



MEMORANDUM

To: Members of the Rappahannock-Rapidan Regional Commission
From: Patrick L. Mauney, Executive Director
Date: December 6, 2022
Subject: PDC Housing Development Program

In February, the Commission approved a recommended allocation of funding received from Virginia Housing to support six housing developments submitted in response to the proof of concept and proposal requests in late 2021. Since that time, staff have successfully completed four agreements with project partners based on additional funding awards and/or clarification of other outstanding items following the funding allocation.

At the meeting on December 14th, staff will provide an update on the four developments under agreement, as well as status of the other two developments along with a request for revised allocations, and will also provide an update on the Regional Housing Strategies based on meetings with local partners over the past several months.

REQUESTED ACTION: Consider approval of revised allocations for PDC Housing Development program

Regional Housing Strategy Plan update

To date, as a part of the overall goal to support localities with planning support, RRRC staff reviewed the housing study outcomes and collected and analyzed additional data to gain a well-informed understanding of housing across the region. The outcomes of this work began creating the blueprint of a Housing Strategy Plan for the Region and working towards potential opportunities for future regional housing partnership or alliance. To build this partnership, staff recognized that the region could benefit from broad-visioned Housing Strategy Plan that served to support an awareness of housing conditions and unmet need.

Considering the community indicators provided by the data collected, staff created data-informed goals and objectives, which may be reviewed and revised by any formal or informal housing partnership, should one be formed. As staff continues to work on the process of developing a Housing Strategy Plan, the next steps anticipated will be to invite reviewers and feedback from local planning staff, housing organizations and Foothills Housing Network partners, and other interested individuals as identified. Included is a sample of the Housing Strategy Plan to demonstrate the progress staff is making.




Chapter 3. Aligning Opportunities

American Planning Association and its Chapters recognize and support ongoing and expanded efforts to build market rate and workforce housing in rural locations (American Planning Association, 2019).

Following the assessments described in Chapter 2, the next step is to identify where issues of a regional nature exist and identify the opportunities to address the housing need demand based on the existing household population. The following sections in this chapter are intended to help inform avenues of actions that could be taken on through a region-local partnership.

Section 3.1 Regional Goals and Objectives

A component of the regional housing program is to identify region-local housing goals with state-level goals, the local comprehensive planning housing goals and align them with recommendations of the housing study and the 2001 Regional Vision. As these were incorporated into a framework, the following three goals emerged as pillars of the Regional housing strategy:

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Encourage attainable housing.
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Encourage missing middle and diverse housing strategies.
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Seek innovative solutions that promote sustainability and resiliency.

Encourage attainable housing. To increase awareness of the state of housing needs and address misperceptions of affordable housing and growth.

Encourage missing middle and diverse housing strategies. To identify variety of best practices and encourage a variety of housing model solutions that align with the diversity of households and shifting demographics of the region.

Seek innovative solutions that promote sustainability and resiliency. To identify housing and other programs best practices that encourage and support resilient communities and preserving the rural nature of the region.

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Encourage attainable housing solutions

To increase awareness of the state of housing needs and address misperceptions of affordable housing and growth.

Recognize the value of affordable housing and encourage private sector development of low and moderate priced dwelling units.

Culpeper County Comprehensive Plan, 2015

Did you know?
More than 30% of Americans age 18 to 35 live with their family, largely due to income and debt –to- housing costs ratios do not align and may include lack of higher income opportunities in their communities.
American Planning Association 2019

- Explore and identify common public misperceptions of affordable housing and growth.

- Leverage data and research to identify affordable housing barriers and promote equitable strategies that align with the diversity of household composition and income.

- Preserve or enhance existing and identify new partnerships and equip partners with the data and resources to improve housing attainability and affordability.

"Affordable and workforce housing will be defined as homes with small footprints designed and constructed as well as any other home. Such housing will be interspersed within [the region] rather than clustered in traditional low-income projects. [and] ...facilitate a greater percentage of owner-occupied dwellings than presently exists...."

Theme 10, Town of Orange Comprehensive Plan, September 2006/ November 2011

Encourage missing middle and diverse housing strategies.

To identify variety of best practices and encourage a variety of housing model solutions that align with the diversity of households and shifting demographics of the region.

- Explore and identify housing that align with the need-demand of workforce households.
- Identify and explore applicable diverse housing solutions that improve the quality of life for all the region's citizens.
- Explore local- regional opportunities and policy strategies that support missing middle housing development.

"Create a variety of housing types, including affordable and workforce housing, to meet the range of anticipated family income distributions of future residential growth."

Goal P1S8, Town of Orange Comprehensive Plan, Nov. 2011

A diverse workforce requires diverse housing options. Without abundant choices, workers will have to trade affordability for longer commutes...

Housing Forward Virginia; State of Housing #5; 2022

"...there is no defensible rationale grounded in health, safety, or public welfare for effectively mandating a 3,000-ft² house with one unit while prohibiting three 1,000-ft² units within the same building envelope....permitting a range of "missing middle" housing types better positions communities to meet demographic changes, solve housing affordability issues and promote diversity in communities. ...[including] Incentivizing missing middle housing in single-family zoning districts in particular can create more affordable housing options, address segregation and inequality, and moderate overall housing costs."

McGuireWoods, Zoning and Segregation in Virginia, Parts 1 & 2, 2022

Seek innovative solutions that promote sustainably and resiliency.

To identify housing and other programs best practices that encourage and support resilient communities and preserving the rural nature of the region.

“...available housing must be compatible with the accessible employment to ensure a local balance between the population and economic development.”

Town of Culpeper Comprehensive Plan, adopted 2018

“Adequate housing is fundamental for individual success, including employment, schooling, childcare and health...
The potential for accessible employment opportunities, quality education, safety and access to public services are ultimately affected by a home’s geography.”

McGuireWoods publication, Zoning and segregation In Virginia Part 1, 2021

- Identify, encourage, and support resource development based on innovative solutions that promote rural preservation and sustainability.
- Identify and encourage programs and solutions that embody community-based strategies, promote resiliency and sustainability.
- Enhance existing and identify new partnerships that support and promote community-based strategies.
- Preserve, enhance, or develop housing programs.

“...offering a range of housing types, including “missing middle” housing types, provides options to meet demographic changes and promote diversity in communities...[including] Incentivizing missing middle housing in single-family zoning districts in particular can create more affordable housing options, address segregation and inequality, and moderate overall housing costs.”

McGuireWoods publication; Zoning and Segregation in Virginia Study Part 1, 2021