Chapter 7 Neighborhoods and Housing

Contents

Introduction

A major goal of this plan is to promote and enhance the City's neighborhoods through improving the livability and housing stock, which increases property values, attracts people to live in the City, and improves their quality of life. To assist in these endeavors, strategies might include associations with conservation, stabilization, revitalization, new zoning requirements or districts, the use of incentives, or subdivision regulation mechanisms.

Background

Neighborhoods

People are invested in their neighborhoods and advocate strongly for their protection. Concerns frequently cited about neighborhoods include the walkability and bikability, especially to schools; the appearance of neighborhoods; the impact of blight and blighting conditions; and the conversion of owner-occupied single-family detached and duplex homes into rentals that are occupied by many unrelated tenants. The conversion of homes into rental units or student apartments has acted as a destabilizing force and the livability of neighborhoods for families. Livability in some areas has been adversely affected due to their location to incompatible industrial or commercial uses along with the increase in traffic due to new student housing or commercial developments.

As housing needs and regulations change over the next twenty years, so must local residential development standards. The City's Zoning and Subdivision Ordinances should be reviewed and amendments considered to meet new housing trends and demands while protecting the integrity of the City's neighborhoods. This plan recommends that the City actively involve and encourage public participation in activities in efforts to conserve, stabilize, and revitalize their neighborhoods. This plan also recommends that other City plans relating to transportation, parks and recreation, fair housing, and plans to end homelessness also consider their impacts – both positive and negative – to neighborhoods.

Housing

The City has identified that neighborhoods that are inclusive and incorporate a diverse mix of housing stock allows for the efficient use of available land and best serves residents. Included within this plan's recommendations is to review and amend the Zoning Ordinance to increase opportunities for single-family detached residential development affordable to households in a range of incomes.

The characteristics of Harrisonburg's housing stock, such as the mix of housing types, tenure, vacancy rates, age, and condition, provide insight into the housing opportunities available within the City, as well as the City's general economic vitality. The information included in this chapter has been gathered from the U.S. Census Bureau, the Harrisonburg Redevelopment and Housing Authority (HRHA), and from City building permit data.

Housing Supply

The City continues to see an overall increase in the housing stock with a total number of units available in 1990 of 10,900 and in 2016 of 18,039. Single-family detached dwellings grew about 48 percent between 1990 to 2016, while during the same time the number of duplex and townhouse units has grown by about 54 percent, and multiple-family units has grown by about 61 percent. This trend is anticipated to continue due to the high rental market, duplexes and townhomes typically being more affordable to construct and purchase than single-family detached homes, and the impacts placed on the housing stock due to the increased demand for student rentals.

Table 7-1. Trends in Housing Mix, 1990-2016, Harrisonburg

	1990		**2000**		**2010**		**2016**	
Unit Type	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Single-Family Detached	4,599	42.2%	5,203	38.0%	5,984	36.3%	6,799	37.7%
Duplex and Townhouse	1,700	15.6%	2,382	17.4%	2,938	17.8%	4,311	23.9%
Multi-Family	4,200	38.5%	5,792	42.3%	7,290	44.2%	6,758	37.5%
Mobile Homes & Other*	401	3.7%	312	2.3%	290	1.8%	171	0.9%
Total	**10,900**		**13,689**		**16,502**		**18,039**	

Source: Census of Population & Housing; American Community Survey

** Includes "Other living quarters," such as an RV.*

Figure 7-1 and Figure 7-2 illustrate building permit data for the last 17 years. Building permits for new housing peaked in 2007 just before the Great Recession. Single-family detached construction has decreased during this time, while townhouses increased from 2006 to 2007 and multi-family units had a boom in 2007 and 2008, and spiked again in 2012 and 2014. Prior to the passage of Zoning Ordinance amendments adopted in 2007, which became effective in 2010, multiple-family units (apartments) were allowed by-right in the R-3, Multiple Dwelling Residential District. After the 2010 effective date, if a multiple-family development was not already under construction or did not have an approved engineered comprehensive site plan, then a special use permit requiring public hearings and approval from City Council was required to develop within the R-3, Medium Density Residential District. Along with the State Council of Higher Education for Virginia's release in 2006 of projected increasing JMU enrollment in future years, discussed later in this chapter, the City experienced a boom of apartment construction and submittal of site plans prior to the effective date of the new regulations.

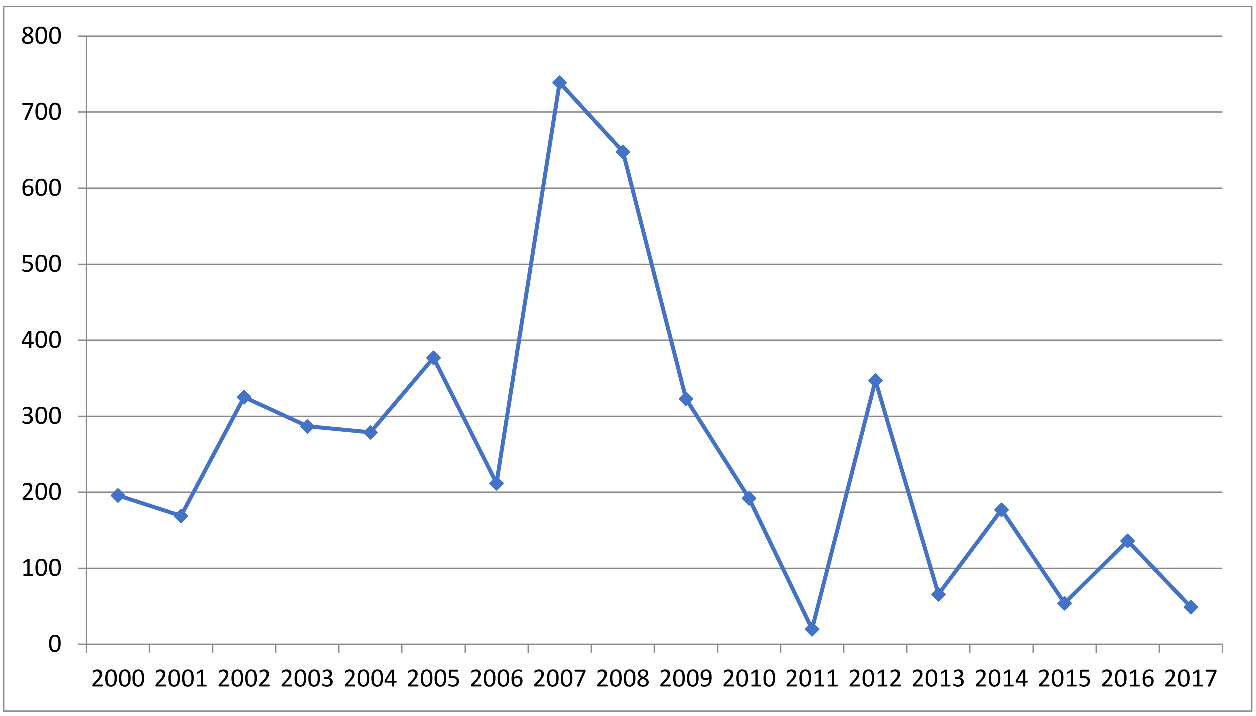

Figure 7--1. Total Dwelling Units Added in Harrisonburg, 2000-2017

Source: Department of Planning and Community Development; Does not include JMU on-campus housing

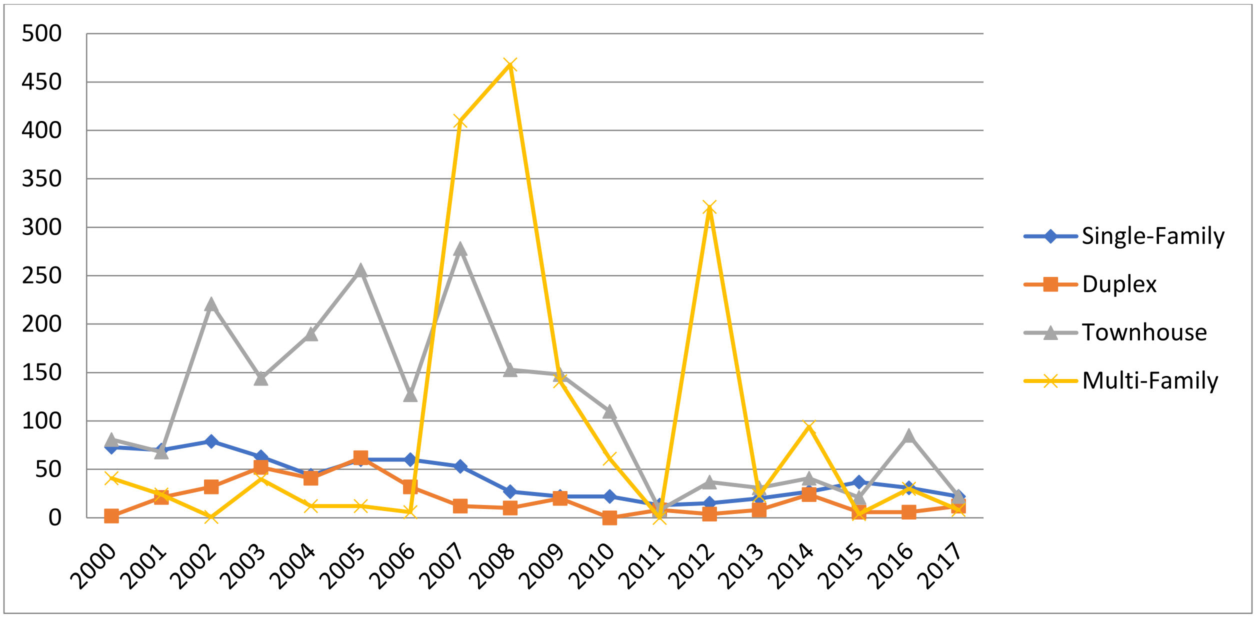

Figure 7-2. Analysis of Harrisonburg Building Permit Data 2000-2017

Source: Department of Planning and Community Development; Does not include JMU on-campus housing

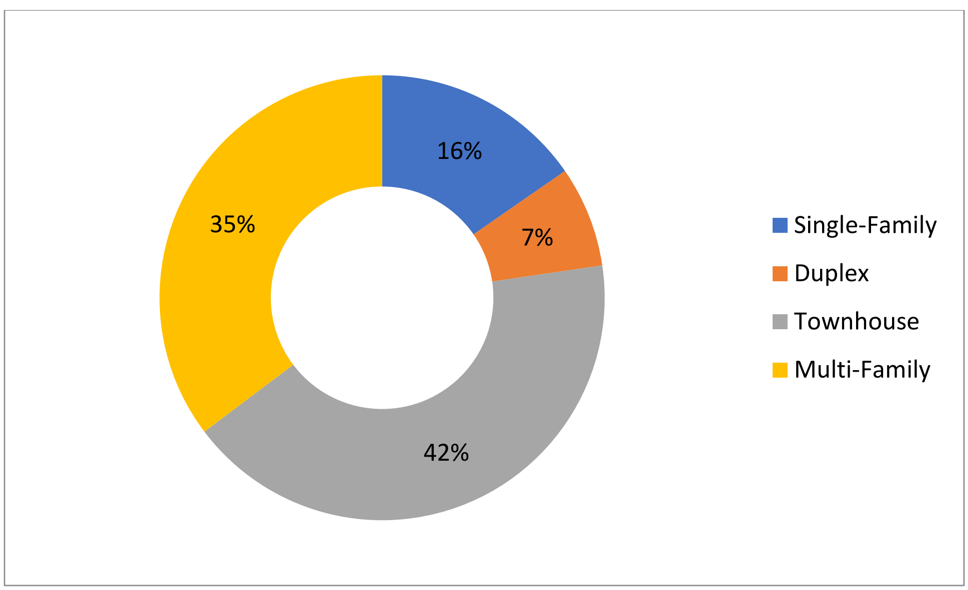

Figure 7-3. Types of Dwelling Units Built between 2000-2017

Source: Department of Planning and Community Development

Occupancy and Tenure

Table 7-2 provides data on the occupancy rates and tenure (units owned or rented) of the City's housing stock. Of the 13,689 total housing units reported by the US Census within Harrisonburg as of 2010, only about four percent were vacant. There is a trend toward a greater percentage of housing in rental versus owner-occupied units within the City, with rental units increasing from 54.7 percent of all housing in 1990 to 61 percent in 2000 to 62.6 percent in 2016.

There are two vacancy rates shown in Table 7-2. The homeowner vacancy rate is the proportion of vacant units for sale to the total homeowner inventory. It is determined by dividing the number of vacant for-sale units by the sum of the City's owner-occupied units and vacant for-sale units. The rental vacancy rate is the proportion of vacant rental units to the total rental housing inventory. It is found by dividing the number of vacant units for rent by the sum of the City's renter-occupied units and the number of vacant units for rent.

Table 7-2. Housing Occupancy and Tenure, Harrisonburg 2000-2016

	2000		2010		2016		Percent Change 2000-2016	Virginia 2015	
Occupancy Status									
Total Housing Units	13,689		16,502		18,039			3,445,357	
Occupied	13,133	95.9%	14,965	90.7%	16,626	92.2%	-3.7%	3,090,178	89.7%
Vacant	556	4.1%	1,537	9.3%	1,413	7.8%	3.7%	355,179	10.3%
Tenure									
Occupied Housing Units	13,133		14,965		16,626			3,090,178	
Owner-occupied	5,125	39.0%	5,770	38.6%	6,224	37.4%	-1.6%	2,032,761	65.8%
Renter-occupied	8,008	61.0%	9,195	61.4%	10,402	62.6%	1.6%	1,057,417	34.2%
Vacancy Rates									
Homeowner		1.7%		1.6%		1.0%	-0.7%		1.6%
Rental		3.3%		3.0%		2.4%	-0.9%		5.7%

Source: U.S. Census Bureau, American Community Survey, 2010 and 2016 5-year Estimates

Downtown Housing

Over the last 15 years, downtown Harrisonburg has experienced a housing boom. Like many downtowns nationally, young professionals and empty nesters are returning to urban living. In Harrisonburg, college students add to this mix, creating a strong downtown housing market. There is a waitlist for most downtown apartments. Market rate rent is $.83-$1 per square foot.

In 2003, there were 150 housing units downtown. Today, there are approximately 600 units downtown. Downtown housing is almost exclusively rental. However, adjacent to downtown is the Old Town neighborhood. This historic neighborhood is comprised of single family homes, some of which have been converted to apartments. The neighborhood is still predominantly owner-occupied housing.

Recent residential projects downtown include the City Exchange (2006) – market rate residential and one restaurant space; Sancar Flats (2007) – all market rate residential; Urban Exchange (2009) – 194 apartment units and 12,000 square feet of retail; the Ice House (2015) – a combination of a historic rehabilitation and new development of residential, retail and office space; Wine Bros Building (2016) – four luxury lofts, duckpin arcade and restaurant space, and a 7000-sq-ft retail space with 11 different retail businesses; Keezell Building (2017) – 22 market rate apartments and three retail/restaurant spaces.

Student Housing

James Madison University (JMU) and Eastern Mennonite University (EMU) student housing demands must be considered in any Harrisonburg housing study. According to the report "Market Analysis, Citywide Demographic and Housing Analysis, Harrisonburg, Virginia" that was prepared for the Harrisonburg Redevelopment and Housing Authority in 2015 (2015 HRHA Market Analysis), there are approximately 5,000 student-headed households in the City, which also make up nearly 50-percent of all renters. Student-headed households equal about 30 percent of all City households.

JMU enrollment data shows a net growth of 3,918 students (a 22 percent increase) for the 11-year period from 2007 (17,918 students) to 2017 (21,836 students). Since 2010, JMU's average annual enrollment increase was 343 students with a 2014 net enrollment of 674 students being the largest annual increase since 2005.[1] As of the 2016-2017 academic year, JMU had 6,444 beds within on-campus residence halls, which is about 30 percent of the on-campus full-time undergraduates. This left approximately 14,900 (70 percent) students to find off-campus housing. In Fall 2017, EMU's enrollment was 1,530 students. EMU has the capacity to house 677 students in on-campus residence halls, which is about 44 percent of EMU's enrolled students. This left about 853 students (56 percent) to find off-campus housing.

The increase in student rentals since 2006 was largely in response to the State Council of Higher Education for Virginia's release of a projected enrollment increase at JMU of 3,800 "on campus" students between

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[1] Source: State Council of Higher Education in Virginia (SHEV), E02: Fall Headcount Enrollment (1992 thru Current Year), http://research.schev.edu//enrollment/E2_Report.asp

the fall of 2006 and the fall of 2013. With the number of student housing units recently constructed and under construction, there should be no problem housing students that desire off-campus housing. The 2015 HRHA Market Analysis stated that between 2011 and 2015, "[t]here has been a considerable amount of new, privately-owned student apartment unit development which is larger than enrollment growth." Additionally, mature, privately-owned apartment properties (those primarily built during the early 1990s and prior) that have marketed to students had seen an increase in vacancy as students prefer to move into newly constructed complexes. In response, there has been significant upgrading to mature student housing properties. Some of the smaller and mature student-oriented properties are also seeing dwelling units being occupied by non-student renters.

Senior Population

In 2016, the ACS estimated that the City had 4,234 residents within the 65 years and over age category, or 8.1 percent of the total population. While the number of older adults increased in each of the past two decades, the percentage of total population within the 65 years and over age category decreased due to the sizeable increase in more people in other age categories. The 2016 national average for people over 65 years of age is 14.5 percent of the total population. The 2015 HRHA Market Analysis reports that in 2010, over one-third of the persons in the 65 years and over age category in the City live alone.

Table 7-3. Senior Population Trends, 1990-2015

	1990	2000	2010	2015
Total Population	30,710	40,470	48,910	53,540
Group Quarters Population	6,000	7,190	7,580	7,620
Household Population	24,710	33,280	41,330	45,920
Senior Population 65+	2,700	3,750	4,030	4,340
Percent Seniors	8.8%	9.3%	8.2%	8.1%
Seniors in Households	2,210	3,170	3,440	3,720
Percent Seniors	8.9%	9.5%	8.3%	8.1%
Seniors Living Alone	970	1,080	1,260	1,400
Percent Living Alone	43.9%	34.1%	36.6%	37.6%
Seniors in Group Quarters	490	580	590	620
Percent in Group Quarters	8.2%	8.1%	7.8%	8.1%

Source: 2015 HRHA Market Analysis (1990, 2000, and 2010 U.S. Department of Commerce, U.S. Census, and S. Patz and Associates, Inc.)

The 2015 HRHA Market Analysis reports that in the City, the senior population generally has moderate to high incomes. In 2015, about 57.5 percent of the City's senior-headed households have income of $35,001 and above, with $35,000 being the income generally required for assisted living. Just over 24 percent of the senior-headed households have incomes under $20,000.

Housing Value and Housing Costs

Housing costs and housing values affect who can afford to live in a community; those same variables can also impact the economic health of the community. Housing costs and values also reflect the relative supply of housing and can be an indication of the desirability of the community as a place to live.

As can be seen from Table 7-4, the median value of an owner-occupied house in Harrisonburg is the fourth highest of all area jurisdictions listed. The value of the City's housing, however, has not grown as rapidly as the value of housing in other area jurisdictions since 2000.

Table 7-4. Median Value of Owner-Occupied Housing, Harrisonburg and Area Jurisdictions, 2000-2016

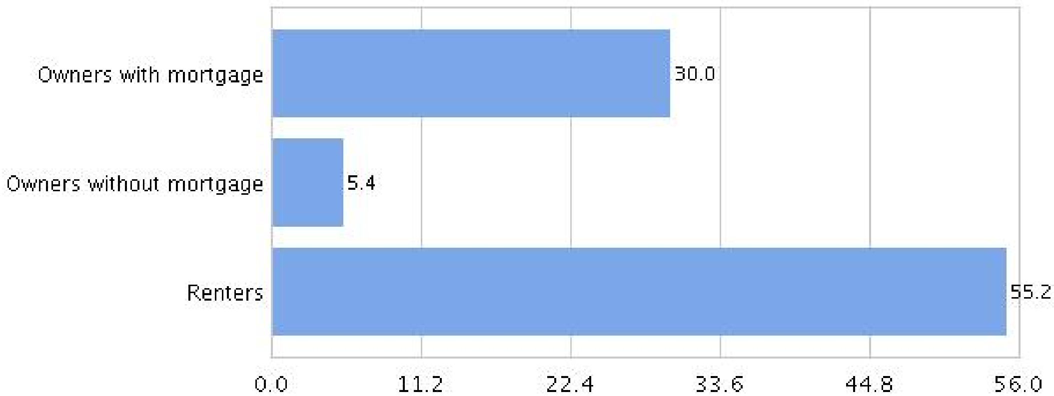
Locality	2000	2010	2016	Percent Change 2000-2010	Percent Change 2010-2016
Harrisonburg	$122,700	$213,400	$197,400	73.9%	-7.4%
Charlottesville	$117,800	$279,700	$280,100	137.4%	0.1%
Staunton	$87,500	$164,400	$163,000	87.9%	-0.9%
Waynesboro	$ 89,300	$169,700	$158,800	90.0%	-6.4%
Augusta County	$110,900	$187,800	$199,700	69.3%	6.3%
Rockingham County	$107,700	$192,900	$200,900	79.1%	4.1%
Virginia	$125,400	$255,100	$248,400	103.4%	-2.6%

Source: U.S. Census Bureau, American Community Survey, 2010 and 2016 5-year Estimates

This relative low rate of increase in value of owner-occupied housing within the City of Harrisonburg is possibly due in large part to the number of attached housing units constructed since 2000. The increase in value of owner-occupied housing within Rockingham County is probably due to the trend to develop higher priced single-family detached housing in Rockingham County, where more easily developable tracts of land are available.

According to the 2016 ACS, the median monthly housing cost for mortgaged owners as $1,234, nonmortgaged owners $385, and renters $834. Figure 7-4 shows that estimated 30 percent of owners with mortgages, 5 percent of owners without mortgages, and 55 percent of renters in Harrisonburg have a housing cost burden, which means that they spent 30 percent or more of household income on housing.

Figure 7-4. Occupants with a Housing Cost Burden in Harrisonburg, 2012-2016



Source: U.S. Census, American Community Survey, 2012-2016 5-Year Estimates

Table 7-6 presents key housing data for selected cities and counties in 2015 for both owner-occupied and renter-occupied housing units as presented in The United Ways of Virginia's ALICE (Asset Limited, Income Constrained, Employed) Study of Financial Hardship report. For owner-occupied units, the table presents the percent of owner units that are occupied by households with income below the ALICE Threshold[2] and the percent of all owner-occupied units that are housing burdened, meaning that housing costs are more than 30 percent of housing income. For renter-occupied units, the table presents the percent of renter units occupied by households with income below the ALICE Threshold and the percent of all renter-occupied units that are housing burdened. In addition, the table includes the Affordable Housing Gap, the number of additional units needed that are affordable to households with income below the ALICE Threshold so that all of these households would pay less than one-third of their income in housing.

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[2] The ALICE Threshold is a measure that estimates the minimal cost of the five basic necessities – housing, child care, food, transportation, and health care. More information is available in Chapter 4, Planning Context and within the United Way ALICE Report – Virginia, 2017

Table 7-5. Housing Data from United Way ALICE Report - Virginia, 2015

County	Owner-Occupied Units			Renter-Occupied Units				Source
	Owner-Occupied	Percent Owned by HHs below ALICE Threshold	Housing Burden: Percent Owners Pay More than 30% of Income	Renter-Occupied	Percent Rented by HHs Below ALICE Threshold	Housing Burden: Percent Renters Pay More than 30% of Income	Gap In rental Stock Affordable for all HHs Below ALICE Threshold	American Community Survey Estimates
Harrisonburg	5,926	39%	23%	10,483	75%	55%	5,363	5-Year
Charlottesville	7,735	29%	25%	10,017	66%	52%	1,744	5-Year
Staunton	5,900	45%	21%	4,487	76%	53%	344	5-Year
Waynesboro	5,215	28%	27%	3,816	62%	53%	0	5-Year
Augusta County	21,222	41%	19%	6,692	59%	45%	3,647	1-Year
Rockingham County	22,028	39%	19%	8,290	68%	49%	7	1-Year

Source: United Way ALICE Report – Virginia, 2017

Availability of Affordable and Workforce Housing

Housing is generally defined as affordable for a household when the household is paying no more than 30 percent of their income for gross housing costs, including rent and utilities; the remaining amount of income is for other nondiscretionary spending. When 30 percent or more of a household's income is spent on housing costs, the household is referred to as being "housing-cost burdened." When the term "affordable housing" is used, however, it usually refers to housing that is affordable to households falling in the low to moderate income range, with incomes at or below 80 percent of the locality's median household income. The term "affordable housing" is also sometimes used to loosely describe the availability of housing that is affordable for a range of incomes, low and high, and not necessarily associated with the local median household income. The US Census reports that Harrisonburg's median household income in $38,750. "Workforce housing" has varying definitions in terms of the area median income (AMI) restrictions, but in its simplest form it "refers to housing that is affordable to working households that do not quality for publicly subsidized housing, yet cannot afford appropriate market-rate housing in their community."[3]

Access to and the availability of affordable and workforce housing directly impacts the City's economic vitality while the market area economic stability has a direct correlation to the area's demographic growth. Lack of affordable and workforce housing deters economic investment due to the difficulties in attracting employees when their housing costs are greater than 30 percent of their income.

The 2015 HRHA Market Analysis identified that although area household incomes have increased, it has been at a pace below the rate of inflation. There is also a large percentage of low- and moderate-income households in the City. With the existing waiting lists for all of HRHA's affordable housing continuing, the need for affordable rental housing persists.

While there is a desire to increase the availability of high-end housing within the City, there also exists a need for affordable owner-occupied housing units for people in the low to moderate income range and first-time homebuyer opportunities. Harrisonburg is fortunate to have an active and successful redevelopment and housing authority in the Harrisonburg Redevelopment and Housing Authority (HRHA) organization, which has been addressing the affordable housing needs of City residents since 1955. The principal housing goals of HRHA during the coming years is to increase homeownership opportunities for low- and moderate-income City residents, increased availability of low rent senior housing, and increased availability of housing for persons with disabilities.

HRHA plans to partner with the City to initiate a new local homeownership loan program as part of the Authority's Five Year and Annual Plan and their initiatives to take proactive steps to affirmatively further fair housing.

[3] Urban Land Institute. (2007). *Developing housing for the workforce: A toolkit.*

Rental Housing Costs

Rental rates increased substantially between 2000 and 2015. The US Census Bureau collects data on gross rent, which is the monthly rental rate plus the average monthly cost of utilities. According to the ACS, the median gross rent increased from $480 per month in 2000, to $778 per month in 2010, and to $834 in 2016. These same data sources also show a steady increase in the percentage of households that paid more than 35 percent of their monthly household income for rent from approximately 19 percent of households in 1990 to almost 34 percent in 2000 and just over 45 percent in 2016. Keep in mind however, that these figures do include the large number of off-campus student households in the City, where parents or loans are paying many of the rents. Although this study estimates the number of off-campus student vs. non-student renter households, there is no information provided on the rents of only non-student households. Additionally, the City's low vacancy rates causes an increase in rental costs due to a reduction in supply and also reduces the availability of affordable housing.

Table 7-6. Rent as a Percentage of Household Income in Harrisonburg 2000-2016

Percentage of Income	2000	2010	2016
Less than 15%	19.1%	15.1%	11.4%
15-24.9%	27.5%	20.7%	24.0%
25-34.9%	16.5%	17.5%	19.4%
Over 35%	33.8%	46.7%	45.1%

Source: U.S. Census Bureau, 2000 Census; American Community Survey, 2010 and 2016 5-year Estimates

Table 7-7. Study of Rental Housing in Harrisonburg and Area Jurisdictions 2010-2016

Locality	2010	2016	Percent Change 2010-2016	Paying Over 35% of Income Towards Rent in 2016
Harrisonburg	$778	$834	7.2%	45.1%
Charlottesville	$895	$1030	15%	44.8%
Staunton	$642	$799	24%	41.7%
Waynesboro	$662	$801	21%	36.0%
Augusta County	$658	$866	31.6%	35.1%
Rockingham County	$730	$826	13.2%	34.5%
Virginia	$970	$1,135	17.0%	40.1%

Source: American Community Survey, 2010 and 2016 5-year Estimates

Subsidized Rental Housing

The Harrisonburg Redevelopment and Housing Authority (HRHA) currently owns and manages a total of 279 residential units, including J.R. "Polly" Lineweaver Apartments and the Lineweaver Annex located downtown; Franklin Heights, LLC, which includes apartments, townhomes, duplexes, and single-family detached homes scattered in the community; and Commerce Village a 30-unit permanent supportive housing program with 15 of the units designated for chronically homeless veterans. Commerce Village opened in 2016 and is the City's first housing complex for the homeless, serving veterans and other chronically homeless individuals in Harrisonburg.

HRHA administers a Housing Choice Voucher (HCV) program which provides rental assistance to individuals who are identified as extremely low income or at 30 percent or less of the area's median income. HRHA contracts with private landlords who lease to program participants with the Authority paying the difference between what the tenant is required to pay and the actual rent. As of April 2018, HRHA's waiting list for its HCV program total 581 families with 234 landlords participating in the program. Additionally, 790 of 858 vouchers were being utilized with 613 of the voucher participants finding housing within the City, 165 in the County and 12 in other localities.

Table 7-8. All Programs-Application List Participant Reported Income

	Household Income		
Program	**Greater than $24,000**	**Under $10,000**	**Zero Income**
Housing Choice Voucher	47	116	216
Franklin Heights	31	70	88
Commerce Village	7	90	124
Lineweaver	6	34	39
JR Polly Lineweaver	8	32	45
Family Unification Program	0	2	2
Total	**99**	**344**	**514**

Source: Harrisonburg Redevelopment and Housing Authority, April 2018

Represents the demand of those applicants applying for services and does not represent the supply or availability.

HRHA reports that as of April 2018, 10 percent of all program applicants have income greater than $24,000, 36 percent have income less than $10,000, and 54 percent have zero income.

HRHA reports that they do not have data regarding the availability of different bedroom sizes in the community, but they do track the amount of time required for program participants to secure housing.

As of April 2018, the average lease up rate[4] is 2.28 months with 78 percent of participants able to lease up within 30 to 90 days.

Table 7-9. HRHA Waiting List by Bedroom Size for City of Harrisonburg and Rockingham County, 2018

Bedroom Size	Households	Percent of Total Households
One-bedroom	136	23.40 %
Two-bedroom	225	38.74 %
Three-bedroom	172	29.60 %
Four-bedroom	41	7.06 %
Five-bedroom	7	1.20 %
Total	**581**	

Source: Harrisonburg Redevelopment and Housing Authority, April 2018.

Approximately, 93 percent of all households on the HRHA waiting list have incomes under $24,000. Some have no incomes and over half have incomes under $10,000.

Other subsidized housing units within the City include: The Colonnade at Rocktown, Harris Gardens, Chestnut Ridge, and Mosby Heights. According to HRHA staff, total subsidized and low rent units available in the City is about 800 units and the availability of subsidized and low rent housing is insufficient to meet the local need as evident by the extremely long waiting lists and the evidence of high poverty that exists within the City.

Neighborhoods and Housing Goals, Objectives, and Strategies

Goal 5. To strengthen existing neighborhoods and promote the development of new neighborhoods that are quiet, safe, beautiful, walkable, enhance social interaction, and offer a balanced range of housing choices. See Chapter 6, Land Use and Development Quality's Goal 4 and Chapter 15, Revitalization's Goal 18 for related objectives and strategies.

Objective 5.1 To work with the community to identify neighborhood strengths, weaknesses and needs and to develop plans of action for neighborhood improvement.

Strategy 5.1.1 To identify neighborhoods in need of community-based neighborhood/small area plans, prepare plans in collaboration with property owners, residents, and business owners, and to implement recommendations. Repeated in Chapter 15, Revitalization as Strategy 18.4.1

[4] Lease up rate refers to the time it takes for program participants to sign a lease.

Strategy 5.1.2 To incorporate other City plans and partner agency plans relating to transportation, parks and recreation, fair housing, and plans to end homelessness into the planning process for neighborhoods.

Strategy 5.1.3 To assist neighborhoods in setting up appropriate neighborhood representative organizations to assist the City and other partners in implementing neighborhood plans. See Chapter 15, Revitalization's Objective 18.4 for related strategies.

Strategy 5.1.4 To enforce residential occupancy as limited by the Zoning Ordinance.

Objective 5.2 To develop approaches to increase the percentage of single-family detached and duplex housing units.

Strategy 5.2.1 To review and amend the Zoning Ordinance to increase opportunities for single-family detached and duplex residential development that are affordable to households in a range of incomes.

Strategy 5.2.2 To review and amend the Zoning Ordinance to permit small lot and innovative forms of single-family detached and duplex residential development as appropriate. Repeated in Chapter 6, Land Use and Development Quality as Strategy 4.3.3.

Strategy 5.2.3 To collaborate with property owners to proactively rezone properties to zoning districts that would allow for and encourage the types of uses as indicated by the Land Use Guide. Repeated in in Chapter 7, Neighborhoods and Housing as Strategy 4.2.4.

Objective 5.3 To continue working with property owners and developers to mitigate any negative impacts from rezonings and public investment decisions on neighborhoods and the City.

Strategy 5.3.1 To require property owners and developers applying for rezonings and special use permits to prepare and submit impact analyses that address issues such as: projected increase in population and demand for school facilities and other public facilities; impacts on vehicular, pedestrian, and bicycle traffic and circulation; water and sewer service needs; stormwater runoff impacts; visual impacts; impacts to historic and environmental resources, etc. The analyses should propose measures to mitigate impacts.

Strategy 5.3.2 To impose road impact fees to generate revenue to fund or recover the costs of road improvements benefiting new residential and non-residential development, while also considering how fees might increase housing costs and effect affordable housing options. See Chapter 10, Environmental Stewardship and Sustainability for related Strategy 11.4.7.

Goal 6. To meet the current and future needs of residents for affordable housing.

Objective 6.1 To promote affordable housing options, including affordable rental properties and affordable homes for ownership.

Strategy 6.1.1 To implement Fair Housing Goals and Priorities as recommended and prioritized in the Assessment of Fair Housing, which includes expanding housing choice and access to opportunity; increasing home ownership among low-income households and members of protected classes; improving the utility of public transit for low-income and disabled persons; strengthening anti-discrimination, investigation, enforcement, and operations; and increasing the level of housing knowledge and understanding among housing developers, real estate professionals, elected officials, and the general public.

Strategy 6.1.2 To work with the Harrisonburg Redevelopment and Housing Authority (HRHA) and other agencies and organizations to study and define housing affordability at the full range of income levels in the City and the region.

Strategy 6.1.3 To partner with HRHA and other community housing providers (serving the elderly, disabled, homeless, low-moderate income families, victims of violence, and others) to address community housing needs throughout the region.

Strategy 6.1.4 To increase the knowledge of City staff, elected officials, and community members on affordable housing policies by partnering with community organizations and agencies to host workshops and create other educational opportunities.

Strategy 6.1.5 To encourage the development and construction of a variety of housing types provided at a range of densities, types (single-family detached, duplex, townhome, and multi-family), and costs.

Objective 6.2 To promote home ownership to increase the proportion of owner-occupied units in the City.

Strategy 6.2.1 To support expansion of the Family Self-Sufficiency and Lease to Homeownership programs of HRHA and other homeownership programs.

Strategy 6.2.2 To work with private developers, non-profit community housing providers, and rental housing providers to offer home-ownership opportunities for first-time low-moderate income homeowners (e.g. through the U.S. Department of Housing and Urban Development's HOME Investment Partnerships Program, Virginia Housing Development Authority's First Time Homebuyers, and other available housing programs).

Objective 6.3 To support programs that prevent and address homelessness in the City.

Strategy 6.3.1 To support the implementation of the City of Harrisonburg and Rockingham County Ten Year Plan to End Homelessness, as part of the goal to end chronic homelessness and help to move families and individuals into permanent housing.

Strategy 6.3.2 To support the Western Virginia Continuum of Care's implementation of strategies to prevent homelessness in the region.

Chapter Resources

City of Harrisonburg, 2016 Assessment of Fair Housing, https://www.harrisonburgva.gov/sites/default/files/CMO/files/Harrisonburg%20AFH%202016.9.29.pdf

City of Harrisonburg and Rockingham County Ten Year Plan to End Homelessness

Harrisonburg Redevelopment and Housing Authority (HRHA), Five Year and Annual Plan, http://www.harrisonburgrha.com/acop.html

Harrisonburg Redevelopment and Housing Authority (HRHA), Market Analysis, Citywide Demographic and Housing Analysis, Harrisonburg, Virginia, November 2015, http://www.harrisonburgrha.com/acop.html

United Ways of Virginia, ALICE (Asset Limited, Income Constrained, Employed) Virginia Study of Financial Hardship, https://uwhr.org/ALICE

U.S. Census Fact Finder, https://factfinder.census.gov/

Virginia Coalition of Housing and Economic Development Researchers, Addressing the Impact of Housing for Virginia's Economy: A report for Virginia's Housing Policy Advisory Council, November 2017, http://www.virginiahousingpolicy.com/impact.asp