



Joint Planning Commission/Council Hearing

Charlottesville Comprehensive Plan Update

October 12, 2021

Agenda

- 1. Cville Plans Together Overview**
- 2. Process**
- 3. Community Input Themes**
- 4. Housing & Affordability Needs**
- 5. Affordable Housing Plan Overview**
- 6. Comprehensive Plan Overview**
 - Key Update Areas
 - Structure
 - Highlights of the Comprehensive Plan
 - Future Land Use & Housing Affordability Framework
- 7. Summary of Recent Meetings & Refinements**
- 8. Next Steps**

View the full Comprehensive Plan and all meeting materials [here](#).

Cville Plans Together Overview

CVILLE PLANS
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Updating the future
vision for the city, with
a focus on **equity** and
affordability.



Together, we are developing...



An **Affordable Housing Plan**, as part of the Comprehensive Plan, to create a unified strategy for housing Charlottesville's residents.



An update to the **Citywide Comprehensive Plan**, to guide the ways that the city will change and grow in the future.



An updated **Zoning Ordinance**, to ensure that development takes place in a clear and effective manner, and to work toward correcting injustice related to land use.

Definitions

What is “Equity”?:

- Equitable policies actively **mitigate the disproportionate harm** faced by certain communities. [American Planning Association]

What is “Affordable Housing”?:

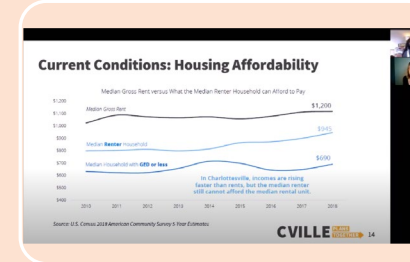
- **Housing is generally considered affordable** if a household can obtain that housing for **30% or less of their income**. Because incomes vary, there is no one definition of affordable housing that applies to everyone.
- For some levels of affordability, such as for those earning 30% of AMI (Area Median Income), which is about \$30,000/year or below, **significant subsidy may be needed** to produce or support homes.
- At other levels of affordability (e.g., 80% AMI), land use policies or other strategies may make a more substantial impact, but additional subsidy can further bolster the creation of both rental and ownership units.

Process

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2017

Planning Commission begins Comp. Plan update

2018

Comp. Plan discussions continue

Completion of a Housing Needs Assessment

2019

Cville Plans Together Consultant Team begins work (late 2019)

2020

Steering Committee formed

Work begins on Affordable Housing Plan & Comp. Plan

2021

Completion of Affordable Housing Plan (March)

Completion of Comp. Plan updates

Three phases of community engagement (May-June 2017, July-August 2017, May 2018). Draft chapter revisions and a draft Future Land Use Map are developed.

Three phases of community engagement (May-June 2020, November-December 2020, May-June 2021).

Community Input Themes

- **Throughout this process, we have received input from thousands of community members. Some main themes are noted below, but this is not an exhaustive list.**
- **Related to housing affordability and allowing increased housing intensity, we have heard:**
 - Support for more housing that is more affordable to all people, throughout the city, with a focus on supporting housing affordable to those at the lowest income levels and reducing displacement risk.
 - Support for more housing near parks, schools, jobs, and other activity hubs.
 - Support for neighborhood-scale commercial uses throughout the city.
 - Concerns related to impacts on tree canopy, stormwater, and other environmental features.
 - Concerns related to neighborhood or historic character.
 - Concerns related to transportation safety with increased density.
- **We have also heard emphasis on:**
 - Climate change mitigation and adaptation.
 - Environmental protection.
 - Multimodal transportation, including improved transit and increased walkability/bikeability through infrastructure and urban design.
 - Support for economic development and community wealth building.
 - Food equity.
 - Improved community engagement processes.

Read more about all community engagement activities and input from 2017-2021 here:

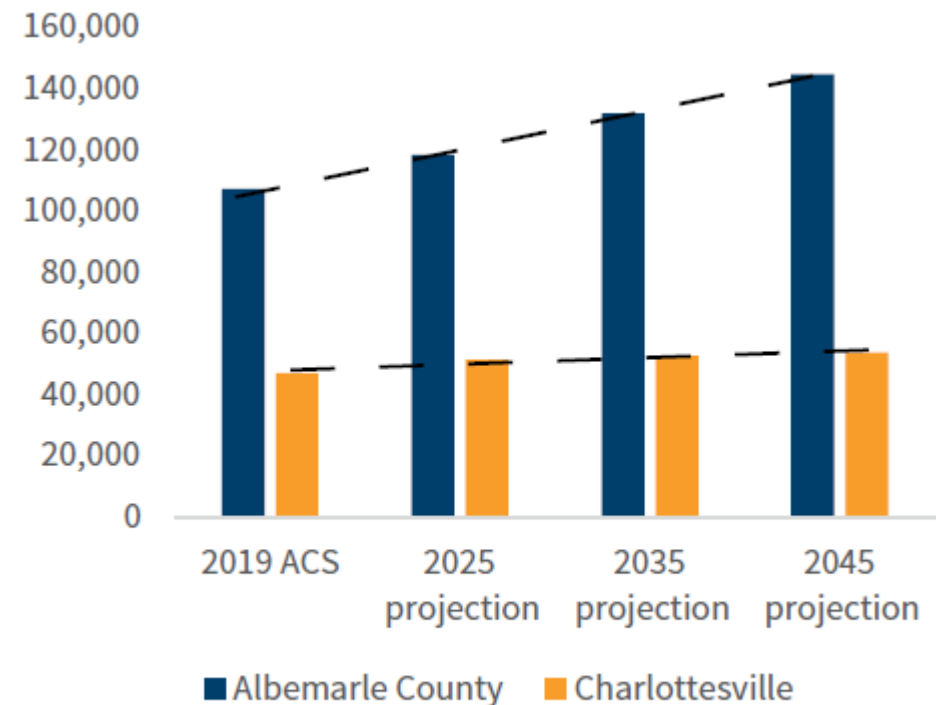
- ✓ 2018 Community Engagement Methods & Results:
 - [Booklet](#)
- ✓ Cville Plans Together Community Engagement Summaries:
 1. [May-June 2020](#)
 2. [Nov-Dec 2020](#)
 3. [May-June 2021](#)

Housing & Affordability Needs

"If you look around Charlottesville, there hasn't been as much housing development, so Charlottesville population is actually not growing as quickly just the last few years and you see it picking up in Albemarle County," said Lombard. "There's kind of a budget for growth and if Charlottesville builds more housing, it grows more, if it doesn't, then it gets pushed out into the county."

- CBS19 interview with Weldon Cooper Center demographer Hamilton Lombard, Feb. 2020

- Charlottesville and Albemarle County are expected to **add 15,000 households by 2040**.
- **Only 30% of the city's residential-zoned land can be used for higher-density development** (above a single-family level).
 - Single-family zoning and other land use restrictions have historically been used to create and enforce racial segregation.
- **Over 2,700 renter households in Charlottesville currently pay more than 50% of their income on rent and utilities**, with the majority of these households earning less than \$35,000 a year.



Affordable Housing Plan Overview

Vision: The City of Charlottesville will achieve a local housing market that is healthy, high quality, affordable, and above all, equitable.

Guiding Principles:

- Racial Equity
- Regional Collaboration
- Comprehensive Approach

Major Initiatives:

- Dedicate \$10M Annually to Affordable Housing
- Build Inclusive Governance at All Levels
- Adopt Progressive and Inclusionary Zoning Reforms

Recommendations Related To:

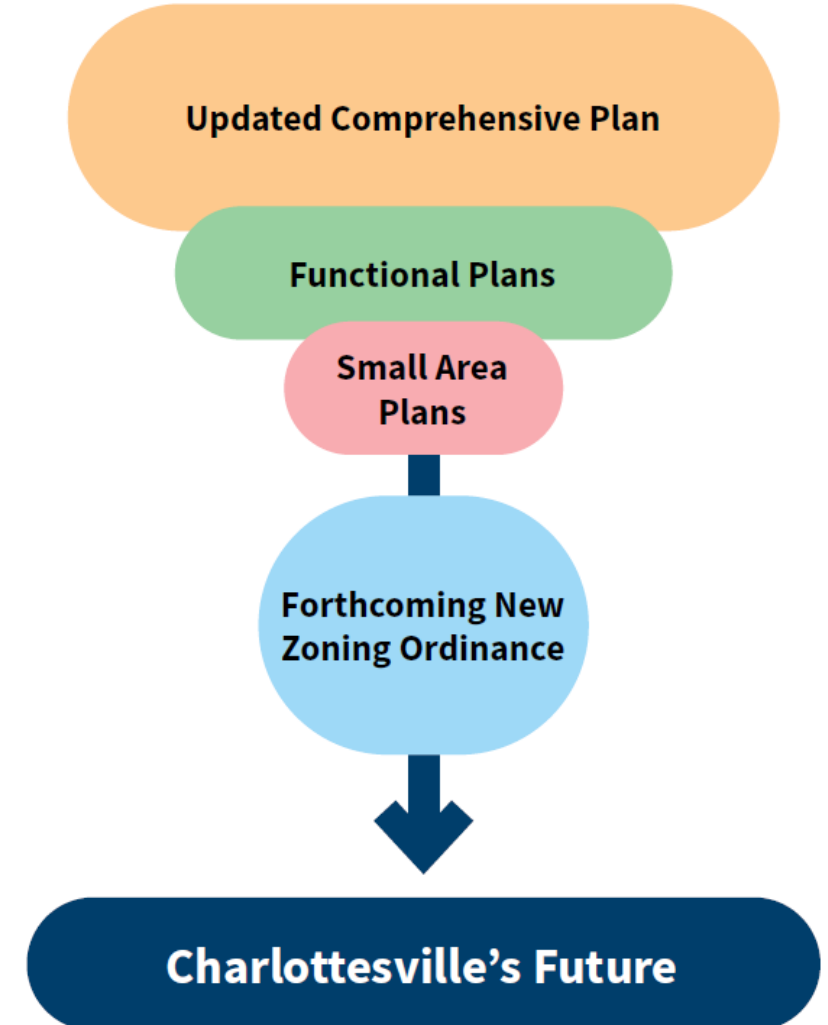
Funding, Governance, Land Use, Tenants’ Rights, and Subsidy

Income Targeting

Income level Served	Income for Two- and Four-Person Household	Target Allocation, Percentage	Target Allocation, Over 10 Years
Up to 80% AMI	Two: \$60,100 Four: \$75,100	20%	\$18M
Up to 60% AMI	Two: \$45,120 Four: \$56,340	30%	\$27M
Up to 30% AMI	Two: \$22,550 Four: \$28,150	50%	\$45M

Comprehensive Plan Overview

- **The Comprehensive Plan is a framework for planning in the City of Charlottesville.**
- It is supported by functional plans (Affordable Housing Plan, Bicycle/Pedestrian Plan, Streets That Work, forthcoming Climate Action Plan) as well as Small Area Plans.



Key Comp. Plan Update Areas

- **Equity considerations throughout the plan**
 - Access to schools, parks, food access locations and community agriculture areas, transit and other multimodal transportation options, and employment areas
 - Allowing and supporting more housing options and affordability levels throughout the city
 - Displacement mitigation
- **Land Use, Urban Form, and Historic & Cultural Preservation Chapter**
 - Combines two chapters for 2013 plan
 - Includes updated Future Land Use Map
- **Housing Chapter**
 - Incorporates elements of the Affordable Housing Plan
- **New Community Engagement & Collaboration Chapter**
- **New Implementation Chapter**
- **Additional updates throughout all chapters**

Highlights of the Updated Plan

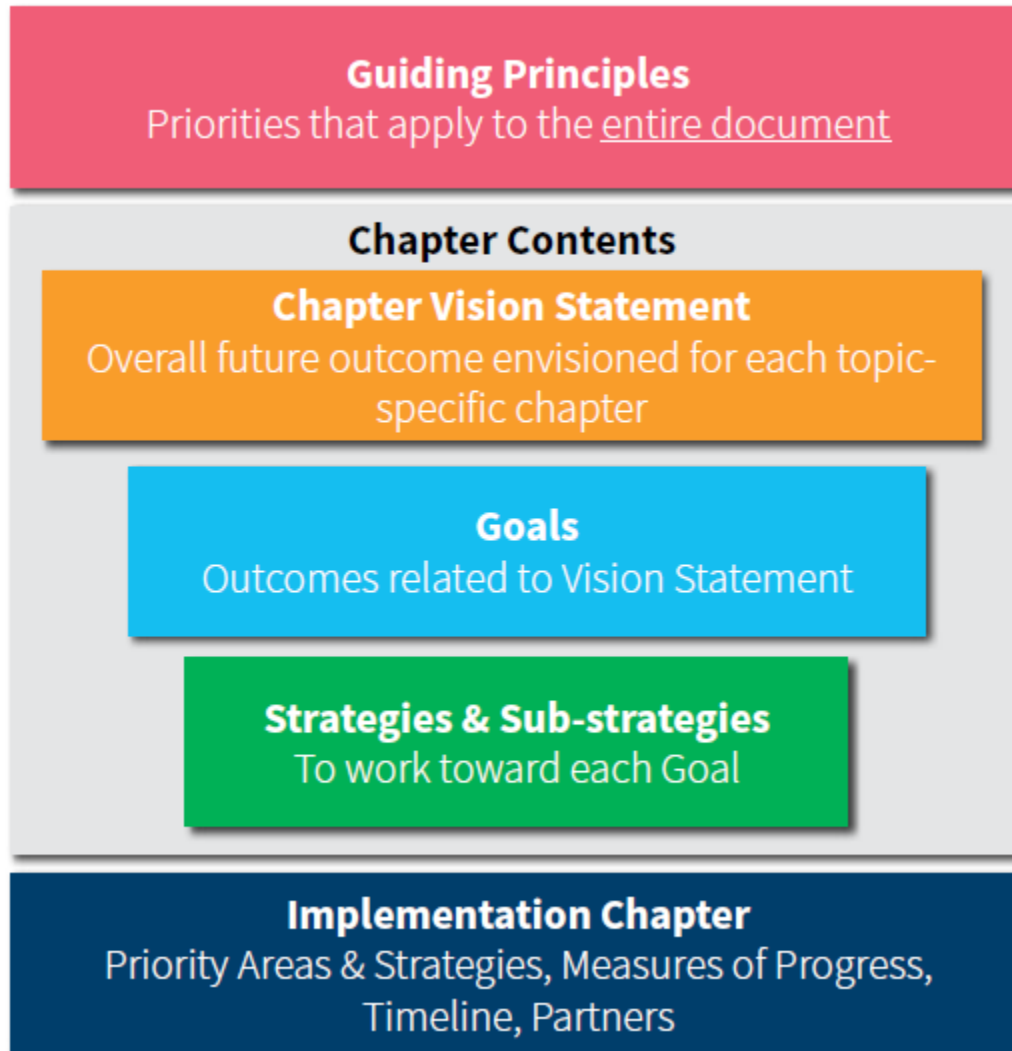
Five Guiding Principles

These are community-input-driven priorities that apply to the entire plan.

- Equity & Opportunity
- Community Culture & Unity
- Local & Regional Collaboration
- Environmental Stewardship & Sustainability
- Connections & Access



Structure of the Comprehensive Plan



There are seven topic-specific chapters:

- Land Use, Urban Form, and Historic & Cultural Preservation
- Housing
- Transportation
- Environment, Climate, & Food Equity
- Economic Prosperity & Opportunity
- Community Facilities & Services
- Community Engagement & Collaboration

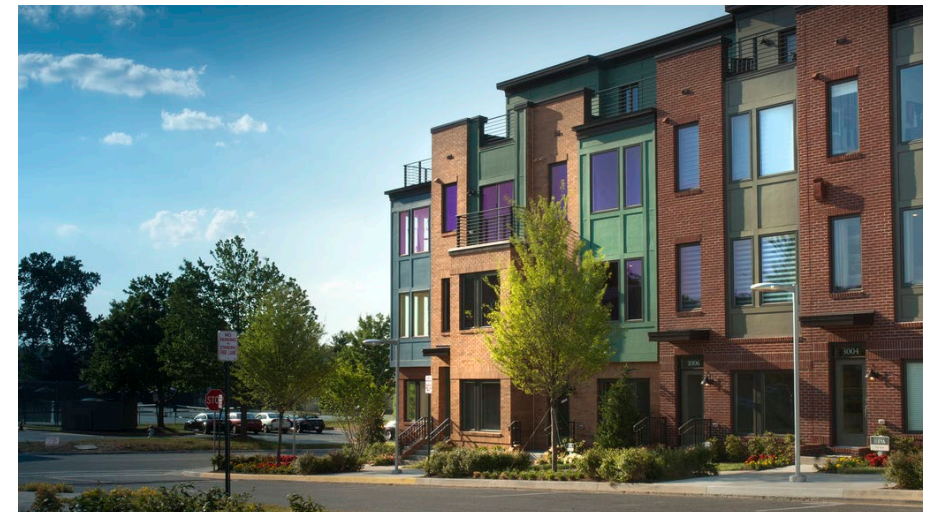
Land Use, Urban Form, and Historic & Cultural Preservation

- Zoning & Land Use
 - Support for more housing options, walkability, environmental protection, adaptive reuse of structures, redevelopment of underutilized spaces, and more
 - Support for land use recommendations from the Affordable Housing Plan
- Small Area Plans
- Historic & Cultural Preservation



Housing

- Affordable Housing Plan Priorities
 - Funding, including target of allocating 50% of the City's affordable housing funding to serve those earning up to 30% of the Area Median Income
 - Governance
 - Tenants' Rights
 - Subsidy
 - Regional Collaboration
- Diversity of housing options
- Unhoused community members
- Energy efficiency for housing



Transportation

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- Complete streets and improving transportation options, including support for walkability and bikeability
- Coordination with land use planning
- Transit improvements, locally and regionally
- Transportation funding



Environment, Climate, & Food Equity

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- Climate change mitigation and carbon neutrality
- Resilience and adaptation
- Local food system and food equity
- Protection of water resources, tree canopy, ecosystem
- Sustainable waste management



Economic Prosperity & Opportunity

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- Community wealth building
- Workforce development
- Recruitment and broadening the economic base
- Strategic partnerships
- Business support, including COVID recovery



Community Facilities & Services

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- Coordination of City facility and infrastructure improvements with implementation of the land use vision
- Community safety
- Parks & recreation



Community Engagement & Collaboration

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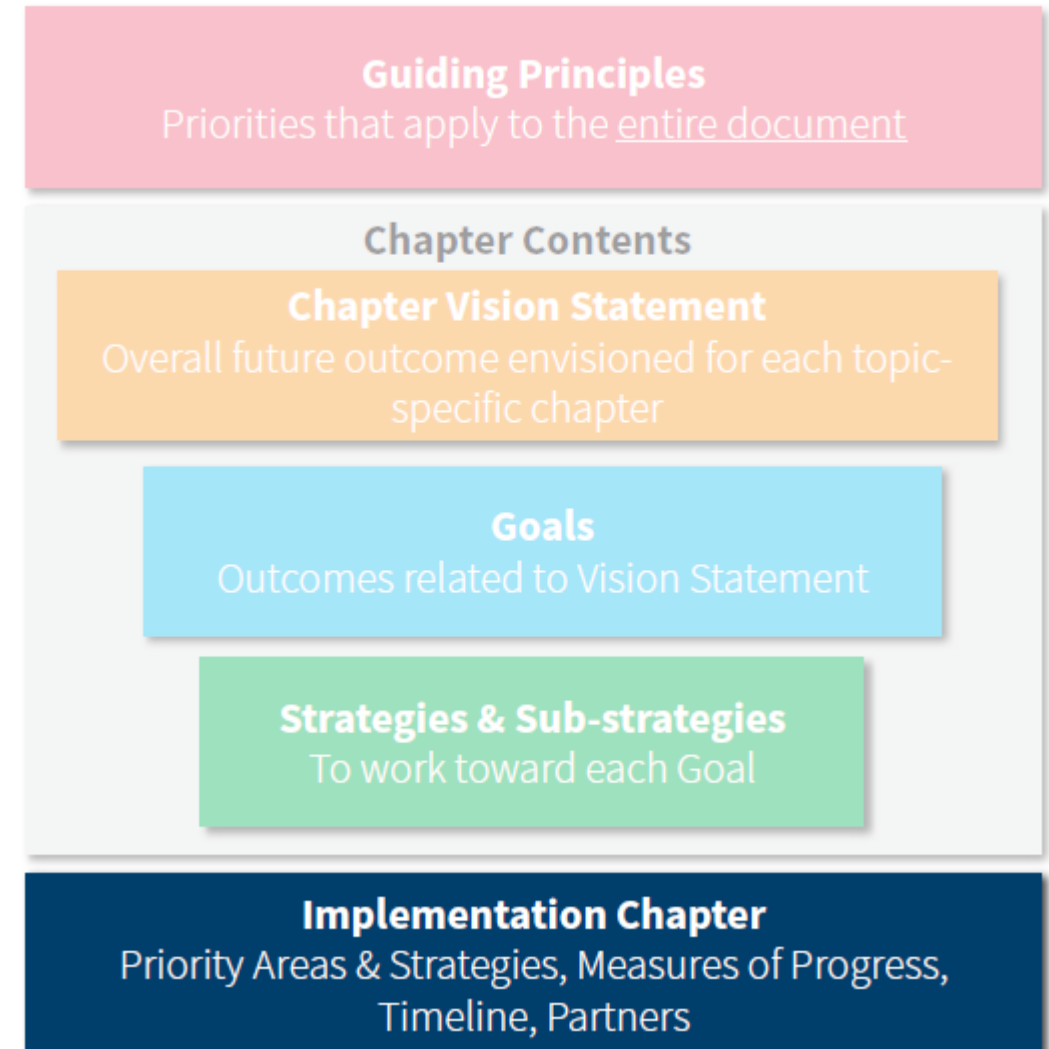
- Building public education about planning and other city processes
- Inclusive and effective engagement
- Transparency



Highlights of the Updated Plan

Six Priority Areas For Implementation

- **Support the development of more housing throughout the city**, with a focus on creation of more housing that is **affordable to more people**, especially those with the greatest need.
- Make sure all people have **access to shelter, food, job opportunities**, and other resources they need to thrive and succeed.
- Work to both mitigate and prepare for the **impacts of climate change**.
- Make it safer, easier, and more desirable to **walk, ride a bicycle, utilize public transportation**, or use other non-single-occupancy vehicle transportation options.
- **Keep Charlottesville green**, make it greener, and **protect the natural environment** and the many benefits it provides.
- Continue to evolve and improve **communication and collaboration**.



Future Land Use Objectives

Future Land Use Planning Objectives

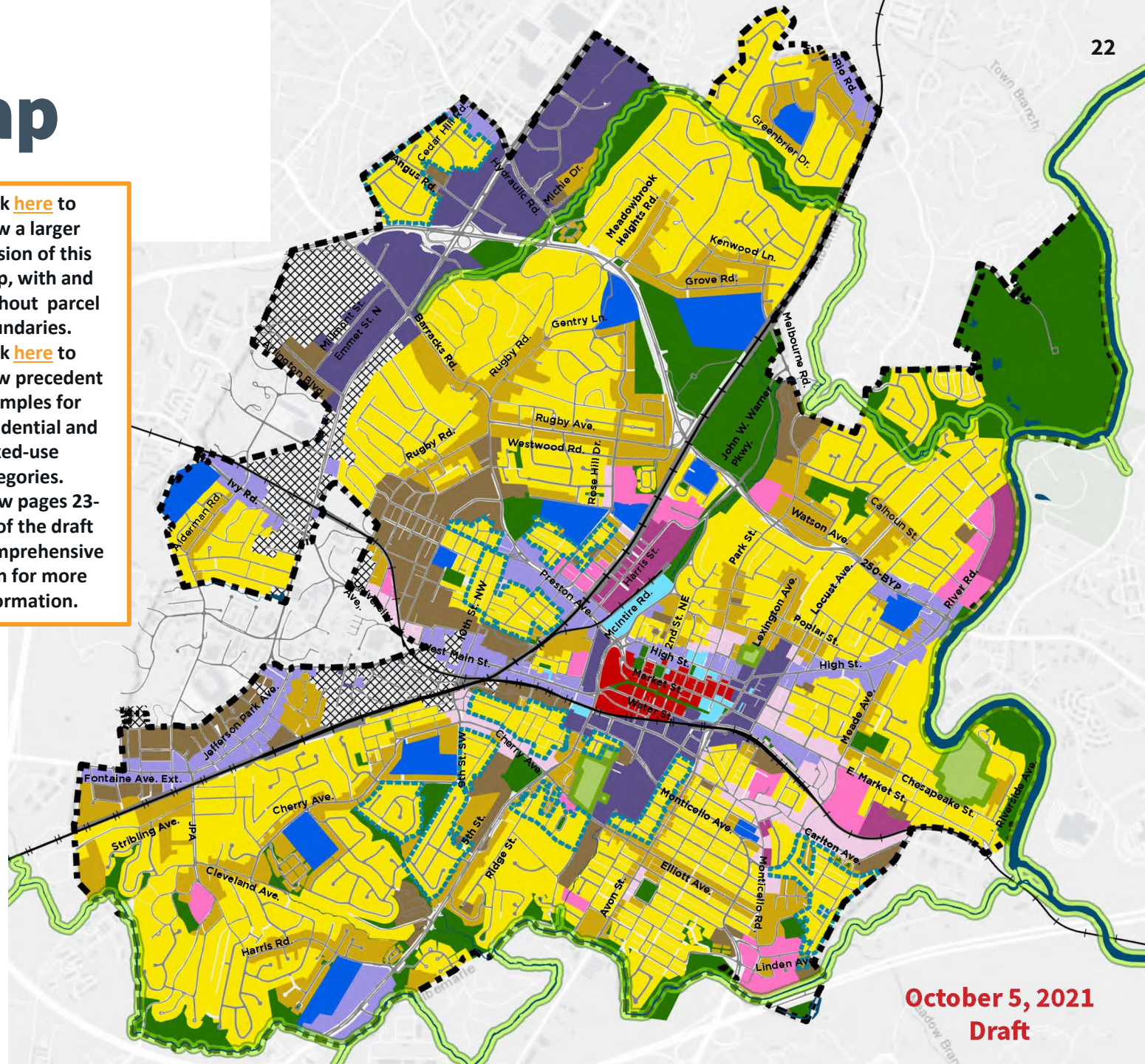
- **Build upon land use recommendations** integrated within the City's citywide studies, Small Area Plans, and the 2021 Affordable Housing Plan.
- Ensure citywide, equitable opportunities for **additional housing** and enhanced community services.
- Increase opportunities for **development near community amenities** such as shopping, employment centers, and transit.
- Maximize **access to public open spaces, urban agriculture amenities, and schools**.
- Explore the development potential of **vacant or underutilized properties**.
- Establish correlations between the **City's land uses, UVA, and the County's Urban Ring**.
- **Increase access to transit, as well as walking and biking infrastructure**, to help achieve the City's climate goals and connect the community to jobs and amenities.
- Protect, preserve, and enhance **natural and cultural resources**.
- Ensure **long term economic sustainability** of the City by planning for a wide range of commercial land use types.



Future Land Use Map



- Click [here](#) to view a larger version of this map, with and without parcel boundaries.
- Click [here](#) to view precedent examples for residential and mixed-use categories.
- View pages 23-29 of the draft Comprehensive Plan for more information.



October 5, 2021
Draft

Future Land Use Map – Updates

- **Removal of Medium Intensity: (Additional intensity may be achieved under housing affordability bonus where feasible.)**
 - Along Evergreen Ave, due to very constrained right-of-way
 - Along Riverside Ave, due to dead end street
 - Within some PUDs without existing Medium Intensity housing types and where not adjacent to other proposed Medium Intensity areas
- **Added Medium Intensity**
 - Along Chesapeake St near Meade Park (consistent with other park areas)
 - At large site along Stribling Ave (possible only with roadway improvements)
 - Limited sites in North Downtown along 1st St N, 2nd St NE, and 3rd St NE/Parkway St
 - Historic property at Cherry & 9th in Fifeville (consistent with other historic properties along corridors or near schools)
 - North side of Kenwood Ln in Greenbrier, facing existing Medium Intensity areas
 - Within some PUDs with existing Medium Intensity housing types, and where adjacent to other proposed Medium Intensity areas
- **Increased intensity of Mixed Use**
 - Parcels between E Market St and the railroad, between 9th St NE and Meade Ave
- **Removed Mixed Use**
 - Removed Urban Corridor Mixed Use from parcels between Altamont St and McIntire Rd, as these are not accessible via McIntire Rd without extensive site work
- **There were some additional limited changes not listed above**

Housing Affordability Framework

Table 3 Residential Affordability Summary			
Description		Base Without Required Affordability Level	With Affordability Measures
	General Residential	Up to 3-unit dwellings, with up to 4-unit dwellings if the existing structure is maintained.	Allow additional units and height under an affordability bonus program or other zoning mechanism.
	General Residential (Sensitive Community Areas)	1 unit per lot. (Zoning ordinance to consider support for existing “plexes” - e.g., duplexes - at the base level).	Allow up to 3-unit dwellings if the first unit meets affordability requirements. Allow up to 4-unit dwellings if the existing structure is maintained and at least one affordable unit is provided.
	Medium Intensity Residential	Up to 12-unit dwellings.	Utilize a bonus program or other inclusionary zoning mechanism to support affordability within or in addition to the base amount.
	Higher-Intensity Residential	13+ units per lot.	Requirements for affordability to be determined in the inclusionary zoning study or through other zoning mechanisms.
	Neighborhood Mixed Use Corridor	To be determined in zoning ordinance within established form parameters.	
	Neighborhood Mixed Use Node		
	Business and Technology Mixed Use		
	Urban Mixed Use Corridor		
	Urban Mixed Use Node		
	Downtown Core		

Recent Meetings & Refinements

Met with Planning Commission 8/31, 9/14, 9/21

Met with Steering Committee 9/1

Areas of Recent Refinement:

- Future Land Use Map
 - Clarifications regarding Sensitive Areas
 - Affordability requirements/framework
 - Several spatial adjustments as previously noted
- Implementation
 - Refinement to Priority Areas & Strategies

Next Steps

- After the Comprehensive Plan update is adopted, we will work to update the Zoning Ordinance.
- This will include several community engagement points, which will be outlined in early 2022.

