2.3 - HOUSING & NEIGHBORHOODS

<table>
<thead>
<tr>
<th>HOUSING THAT IS SAFE, DECENT, DIVERSE, AFFORDABLE, AND ATTRACTIVE HELPS FOSTER:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Neighborhood Stability and Quality</td>
</tr>
<tr>
<td>• Higher Quality Physical Environment</td>
</tr>
<tr>
<td>• Diverse Lifestyle Choices</td>
</tr>
<tr>
<td>• Civic Pride</td>
</tr>
<tr>
<td>• Lifelong Learning</td>
</tr>
<tr>
<td>• Economic Vitality</td>
</tr>
<tr>
<td>• Higher Quality of Life</td>
</tr>
</tbody>
</table>

INTRODUCTION

The purpose of this chapter is to provide comprehensive planning policies to guide and protect the future character of housing and neighborhoods citywide. A key indicator of every successful city is how well it safeguards the health and quality of its housing and neighborhoods. As defined in the Suburban Area Chapter, neighborhoods are “...a cohesive arrangement of properties, structures, streets, and uses within an area that most or all of which is residential, and that shares distinct physical, social and economic characteristics.” Thus, housing and neighborhoods are discussed as one entity in this chapter as a cohesive arrangement, intertwined in affecting the existence of stable neighborhoods that thrive in the context of quality housing and civic pride of the residents.

Policies complementary to this chapter that apply to neighborhood development and housing needs can be found in the Urban Areas and Suburban Area chapters. Design Guidelines for housing and neighborhood development and compatibility are found in the Comprehensive Plan’s Reference Handbook for the Planning Area Development Guidelines and the Special Purpose Guidelines.

VISION

Virginia Beach will be a City with vibrant, well-maintained neighborhoods where all residents have the opportunity to obtain desirable, safe, and affordable housing and enjoy a high quality of life.

This vision aligns with the city’s A Community for a Lifetime report that envisions Virginia Beach to be a community with diverse, distinctive neighborhoods and diverse living choices. This means that residents should find a wide range of well-built housing options in price, size, and location, with equal opportunity to rent or own housing and in neighborhoods that meet their needs. This opportunity includes access to a variety of affordable housing alternatives for all people including members of the vital services community, young professionals, the workforce, families,
and senior citizens. Our neighborhoods and housing are to be safe, attractive, well-maintained, continuously renewed, and refreshed. Residents will have easy access to amenities such as open space and places of historical and cultural significance. They will have places of employment at all times, high quality infrastructure and are linked by public transit and efficient roadways. Residents should expect that, when infill housing occurs, that it will be consistent with the neighborhood character and add value to the neighborhood. New housing development will meet the future needs of our population and achieve multiple goals for our overall development pattern. Future needs also include housing for our homeless population. Virginia Beach does have a challenge with the higher cost of rental units and finding landlords that will rent to our homeless population. With the opening of the Housing Resource Center by early 2018, our idea will come to fruition for a single source for a variety of services to reduce the impact of homelessness. This facility will provide new shelter and housing options to help individuals and families get off the street. In addition, various types of programs will be available to help house our homeless.

Achieving this vision will result in recognition that Virginia Beach is a well-planned community of exciting, diverse, and interconnected neighborhoods; each offering unique opportunities for living, work, play, and growth in a culturally rich and safe environment.

EXISTING CHARACTERISTICS AND TRENDS IN HOUSING

The following section presents existing general characteristics, conditions, and trends that indicate vitality relating to housing including types, age, condition, value, tenancy, and overall affordability. Details and further explanation of these trends can be found in the Comprehensive Plan's Technical Report.

Existing Characteristics

The city's residential areas north of the Green Line offer a wide variety in housing and neighborhoods. Prevalent among this variety is the suburban pattern of low to medium density housing found in neighborhoods with diverse single-family and multi-family housing types, demographics, and property values. While not nearly as prevalent as the suburban form, yet is a growing segment in the attributes of Virginia
Beach, is the more urban pattern with mid-rise to high-rise multifamily dwellings, often found in mixed-use developments in our Strategic Growth Areas. South of the Green Line to Indian River Road, the housing and neighborhoods range from suburban style subdivisions to typical farmhouses and rural residential single lot dwellings. Further south beyond Indian River Road are farm homes, rural residential neighborhoods, and estate homes.

**Desirability Standards for Housing**

Among the key trends shaping the future of residential development in Virginia Beach are the changing housing and neighborhood desirability standards of our young adults and our older adults. Generally, young adults tend to gravitate to centrally located urban areas as they seek a more urban lifestyle that offers a variety of opportunities to live, work, and play with access to more multi-modal transportation options, such as the city’s Strategic Growth Areas (SGAs). The likely result of this trend will be less demand for suburban home ownership and more demand for a greater concentration of multiple housing choices in urban areas. For the older adults of Virginia Beach, otherwise known as Baby Boomers, their changing housing desirability standards are reflected in a greater demand for a wider range of housing options for seniors ranging from in-home care, to an urban lifestyle with lower home maintenance, to aging-in-place facilities and communities.

![The Cosmopolitan Apartments at Town Center](image)

**Housing Development**

For many years the percentage of single family detached homes in the city was near 60 percent. However, as of 2015, this percentage has gradually shrunk as single family detached dwellings now represent 56 percent of the city’s housing units, reflecting an increasing trend that less single-family homes are being built. This is due in part to the dwindling supply of available land for development combined with the changing social, economic and market demands. Instead, more additions are being made to existing homes and multifamily development is increasing. This declining rate of construction of single family dwellings has been occurring since 2008 when only 1,743 single family units were constructed, while 4,007 apartments and 3,420 condos units were built. Apartments now account for 19 percent of the city’s housing stock, followed by duplexes and condominiums at 14 percent and townhouses at 11 percent. While this is relatively small on a percentage basis, it does reflect a trend toward more compact residential development. Compact

![Compact Single Family Neighborhood](image)
development is consistent with the city's comprehensive planning strategy that seeks to reduce sprawl, protect valued natural resources, and optimize efficient use of existing infrastructure.

**Age of Housing Stock**

The age of the housing units in Virginia Beach also plays a role as a vitality indicator of the city and its neighborhoods, as well as in planning for the future. The average age of housing units is increasing and will continue to increase through 2040. As of 2015, the city's Real Estate Assessor's records indicate that 42 percent of the housing stock is 40 years old or older. Assuming an annual growth rate of 1,300 housing units, which is about the current rate, this percentage will increase to 70 percent by 2040. Even more significant for this time period is that 60 percent of the housing stock will reach the age of 55 years old or older. Typically, it becomes a challenge to keep housing in this age range sustainable as it will more likely need not only maintenance, but also major repairs and improvements. This trend emphasizes that as housing stock ages, it is in the city's best interest to continue to protect stable neighborhoods and work toward assisting homeowners to reinvest in their homes to achieve healthy housing stock and neighborhoods.

**Physical Conditions of Housing**

Given the relationship between neighborhood vitality and aging housing stock, the physical condition of housing units plays a key role in maintaining the general health of the city and its neighborhoods. It serves as a direct reflection of the city's efforts to promote vibrant, blight-free neighborhoods. As the housing stock ages, the city must monitor and evaluate the condition of housing to aid in knowing where and how to preserve and enhance neighborhoods. Other benefits to evaluating housing stock on a routine basis are that it serves as a key to understanding housing trends as well as determining where to concentrate enforcement and rehabilitation services. A repeatable method for surveying housing conditions every 3 – 5 years throughout the city would be valuable in this regard.

The method the city has used to gauge the physical condition of its housing stock began in 1990 as a process of periodically conducting "windshield" surveys to classify exterior conditions by one of four categories:

- **Standard** – no exterior deficiencies with zero building maintenance code violations;
- **Deficient** – minor defects to be easily corrected in the course of regular maintenance;
- **Deteriorated** – structure defects of greater severity that is not normally repaired in the course of regular maintenance; or
- **Dilapidated** – critical defects that are not feasible to repair and endanger the health or safety of occupants.

Five citywide surveys of a variety of housing units have been completed from 1990 to 2014. As measured by these five surveys, it is indicated that the condition of housing in Virginia Beach has
constantly remained in good condition overall despite an increase in average age. The 2014 survey indicated that over 86 percent of housing in Virginia Beach meets or exceeds the ‘standard’ or acceptable level. This represents an improvement of 7 percent over the 24-year life of the survey program, compared to the results of the 1990 survey when 79 percent of our housing was found to be in ‘standard’ condition. The contributing factors to this high rate of acceptable housing conditions in 2014 may include the continued attractiveness of the city as a place to live: the increasing housing values; the delivery of effective public services, such as infrastructure and code enforcement of building and property maintenance; and, most importantly, property owners doing a good job of maintaining and reinvesting. However, it remains essential that the city continue to focus attention to using a proactive approach for identifying deficient and deteriorated housing, as well as fostering an approach that demands conformance with adopted building and property maintenance codes. This is the critical factor in eliminating widespread neighborhood blight while ensuring the preservation of safe and decent housing.

**Achieving Ownership**

For most homeowners, housing represents the family’s largest single financial investment. However, based upon median income and housing values, the trend is showing that achieving home ownership is becoming more and more difficult.

According to the city’s Real Estate Assessor’s Annual Report for Fiscal Year 2015-2016, the average value for residential units increased by 2.3 percent for 2014. As the average annual housing values in the city continue to increase, the result has been to further increase the size of an existing housing affordability gap that is already wide. For 2015 the average home price in Virginia Beach is $225,300, approximately 3.18 times the city’s median income level of $70,900 for a family of four making Virginia Beach moderately unaffordable for home buyers.

What this means is that household incomes are increasing much slower than the value of our housing stock. This affordability gap will preclude many potential homeowners from buying their first homes and will also put additional demand on the rental housing market, contributing to still higher rents.

**Tenancy**

The percentage of renters in Virginia Beach is increasing. From 2010 to 2014, renter occupied housing increased from 34.3 percent to 38.1 percent; while the percentage of owner occupied housing decreased from 65.7 percent to 61.9 percent.
Housing Affordability

Housing affordability is a significant issue for tens of thousands of residents in Virginia Beach. Frequently this involves households that are financially stressed due to housing costs, otherwise known as being ‘housing cost burdened’. The conventional public policy indicator of housing affordability in the United States, as defined by U.S. Department of Housing and Urban Development (HUD) [http://portal.hud.gov/hudportal/HUD](http://portal.hud.gov/hudportal/HUD) is that, in general, the term for affordable housing applies to housing for which the occupant(s) is/are paying no more than 30 percent of their income for gross housing costs, including utilities. Households that pay more than 30 percent of their income for housing are considered 'housing cost burdened' and may have difficulty affording necessities such as food, clothing, transportation, and medical care. This definition is not universally used since HUD notes that some jurisdictions may define affordable housing based on other, locally determined criteria. Therefore, this definition is intended solely as an approximate guideline. However, HUD further explains that a family with one full-time worker earning the minimum wage cannot afford the local fair-market rent for a two-bedroom apartment anywhere in the United States.

This housing cost burden measure provides the actual “affordability outcome” of the housing choices made by individual households. These choices are constrained by not only each household’s income and preferences, but also by the housing availability. In Virginia Beach, of the estimated 84,737 households with a mortgage; 40.8 percent are considered housing cost burdened and of the estimated 56,234 households renters, 53.4 percent are considered housing cost burdened. From 2010 through 2014, the combined effect of the housing price increases and increased demand for rental housing elevated rents from $1,200 to $1,291, almost an eight 8% percent increase. This rate of increase clearly impacts affordability for many workforce and low and moderate income households.

GUIDING PRINCIPLES FOR HOUSING AND NEIGHBORHOOD PLANNING

Housing is an indispensable building block of neighborhoods and of the local economy. It contributes to household wealth, creates jobs, boosts local revenues, adds wages, and contributes to the tax base. The following guiding principles for housing and neighborhood planning recognize that the general health of the city’s housing stock and neighborhoods are of critical importance to its citizens and to its continued economic vitality.

- Safe Housing and Neighborhoods
- Affordability and Equal Opportunity
- Quality Design and Energy Efficiency
- Stability, Preservation, Renewal, and Enhancement
- Compatible Redevelopment
- Housing with a Range of Affordability in Strategic Growth Areas
- Adequate Infrastructure and Transportation Connectivity
As expressed in Chapter 1, Section 1.3 - Suburban Area, planning principles have been established to encourage quality development of housing and neighborhoods so as to guard against blight and possible threats to their stability. This is accomplished by:

- Ensuring the appropriate use of land to accommodate future housing demand without sprawl;
- Promoting housing rehabilitation;
- Improved quality of design;
- Diversifying housing type and cost range; and
- Enhancements to the transportation system.

**Safe Housing and Neighborhoods**

The basic foundation of a good neighborhood is safety. Safety from crime drives many of our decisions about where to live. A continuing emphasis on protection from and intervention against crime through effective Police Department actions is a critical contributor to good neighborhoods. In addition, the city supports community design alternatives and development guidelines that help protect people and property, reduce crime, improve the attractiveness of the setting, and promote a sense of comfort and security. An excellent source for providing safety in design and development can be found in the city's *Crime Prevention Through Environmental Design* (CPTED) philosophy and program strategies.

Another technique, known as “Neighborhood Traffic Calming”, increases public safety within neighborhoods by slowing vehicular movement and reducing ‘cut through’ traffic. This technique is discussed in the Suburban Area Chapter. Greater connectivity that allows safe movement from home to destinations beyond the neighborhood without having to rely on automobiles is also desired by our citizens. This is particularly desired for the city's Urban Areas.

**Hazard Mitigation**

The safety of our neighborhoods can be threatened by a variety of potential events. One such threat that is very real to our coastal area communities is the potential for environmental hazards, such as hurricanes and wide-spread flooding, that disrupts the surrounding natural environment and adversely affects people's health. Depending on the level of a community's hazard vulnerability, recovery from such events can be sluggish and costly. Given the potential for these occurrences and its effect, it is essential that our communities in Hampton Roads have an awareness of and ability to prepare for mitigation to aid in recovery. In response to this need, a regional comprehensive mitigation approach was undertaken in 2011 to address the region's hazard vulnerabilities that exist now and in the foreseeable future. The outcome was the *Southside Regional Hazard Mitigation Plan*, found online at [http://www.vbgov.com/government/departments/fire/emergency-mgmt/Pages/emerg-mgt-reg-mit-plan.aspx](http://www.vbgov.com/government/departments/fire/emergency-mgmt/Pages/emerg-mgt-reg-mit-plan.aspx), which recommends specific actions designed to protect residents, business owners, and the built environment from hazards that pose the greatest risk. These recommendations can be applied to reduce a community's future vulnerability by identifying hazards...
and enacting local policies to guide growth and development, providing incentives tied to natural
resource protection, and providing public awareness and outreach activities. One significant aspect of
a community's future vulnerability is its land use development pattern. This is a particularly
important theme in Hampton Roads where many communities are facing increasing growth rates
which could determine their future vulnerability. Therefore, projected patterns of future
development must be evaluated and considered in terms of how that growth will increase or decrease
a community's hazard vulnerability over time. One area that the city must focus on is the
identification of short and long term impacts from natural and man-induced events in order to
prepare for long-term sustainability.

**Sea Level Rise and Recurrent Flooding**

Sea level rise is a major concern for Coastal Virginia, particularly for the Hampton Roads region.
Hampton Roads ranks as the second most vulnerable area in the U.S. for sea level rise, behind New
Orleans. Due to its coastal location, Virginia Beach continues to be an active participant in current
regional planning efforts for Adaptation and Mitigation Planning for sea level rise and recurrent
flooding. In 2013, Virginia Beach updated its floodplain ordinance. Among the major changes to the
ordinance was the adoption of two feet of freeboard for all new construction and for substantial
improvements to existing construction. In addition, the city has participated in several rounds of
FEMA grant funding to elevate homes that have experienced severe repetitive loss. To date, seven
homes have been elevated, another eight have funding to be elevated, and five homes are currently
under review to receive funding. With the projection for continuing and possibly accelerating sea
level rise, City Council has directed that a Comprehensive Sea Level Rise and Recurrent Flooding
Response Plan be developed and has allocated significant funding for its preparation. In addition to
planning for sea level rise, several neighborhoods have been impacted by flooding from storm and
rainfall events, otherwise known as ‘recurrent flooding’. The city is undertaking a drainage study to
develop engineered solutions to address flooding in these neighborhoods and reduce their risk for
flooding.

**Recommended Policies: Sea Level Rise and Recurrent Flooding**

- Concentrate new development at higher elevations outside special flood hazard areas.
- Use alternative construction techniques to minimize fill in the ‘Floodplain Subject to Special
  Restrictions.’
- Wherever possible in the development approval process, avoid developing inside floodplain
  areas and similar low-lying areas.

**Affordability and Equal Housing Opportunity**

Fair housing is a fundamental civic principle. An important goal is to
maintain and improve upon the diversity in housing and
neighborhoods that is already a positive component of our city. This
diversity includes the type, value, and design of housing and
neighborhoods. This will, in turn, help the city meet its goals for a
quality physical environment, community opportunities, and
economic vitality. Overall, both now and in the future, the city of
Virginia Beach is committed to ensuring that all citizens enjoy equal
access and opportunity to an adequate supply of safe, attractive,
decent, diverse, and affordable housing. This supply of housing needs
to have a range of values of both owner-occupied and rental units
that will accommodate present and future needs. In certain cases when housing units are being removed due to the development projects, the city should assist in the replacement of housing units being lost to public projects. The private sector should be encouraged to provide relocation assistance to residents who are displaced by private projects.

Affordability and Accessibility

Despite the slowdown in the housing market, housing prices in Virginia Beach still remain above what is considered affordable to moderate income, working professionals. Due to the gap between income and housing prices for both owners and renters, many of the city’s vital workforce members are not able to live where they work, forcing them to commute longer distances or relocate to other communities. Being able to live where you work contributes to quality of life, not just for the individual, but for the community as well. The city recognizes that there is a need to increase affordable housing opportunities in safe, vibrant, well maintained neighborhoods, and to preserve existing affordable single-family and multifamily housing.

The city promotes the development and affordability of housing with equitable access for all citizens, including the provision of workforce housing. This includes promoting a range of incentives to create, increase, and preserve the supply of high quality and affordable housing, especially for those in the low to moderate income brackets. In cases of redevelopment, incentives should be provided that preserve and/or enhance affordability. These incentives might include:

- Reasonable density increases
- Development fee waivers
- Time-limited property tax abatements
- Expedited zoning and development reviews

One type of affordable housing is provided through workforce housing programs. To promote this type of affordable housing the city established the Workforce Housing Program (WHP) to help eligible buyers purchase a workforce housing unit with special financing that allows for more affordable monthly mortgage payments. Workforce Housing Units are supplied by developers who voluntarily include such units in their project design in combination with market-rate units; in exchange, they can receive a "bonus density" for their development at the time of conditional rezoning application consideration by city Council.
By allowing developers to build more units with no additional land cost, rental and “for-sale” units are more affordable for those who qualify. This incentive for an increase in density for the construction of workforce housing applies to those areas of the city in which the Comprehensive Plan recognizes to be appropriate, including Strategic Growth Areas. The WHP also gives the city a first right of refusal to buy back the property at the time of resale, therefore helping to maintain an affordable stock of homes. Equally important is to ensure that workforce housing will be well-designed, of high quality, and well-integrated into the overall development of which it is a component. A brief summary of development and design provisions relating to Workforce Housing development, such as the incorporation of WFH units with the market rate residential units, is addressed in the Comprehensive Plan’s Reference Handbook. More information about the Workforce Housing Program can be found at: http://www.vbgov.com/government/departments/housing-neighborhood-preservation/about-us/Pages/workforce-housing.aspx.

Recommended Policies: Affordability and Equal Opportunity

- Encourage the development of housing types and arrangements for individuals and groups with special needs, including those with physical and mental disabilities.
- Facilitate development of affordable housing that is well-designed and constructed, available throughout the city, and accommodates citizens with special needs.
- Support the location of special housing to be within areas that afford their residents proximity with easy access to useful services and facilities including transportation, hospitals, medical offices and facilities, shopping, financial services, and recreation and entertainment areas.
- Allow and encourage the type and location of housing for seniors designed to meet their special needs and services including, but not limited to, independent living, assisted living, and nursing facilities.
- Expand the supply of decent, safe, and affordable housing opportunities so that housing-related causes of homelessness are reduced.
- Facilitate the movement of people who become homeless into permanent
housing as quickly as possible and provide opportunities for housing consistent with the city's housing and neighborhood policies.

Quality Design and Energy Efficiency

Residential development should enhance the quality of life for residents by incorporating a safe, innovative design that integrates planning elements, such as connectivity, visually and functional open space, pedestrian networks, and landscaped streetscapes. The composition and context of these community design elements, as well as other design considerations, play a critical role in defining quality community appearance. When designing any development, it is important to remember that good design does not interrupt the existing land use pattern or dominant the character of the surrounding area; rather, it is complementary. To accomplish this, design elements should include a scale and mass that exhibit a proportional relationship between the built environment and the people who will live, work, and play in that setting. Furthermore, quality in design and construction of housing and neighborhoods, in all price ranges, is the most cost effective approach to achieving these guiding principles over the long term. Sacrificing initial quality in the name of affordability, or any other reason, will only end up postponing costs and shifting them to others.

A recurring theme throughout this Plan, along with enhancing the quality of life for residents, is that new housing and new developments, as well as the rehabilitation and revitalization of existing housing and neighborhoods, should be aligned with the city's overall policies of being ecologically responsible and energy efficient. This can be achieved by reducing environmental impact, reducing energy use, and creating a sustainable, built environment.
Recommended Policies: Quality Design and Energy Efficiency

- Housing locations should be designed to be attractive and affordable to a range of income groups, ages, cultures, and household types.
- Encourage the development of housing that is ecologically responsible, energy-efficient and contributes to our quality physical environment.
- Use all available resources including those provided by the city’s Historical Review Board and Historic Preservation Commission, as well as the Princess Anne County/Virginia Beach Historical Society to preserve designated historic resources.
- Seek responsible, innovative, and mutually agreeable options with homeowners and developers, where appropriate, in order to preserve existing historic structures and properties at risk.

Stability, Preservation, Renewal, and Enhancement

Most of the city's housing and neighborhoods are successful, attractive, and unchanging. The majority are located in the Suburban Area. Although the guiding principle that this Plan “…recognizes the primacy of preserving and protecting the overall character, economic value and aesthetic quality of the stable neighborhoods…” was written for the Suburban Area chapter, this principle can be easily applied citywide. Therefore, this chapter reiterates the crucial significance of preserving, renewing, and enhancing our stable neighborhood areas while sustaining the quality, diversity and character of the housing stock and our neighborhoods over time. Key elements to achieving preservation and renewal include:

- Ensuring Safety
- Ensuring Property Maintenance
- Providing adequate public services and facilities

The city has several activities and programs that have successfully formed the basis our ongoing work with neighborhoods and homes needing renewal or showing conditions of blight. These programs include:

- Affordable Home Repair Loans: provides affordable loans for emergencies and exterior home repair through the Housing Rehabilitation Program to help homeowners repair their homes and reduce future maintenance costs.
- PREmier Homes and Neighborhoods Program: Provides a variety of free resources and tools for proactive home maintenance and improvements while maintaining neighborhood character and design.
  - The Virginia Beach Pattern Book was created as a tool to guide homeowners in the appropriate renovation, remodeling, or updating of their home in the context of their neighborhood design.
- Grant opportunities are available for non-profit organizations wishing to develop or maintain affordable housing.
In 2016, a housing study will be conducted to help define additional strategies and initiatives for achieving neighborhood preservation.

**Compatible Redevelopment**

Preserving neighborhood quality requires that all types of new residential and non-residential development either maintain or enhance its context. This can be particularly challenging as certain retail centers adjacent to residential areas become underperforming, creating opportunities for redevelopment. Often these are prime locations that may be appropriate for adaptive re-use or mixed-use redevelopment that includes primarily residential uses or a mixed use development with residences. Where found to be compatible with adjoining uses, this type of redevelopment could improve the quality of the surrounding area, help absorb some of the city's future housing demand, and increase the tax base. Achieving these goals is predicated on:

- compatibility with surroundings;
- conformance to AICUZ policy;
- quality of site and buildings;
- attractiveness of site and buildings;
- inclusion of workforce housing that promotes affordability;
- reasonable site configuration;
- safe and efficient access; and,
- energy efficient design.

**Housing with a Range of Affordability in Strategic Growth Areas**

The policies for the Strategic Growth Areas (SGAs) are to be applied where areas are not constrained by AICUZ regulations. These policies are intended to provide benefits that include reducing sprawl, expanding housing affordability, reducing income isolation, increasing job accessibility, and accommodating alternative, cost-effective capital improvement and transportation systems. By applying these polices to those SGAs, the result will be that SGAs will have the mixed-income and mixed use neighborhood developments with a variety of housing types that will advance the city's goals of providing diverse, high-quality and affordable housing. For this reason, each SGA Master Plan includes a portion of workforce housing and other types of affordable housing as a design principle in order to provide of diversified housing choices, including workforce housing, as well as recommendations for mixed use, mixed-income, and transit-oriented development. Despite this, success in realizing housing affordability in the SGAs has been difficult. Providing additional incentives may be needed to encourage the inclusion of workforce housing in new development proposals.

**Recommended Policies: Housing with a Range of Affordability in SGAs**

- In the SGAs that can include residential uses, design housing to be attractive and affordable to a range of income groups, ages, cultures, and household types with an emphasis on workforce housing.
- Promote and facilitate Transit Oriented Development (TOD) principles to achieve a mix of urban housing types with a range of market values. This should include workforce housing within pedestrian-friendly communities in proximity of transit stops with an effective bus feeder system and other transit hubs.
• Promote and facilitate public/private shared cost to provide infrastructure needs, including structured parking.

Adequate Infrastructure and Transportation Connectivity

Providing adequate infrastructure and transportation connectivity ensures the overall quality and livability of neighborhoods, provides civic pride, and maintains property values. Connectivity between neighborhoods and other areas reduces car use and encourages walking, bicycling, and other physical activities.

Recommended Policies: Adequate Infrastructure and Transportation Connectivity

• Coordinate the timing and location of capital improvements in neighborhoods as inter-related systems in order to achieve multiple outcomes and advance the city's strategic goals.
• Coordinate transportation, jobs, and housing to maximize accessibility for all citizens.
• Align transportation infrastructure with housing facilities for seniors and persons with disabilities.
• Continue to improve and expand transportation and transit options for the senior and disabled communities, including appropriate sidewalk facilities and properly located senior housing opportunities.
• Locate housing for seniors and disabled persons within walking (or other means of mobility) proximity to transit stops.

Agenda for Future Action Recommendations: Adequate Infrastructure and Transportation Connectivity

• Develop an integrated housing strategy addressing affordability and neighborhood preservation, based on best available data and national best practices
• Perform a housing study to help define additional strategies and initiatives for achieving neighborhood preservation.