



# CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

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To: Ande Banks, City Manager  
Amy Snider, Interim Deputy City Manager

From: Adam Fletcher, Director of Community Development, and Liz Webb, Housing Coordinator

**RE: Estimation of Housing Need Including Potential City Schools Student Generation Impact – Progress Report**

Date: Tuesday, February 7, 2023

The January 2021 Comprehensive Housing Assessment and Market Study (Housing Study) estimated housing needs in the City based on rental vacancy and market inventory rates. The data suggested that to achieve a healthy rental vacancy rate of five percent<sup>1</sup> and a six-month sales supply inventory<sup>2</sup> by 2025, 455-616 rental and 558 for-sale units are needed.

Since the completion of the Housing Study, staff has received multiple proposals for housing units throughout the City. In March 2022, a progress report on the estimation of housing needs was provided, including projects in the pipeline. This memo updates the pipeline data and adds estimates of school students that could attend Harrisonburg City Public Schools (HCPS) generated from the “use-approved” residential projects.

Included below are the following four tables:

- Table 1 lists the “use-approved” projects (excluding student housing) totaling 987 units. Of the 987 units, 826 units would likely be rental units.
- Table 2 shows the “use-approved” student housing projects totaling 387 units.
- Table 3 provides a student generation number using HCPS’ student generation calculator. It demonstrates that the estimated number of students that could attend HCPS generated by the 987 “use-approved” units could be 290.
- Table 4 lists the proposed residential projects (excluding student housing) totaling 1,298 units.

What is not identified in this document are units built since the completion of the Housing Study that were by-right projects that were not anticipated to be constructed and therefore not included in the “development pipeline.”

<sup>1</sup> City of Harrisonburg Comprehensive Housing Assessment and Market Study, page 60.

<sup>2</sup> Appendices City of Harrisonburg Comprehensive Housing Assessment and Market Study, pages 85-86.

**Table 1: Use-Approved Residential Development Reviewed by City Council Since 2021<sup>3</sup> (Excludes Student Housing Projects)**

Project Name	Street Location	Single Family Detached	Duplex Units	Townhouse Units	Multi-Family	Total Units	Council Approval <sup>4</sup>	Development Review Phase <sup>5</sup>
907 North Main	North Main Street	-	-	-	9	9	05-2021	-
Chicago Avenue Apartments	Chicago Avenue	-	-	-	48	48	04-2022	-
<i>Simms Point</i>	<i>Lucy Drive</i>	-	-	-	80	80	03-2022	-
Regal Apartments (Armada Hoffer)	Evelyn Byrd Avenue	-	-	-	274	274	02-2022	Fire Review (03-22)
Two41 Central	Country Club Road	-	-	-	142	142	04-2021	ECSP Review (06-22)
The Edge	East Market St	-	-	-	156	156	03-2022	Fire Review (12-22)
Pleasant Hill Townhomes	Pleasant Hill Road	-	-	16	-	16	06-2021	ECSP Review (09-22)
Cobbler's Valley	Pear Street	-	-	35	-	35	09-2021	ECSP Review (01-23)
Vine Street Townhomes	Vine Street	-	-	29	-	29	05-2021	Accepted for Construction (04-22)
<i>Suter Street</i>	<i>Suter Street</i>	-	18	3	-	21	09-2021	Accepted for Construction (10-22)
<i>Foley Road</i>	<i>Foley Road</i>	-	-	-	11	11	12-2021	NSPA (12-22)
Wilson Avenue	Wilson Avenue	-	-	60	34	94	12-2022	-
Stoney Ridge	Public street to align with Reedy Circle off of South Main Street	-	-	-	72	72	02-2021	-
<b>Total</b>		-	18	143	826	987		

\*Italicized text indicates a project has designated affordable housing.

**Table 2: Use-Approved Student Housing Developments Since 2021**

Project Name	Street Location	Single Family Detached	Duplex Units	Townhouse Units	Multi-Family	Total Units	City Council Approval	Development Review Phase
The Shoppes at Peach Grove	Peach Grove Avenue	-	-	-	122	122	10-2021	Fire Review <sup>6</sup>
Epoch Harrisonburg	Leland Circle	-	-	-	265	265	07-2021	Fire Review <sup>7</sup>
<b>Total</b>		-	-	-	387	387		

<sup>3</sup> Table 1 excludes developments that plan to specifically cater to college students; projects that could be constructed by right; and projects which received rezoning or special use permit approval prior to 2021.

<sup>4</sup> Projects listed in Table 1 that received a SUP approval could have expired or are nearing the expiration date.

<sup>5</sup> Fire Review is a pre-requisite that must be completed prior to a project being accepted into the Engineered Comprehensive Site Plan (ECSP) review. Notice of Site Plan Acceptance (NSPA) means the project meets the design criteria, but has not fulfilled all obligations for the plans to be “Accepted for Construction.” While a project might receive ECSP “Accepted for Construction” status (casually known as “approved”), the developer might not immediately begin construction or ever begin or complete the project.

<sup>6</sup> A developer is currently in the Fire Review to build a student housing complex on this property with the approved proffers but has designed the project with a different site layout than was conceptually shown during the rezoning process. The property owner of this site had previously received NSPA for 100 units on 08-17-2020.

<sup>7</sup> There has been no activity with this submission since February 2022.

**Table 3: HCPS Student Generation Totals Based Upon Use-Approved Residential Developments Listed in Table 1**

schoolzone	housingtype	stu_n_housing	Enter Number of Units
BES	Single Family Homes	36.0%	0
	Apartments	32.0%	72
	Townhouse	37.0%	51
KES	Single Family Homes	36.3%	0
	Apartments	18.0%	0
	Townhouse	38.5%	0
SES	Single Family Homes	33.7%	0
	Apartments	56.0%	156
	Townhouse	89.0%	0
SMES	Single Family Homes	43.5%	0
	Apartments	10.0%	142
	Townhouse	95.3%	0
SSES	Single Family Homes	44.5%	0
	Apartments	12.0%	365
	Townhouse	24.0%	0
WES	Single Family Homes	46.7%	0
	Apartments	14.0%	91
	Townhouse	81.5%	110
<b>Number of K-12 students generated</b>			<b>290</b>

**Table 4: Proposed Residential Development (Excludes Student Housing Projects)**

Project Name	Street Location	Single Family Detached	Duplex Units	Townhouse Units	Multi-Family	Total Units	Development Review Phase
Lingerfelt Development (JMU Foundation Property) <sup>8</sup>	Peach Grove Avenue	-	-	-	374	374	Planning Commission recommended Approval. Will be heard by City Council on 02-28-23
251 Garbers Church Road	Garbers Church Road	27	-	-	-	27	Staff review. Will be heard by Planning Commission on 02-08-23
<i>Bluestone Town Center</i>	<i>Garbers Church Road, Erickson Avenue, and Hidden Creek Lane</i>	<i>133</i>	-	<i>324</i>	<i>440</i>	<i>897</i>	<i>Planning Commission recommended approval. Will be heard by City Council on 02-14-23</i>
<b>Total</b>		<b>160</b>	<b>-</b>	<b>324</b>	<b>814</b>	<b>1,298</b>	

\*Italicized text indicates a project has designated affordable housing.

<sup>8</sup> The developer for the Lingerfelt Development does not intend to cater the units to college students, yet it is likely, given the location of the site, that college students will reside within this development.