

Zoned Out – Zoning and Affordable Housing

Eleanor Vincent, EdD, LPC, LCPC, CSAC
Chief Operating Officer
Pathway Homes, Inc.

What we do



- **Our Vision:** Creating a future in which all individuals with mental illnesses and other disabilities can lead meaningful, self-directed lives in a home of their choice with the supports and services they need.
- **Our Mission:** We fulfill our mission by making available to individuals with mental illnesses and co-occurring disabilities a variety of non-time-limited housing and services to enable them to realize their individual potential.

How we do what we do

- Permanent supported housing
 - 500+ affordable housing units
 - Housing and services
 - Housing
 - Services
 - State Rental Assistance Program
- Homeless Outreach and Engagement
 - Housing Location and Navigation
 - Case Management
- Assisted Living Facilities



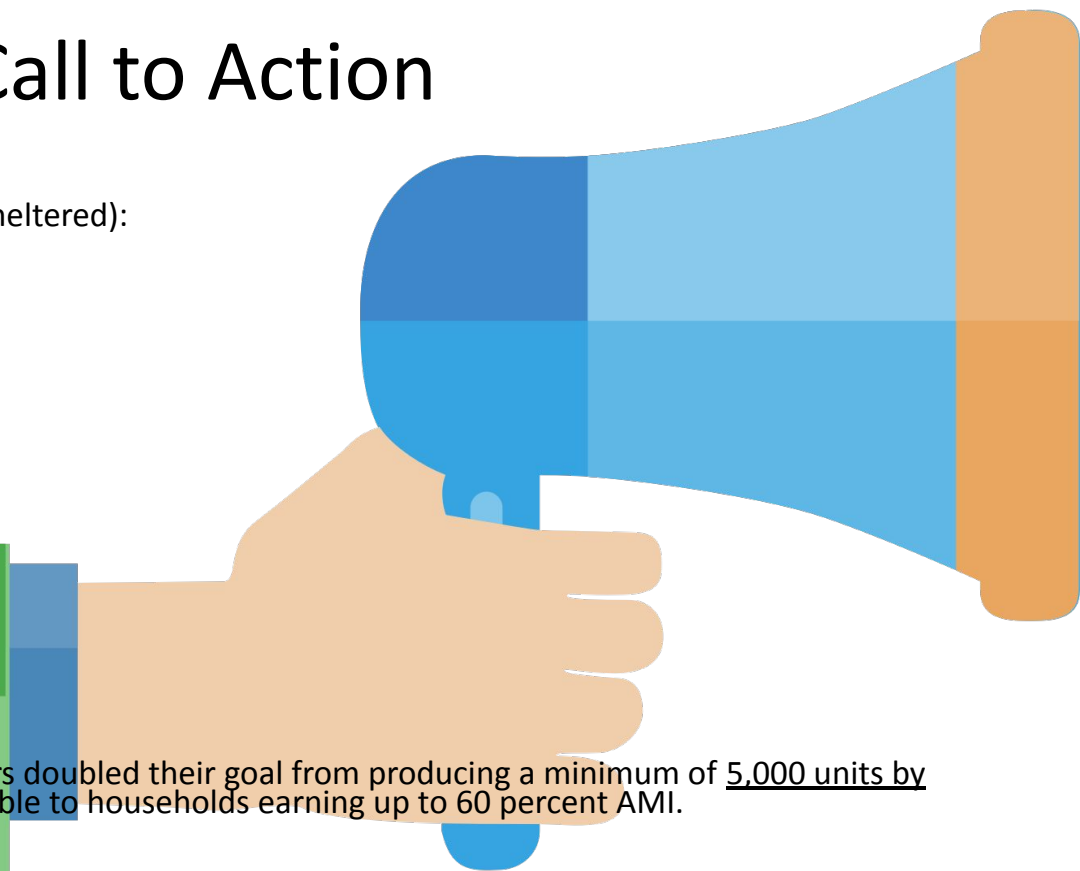
The Need and the Call to Action

Fairfax County Point In Time Counts (ES, TH, Unsheltered):

- 2022 – 1191
- 2021 – 1222
- 2020 – 1041
- 2019 – 1034
- 2018 – 987

- Highest: 2008 – **1835**
- Lowest: 2017 - **964**

- 3/22/2022: Fairfax County Board of Supervisors doubled their goal from producing a minimum of 5,000 units by 2034 to creating **10,000 net new units** affordable to households earning up to 60 percent AMI.



Interests

- Advocacy
 - Legislative items
 - Community education: Nimby'ism, ROI
- Special populations
- Development of Affordable Housing and Social Housing
 - Public-private partnerships (RHA, DHCD, etc.)
 - Partnering with private developers
 - Partnering with faith-based community

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Dank U

Merci

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спасибо

Grazie

Thank
you

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Takk

Gracias

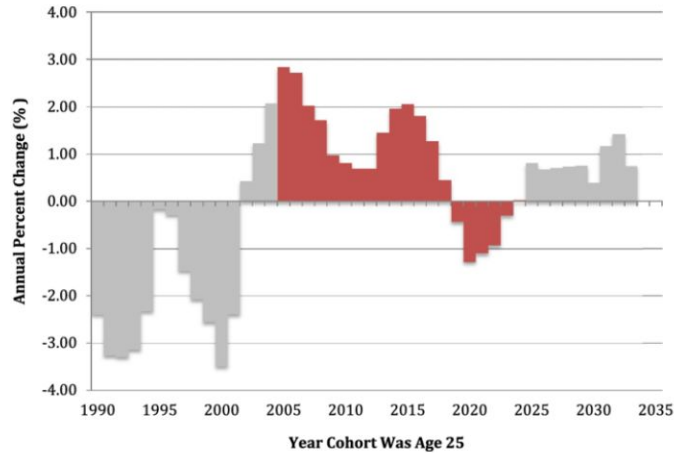
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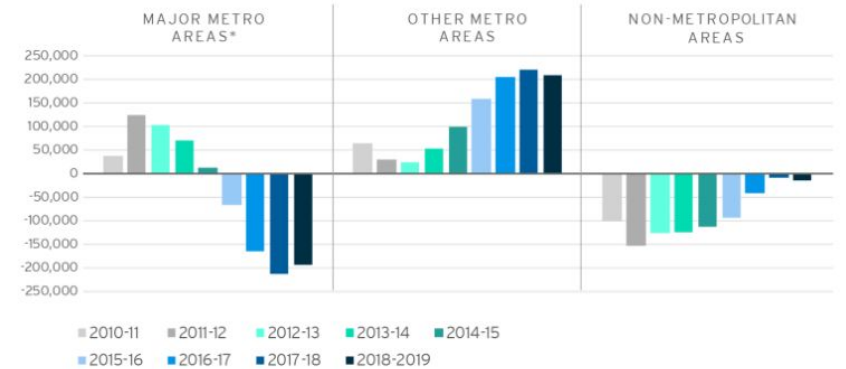
Kiitos

Life Cycle Migration and Peak Millennial



Demographic congestion facing 25-year-olds: annual percentage change in size of the 25-29 age group, by year that cohort was age 25. Source. Millennial cohorts are highlighted. Figure is author's construction based on data in Martin et al. (2015), table 1.

Net domestic migration for metropolitan and non-metropolitan populations 2010-2019



*METROPOLITAN AREAS WITH POPULATIONS EXCEEDING ONE MILLION



Zoning & Established Neighborhoods

Hannah Sabo

NOVEMBER 16, 2022



Hannah Sabo

Zoning Administrator

City of Virginia Beach

City of Hampton

Nine years local government service

Bachelors of Fine Arts in Architecture

Savannah College of Art and Design

City of Hampton

Population (2021): 137,746

Median household income: \$57,041

Owner-occupied housing: 56.9%

Median value housing units: \$188,600

City of Virginia Beach

Population (2021): 457,672

Median household income: \$78,136

Owner-occupied housing: 64.7%

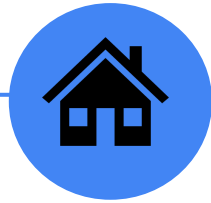
Median value housing units: \$287,400



PHOTO CREDIT: USGS/NASA

One, Two, & Three Family Dwellings

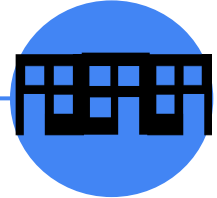
Single-family Dwellings



Ancillary Single-family Dwellings



Attached Dwellings (Townhouses)



Duplex Dwellings



Semidetached Dwellings



Lot Coverage & Setbacks

- Lateral additions versus height
- Setbacks
- Paved access to rear units
- Surface materials: pervious pavers, grass, landscaping, hardscapes

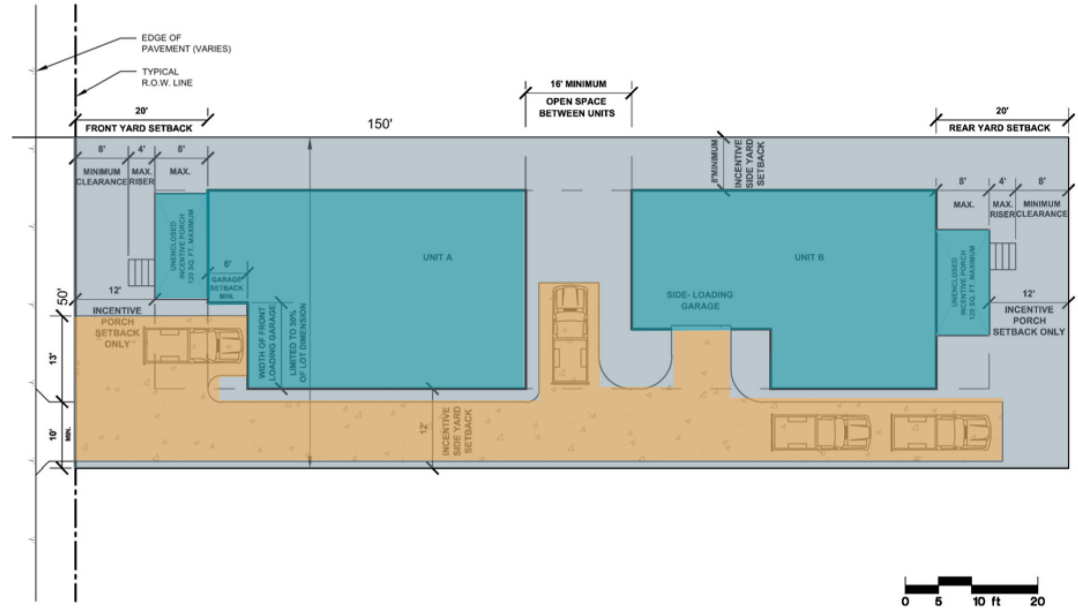


IMAGE CREDIT: CITY OF VB ZONING ORDINANCE

Parking Minimums

- Increased lot coverage
- Decreased lot area for parking
- Parking on lawns
- Street parking



PHOTO CREDIT: CITY OF VB CITY MAP

Lot Area Minimums

- Setbacks for new lots
- Setbacks for existing homes
- Flag lots



PHOTO CREDIT: GOOGLE EARTH

Infrastructure

Stormwater

Floodplain Management

Schools

Water & Sewer



PHOTO CREDIT: ALLIANCE FOR THE CHESAPEAKE BAY

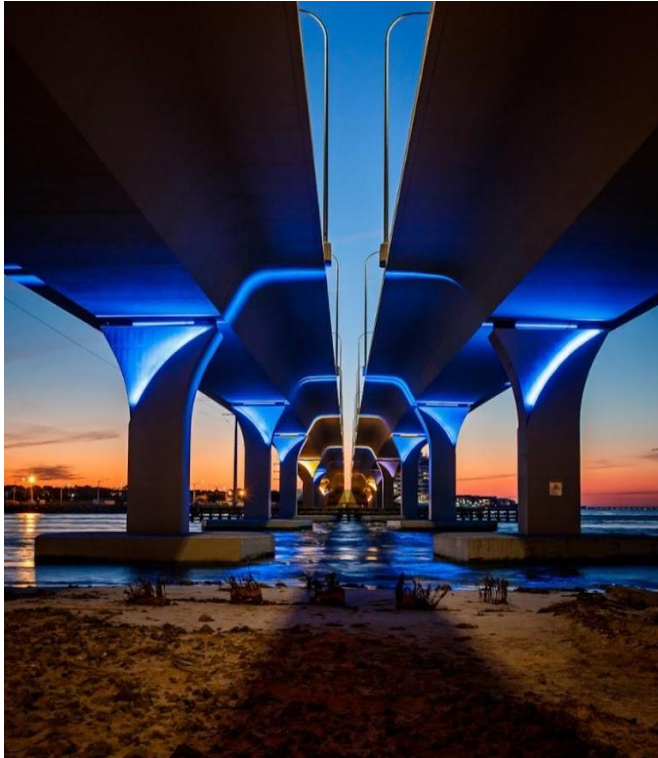


PHOTO CREDIT: CITY OF VB

Thank you

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DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Zoned Out

Virginia Governor's Housing Conference



Maritza Mercado Pechin, AICP

November 16, 2022

**Zoning
reform**



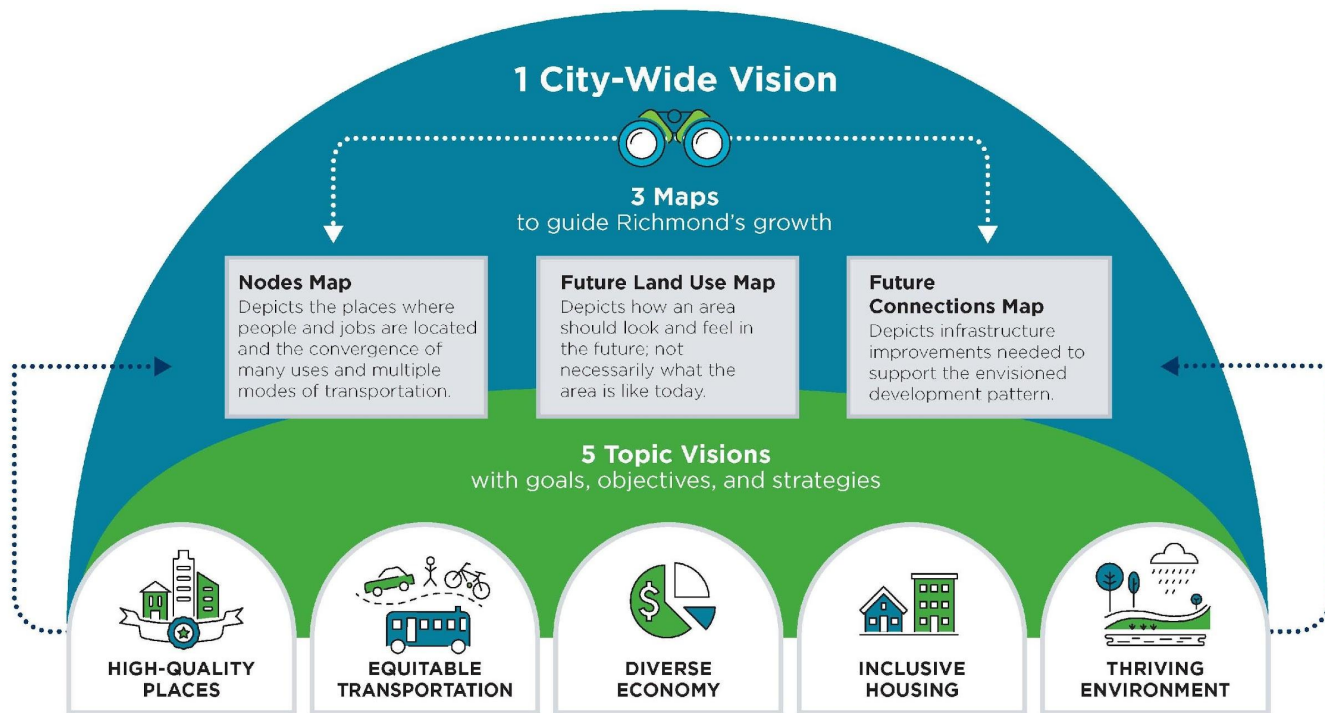
**Future land
use vision**



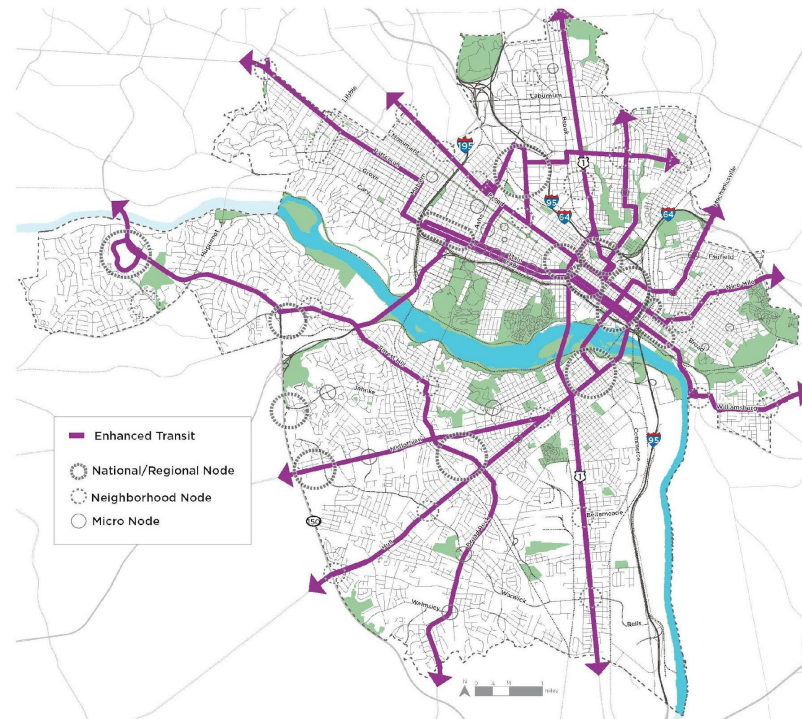
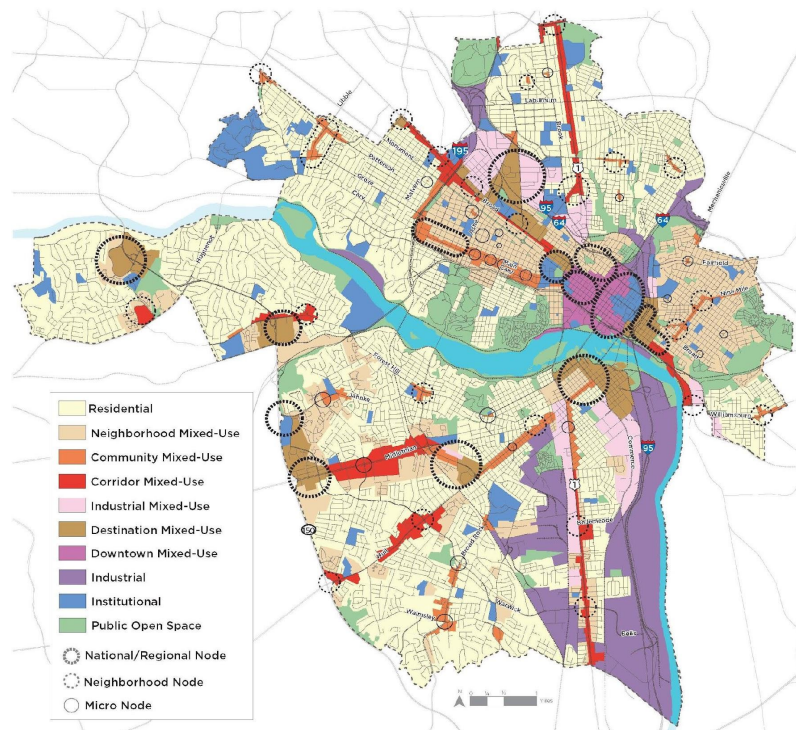
**Transportation
investment**



Richmond 300: A Guide for Growth

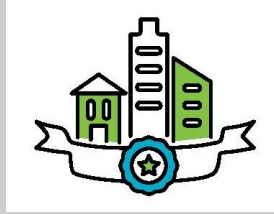


Future land use + transportation



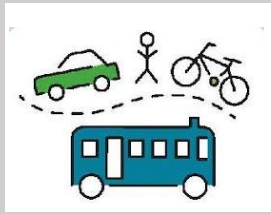
17 Goals, 70 Objectives, 413 Strategies

High-Quality Places



- 1: Complete Neighborhoods
- 2: City-Owned Assets
- 3: Historic Preservation
- 4: Urban Design
- 5: Planning Engagement

Equitable Transportation



- 6: Land Use & Transportation
- 7: Vision Zero
- 8: Non-Car Network
- 9: Streets, Bridges & Connections
- 10: New Technology

Diverse Economy



- 11: Jobs & Businesses
- 12: Tourism
- 13: Anchor Institutions

Inclusive Housing



- 14: Housing

Thriving Environment

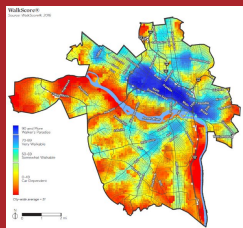


- 15: Clean Air
- 16: Clean Water
- 17: Resilient & Healthy Communities

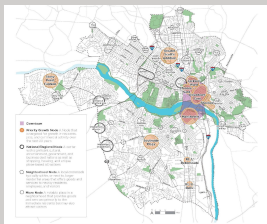
Six big moves

- Priority actions for Richmond to work toward in the next 5 years to set the city up for success in the next 20 years.
- The Big Moves intentionally seek to expand equity, increase the sustainability, and beautify of our city.

Re-Write the Zoning Ordinance



Re-Imagine Priority Growth Nodes



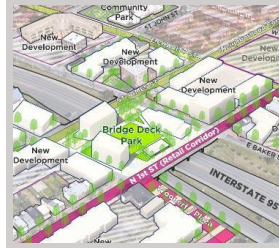
Expand Housing Opportunities



Provide Greenways & Parks for All



Reconnect the City

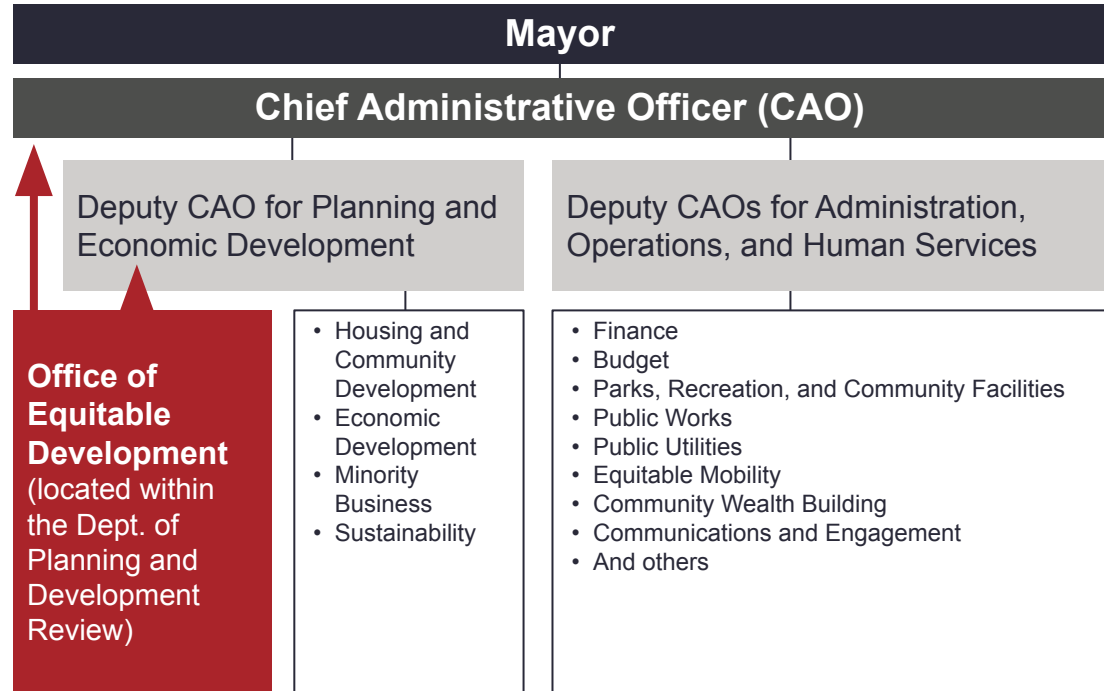


Realign City Facilities



Office of Equitable Development

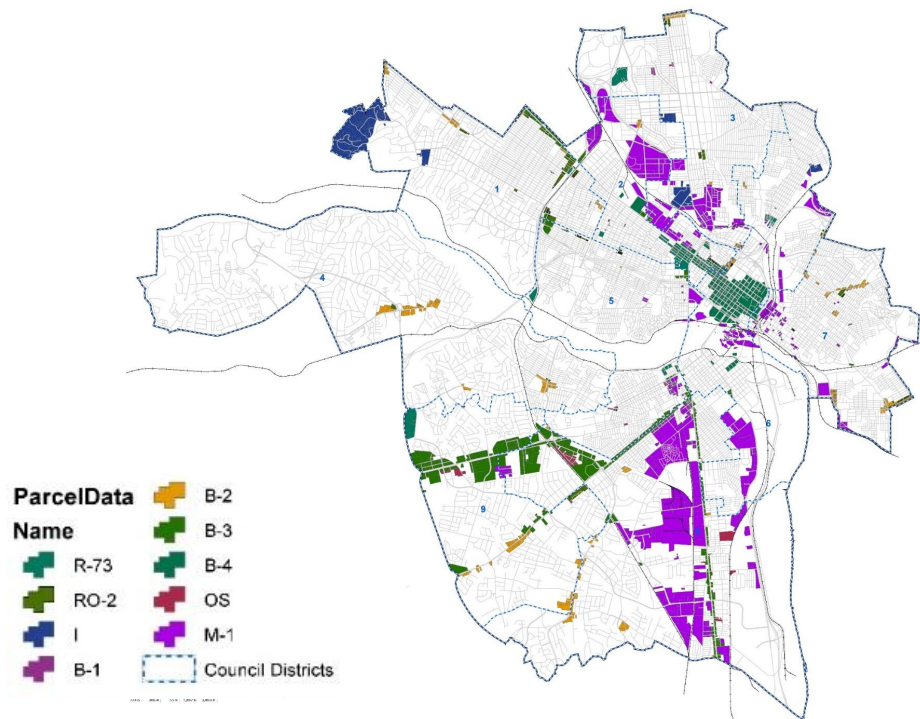
- 4 focus areas:
 1. City-initiated rezonings
 2. Redevelopment of City-owned property
 3. Small area planning
 4. Capital budget alignment with the Master Plan
- Matrix structure, reaching across departments to coordinate efforts to **advance the equitable development of the city**
- Leverages outside partnerships to implement *Richmond 300* with entities like RRHA, Plan RVA, foundations, non-profits, and others



Recent Zoning Efforts

Allow emergency, transitional & supportive housing by-right

Amended the Zoning Ordinance to provide a more clear and consistent pathway to establish emergency, transitional, and permanent supportive housing uses within the City



Prior to change

	R-73	R-O2	I	B-1	B-2	B-3	B-4	OS	M-1
EMERGENCY				P / A*	P / A*	P / A*	P / A*	P / A*	
						C / P	C / P		
TRANSITIONAL	C / P	C / P				C / P	C / P		
LODGINGHOUSE	C / P	C / P				C / P	C / P		
PERMANENT SUPPORTIVE	C / P	C / P				C / P	C / P		
ADULT CARE RESIDENCE	C / P	C / P				C / P	C / P		
NURSING HOME	P / P	P / P				P / P	P / P		
SOCIAL SERVICE DELIVERY			P / P			C / P	P / P		

* only accessory to churches and places of worship

After change

	R-73	R-O2	I	B-1	B-2	B-3	B-4	OS	M-1
EMERGENCY	P / A	P / A	P / A*	P / A*	P / A*	P / A*	P / A*	P / A*	P / P
TRANSITIONAL	P / P	P / P				P / P	P / P		
LODGINGHOUSE	C / P	C / P				C / P	C / P		
PERMANENT SUPPORTIVE	P / P	P / P				P / P	P / P		
ADULT CARE RESIDENCE	P / P	P / P				P / P	P / P		
NURSING HOME	P / P	P / P				P / P	P / P		
SOCIAL SERVICE DELIVERY			P / P			P / P	P / P		

* only accessory to churches and places of worship

Special regulations:

- **transit**: within ½ mile of stop
- **similar uses**: at least ¼ mile away
- **capacity**: building, fire, health, and zoning codes
- **application**: proposed plan, operations statement
- **notification**: adjacent properties, civic associations

Eliminate parking minimums

Key Considerations

- Shared parking
- Parking maximums
- Support multi-modal mobility
- Cost savings for housing and businesses
- On-street parking regulations

1. Single-family dwelling; Two-family dwelling. 2. Apartment; Apartment hotel. 3. Motel or motor court; Tourist home. 4. Boarding house; Lodging house. 5. Hotel.	Number of Parking Spaces required: 1 for each dwelling unit. 2 for each 3 dwelling units. 1 for each sleeping room or suite. 1 for each 2 sleeping rooms. 1 for each 3 sleeping rooms or suites plus 1 for each 200 square feet of commercial floor area. 1 for each 4 beds. 1 for each 6 beds.	17. Food or delicatessen store; Drug store; Restaurant, tea room; Dance hall or night club. 18. Retail or personal service establishment except as otherwise specified herein. 19. Bank, financial institution; Office for a profession or business; Medical and Dental Clinics; Institution of a religious, educational, eleemosynary, charitable or philanthropic nature, not including churches.	1 for each 100 square feet of floor area. 1 for each 200 square feet of floor space. 3 plus 1 for each 400 square feet of floor area in excess of 1,000 square feet.
6. Hospital. 7. Fraternity or sorority house; Nursing, convalescent or rest home. 8. Theatre; Auditorium; Sports arena; Stadium; Exposition building; Circus, carnival. 9. Church or other place of worship. 10. School—nursery through junior high (public or private) 11. High school or college; Vocational or industrial school; (public or private) 12. Driving range. 13. Golf course (including miniature golf). 14. Bowling alley. 15. Private club or lodge; Private park, recreational area, etc. 16. Funeral home.	1 for each 5 seats or individual seating spaces. 1 for each 8 seats in main auditorium. 1 for each 10 seats in main auditorium or 1 for each classroom whichever is greater. 1 for each 8 seats in main auditorium or 3 for each classroom whichever is greater. 2 for each tee. 5 for each tee or hole. 5 for each lane. 1 for each 5 members. 1 for each 50 square feet of floor area in slumber rooms, parlors, and individual funeral	20. Art gallery; Library; Museum. 21. Furniture or appliance store; Hardware store; Wholesale establishment; Tire repair and vulcanizing; Automobile and trailer sales and service; Clothing and shoe repair or service shop; Machinery or equipment sales and service; Telegraph or messenger station; Distribution station. 22. Printing, cabinetmaking, plumbing and heating or similar service shop. 23. Manufacturing or industrial establishment; Research or testing laboratory; Creamery; Bottling plant; Warehouse or similar establishment.	10 plus 1 for each 300 square feet of floor area in excess of 2,000 square feet. 2 plus 1 for each 500 square feet of floor area in excess of 1,000 square feet. 1 for each 3 employees. 1 for each 2 employees on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith.

Eliminate parking minimums

Community comments

- “Rent would be cheaper if it didn’t have to subsidize a parking spot. It could also open up room for more affordable housing development.”
- “Surface parking lots are terrible for storm water runoff and are hot in the summer. Potential green space is taken up by parking.”
- “There are safety issues with walking around downtown at night. A car is safer than being out walking on the street.”
- “Eliminating the minimums is a giveaway to developers. Developers will abuse this.”



Allow accessory dwelling units by-right

Key Considerations

- Single-family
- Location
- Floor area
- Parcel coverage
- Height

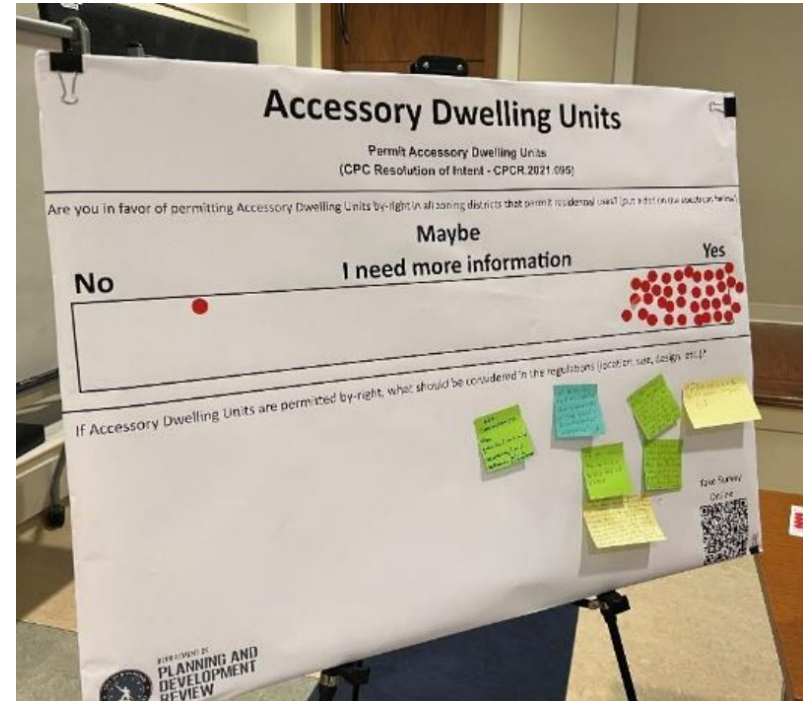


▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

Allow accessory dwelling units by-right

Community Comments

- “We are growing and we need housing units to house a growing population.”
- “ADUs can reduces the burden of home ownership with the added income.”
- “I wonder if our infrastructure could handle the increase in households. I worry about overburdening our utilities.”
- “Maybe there’s not as much demand as anticipated. I worry that the only people who are going to do it are going to be the people from rental companies.”



Amend the short-term rental regulations

Key Considerations

- Primary residency requirement
- Primary v. accessory use
- Proximity to one another
- Remittance of transient occupancy tax – similar to hotel tax
- Number of nights a dwelling unit can be used as a STR
- Enforcement for non-compliance



Amend the short-term rental regulations

Community Comments

- “STRs can help people afford buying property while also giving visitors an affordable place to stay.”
- “The city can greatly benefit from the extra tax revenue.”
- “We need to think more about long-term residents. People feel they’re getting kicked out of their community.”
- “STRs should not be used as just investment tools.”

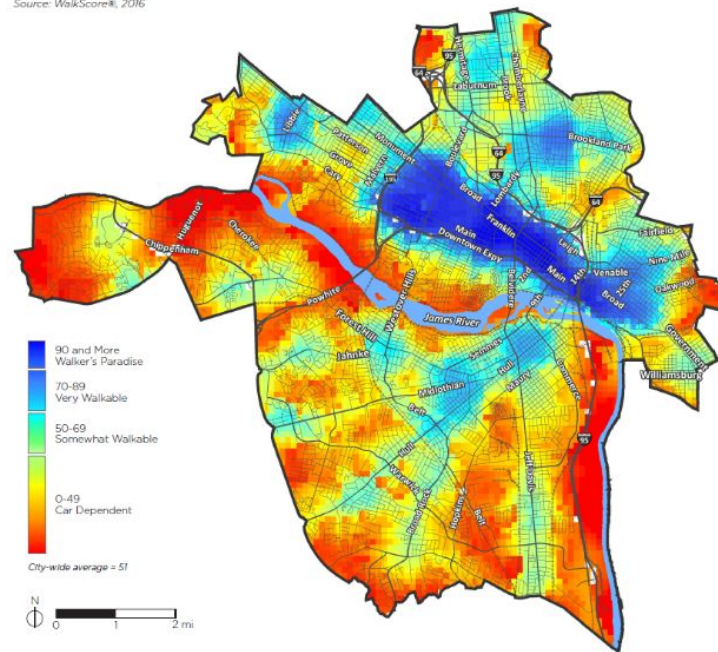


Re-write the zoning ordinance

Key Considerations

- Making it easier for people to get from home to work, services, and amenities
- Adding mixed-use density at nodes and along key corridors
- Balancing the need to add housing units while managing concerns about gentrification
- Maintaining the unique historic urban fabric of existing neighborhoods

WalkScore®
Source: WalkScore®, 2016



**Zoning
reform**



**Future land
use vision**



**Transportation
investment**

Thank you!

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804 646 6348

Hacking the Zoning Code



Zoned Out @ VAGHC
Jodi Dubyoski, RA | FORM Coalition

Hi, I'm Jodi!

- FORM Coalition (Richmond VA): Main Street scale commercial and mixed-use
- Brett Schulz Architect (Portland OR): Multi-family and Mixed-use Urban Infill
- ADG (Oklahoma City): Multi-family mixed-use (300 units)



Across the country, our outdated zoning codes don't allow the type of density that supports the ways people want to live: in multi-generational, walkable communities.

60%

of people favor neighborhoods with a walkable mix of houses and stores.

(National Association Of Realtors)

56 percent of millennials and 46 percent of baby boomers want to live in more walkable neighborhoods with a mix of uses. (American Planning Association)

18%

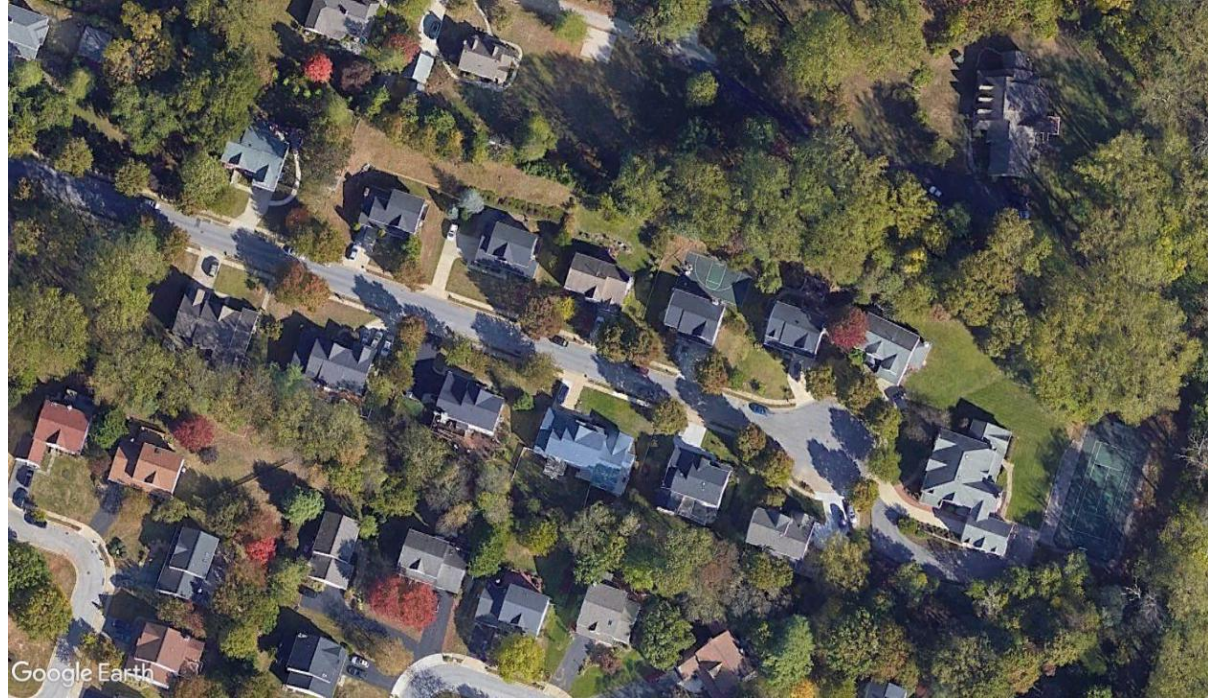
of US households are multi-generational.

The number of household with two or more adult generations has quadrupled over the past five decades, according to a [Pew Research Center report](#) based on census data from 1971 to 2021.

Sycamore Grove Ct.*

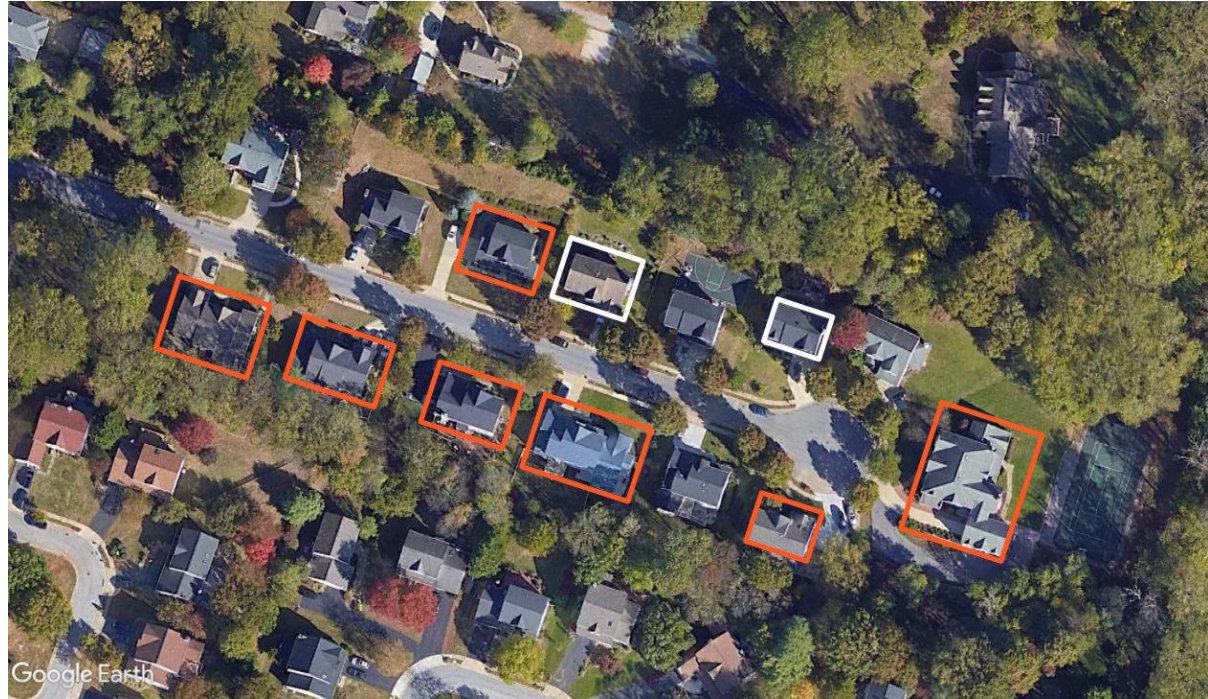
- 14 single-family homes
- 10 of the current occupants have lived in their homes for more than 20 years
- At its peak there were 54 kids living on the street

*Not its real name



Sycamore Grove Ct.

- All of the homes are typical single family suburban homes
- 7 of 14 have apartments (either an addition or basement conversion) that house either elderly family members or renters
- An additional 2 homes support multigenerational living (white boxes)



A variation on the “heck of a wet bar”

- Single-family zoning does not allow for multiple dwelling units
- Apartments are approved without a stove (heck of a wet bar)



Atomic Orchard, Portland OR

- Mixed-use commercial zoning
- Close proximity to shops, services, and transit—highly desirable neighborhood
- 3 story height limit
- Project goal: provide affordable workforce housing without any public subsidy



Key code provisions

Mezzanines

- Mezzanines don't contribute to the building area or to the number of stories.
 - The Building Code considers mezzanines to be part of the story below.
- Generally, mezzanines are limited to 1/3 of the floor area of the space in which they're located, but in dwelling units they can be up to 1/2 of the floor area.

Accessibility

- Elevator not required due to height (less than four stories)
- If an elevator is not provided, you don't have to provide accessible units on floors that are not accessible, as long as you meet the overall requirements for number of accessible units.

The Result

- 3 stories of double height units (6 “floors”)
- Effectively doubles the number of units



Interior View

