



Housing Initiatives Update

City Council Meeting
Tuesday, September 13, 2022

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City of Harrisonburg



General Objectives

- Goals & Measures of Success
- Municipal engagement
- Partnerships / Capacity
- Existing resources
- policy framework



Challenges

- HOME Funds
- Mandatory Inclusionary Zoning
- Affordable Housing Finance & Experience



Assets

- City-Owned Properties
- ARPA Funds
- HRHA
- New Student housing →
 - Ongoing development
 - older student housing
- Eyes on us



Efforts Underway

- Short-Adjacent Term
 - Website
 - Comprehensive Plan
 - Density Bonuses & proffers
- Middle Term
 - Training & Forums
 - Manufactured Housing
 - Missing Middle



Potential Policies

- City-Owned Property
- ARPA Funds for Development
- Residential Tax Abatement
- Fee Waivers



Policy Goals

- Add & Preserve Housing
- “Open for Business”
- Develop a Process
- Build Capacity Together
- Do It Again



City-Owned Property: Central Ave & Neff Ave

- Grant-Funded Study Underway
- Report will provide options for development
- Recommendations from study will shape RFP for site development
- RFP to specify what the city wants built

Policy Direction Needed from Council

- Sale or Rental
- Unit Types
- Target Populations
- Affordability & Income Levels



ARPA Funds for Affordable Housing Development

- Pilot of Housing Fund
- Being Done Elsewhere
- Provide Gap Financing
- open application RFP
- Solicit ideas Widely
- tell developers what city wants
 - Housing Vision
 - Eligible Uses

Policy direction needed from Council

- Go or No Go
- Funded Amount
- Consider Goals & Targets – to discuss further



Residential Tax Abatement

- State Code Allows for Substantial Renovation, rehabilitation, or replacement
- Properties At least 15 years old
- Affordability not a requirement

Policy direction needed from Council

- Duration
- Depth
- Location
- Unit Types
- Income / Affordability



Fee Waivers

- Construction, Renovation, or Rehabilitation
- Nonprofit & private sector for affordable housing
- Fees Cover Real Costs → financial impact analysis

Policy direction needed from Council

- Which Fees
- Which Units
- Which Developers



Policy Priorities

- City-Owned Property
- ARPA Funds for Development
- Residential Tax Abatement
- Fee Waivers



Any Questions?