CITY OF HARRISONBURG
OFFICE OF THE CITY MANAGER

HARRISONBURG CITY HALL
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To: Ande Banks, City Manager
From: Liz Webb, Housing Coordinator
Date: February 16, 2024
Re: City Parcels and Affordable Housing Presentation

Summary: Presentation of residential development scenarios for two City-owned parcels.

Background: New residential development expands the local housing inventory, playing a vital role in addressing housing needs. Suitable development sites in Harrisonburg are a valuable commodity. The 2021 Comprehensive Housing Assessment and Market Study recommended assessing City-owned assets for affordable and/or mixed income residential development.

For the Housing Study, staff inventoried parcels that could be appropriate for affordable housing. Considering factors such as size, location, and ownership, they identified ten potential development sites, including the following two City-owned parcels:

- Neff Avenue - 7.6-acres (undeveloped) by Dream Come True playground.
- Central Avenue - 7.7 acres (undeveloped) by Keister Elementary School.

Staff sought to analyze the potential of the sites to be developed overall; add density; and offer affordability. A Community Impact Grant from Virginia Housing enabled staff to engage contractor LPDA to complete a site plan, feasibility study, and preliminary engineering report of the Neff Avenue and Central Avenue sites.

Key Issues: The final report includes several potential development scenarios for each site, with financial feasibility related to suitability for affordable and/or mixed income housing. Staff will return to present specific recommendations and next steps at a subsequent meeting.

Environmental Impact: N/A

Fiscal Impact: N/A

Prior Actions: N/A

Alternatives: N/A

Community Engagement: N/A

Recommendation: N/A

Attachments: Report, Presentation

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Review:
The initiating Department Director will place in Legistar, in sequence of transmittal, the names of each department that must initial their review in order for this item to be placed on the City Council agenda. The completion of review only addresses the readiness of the issue for Council consideration. This does not address the recommendation for approval or denial of the issue.