The quality and diversity of the City of Charlottesville’s housing stock creates the basis for viable neighborhoods and a thriving community. In order to be a truly world class city, Charlottesville must provide sufficient housing options to ensure safe, appealing, environmentally sustainable and affordable housing for all population segments and income levels, including middle income. Consequently, City neighborhoods will feature a variety of housing types, housing sizes, and incomes all within convenient walking, biking or transit distances of enhanced community amenities that include mixed use, barrier free, higher density, pedestrian and transit-oriented housing at employment and cultural centers connected to facilities, parks, trails and services.
Goal 2

Maintain & Improve Housing Stock

Maintain and improve the City’s existing housing stock for residents of all income levels.*

2.1
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.

2.2
Continue to support the City’s Tax Relief programs to accommodate the housing needs of low-income households, seniors and those with disabilities.

2.3
Encourage the use of programs that allow residents to adapt to growing/changing family situations, such as the continued use of the City’s Home Improvement Program that provides tax exemptions as an incentive for residents to renovate or expand the size of their residences.*

2.4
Support the promotion of the Design for Life C’ville program that provides a rebate of permit fees for incorporation of standards that address visit-ability and live-ability.*

2.5
Promote the use of rapid rehousing and permanent supportive housing options by providing support to programs and organizations serving the homeless and near-homeless populations, as well as those with challenges that would otherwise prevent independent living.*

Goal 1

Housing’s Impact on City Goals & Vision

Evaluate the impact of housing decisions on other City goals and City vision with the understanding that any regulatory land use changes may affect housing because of the City’s limited geographic size of only 10.4 square miles. (All such changes must be considered within the context of City Council’s goal of achieving a minimum 15% supported affordable housing throughout the City by 2025.)

1.1
Consider the effect of housing decisions when considering the proximity of existing units and the effects of unit location on associated infrastructure.

1.2
Evaluate the effect of reduced transportation costs and improved energy efficiency on housing affordability.

1.3
Evaluate the effects new developments have on transit, the environment, density, open space configuration, commuter costs and affordable housing.*

*Goals and objectives are in accordance with the City of Charlottesville and Albemarle County Joint Vision and Goals.
GOAL 3
GROW THE CITY’S HOUSING STOCK

GROW THE CITY’S HOUSING STOCK FOR RESIDENTS OF ALL INCOME LEVELS.*

3.1 Continue to work toward the City’s goal of 15% supported affordable housing by 2025.

3.2 Incorporate affordable units throughout the City, recognizing that locating affordable units throughout the community benefits the whole City.*

3.3 Achieve a mixture of incomes and uses in as many areas of the City as possible.*

3.4 Encourage creation of new, on-site affordable housing as part of rezoning or residential special use permit applications.*

3.5 Consider the range of affordability proposed in rezoning and special use permit applications, with emphasis on provision of affordable housing for those with the greatest need.

3.6 Promote housing options to accommodate both renters and owners at all price points, including workforce housing.

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Roy’s Place: a homeownership option for workforce housing
GOAL 4

FUNDING INITIATIVES

PROMOTE AN ASSORTMENT OF FUNDING INITIATIVES TO MEET THE NEEDS OF OWNERS, RENTERS AND THE HOMELESS WITH VARYING LEVELS OF INCOME.*

4.1 Continue to support the use of appropriate tax credit proposals submitted by private and non-profit developers within the locality to create affordable rental units, as consistent with Housing Advisory Committee policy.*

4.2 Continue to fund programs that provide assistance to those unable to afford market rate housing options in the City.*

4.3 Promote long-term affordability of units by utilizing industry strategies and mechanisms, including deed restrictions and covenants for their initial sale and later resale and the use of community land trusts.

4.4 Create incentives such as deferral or exemption from real estate taxes for development of mixed-use projects in designated Entrance Corridors of the City.

4.5 Consider expanding the City’s tax abatement program to allow for longer terms of deferment, applying it to rental properties and lessening other restrictions as allowed by Virginia Code.

4.6 Consider the merits and feasibility of establishing a Tax Deferral Program such as a 50% tax deferral for income-eligible home buyers who earn less than 30% of Area Median Income.

4.7 Promote the Tax Abatement Program for houses and mixed use buildings that become or are developed as 30% more energy efficient than statewide building code.

4.8 Examine feasibility of allowing the amortization of the cost of meter connection fees.

4.9 Continue to dedicate funds annually to support strategic initiatives for affordable and mixed use housing and existing housing rehabilitation and repair.*

GOAL 5

SUPPORT PARTNERSHIPS

SUPPORT PROJECTS AND PUBLIC/Private partnerships (i.e. PRIVATE, NONPROFITS, PRIVATE DEVELOPERS AND GOVERNMENTAL AGENCIES) FOR AFFORDABLE HOUSING, INCLUDING WORKFORCE HOUSING AND MIXED-USE, AND MIXED-INCOME DEVELOPMENTS.

ALSO, SUPPORT PROJECTS THAT PROMOTE ECONOMIC DEVELOPMENT AND JOB CREATION, ESPECIALLY BUT NOT EXCLUSIVELY, IN RELATIVELY UNDERINVESTED, FINANCIALLY DEPRESSED AREAS.

5.1 Explore creation of a regional housing authority.*

5.2 Identify privately or institutionally owned land/properties that would be suitable for development or creative redevelopment of affordable or mixed-income housing projects. Support partnerships with private or non-profit entities to create affordable housing.*

5.3 Encourage the University of Virginia and other major employers, like the City of Charlottesville and Charlottesville School Division to work in partnership with developers and real estate professionals to expand housing opportunities within the City for the workforce either for rent or purchase that are in close proximity to the respective employer.

5.4 Perform an inventory across the City and use GIS technology to analyze where and how much affordable housing is available, where opportunities exist to create additional units and/or rehabilitate existing units and how to improve access for lower-income households to adult learning and employment opportunities, job training, healthy food sources, and public amenities.

*Goals and objectives are in accordance with the City of Charlottesville and Albemarle County Joint Vision and Goals.
such as parks, recreational facilities, shopping destinations and libraries, with the goal of reducing family isolation, deconcentrating poverty, and enhancing neighborhood and school health and economic mobility.  

5.5 Support redevelopment of public and/or other subsidized housing to re-integrate those properties into existing neighborhoods, consistent with other Comprehensive Plan objectives/strategies. Where applicable, support resident bill of rights as formally adopted.

5.6 Work in cooperation with local governments and regional agencies to promote a regional fair share approach to providing affordable housing at a variety of income levels.

5.7 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**

**IMPORTANCE OF INCENTIVES**

**ESTABLISH A SERIES OF INCENTIVES TO CREATE NEW HOUSING.**

6.1 Examine feasibility of augmenting reductions to existing review time for projects including affordable housing in targeted areas.

6.2 Evaluate effects of all land use regulations on affordable and mixed-use housing to ensure that they will not unduly restrict mixed-income and mixed-use redevelopment. Provide ongoing evaluation of all policies and ordinances relative to housing.

6.3 Work with elected and appointed state officials to break down barriers to achieve our goals in State code (including inclusion of live-ability, visitability and/or universal design standards in our local zoning ordinance).*

6.4 Encourage the creative uses of innovative housing through available opportunities, such as infill SUP and PUD.*

6.5 Review the zoning ordinance to reduce restrictions on creating appropriate creative, green, mixed-income and mixed-use housing options, including accessory dwellings, live/work units and shared housing.

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*Goals and objectives are in accordance with the City of Charlottesville and Albemarle County Joint Vision and Goals.
GOAL 7

DESIGN OPTIONS

OFFER A RANGE OF HOUSING OPTIONS TO MEET THE NEEDS OF CHARLOTTESVILLE’S RESIDENTS, INCLUDING THOSE PRESENTLY UNDERSERVED, IN ORDER TO CREATE VIBRANT RESIDENTIAL AREAS OR REINVIGORATE EXISTING ONES.*

7.1
To the greatest extent feasible, ensure affordable housing is aesthetically similar to market rate.

7.2
Encourage the use of the Design for Life C’ville program to promote and expand visit-ability/live-ability features and market inclusion.*

7.3
Encourage appropriate design so that new supported affordable units blend into existing neighborhoods, thus eliminating the stigma on both the area and residents.

GOAL 8

SUSTAINABILITY PRINCIPLES

ENSURE THAT THE CITY’S HOUSING PORTFOLIO OFFERS A WIDE RANGE OF CHOICES THAT ARE INTEGRATED AND BALANCED ACROSS THE CITY TO MEET MULTIPLE GOALS INCLUDING: INCREASED SUSTAINABILITY, WALKABILITY, BIKEABILITY, AND USE OF PUBLIC TRANSIT, AUGMENTED SUPPORT FOR FAMILIES WITH CHILDREN, FEWER POCKETS OF POVERTY, SUSTAINED LOCAL COMMERCE AND DECREASED STUDENT VEHICLE USE.*

8.1
Encourage mixed-use and mixed-income housing developments.*

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

8.3
Encourage housing development where increased density is desirable and strive to coordinate those areas with stronger access to employment opportunities, transit routes and commercial services.*

8.4
Promote environmentally sustainable patterns of development as well as economic development 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
With the community’s participation, 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
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.

8.8
Promote educational efforts to make information available about the benefits of/opportunities for patterns of urban living (e.g. more efficient land use, shared public space, smaller more energy efficient units, walkability, etc.) while also assessing effectiveness of such efforts and examples.*
Additional reading for Housing:

5: HOUSING

- Housing Appendices
- City of Charlottesville 2025 Goals for Affordable Housing (Feb 2010)
- HAC Housing Policy 1
- HAC Housing Policy 2
- HAC Housing Policy 3
- A Report on Actions Needed to Address the Region’s Affordable Housing Crisis (Jan 2009)
- Housing Condition & Land Use Inventory for the City of Charlottesville (Sept 2011)
- HAC Suggested Language for Update of the Housing Section of the Comprehensive Plan (Jan 2012)
The first Comprehensive Plan for the City of Charlottesville was adopted in 1979. This most recent version of the Comprehensive Plan was adopted by City Council on August 19, 2013. Previous plans and drafts may be accessed online through: CHARLOTTESVILLE.ORG

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