray	3	0	0	0	0	0	0	0	3	1%
Red Hill	3	0	0	0	0	0	0	0	3	1%
Scottsville	4	0	0	0	0	0	0	0	4	1%
Stone Robinson	9	0	0	0	0	0	0	0	9	3%
Stony Point	6	0	0	0	0	92	0	1	99	37%
Woodbrook	0	0	0	0	0	0	0	0	0	0%
Yancey	5	0	0	0	0	0	0	0	5	2%
TOTAL	66	6	26	77	0	92	2	1	270	100%

III. COMPARISON OF ALL BUILDING PERMITS

Table V. Estimated Cost of Construction by Magisterial District and Construction Type

MAGISTERIAL DISTRICT	NEW RESIDENTIAL		*NEW NON-RES. & ALTER. RES.		**NEW COMMERCIAL & NEW INSTITUT.		FARM BUILDING & ALTER. COMM.		TOTAL	
	No.	Amount-\$	No.	Amount-\$	No.	Amount-\$	No.	Amount-\$	No.	Amount-\$
RIO	48	\$ 5,314,638	39	\$ 648,700	4	\$ 1,650,000	29	\$ 2,563,618	120	\$ 10,176,956
JOUETT	1	\$ 225,000	34	\$ 3,389,050	2	\$ 1,200,000	6	\$ 864,000	43	\$ 5,678,050
RIVANNA	18	\$ 61,272,680	44	\$ 3,280,650	3	\$ 1,811,040	21	\$ 890,500	86	\$ 67,254,870
S. MILLER	11	\$ 5,976,000	37	\$ 1,844,295	1	\$ -	9	\$ 617,000	58	\$ 8,437,295
SCOTTSVILLE	75	\$ 7,887,296	54	\$ 1,301,550	4	\$ 978,000	9	\$ 2,074,000	142	\$ 12,240,846
WHITE HALL	27	\$ 10,316,000	57	\$ 3,497,441	2	\$ 115,000	12	\$ 781,600	98	\$ 14,710,041
TOTAL	180	\$ 90,991,614	265	\$ 13,961,686	16	\$ 5,754,040	86	\$ 7,790,718	547	\$ 118,498,058

* Additional value of mobile homes placed in existing parks is included in the Alteration Residential category.

* Additional value of Single-Family Condominium Conversions is included in the Alteration Residential category.

* Additional value of condominium shell buildings is included in the New Non-Residential category. Additional permitting associated with the residential component of condominium shell buildings will be necessary and reported in other tables of the Building Report as permitting occurs.

** Additional value of mixed use buildings is included in the New Commercial category. Mixed use buildings are comprised of residential and commercial uses. Additional permitting associated with the residential component of mixed use buildings will be necessary and reported in other tables of the Building Report as permitting occurs.