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# HOUSING

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## GOAL, STRATEGIES & ACTIONS

1. Achieve high quality in design and construction of all residential development and neighborhood revitalization ~~projects and achieve~~ *provide a wide* range of choice in housing type, density, and price range, *accessibility, and neighborhood design.*
  - 1.1 ~~Encourage~~ *Promote* diversity and innovation in housing and subdivision design.
    - 1.1.1 ~~Provide information to the public about~~ *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 or LEED ND.*
    - 1.1.2 ~~Encourage~~ *Promote* residential development that provides a balance of unit types and price ranges, open space preservation and recreational amenities, and supports pedestrian and bicycle travel *both internally and to destinations within a one-half mile distance.*
    - 1.1.3 Require the provision of adequate street lighting, safe and convenient pedestrian circulation, and appropriate interconnections between residential developments.
    - 1.1.4 ~~Ensure that adequate land for moderate density housing is located in~~ *Guide new residential development to* areas served by public utilities and is convenient to public transportation and major thoroughfares, employment centers, schools, recreation facilities, and shopping facilities.
    - 1.1.5 *Develop and forward anti-monotony codes or policies to ensure diversity within new residential developments with regard to setbacks, architectural features, and building materials.*

- 1.1.6 Promote infill residential development to minimize site development costs and unnecessary sprawl, and maximize the development potential of land convenient to public facilities and services.
  - 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 Promote moderate density residential development in *appropriate* areas designated for mixed use development in the Comprehensive Plan.
- 1.2 Eliminate substandard housing conditions.
- 1.2.1 Support the efforts of private and non-profit entities to improve the condition, ~~availability, and accessibility~~ of the County's housing stock.
  - 1.2.2 ~~Provide information to the public about~~ *Continue to support* the County's ~~Neighborhood Connections~~ programs, *such as Neighborhood Connections*, which ~~can~~ 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 ~~Provide information to the public about~~ *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 ~~Provide information to the public about~~ *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 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 ~~rehabilitation and development of affordable housing~~ *neighborhood rehabilitation projects*.
- 1.2.10 ~~Consider~~ *Performing* 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.
- 1.2.11 *Create provisions in the Zoning Ordinance for infill development and/or redevelopment that allows for appropriate alternative lot sizes, setbacks, and densities.*
- ~~Encourage self-sufficiency, pride in home ownership, as well as a sense of community responsibility in all neighborhoods.~~
- 1.3 Increase the availability of affordable *and workforce* housing.
- 1.3.1 *Review and revise all existing residential districts in the Zoning Ordinance to provide additional bonuses and incentives for the provision of affordable and workforce housing, as appropriate.*
- 1.3.2 ~~In order to protect the character of established residential neighborhoods, installation of an accessory apartment will only be allowed with a special use permit.~~ *Re-examine County ordinances governing accessory apartments to determine acceptability for permitting new by-right development as a means to incorporate affordable 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 ~~housing rehabilitation and~~ the development of affordable 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 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 expectations for developments providing affordable housing *and requiring legislative approval*.

- 1.3.8 Review County-owned real estate as potential sites for affordable housing and identify opportunities for attaining property suitable for affordable housing development.
- 1.3.9 Continue to dedicate public funds to the County housing development fund for the purchase and development of land for affordable 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 development fund *or create a Housing Trust Fund for this purpose*.
- 1.3.11 Consider ~~adopting an Affordable Dwelling Unit (ADU) ordinance or policy. ADU ordinances and policies provide developers increased density in return for selling or renting a certain percentage of the dwelling units to low and moderate income persons.~~ *ordinance amendments that provide both mandatory and voluntary provisions for affordable units.*
- 1.3.12 Develop a fast-track subdivision, site plan, and building permit process for qualified affordable housing developments.
- 1.3.13 ~~Consider~~ *Establish* a program to waive, reduce and/or rebate fees, including water and sewer connections and development fees, for qualified affordable housing developments.
- 1.3.14 *Lengthen the term of soft second mortgages on affordable units, where applicable, and/or institute a shared equity or right of first refusal policy for affordable units.*

~~Develop a program with established criteria to certify future affordable housing developments are qualified for various County affordable housing incentives.~~

~~Allow increased densities in development proposals that address the need for housing determined to be affordable to families with low and moderate incomes.~~

~~Encourage residential development that includes housing that is available to individuals and families of all ages, sizes, and incomes.~~

~~Ensure that an adequate supply of properly designated, buildable land is provided for moderate density housing development.~~

~~Recognize that affordable housing serves a public benefit and ensure that the Zoning Ordinance allows for increased housing and neighborhood design flexibility in residential zones. County regulations should encourage clustering, infill development, mixed uses, narrow streets, flexible lot layout and open space requirements, accessory apartments, and~~

~~other innovative housing and neighborhood design options in appropriate locations.~~

- 1.4 ~~Encourage~~ *Provide* adequate housing opportunities for physically and mentally handicapped persons. ~~Encourage adequate housing opportunities for~~ *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 the disabled, senior, and other populations with special needs and make amendments as necessary.*
  - 1.4.2 *Promote universal design for a portion of units in major subdivisions or multi-family projects.*
  - 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 Williamsburg Area and Hampton Roads Area public/private partnerships to identify and address regional housing issues.