

**PROFFER STATEMENT FOR THE APPLICATION OF  
BLACKSBURG FIRE SAFETY FOUNDATION**

**Dated: August 21, 2023**

Pursuant to Virginia Code § 15.2-2298 and Blacksburg Zoning Ordinance § 1160, JJB Properties LLC, the owner(s) of the property, that is the subject of this Application (Tax Parcel #317-2 31, 32, 34A & 317-2 32A, 33, 34), state that this property will be developed in accordance with the following voluntarily proffered conditions.

1. The property shall be developed in substantial conformance, as determined by the Zoning Administrator, with the submitted rezoning application entitled Habitat for Humanity of the New River Valley Airport Road Townhomes Planned Residential Development (the “Application”) dated July 3, 2023 and revised August 21, 2023.
2. The development will require an income qualification. Only residents earning less than 80% of the Average Median Income (AMI) will be qualified to purchase the proposed homes. This lease qualification requirement will be applicable for a period of 50 years.
3. All Affordable Units will be sold directly to income-eligible buyers. Upon sale, the lots will be transferred to the designated Land Trust to ensure their permanent affordability.
4. Townhome units #1, #6, #7 and #11 shall be designed and constructed as Adaptable Type B Units. All other units shall be designed and constructed as Visitable Type Units.
5. Property owner shall issue parking permits/stickers to residents and residents shall abide by the written parking policy as determined and provided by the Homeowners Association.
6. All 11 units will meet minimum energy standards as outlined in the Affordable Housing Development Fund Request for Proposal (1142-22) issued by the Town of Blacksburg on October 24, 2022. If the homes are not EarthCraft or ICC 700-2020: National Green Building Standard (NGBS) certified, these homes will undergo a plan review by the designated Land Trust and must meet a third-party tested HERS rating of 55 or better.

The undersigned hereby warrants that all of the owners of a legal interest in the subject property have signed this proffer statement, that they have full authority to bind the property to these conditions, that the proffers contained in this statement are not “unreasonable” as that term is defined by Virginia Code § 15.2-2303.4, and that the proffers are entered into voluntarily.

Should any provision of this proffer statement be determined to be invalid by a court of competent jurisdiction, that determination shall not affect the validity of the remainder of the provisions in this document.

**BLACKSBURG FIRE SAFETY FOUNDATION**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_

Notary Public

My Commission Expires:

Registration No.:

**HABITAT FOR HUMANITY OF THE NEW RIVER VALLEY**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

(As to Proffers 7 and 8 only)

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_

Notary Public

My Commission Expires:

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**EXHIBIT A**

Proffer #1: The masterplan and accompanying rezoning documents contain the details of the application. This proffer provides assurance to the Applicant and the Town that the project will be developed in accordance with these documents.

Proffer #2: The Town of Blacksburg has a desire to provide more affordable housing within Town limits. This proffer supports the mission of Habitat for Humanity of the New River Valley as well as the goals stated in the Town of Blacksburg Comprehensive Plan.

Proffer #3: The Town of Blacksburg has a desire to provide more long term/permanent affordable housing within Town limits. This proffer supports the mission of Habitat for Humanity of the New River Valley as well as the goals stated in the Town of Blacksburg Comprehensive Plan.

Proffer #4: Accessibility and “aging in place” design is also a goal of Habitat for Humanity housing. In providing 11 new housing units that will serve a variety of tenant types, 4 units will have a master bedroom & bath on the first floor thus achieving accessible unit designation.

Proffer #5: The project is proposing a parking ratio slightly below the standard town requirement of 1.1 spaces per bedroom. In order to effectively manage and monitor parking on the property, a permit policy will be incorporated to ensure only residents and guests are parking onsite.

Proffer #6: Constructing this project with either of the potential standards listed ensure the development is environmentally responsible beyond what is required by building code and supports the Town’s sustainability initiatives.