

## Housing Chapter

### Vision

Charlottesville housing will represent and support a city of well-maintained and inclusive neighborhoods that reflect social, racial, ethnic and economic diversity for all current and future residents of all income levels.

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

1.1: Improve the quality and quantity of the existing housing stock through the redevelopment, rehabilitation and/or expansion of existing units in support of neighborhood vitality .

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

1.3: Promote programs 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.\*

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

2.1 : Continue working toward the City's goal of 15% supported affordable housing and address the deficiencies identified in the 2018 Housing Needs Assessment.

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

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 households with incomes no greater than 50% of area median income.\*

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

2.5: Explore, develop, and incentivize a program promoting and encouraging the creation and use of accessory dwellings units as affordable housing options.

2.6: Permit affordable-scale residential development by-right in all zones. Increase residential unit maximums across the city.

2.7: Make a list of City property currently dedicated to right of way, utilities, and surface parking, prioritized by areas that could provide new space for affordable housing.

#### **Goal 3: Establish a series of incentives to create new affordable, mixed-income, accessible and environmentally sustainable housing and a variety of housing types beyond the urban corridors and**

**in small area plans.**

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.

3.5: Implement an Affordable Housing Program, a compilation of all allowable land use, zoning and planning tools to promote and support the development of affordable housing, including: increased density, reduced setbacks, an expanded ranges of allowable housing types, and reduced parking requirements.

**Goal 4: Explore progressive and innovative zoning regulation and land use reforms to support the development of affordable housing.**

4.1: Update the zoning ordinance to include an Affordable Housing Program.

4.2: Evaluate the effectiveness of existing planning and zoning tools, such as Planned Unit Developments and Special Use Permits, in promoting the development of affordable and mixed-income housing.

4.3: Evaluate effects of all land use and zoning regulations on affordable and mixed use housing to ensure they will not unduly restrict mixed-income and mixed-use redevelopment. Provide ongoing evaluations of all policies and ordinance relative to housing.

**Goal 5: Establish and/or promote an assortment of funding initiatives to meet the housing needs of households with varying levels of income.\***

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

5.2: Continue funding programs providing assistance to those unable to afford market rate housing options in the City including persons who are homeless and at-risk of homelessness.\*

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

5.4: 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.

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

5.6: Explore waiving and reducing water and sewer meter connection fees for affordable housing units.

5.7: Increase annual allocations of Capital Improvement Funds to the Charlottesville Affordable Housing Fund.

**Goal 6: Prevent and end homelessness**

6.1: Use the best practice approach of housing first, which places people experiencing homelessness into housing as rapidly as possible and provides wrap around services to help them maintain their housing.

6.2: Provide permanent supportive housing (PSH) for persons with disabilities who are homeless or at-risk of homelessness

6.3: Prevent homelessness through safety net supports and social services to enable residents to maintain their housing.

**Goal 7: Support projects and public/private partnerships for affordable housing projects, including moderately priced housing, and mixed-use/mixed-income developments.**

7.1: Encourage major employers – City of Charlottesville, Albemarle County and University of Virginia -- 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. Explore and create public funding sources for this project.

7.2: Support redevelopment of public and/or other subsidized housing to reconnect those properties into existing neighborhoods. Support the Resident Bill of Rights as formally adopted once the Charlottesville Redevelopment and Housing Authority begins redevelopment efforts.

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

7.4: 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 8: Offer a range of housing options to meet the needs of Charlottesville's residents, including those presently underserved.**

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

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

8.3: 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.

8.4: 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.\*

8.5: Enforce the federal Fair Housing Act to provide equal access to housing and prevent unfair housing practices.

**Goal 9: Increase the energy and water efficiency, and environmental sustainability, of the City's housing stock.**

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

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

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

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

9.5: Encourage the incorporation of food access avenues (e.g., affordable stores, agriculture space such as greenhouses, school and community, neighborhood farmers markets) in all housing developments to the maximum extent feasible both the increase self-sufficiency and as a way to be more sustainable and to increase access to food.

9.6: Encourage denser residential development near employment to support environmentally efficient patterns of living.

**Goal 10: 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, poverty deconcentration, access to food, access to local jobs, thriving local businesses, decreased student and resident vehicle use.\***

10.1 : Encourage mixed-use and mixed-income housing developments throughout the City's neighborhoods and allow them by-right.

10.2 : Link housing options, transportation, food access, and employment opportunities in City land use decisions.\*

10.3 : Encourage housing development throughout the city's neighborhoods and strive to connect new housing to employment opportunities, transit routes and commercial services.\*

10.4 : Promote environmentally sustainable patterns of housing development, as well as economic and job creation, in relatively underinvested, financially depressed areas that does not create displacement.

10.5 : 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.\*

10.6 : Through community engagement efforts, and in conjunction with the completion of an Affordable Housing Strategy, develop small-area plans that establish targets for a minimum number of supported affordable housing units. Substantially contribute to meeting the goals included in the Housing Needs Assessment within the context of transit-oriented, mixed-use and mixed-income neighborhoods.\*

10.7: 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, aging in place, and walkability. Assess the effectiveness of efforts and examples.\*

10.8 : Improve access for lower-income households to adult learning and employment opportunities, job training, healthy 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.

10.9: Target a City wide residential vacancy rate of at least 5 percent in order to assure a well-functioning, liquid housing market. Explore options to increase the supply of homes if the target is not met.