



HOUSING

GOAL, STRATEGIES & ACTIONS

1. Achieve high quality in design and construction of all residential development and neighborhood design, and provide a wide range of choice in housing type, density, price range, and accessibility.
 - 1.1 Promote diversity and innovation in housing and subdivision location and design.
 - 1.1.1 Expect energy conservation measures and green building techniques in rehabilitation projects and new residential developments by encouraging participation from builders in green certification programs such as EarthCraft, LEED ND, LEED for Homes, or the National Association of Home Builders' National Green Building Program.
 - 1.1.2 Promote residential development that provides a balance of unit types and price ranges, open space preservation and recreational amenities, and supports walkability and bicycle travel both internally and to nearby destinations.
 - 1.1.3 Require the provision of adequate street lighting, safe and convenient pedestrian circulation, and appropriate interconnections between residential developments.
 - 1.1.4 Guide new residential development to areas that are served by public utilities and that are convenient to public transportation and major thoroughfares, employment centers, schools, recreation facilities, and shopping facilities.
 - 1.1.5 Consider anti-monotony codes or policies to promote diversity within new residential developments with regard to setbacks, architectural features, and building materials.

- 1.1.6 Promote infill residential development by creating provisions in the Zoning Ordinance that allow for appropriate alternative lot sizes, setbacks, and densities.
- 1.1.7 Promote a scale and density of residential development compatible with adjacent and surrounding land uses, supporting infrastructure, and environmental conditions.
- 1.1.8 Locate moderate density residential development, including those within areas of appropriate mixed use designations, in proximity to employment centers and service destinations.
- 1.2 Eliminate substandard housing and blighted conditions.
 - 1.2.1 Support the efforts of private and non-profit entities to improve the condition of the County's housing stock.
 - 1.2.2 Continue to support programs, such as Neighborhood Connections, which assist County citizens in improving the condition of their neighborhood.
 - 1.2.3 Consider measures to provide real estate tax relief for owners who make substantial investment in rehabilitating older residential properties.
 - 1.2.4 Continue to support, through marketing, partnering or other means, programs that provide emergency home repair, preventive maintenance, and counseling in home finance, rental assistance, budgeting, maintenance, and sanitary health conditions.
 - 1.2.5 Continue to support, through marketing, partnering or other means, private nonprofit groups such as Housing Partnerships, Inc., Habitat for Humanity, and the Community Action Agency, and the need for donations of money, supplies, and labor to keep these groups in operation.
 - 1.2.6 Continue to promote the deferred payment policy of the James City Service Authority as a means to promote utility connections to existing homes in areas with health, safety, and general welfare concerns.
 - 1.2.7 Use neighborhood improvement programs and code enforcement to discourage blight conditions and the deterioration of housing and neighborhoods.
 - 1.2.8 Cooperate with communities to identify areas for rehabilitation/improvement projects and neighborhood or area plans.
 - 1.2.9 Continue efforts to attract funds from Federal and State sources for housing and neighborhood rehabilitation.

- 1.2.10 Perform a County-wide needs assessment of housing conditions and continue to monitor changes to better direct cooperative programs to replace or rehabilitate substandard housing and eliminate vacant dilapidated structures and blight.
- 1.3 Increase the availability of affordable and workforce housing, targeting households earning 30%-120% area median income as established by HUD.
 - 1.3.1 Review and revise all existing residential districts in the Zoning Ordinance (R-1, Limited Residential; R-2, General Residential; R-4, Residential Planned Community; R-5, Multi-family Residential; R-6, Low Density Residential; R-8, Rural Residential; PUD-R, Planned Unit Development-Residential; MU, Mixed Use; and Cluster Overlay) to provide additional bonuses and incentives for the provision of affordable and workforce housing, as appropriate.
 - 1.3.2 Re-examine County ordinances governing accessory apartments, including the ordinance definition of the term, to determine acceptability for permitting new by-right development as a means to incorporate affordable, workforce and/or accessible units into a proposed neighborhood.
 - 1.3.3 Target publicly funded or publicly sponsored housing programs toward County residents and persons employed in the County.
 - 1.3.4 Continue efforts to attract funds from Federal and State sources for the development and preservation of affordable and workforce housing.
 - 1.3.5 Continue to ensure that housing units constructed or rehabilitated with public funds remain accessible to families with low-to-moderate incomes.
 - 1.3.6 Continue to assist for profit and non-profit developers in obtaining funds to finance affordable and workforce housing developments from programs such as the Affordable Housing Incentive Program (AHIP). Continue to investigate the possibility of additional demonstration projects to illustrate the integration of financial incentive programs and modified land use policy to encourage least cost housing developments.
 - 1.3.7 Develop and adopt an Affordable Housing Policy or Affordable Dwelling Unit Policy which states the County's definitions, goals, and expectations for developments providing affordable and workforce housing and requiring legislative approval.
 - 1.3.8 Review County-owned real estate as potential sites for affordable and workforce housing and identify opportunities for attaining property suitable for affordable housing development.

- 1.3.9 Continue to dedicate public funds to the County housing fund for the purchase and development of land for affordable and workforce housing.
- 1.3.10 Accept cash contributions or land from developers of residential and non-residential projects, including by-right development, into a County housing fund or create a Housing Trust Fund for this purpose.
- 1.3.11 Consider ordinance amendments that provide both mandatory and voluntary provisions for affordable and workforce units, such as an Affordable Housing Overlay District and/or Inclusionary Zoning.
- 1.3.12 Develop a fast-track subdivision, site plan, and building permit process for qualified affordable and workforce housing developments.
- 1.3.13 Consider a program to waive, reduce and/or rebate development fees for qualified affordable and workforce housing developments.
- 1.3.14 Consider a shared equity or right of first refusal policy, and/or lengthen the term of soft second mortgages, for affordable and workforce units.
- 1.3.15 Promote the full integration of affordable and workforce housing units with market rate units within residential developments and throughout the Primary Service Area.
- 1.4 Provide adequate housing opportunities for special needs populations, including persons with all forms of disabilities, and elderly citizens with low and moderate incomes. (See also Population Needs.)
 - 1.4.1 Review existing ordinances to identify barriers to providing housing for special needs populations and make amendments as necessary.
 - 1.4.2 Promote universal design for a portion of units in major subdivisions or multi-family projects. (See also Population Needs.)
 - 1.4.3 Continue County support of other non-profit and for profit organizations that serve special needs populations with regard to housing.
- 1.5 Coordinate with neighboring jurisdictions to address regional housing concerns and needs.
 - 1.5.1 Participate in Greater Williamsburg Area and Hampton Roads Area public/private partnerships to identify and address regional housing issues.