

HOUSING PLAN

INTENT

The Long Range Land Use Plan portion of the Sector Plan provides opportunity for a wide variety of housing types throughout the Sector Plan area that are close to community employment and services. The intent of the Housing Plan is to set out several action strategies that will help provide for the housing needs of all residents within the Sector Plan area. The strategies also recognize that current residents should have opportunities to retain quality affordable housing and a variety of housing types must be available to all residents both present and future.

ACTION STRATEGIES

- H-1** As part of the rezoning and/or special use permit process, the applicant may allocate five percent of the dwelling units as affordable housing in accordance with the criteria established by the County's Office of Housing and Community Development.
- H-2** In the event a percentage of housing is not designated affordable at rezoning or special use permit, the applicant should provide an appropriate monetary contribution, on a per dwelling unit basis, to the County's Housing Preservation and Development Fund. The purpose of the contribution is to improve and preserve the supply of affordable and accessible low and moderate-income housing within and around the I-66/Rt. 29 Sector Plan area. Specific cash contribution amounts, time of payment, and conveyance mechanism will be determined at the time of rezoning.
- H-3** The County should make available, under the Community Housing Rehabilitation Program, forgivable loans and grants to low-income owner-occupants, for rehabilitation assistance to bring eligible residential properties up to HUD Housing Quality Standards. The program should be targeted to eligible residents within and around the Sector Plan area.
- H-4** The Long Range Land Use Plan section of the Sector Plan provides opportunities for a variety of housing types and densities including single family detached, townhouses, and multifamily dwelling units. Development plans should provide for different housing types in a manner that encourages a diversity of families with varying income levels.
- H-5** Residential project planning, design, and development will take into consideration the needs of the elderly and special populations including the handicapped and disabled.
- H-6** Provide economic assistance, through either the proffer process or grants, to ensure that existing low-income and/or elderly residents can hook on to public utilities when available to their properties.
- H-7** Provide tax relief for qualifying long-time property owners whose assessments increase due to nearby development.