

Key

This draft version shows the edits made to the text of the 2013 Comprehensive Plan.

Underline = New text (Sample)

Strikethrough = Deleted text (~~Sample~~)

Double strikethrough = Text moved to different section (~~Sample~~)

Double underline = Text moved from different section (Sample)

Housing Chapter

Vision

The quality and diversity of the City of Charlottesville's housing stock ~~creates~~ is the basis for viable neighborhoods and a thriving communityies. ~~In order to~~ To be a truly world class city, Charlottesville must provide sufficient quality, affordable housing options ~~to ensure safe, appealing, environmentally sustainable and affordable housing for opportunities that meet the needs of all population segments and income levels~~ residents, including those of middle income households. ~~Consequently~~ To meet that need, and ensure the environmental sustainability of our communities, ~~City~~ Charlottesville's neighborhoods will feature a variety of housing types, housing and sizes, ~~and~~ affordable to all income levels; and located ~~all~~ within convenient walking, biking or transit distances of enhanced community amenities ~~that include~~ ing: mixed-use, barrier free, higher density, pedestrian and transit-oriented housing at developments near employment and cultural centers, with ~~connected~~ ions to facilities, parks, trails and services.

~~Housing's Impact on City Goals & Vision~~

~~Goal 1: 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.*~~

~~Goal 12: Maintain and improve~~ Preserve the City's existing housing stock for residents of all income levels.*

12.1: 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.

12.2: Continue to supporting the City's tax relief programs to accommodate the enhance housing needs of affordability for low-income households, seniors and those with disabilities disabled households.

12.3: 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.* 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.*

12.4: Support the promotion of Promote 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 design features.*

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.*

Grow the City's Housing Stock

Goal 23: Grow the city's housing stock Provide new housing options for residents of all income levels.

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

23.2: Incorporate affordable housing units throughout the City, recognizing that locating affordable units throughout the community benefits the whole City to enhance community sustainability and diversity.

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

2.33-4: Encourage creation of new, on-site affordable housing as part of the residential portions of rezoning or residential special use permit applications with an emphasis on provision of affordable housing for those with the greatest need.*

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.

2.43-6: Promote housing options to accommodate both renters and owners at all price points, including workforce moderately priced housing.

Importance of Incentives

Goal 36: 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 owners, renters and the homeless households with varying levels of income.*

~~4.1: Continue to supporting the use of appropriate tax credit-Low Income Housing Tax Credit program proposals submitted by private and non-profit developers within the locality to create for the creation of affordable rental units, as consistent with Housing Advisory Committee policy.*~~

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

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

4.4: 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 Tax Abatement Program Special Tax Rate program for houses and mixed-use buildings residential properties 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.*~~

~~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 (i.e. private, nonprofits, private developers and governmental agencies) for affordable housing projects, including workforce-moderately priced housing, and mixed-use/mixed-income developments.**~~

~~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.*~~

~~5.13: 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 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.~~

~~5.4 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 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.~~

~~5.25: 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 the Resident Bill of Rights as formally adopted, where appropriate.~~

~~5.36: 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.~~

~~5.47: 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.~~

~~**Importance of Incentives**~~

~~**Goal 6: Establish a series of incentives to create new housing.**~~

6.1: Examine the 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. **Goal 67: 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.**

67.1: To the greatest extent feasible, ensure affordable housing is aesthetically similar to market rate housing in design and other physical features, allowing affordable units to blend into existing neighborhoods.

67.2: Encourage the use of the Design for Life C'ville program to promote and expand visitability/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.~~

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 ~~to~~ meet multiple City goals including: ~~increased community sustainability, walkability, bikeability, and use of public transit use, augmented~~ increased support for families with children, fewer pockets of poverty, access to local jobs, sustained thriving local commerce 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 ~~coordinate~~ connect 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 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,~~ 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: 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.~~

~~8.7.8: Promote educational efforts to~~ Through public outreach efforts, make provide information available about the benefits of/opportunities for patterns of urban living, (e.g. such as more efficient land use, shared public space, smaller more energy efficient units, and walkability, etc.), ~~while also~~ Assessing 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.