

Housing Chapter

Vision

The quality and diversity of the City's housing stock is the basis for viable neighborhoods and thriving communities. To be a truly world class city, Charlottesville must provide quality, affordable housing opportunities that meet the needs of all residents, including those of middle income households. To meet that need, and ensure the environmental sustainability of our communities, Charlottesville's neighborhoods will feature a variety of housing types and sizes, affordable to all income levels; and located within convenient walking, biking or transit distances of enhanced community amenities including: mixed-use, barrier free, high density pedestrian and transit-oriented developments near employment and cultural centers, with connections to facilities, parks, trails and services.

Goal 1: Preserve the City's existing housing stock for residents of all income levels.*

1.1: Preserve and improve the quality and quantity of the existing housing stock through the renovation, rehabilitation and/or expansion of existing units as a means of enhancing neighborhood stability.

1.2: Continue supporting the City's tax relief programs to enhance housing affordability for low-income, senior and disabled households.

1.3: Promote programs, such as the City's Home Improvement Program, that provide financial support for residents to renovate their homes to meet changing family needs.*

1.4: Promote the Design for Life C'ville program that provides a rebate of permit fees for incorporation of visit-ability and live-ability design features.*

Grow the City's Housing Stock

Goal 2: Provide new housing options for residents of all income levels.

2.1: Continue working toward the City's goals of 15% supported affordable housing by 2025.

2.2: Incorporate affordable housing units throughout the City, to enhance community sustainability and diversity.

2.3: Encourage creation of new, on-site affordable housing as part of the residential portions of rezoning or special use permit applications with an emphasis on provision of affordable housing for those with the greatest need.*

2.4: Promote housing options to accommodate both renters and owners at all price points, including moderately priced housing.

Importance of Incentives

Goal 3: Establish a series of incentives to create new affordable, mixed-income, accessible and environmentally sustainable housing.

3.1: Create a landlord risk reduction fund to encourage private market landlords to provide affordable rental housing units.

3.2: Waive developer fees for residential developments including a minimum 15% (of total housing units) on-site affordable housing units.

3.3: Identify, and prioritize the use of, all allowable land use and planning tools, including increased density, in an effort to stimulate affordable housing development.

3.4: Examine the feasibility of implementing a tax credit program for landlords renting affordable housing units in the City of Charlottesville.

Funding Initiatives

Goal 4: Establish and/or promote an assortment of funding initiatives to meet the housing needs of households with varying levels of income.*

4.1: Continue supporting the use of Low Income Housing Tax Credit program proposals for the creation of affordable rental units.*

4.2: Continue funding programs providing assistance to those unable to afford market rate housing options in the City.*

4.3: Promote long-term affordability of housing units through the use of various tools, such as deed restrictions, deed covenants and community land trusts.

4.4: Evaluate the merits of establishing tax deferral programs to encourage the preservation or development of affordable rental housing, as well as lessening financial burdens for homebuyers earning less than 30% of area median income.

4.5: Promote the Special Tax Rate program for residential properties that become or are developed as 30% more energy efficient than statewide building code.

4.6: Continue offering reduced water and sewer meter connection fees for affordable housing.

4.7: Continue annual allocations of Capital Improvement Funds to the Charlottesville Affordable Housing Fund.

Support Partnerships

Goal 5: Support projects and public/private partnerships for affordable housing projects, including moderately priced housing, and mixed-use/mixed-income developments.

5.1: Encourage major employers to create a city-wide Employer Assisted Housing Program to assist the local workforce in obtaining affordable or market-rate housing near their places of work.

5.2: Support redevelopment of public and/or other subsidized housing to re-integrate those properties into existing neighborhoods. Support the Resident Bill of Rights as formally adopted, where appropriate.

5.3: Work in cooperation with local governments and regional agencies to promote a regional fair share approach to providing affordable housing.

5.4: Support housing programs at the local and regional level that encourage mixed-income neighborhoods and discourage the isolation of very low and low income households.

Goal 6: Offer a range of housing options to meet the needs of Charlottesville’s residents, including those presently underserved.

6.1: Ensure affordable housing is similar to market rate housing in design and other physical features, allowing affordable units to blend into existing neighborhoods.

6.2: Encourage the use of the of the Design for Life C’ville program to promote and expand visit-ability/live-ability features and market inclusion.*

6.3: Evaluate the impact of development on affordable housing opportunities for underserved and vulnerable populations including low-income, elderly, disabled and homeless individuals and families, and implement measures to minimize displacement as the City continues to grow.

6.4: Expand use of supportive housing options, such as rapid rehousing or permanently supportive housing programs, which allow homeless, near homeless and other special needs populations independent living options.*

6.5: Support enforcement of the federal Fair Housing Act to provide equal access to housing and prevent unfair housing practices.

Goal 7: Increase the energy and water efficiency, and environmental sustainability, of the City’s housing stock.

7.1: Encourage the incorporation of green sustainable principles (e.g. LEED, EarthCraft Virginia, Energy Star, etc.) in all housing development to the maximum extent feasible both as a way to be more sustainable and to lower housing costs.

7.2: Demonstrate the value of energy and water upgrades in residential developments.

7.3: Develop an energy/water improvement program and/or strategies to increase housing affordability for low and moderate income households.

7.4: Create a public outreach /education campaign promoting existing Green Building programs and incentives for multifamily housing.

Goal 8: Ensure the City's housing portfolio offers a wide range of choices that are integrated and balanced across the City, and which meet multiple City goals including: community sustainability, walkability, bikeability, public transit use, increased support for families with children, fewer pockets of poverty, access to local jobs, thriving local businesses, and decreased student vehicle use.*

8.1: Encourage mixed-use and mixed-income housing developments throughout the City's neighborhoods.

8.2: Link housing options, transportation, and employment opportunities in City land use decisions.*

8.3: Encourage housing development where increased density is desirable and strive to connect those areas to employment opportunities, transit routes and commercial services.*

8.4: Promote environmentally sustainable patterns of development, as well as economic and job creation, in relatively underinvested, financially depressed areas.

8.5: Promote redevelopment and infill development that supports bicycle and pedestrian-oriented infrastructure and robust public transportation to better connect residents to jobs and commercial activity.*

8.6: Through community engagement efforts, develop small-area plans that lay the groundwork for transportation-oriented, mixed-use and mixed-income neighborhoods, within the context of the broader vision for Charlottesville.*

8.7: Through public outreach efforts, provide information about the benefits of/opportunities for patterns of urban living, such as more efficient land use, shared public space, smaller more energy efficient units, and walkability. Assess the effectiveness of efforts and examples.*

8.8: Improve access for lower-income households to adult learning and employment opportunities, job training, health food sources, and public amenities, such as parks and recreational facilities, shopping destinations, and libraries with the goals of reducing family isolation, deconcentrating poverty, and enhancing neighborhood and school health, and economic mobility.