



City of Manassas, Virginia
Housing Advisory Board Meeting

AGENDA

Housing Advisory Board
Manassas City Hall - Community Conference Room
9027 Center Street
Manassas, VA 20110
Tuesday, December 2, 2025

1. Call to Order - 5:30 P.M.

2. Roll Call

3. Approval of the Meeting Minutes

3.1 **Approval of the Meeting Minutes for November 3, 2025**
[Draft Meeting Minutes for November 3, 2025](#)

4. Public Comment

The Public Comment portion of the agenda is set aside for those residents who wish to address the Board for up to three minutes each. Residents need not give prior notice to the City to speak during the Public Comment portion of the agenda.

5. New Business

5.1 **Northern Virginia Regional Commission's Demographic Study**
(Guest Speaker: Jill Kaneff, NVRC, Sr. Regional Demographer/GIS Analyst)
[Attachment 1. Demographic and Housing Landscape Presentation](#)

5.2 **GoodHousing Affordable Housing Presentation**
(Guest Speaker: Kim Hart, Lead Developer & Colin Stiles, Managing Member)
[Attachment 1. GoodHousing: The Landing at Cannon Branch Presentation](#)

5.3 **Update on City of Manassas Code of Ordinances**

(Staff: Trinity Waldron, Housing & Neighborhood Coordinator and Christian Samples, AICP, Planning Manager)
[Attachment 1. Housing Ordinance Update Presentation](#)

6. **Adjournment**



Housing Advisory Board
Regular Meeting – Manassas City Hall – Community Conference Room
November 3, 2025 – 5:30 pm

A Regular Meeting of the Housing Advisory Board of the City of Manassas, Virginia was held in the Community Conference Room of Manassas City Hall on the above date with the following present on roll call:

Denise Harrover
Dianne Lane
Jack Spall
Liletta Harlem
Lisa Ortiz
Robyn Johnson
Steve Liga (*virtual*)

1. CALL TO ORDER & ROLL CALL

Boards & Commissions Clerk, Christen Miller, called the meeting to order at 5:36 p.m.

2. DISCUSSION ITEMS

Presentation

City Housing & Neighborhood Coordinator, Trinity Waldron, gave an introduction to the Housing Advisory Board. The Board members each gave a brief introduction. Also introduced were the following City Staff and Liaisons:

Michelle Davis Younger, Mayor
Tom Osina, Council Member
Sonia Vasquez Luna, Council Member
Matt Arcieri, Assistant City Manager & Director of Community Development
Christian Samples, Planning Manager
Boards and Commissions Clerk, Christen Miller

Ms. Waldron gave a presentation to include affordability, existing conditions, current housing types, area median income, housings terms and definitions, existing plans, projects and programs, opportunities, rules and procedures and the draft 2026 meeting calendar including other Boards and Commission meetings that may be of use. Ms. Waldron opened the floor for discussion.

2026 Meeting Calendar

Ms. Waldron presented the 2026 meeting calendar and noted future meetings are scheduled to be held on the first Tuesday of the month at 5:30PM in the Community Conference Room. The floor was opened for discussion on the meeting calendar. All members agreed, to the schedule's dates, time, and location for the upcoming meetings.

Open Discussion

Board Member, Steve Linga, gave an update regarding the Habitat for Humanity, sharing that the new homeowner's selection committee made a final recommendation for a family that will be moving into a home in the Georgian Hamlet neighborhood using Spark credits through Habitat Virginia and down payment assistance through Prince William County.

Board Members shared concerns about the need for connecting the community to the resources available.

Ms. Waldron agreed and expressed her excitement to be the one connecting the community to the resources available. She shared information on the upcoming City sponsored housing event, Tenancy to Dream, being held on Friday, November 21 at 6PM at the Manassas Community Center. She explained that this is a free educational seminar providing information on the path to home ownership.

In addition, the Board members were provided their onboarding packets. Ms. Waldron provided a brief overview of the Boards and Commissions rules of procedures as well as the Code of Conduct. Board members were encouraged to attend all upcoming events including the Landing HOA meeting and the Community Conversations for the City of Manassas Shopping Center.

The Board discussed the developer's position and opportunities available for multi-family and affordable dwelling unit project programs and what they are doing in surrounding areas. They discussed the federal program, Low-Income Housing Tax Credit (LIHTC).

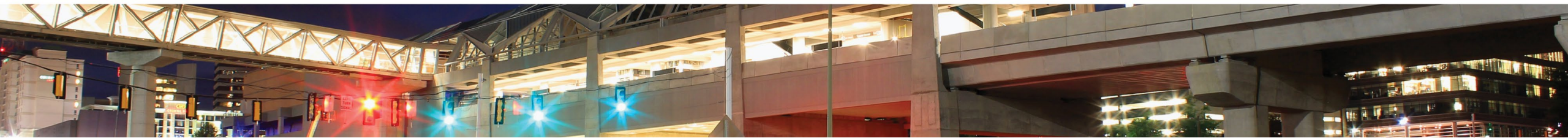
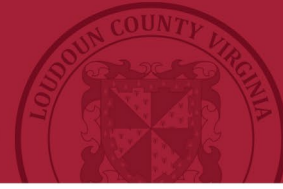
Council Member Osina encouraged all Board members to attend the upcoming Tenancy to Dream seminar. He shared a public comment with the Board noting a few key points that include the request to stop overbuilding, protect existing neighborhoods and fix the infrastructure we already have. He'd like the Board to think on how they would respond. Board members were notified their position and responsibilities and things to keep in mind as the Board develops over the next years' term.

3. ADJOURNMENT

Trinity Waldron declared the meeting adjourned at 7:32 p.m.

Trinity Waldron, Housing & Neighborhood Coordinator

Christen Miller, Board & Commissions Clerk



Demographic and Housing Landscape

Jill Kaneff

Senior Regional Demographer

Northern Virginia Regional Commission



City of Manassas Housing Advisory Board

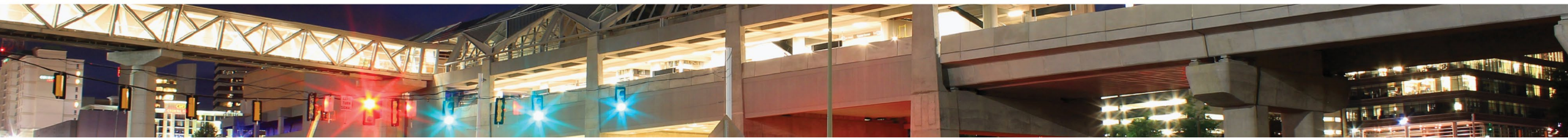
December 2, 2025

Topics of Discussion

Demographic Trends Linked to
Housing Affordability

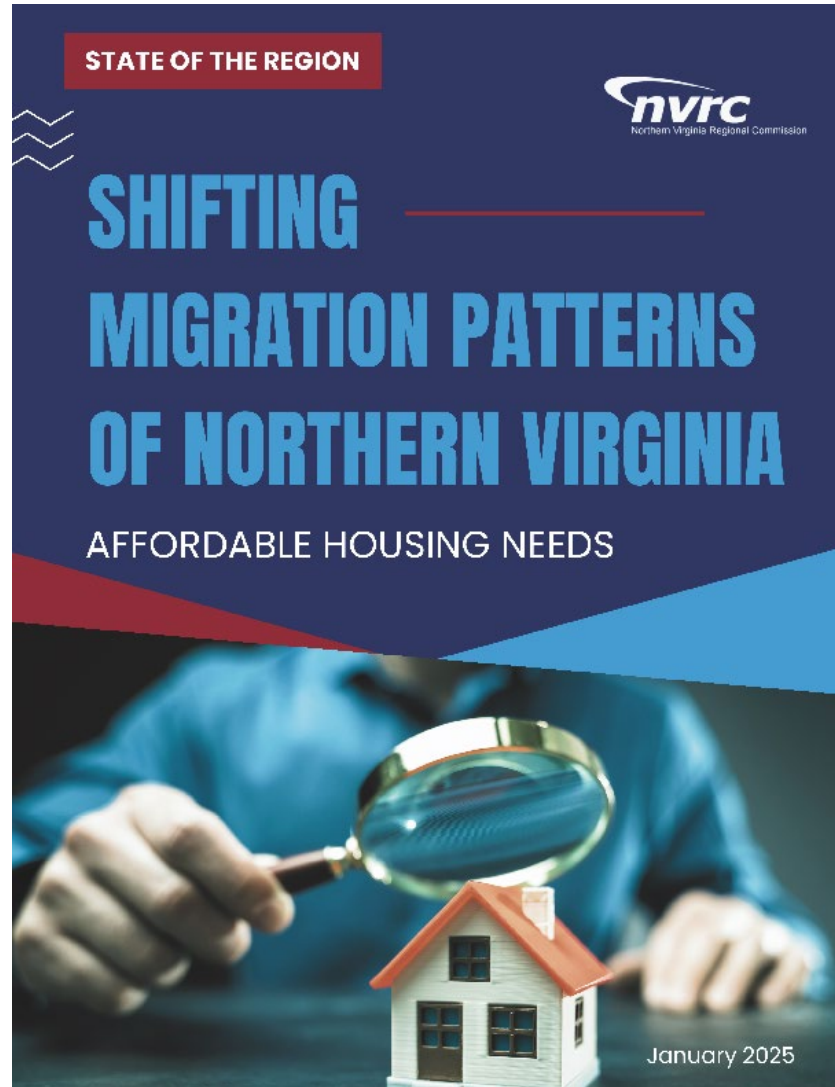
Housing Market





Demographic Trends Linked to Housing Affordability

State of the Region Report

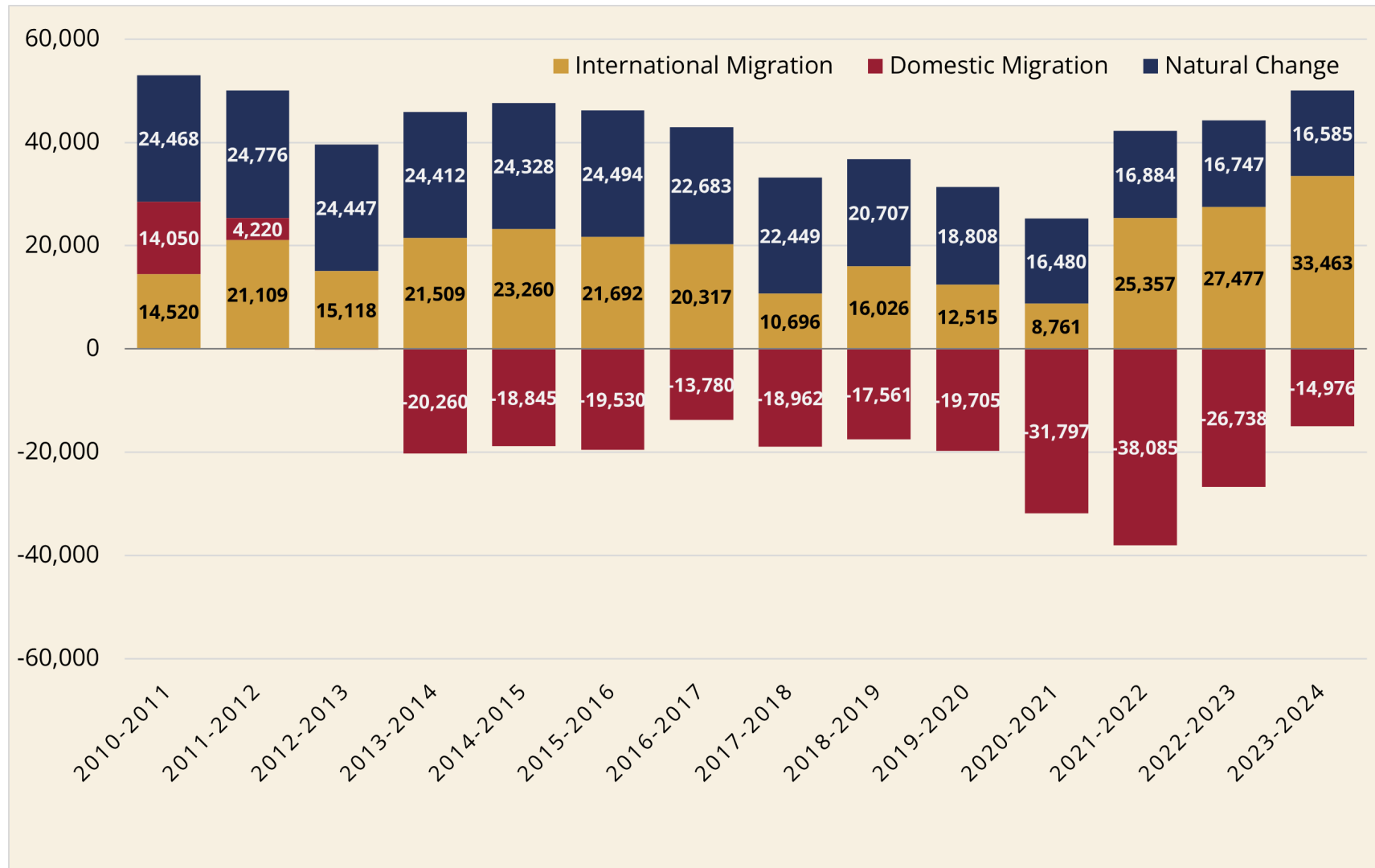


NVRC Report Topics

- Domestic Migration Shifts Pre- and Post-Pandemic
- Impact of Shifts on the Population and Local Communities
- Volume of Migration In and Out
- Housing Affordability Impact
- Demographics Shaping Migration



Population Components of Change, Northern Virginia



Sources: U.S. Census Bureau, Population Estimates Program, Vintage 2020 (2010-2019) and Vintage 2024 (2020-2024).

Note: Population represents July 1 of the later year listed. Population change values represent annual change from July 1 of each year.

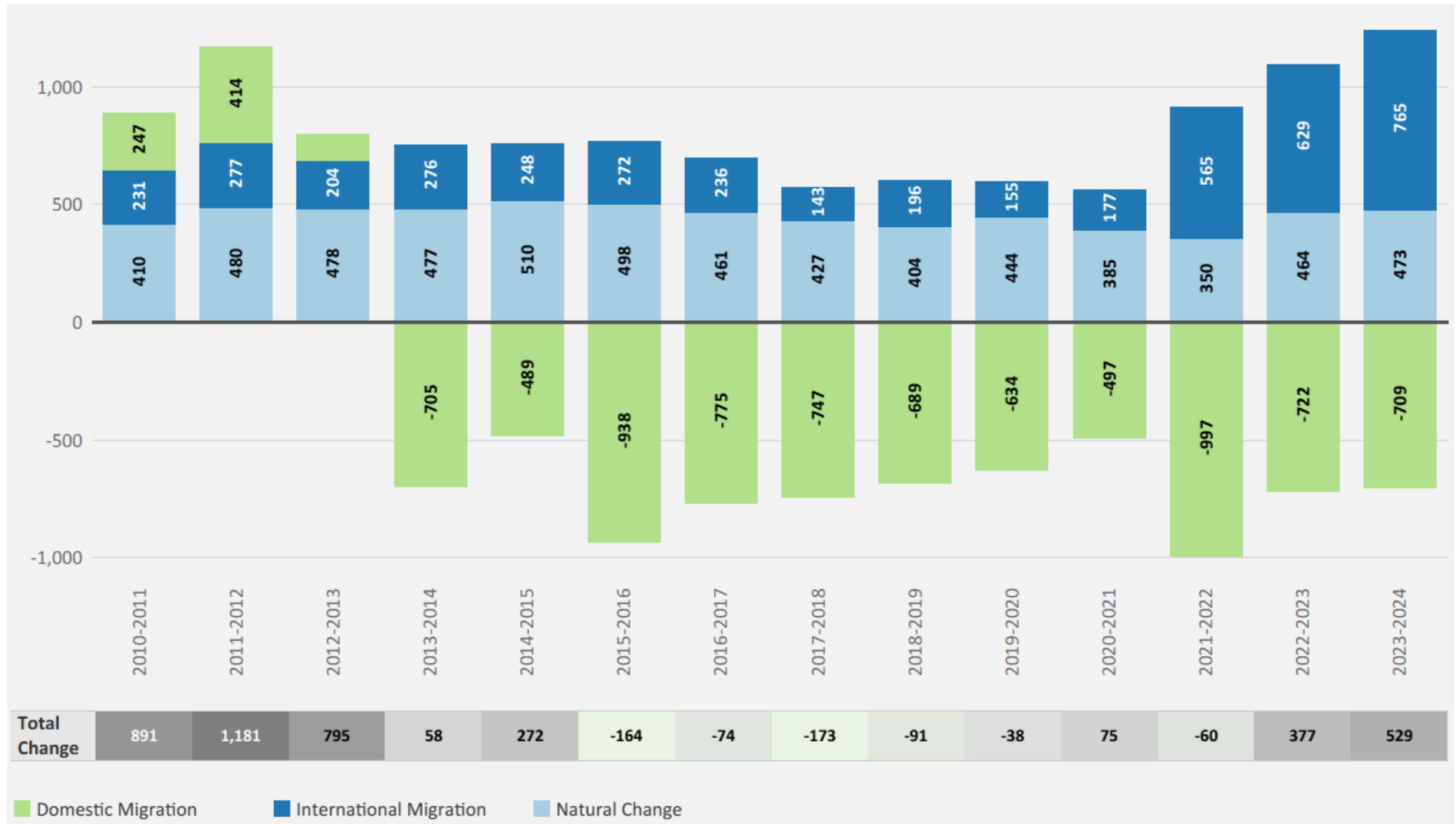
Population and Components of Change, Manassas

Population

2024: 43,616

2020: 42,695

2010: 38,258

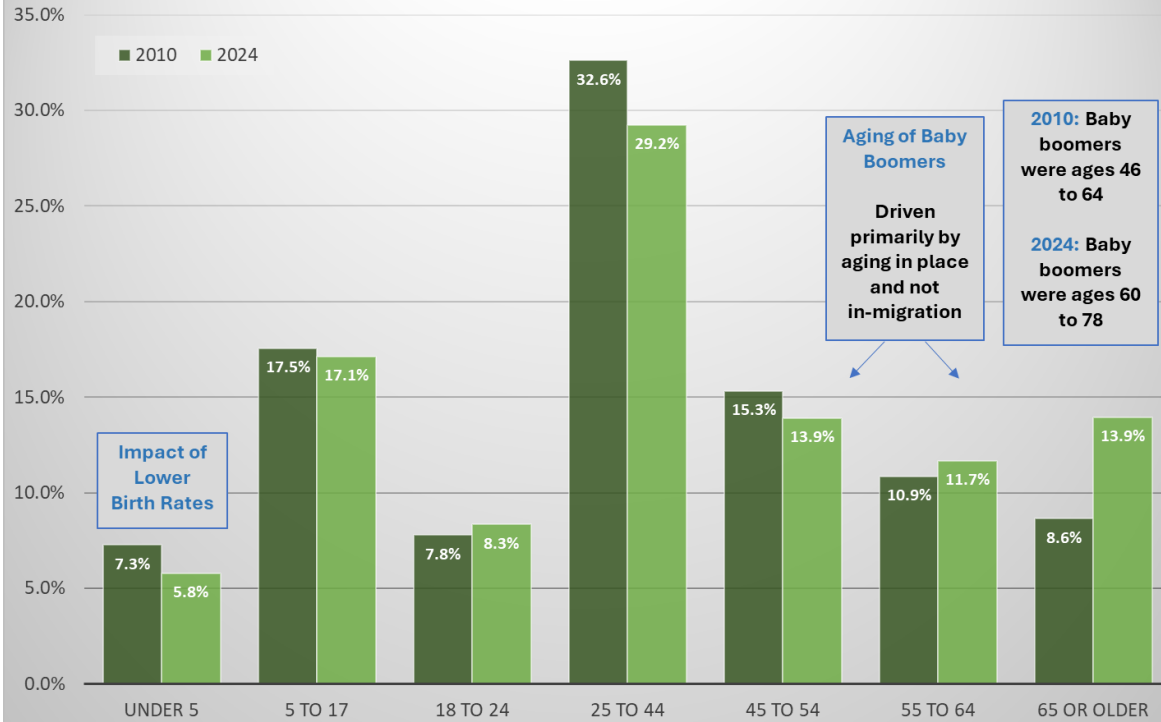


Sources: U.S. Census Bureau, Population Estimates Program, 2010 -2020 Intercensal Estimates (2010 to 2019) and Vintage 2024 (2020-2024).

Note: Population represents July 1 of the later year listed. Population change values represent annual change from July 1 of each year.

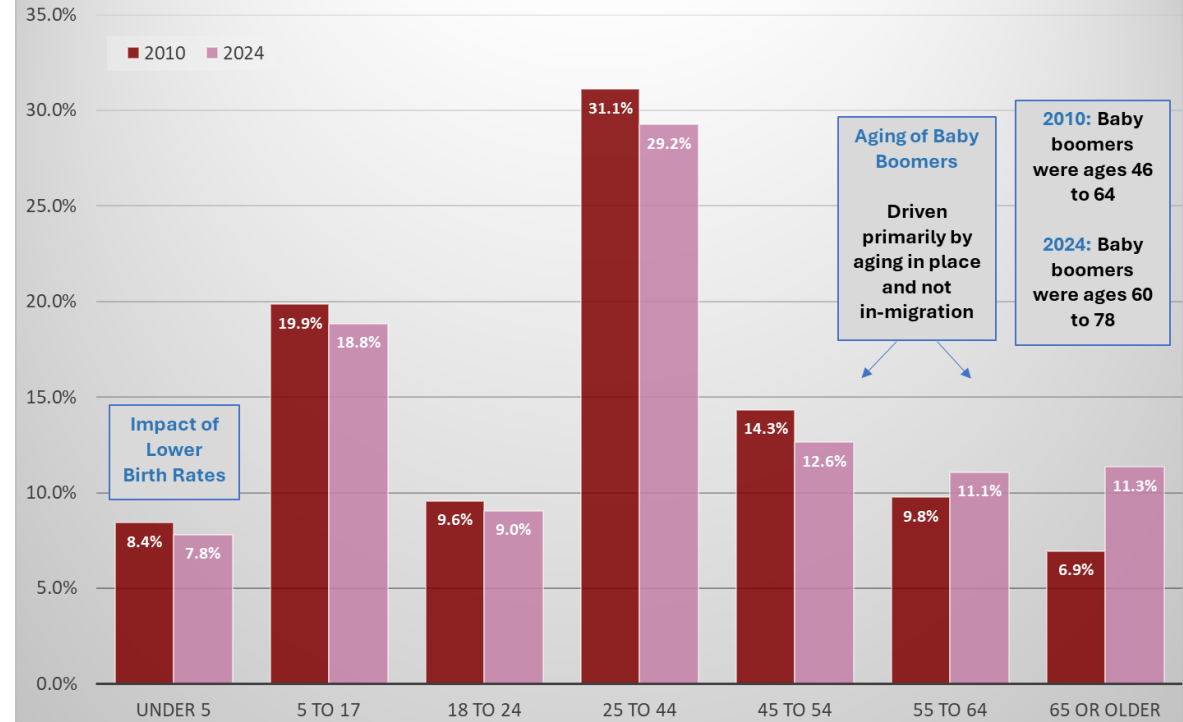
Population by Age

Share of Population by Age in Northern Virginia



Sources: U.S. Census Bureau, *Population Estimates Program*, 2010-2020 Intercensal Estimates (2010) and 2024 Vintage (2024).

Share of Population by Age, City of Manassas



Sources: U.S. Census Bureau, *Population Estimates Program*, 2010-2020 Intercensal Estimates (2010) and 2024 Vintage (2024).

Home Values

Bottom-Tier: Home values in the 5th to 35th percentile.

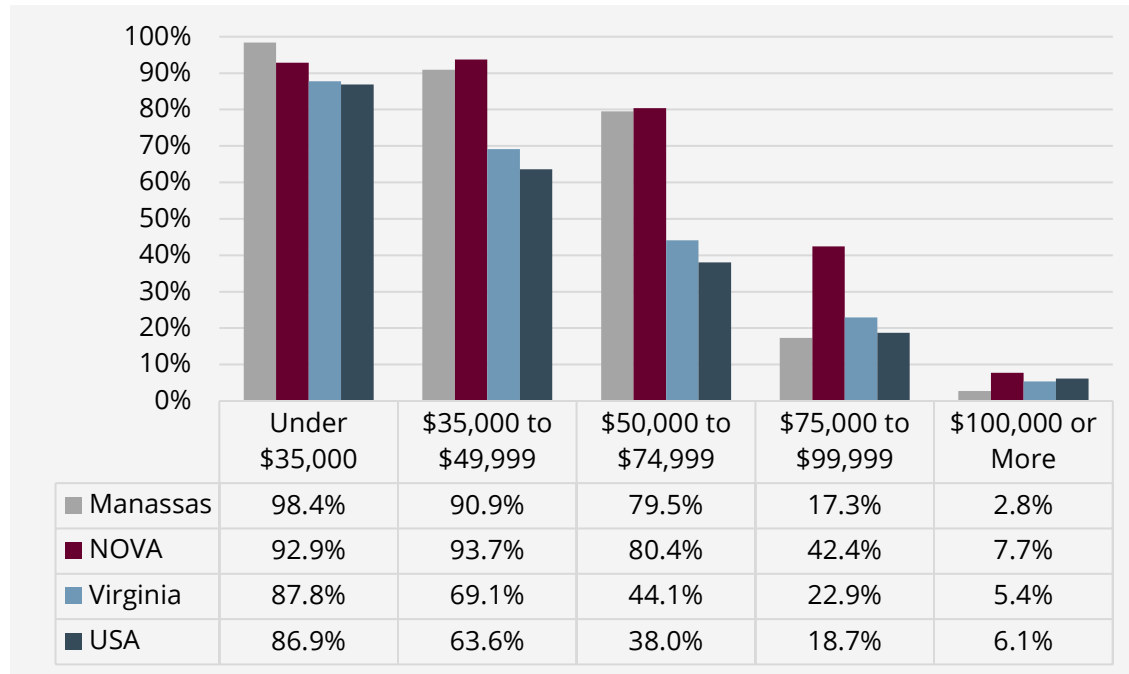
Mid-Tier: Home values in the 35th to 65th percentile.

County/City	Bottom-Tier Zillow	Mid-Tier Zillow		Median ACS	Median Rank ACS
Falls Church City	\$743,498	\$1,114,067		\$1,005,400	12
Arlington County	\$436,326	\$802,433		\$864,800	17
Loudoun County	\$546,134	\$771,233		\$701,000	39
Fairfax County	\$490,191	\$737,839		\$699,700	40
Fairfax City	\$511,323	\$732,007		\$696,800	42
Alexandria City	\$344,299	\$664,000		\$677,400	45
Prince William County	\$426,244	\$561,503		\$500,600	105
Manassas City	\$340,692	\$469,431		\$434,700	171
Manassas Park City	\$359,000	\$437,422		\$381,200	259
USA	\$191,875	\$350,909		\$303,400	--

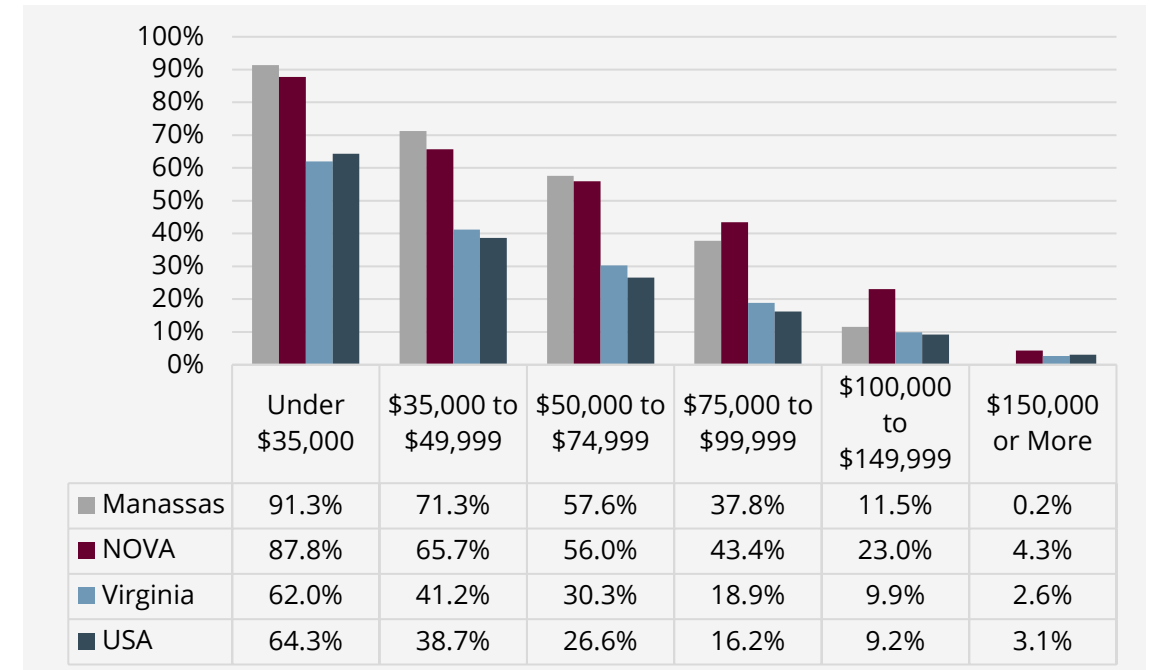
Sources: Zillow, Zillow Home Value Index September 31, 2024, retrieved November 25, 2024; U.S. Census Bureau, 2023 American Community Survey (ACS) 5-Year Estimates, Table B25107.

Households with Cost Burden by Household Income

Renter



Owner



Source: U.S. Census Bureau, 2022 American Community Survey, 5-Year Estimates, Table B19037.

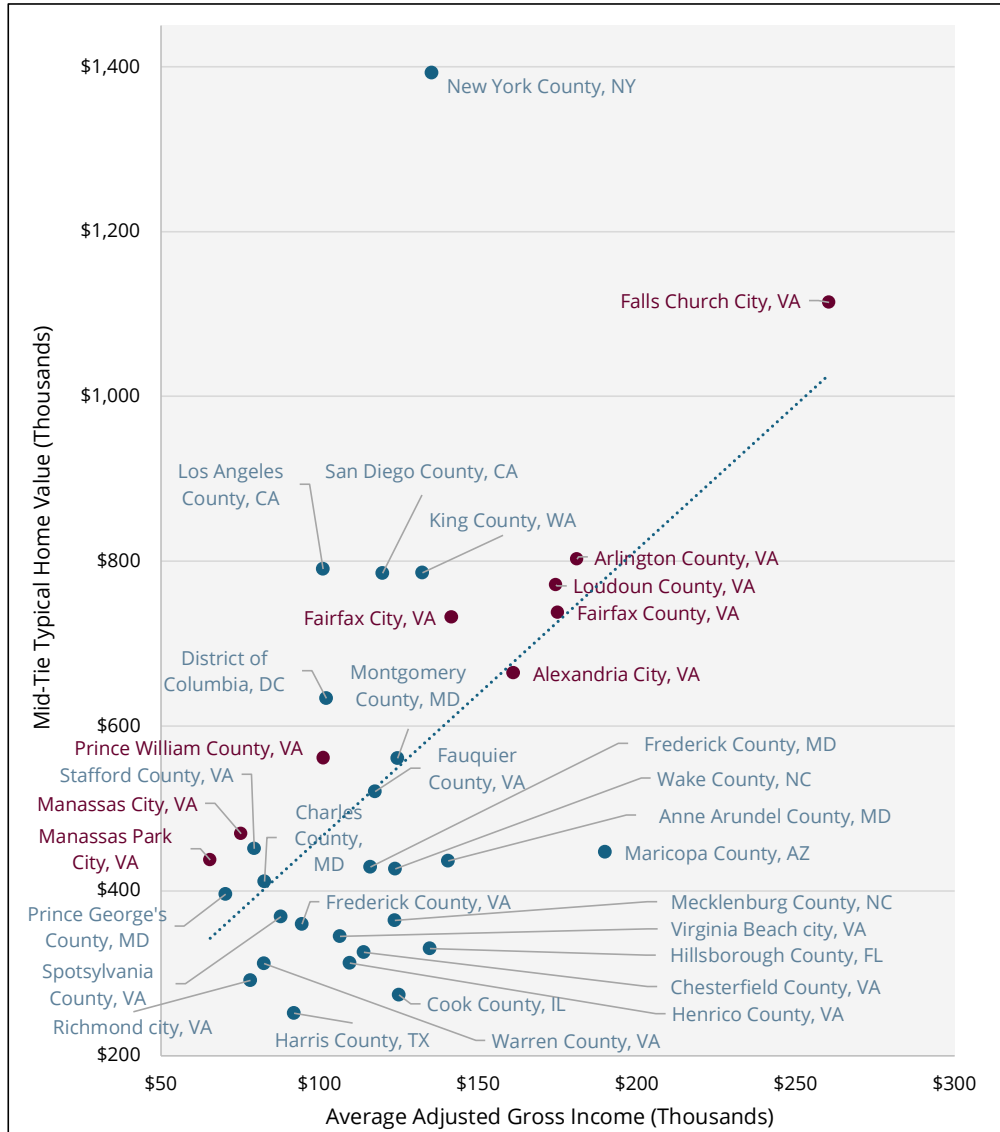
Top Destination of Out-Migrants from NOVA

2020 to 2022 Rank	Destination County (County Equivalent)	Destination Metropolitan/Micropolitan Area	2017 to 2019 Households Migrating	2020 to 2022 Households Migrating	# Change	% Change
1	District of Columbia, DC	Washington, DC	10,569	8,613	-1956	-19%
2	Stafford County, VA	Washington, DC	4,687	5,819	1132	24%
3	Montgomery County, MD	Washington, DC	5,963	5,260	-703	-12%
4	Prince George's County, MD	Washington, DC	6,353	4,995	-1358	-21%
5	Fauquier County, VA	Washington, DC	2,393	2,778	385	16%
6	Spotsylvania County, VA	Washington, DC	1,730	2,705	975	56%
7	Los Angeles County, CA	Los Angeles, CA	1,801	1,732	-69	-4%
8	Frederick County, VA	Winchester, VA	1,140	1,698	558	49%
9	Richmond city, VA	Richmond, VA	1,319	1,697	378	29%
10	Anne Arundel County, MD	Baltimore, MD	1,514	1,671	157	10%
11	San Diego County, CA	San Diego	1,664	1,537	-127	-8%
12	New York County, NY	New York, NY	1,307	1,528	221	17%
13	Wake County, NC	Raleigh, NC	1,169	1,307	138	12%
14	Frederick County, MD	Washington, DC	831	1,304	473	57%
15	King County, WA	Seattle, WA	1,281	1,249	-32	-2%
16	Henrico County, VA	Richmond, VA	901	1,177	276	31%
17	Cook County, IL	Chicago, IL	1,120	1,123	3	0%
18	Hillsborough County, FL	Tampa, FL	925	1,121	196	21%
19	Mecklenburg County, NC	Charlotte, NC	991	1,080	89	9%
20	Chesterfield County, VA	Richmond, VA	719	1,069	350	49%
21	Virginia Beach city, VA	Virginia Beach, VA	936	1,054	118	13%
22	Charles County, MD	Washington, DC	854	1,024	170	20%
23	Warren County, VA	Washington, DC	735	1,009	274	37%
24	Harris County, TX	Houston, TX	793	995	202	25%
25	Maricopa County, AZ	Phoenix, AZ	897	969	72	8%

- Shift in Relocation Preferences
 - Enabled by remote and hybrid work arrangements
 - Post-pandemic changes in moving patterns
- Decrease in Moves to Costly Inner Urban Areas
 - Washington D.C.
 - Prince George's County, MD
 - Montgomery County, MD
- Increase in Moves to Affordable Ex-urban Areas
 - Spotsylvania County, VA (56% increase)
 - Frederick County, VA (49% increase)
- Flexible Work Arrangements
 - Workers trading shorter commutes for affordable housing

Sources: NVRC Analysis of IRS, *County-to-County Migration Data*, 2017-2018, 2018-2019, 2021-2022, and 2021-2022; Zillow, *Zillow Home Value Index*, retrieved November 25, 2024.

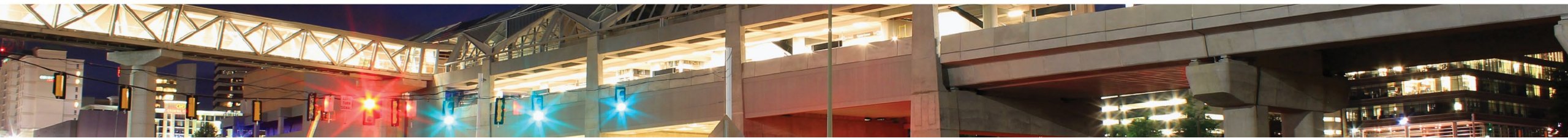
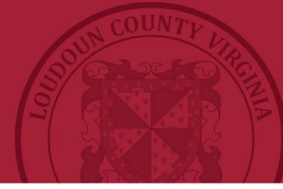
AGI vs. Home Value: 25 Top Destinations vs Non-Migrants



Relocation Trends

- NOVA jurisdictions above 45-degree line
- Majority of destinations below 45-degree line indicating affordability
- Lower and middle-income households moving to affordable areas
- Exceptions: NYC, LA, San Diego, Seattle driven by career changes
- Shift from urban areas to affordable suburbs and rural areas
- Interconnection of housing costs, income levels, and relocation decisions

Sources: NVRC Analysis of IRS, *County-to-County Migration Data, 2021-2022*; Zillow, *Zillow Home Value Index*, retrieved November 25, 2024.

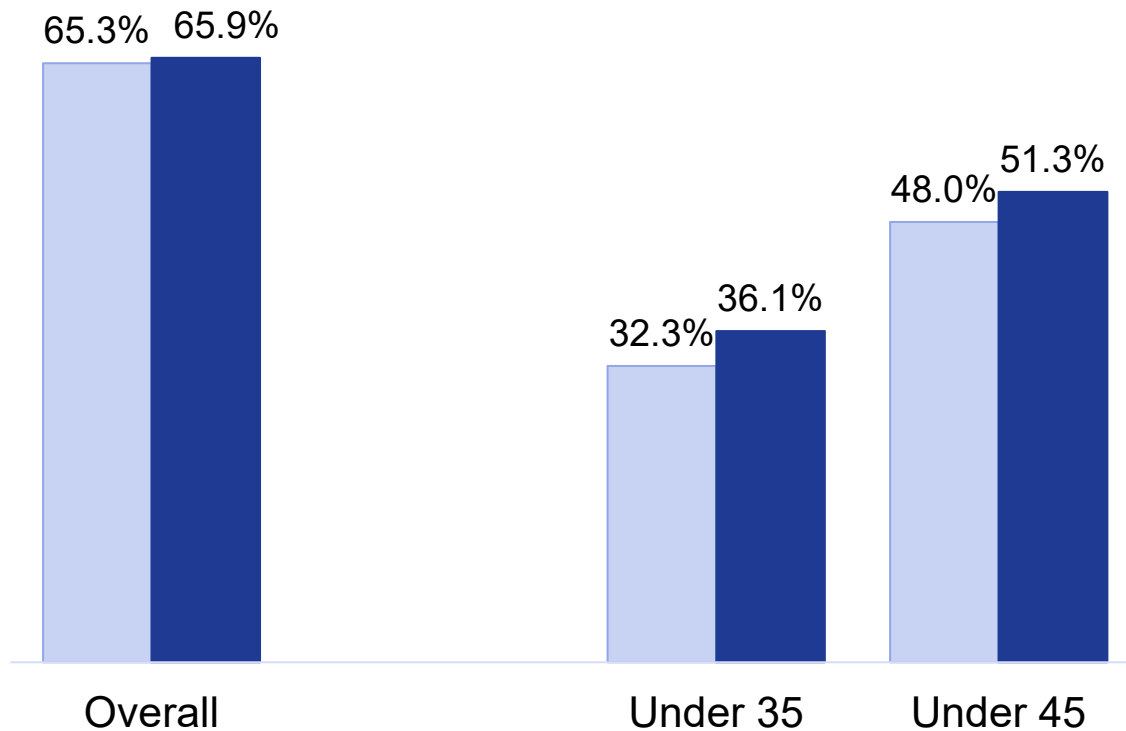


Northern Virginia Housing Market

*Slides courtesy of Bright MLS
as Presented at NVRC 2025 Housing Symposium*

Homeownership Rates, 2023

■ NOVA ■ U.S.



Source: U.S. Census Bureau, American Community Survey

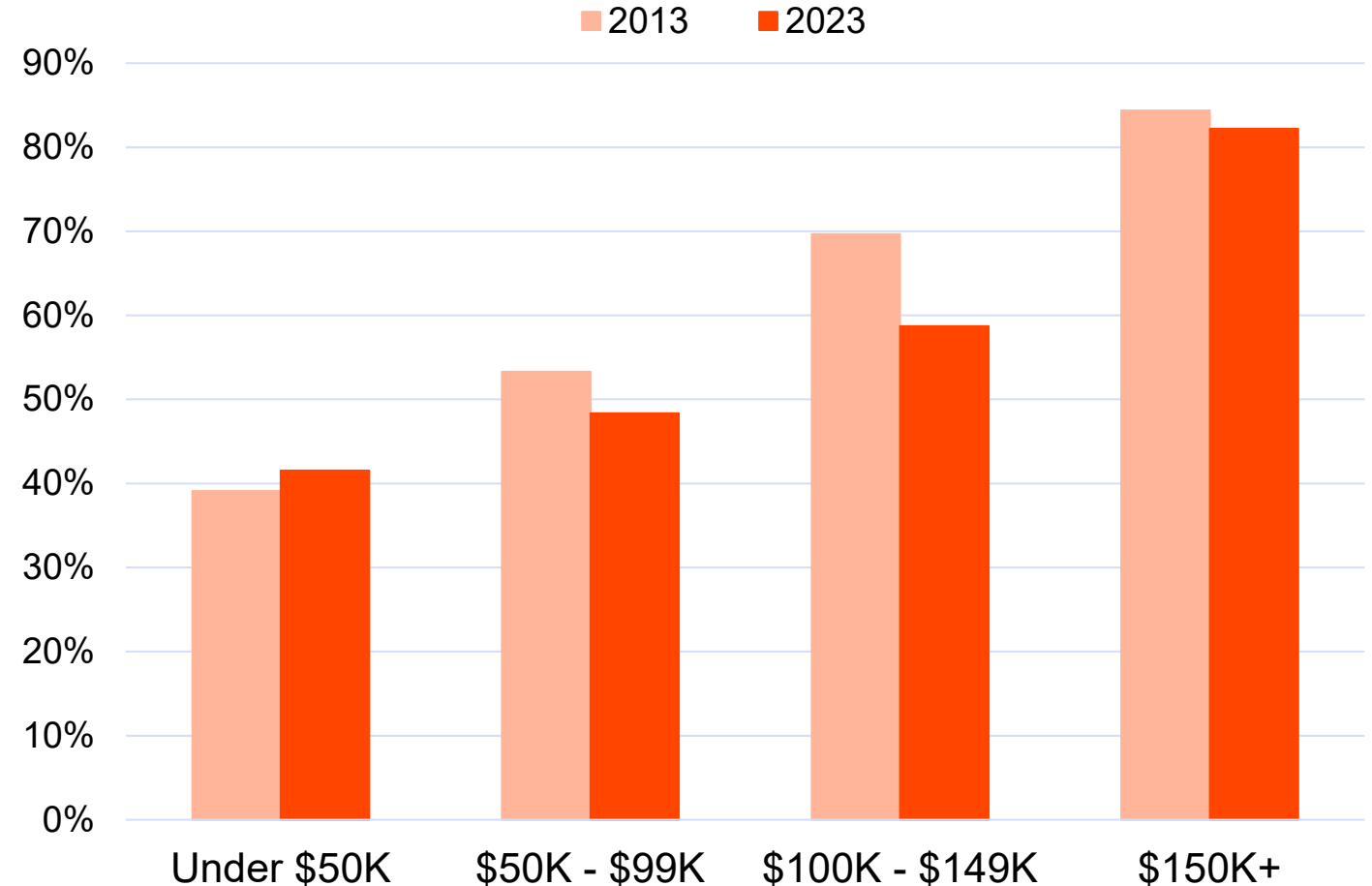
Homeownership is harder for young adults to achieve in Northern Virginia

Compared to the U.S. overall, homeownership rates are much lower for younger households in Northern Virginia

Homeownership rates declining for middle-income households

Over the past 10 years, homeownership has gotten more out of reach for middle-income households in Northern Virginia

Homeownership by Income Group, NOVA

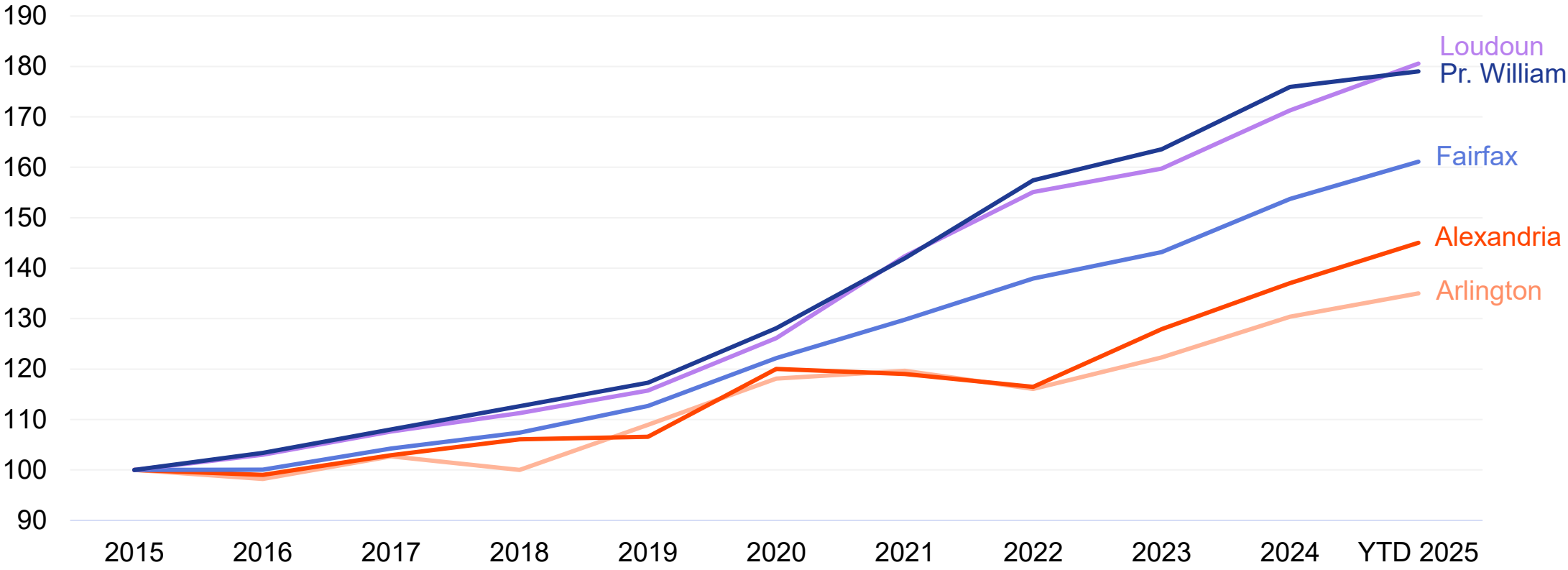


Source: U.S. Census Bureau, American Community Survey

Home prices escalated during the pandemic

Historically low interest rates, low supply fueled price growth

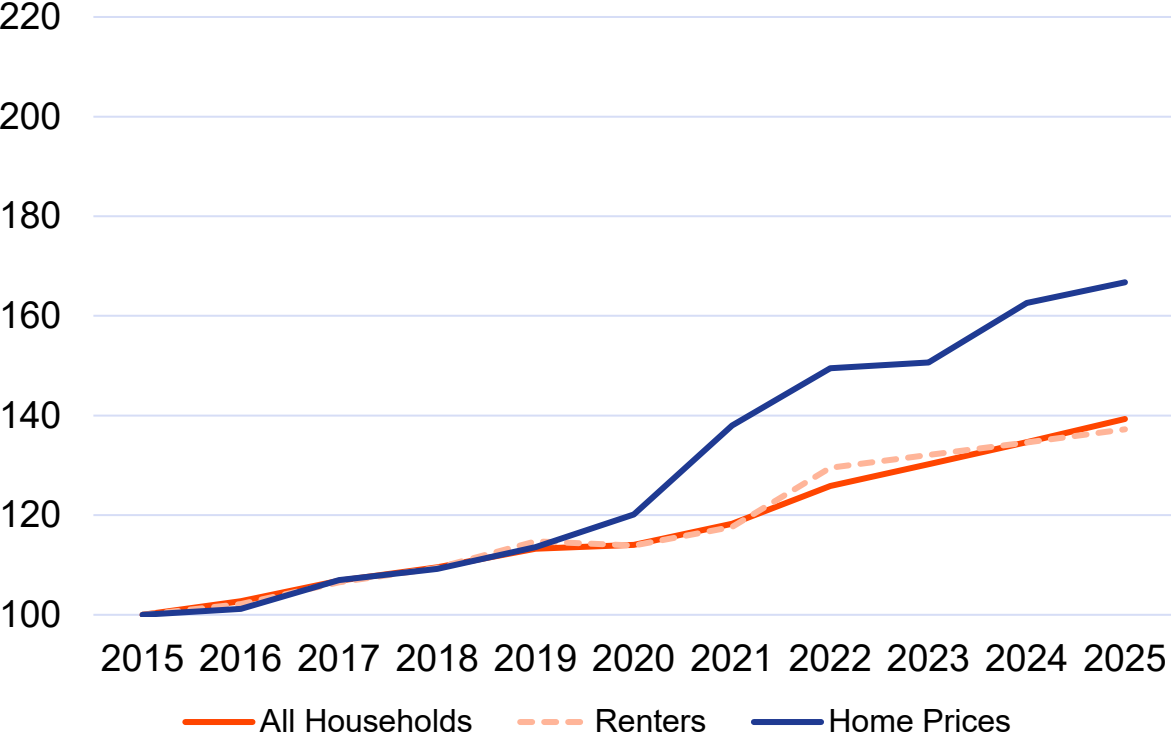
Median Home Price Index
2015 = 100



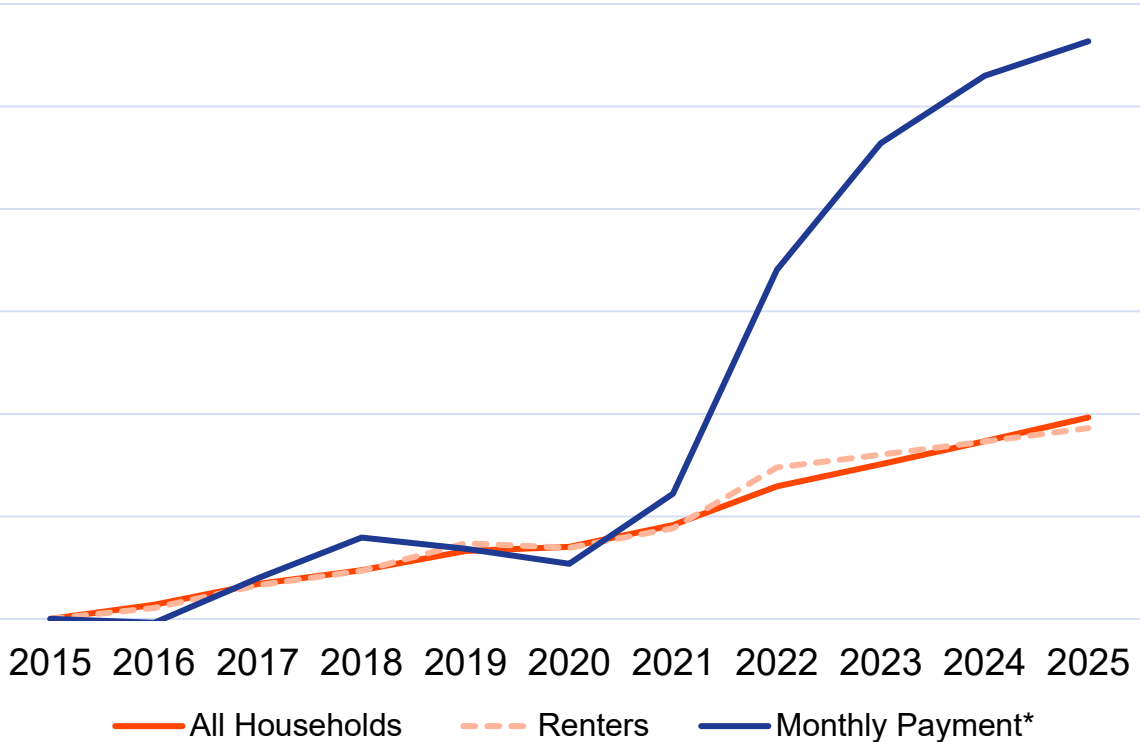
Home prices are rising faster than incomes

But monthly payments are rising even faster

Income and Home Prices, Northern Virginia
Jan 2015 = 100



Income and Monthly Payment, Northern Virginia
Jan 2015 = 100



Source: Bright MLS, U.S. Census Bureau

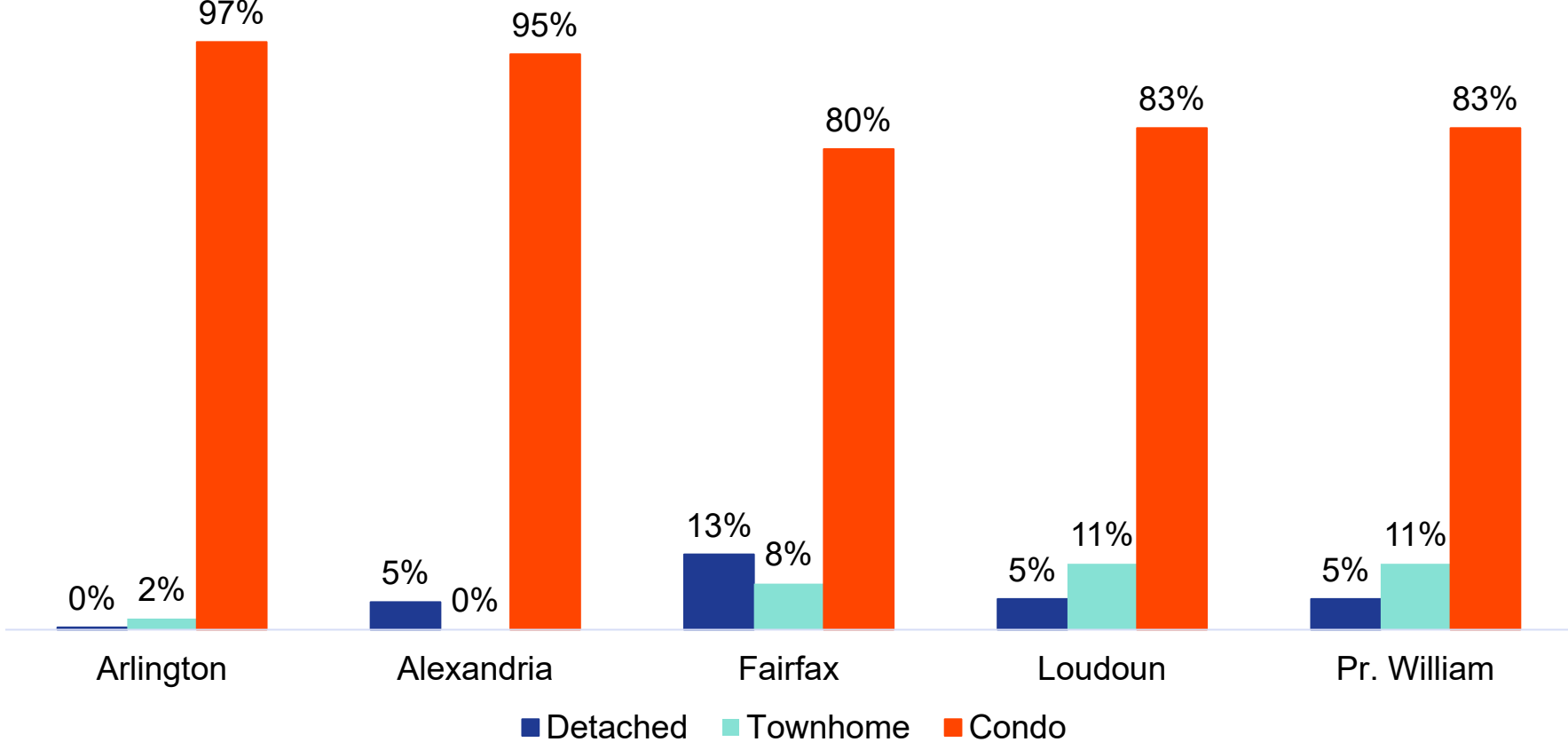
*Assumes a 10% downpayment, 30-year fixed rate mortgage and average property tax and homeowner's insurance payments

Even a starter home costs more than \$500K

Starter homes = condos in the region

What is a starter home?

Active listings priced at between the 5th and 35th percentile of home prices in the region



Starter Homes

Max Price:
\$520,000

Income Needed:
\$159K

Median household income –
D.C. Metro

All Households
\$122K

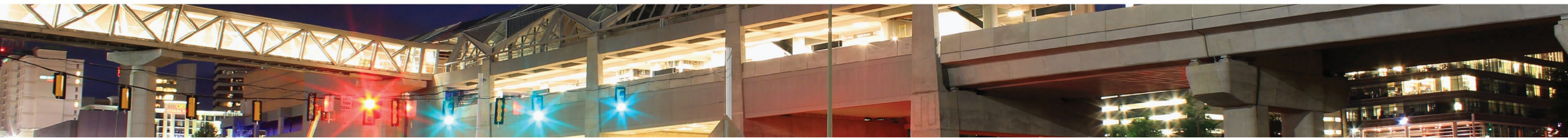
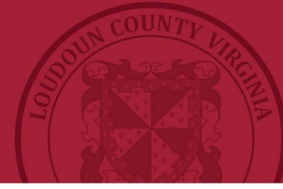
Renters
\$79K

What happens if we don't increase opportunities for homeownership in Northern Virginia?

- Widening wealth inequality
- Less community stability
- Growing housing cost burden
- Slower economic growth
- Challenges attracting and retaining workers
- Loss of human capital

What happens if we DO invest in homeownership opportunities in Northern Virginia?

- Less out-migration
- Greater community stability
- More investment in communities
- First choice for businesses looking to locate near talent
- Diversity of economic and cultural opportunities

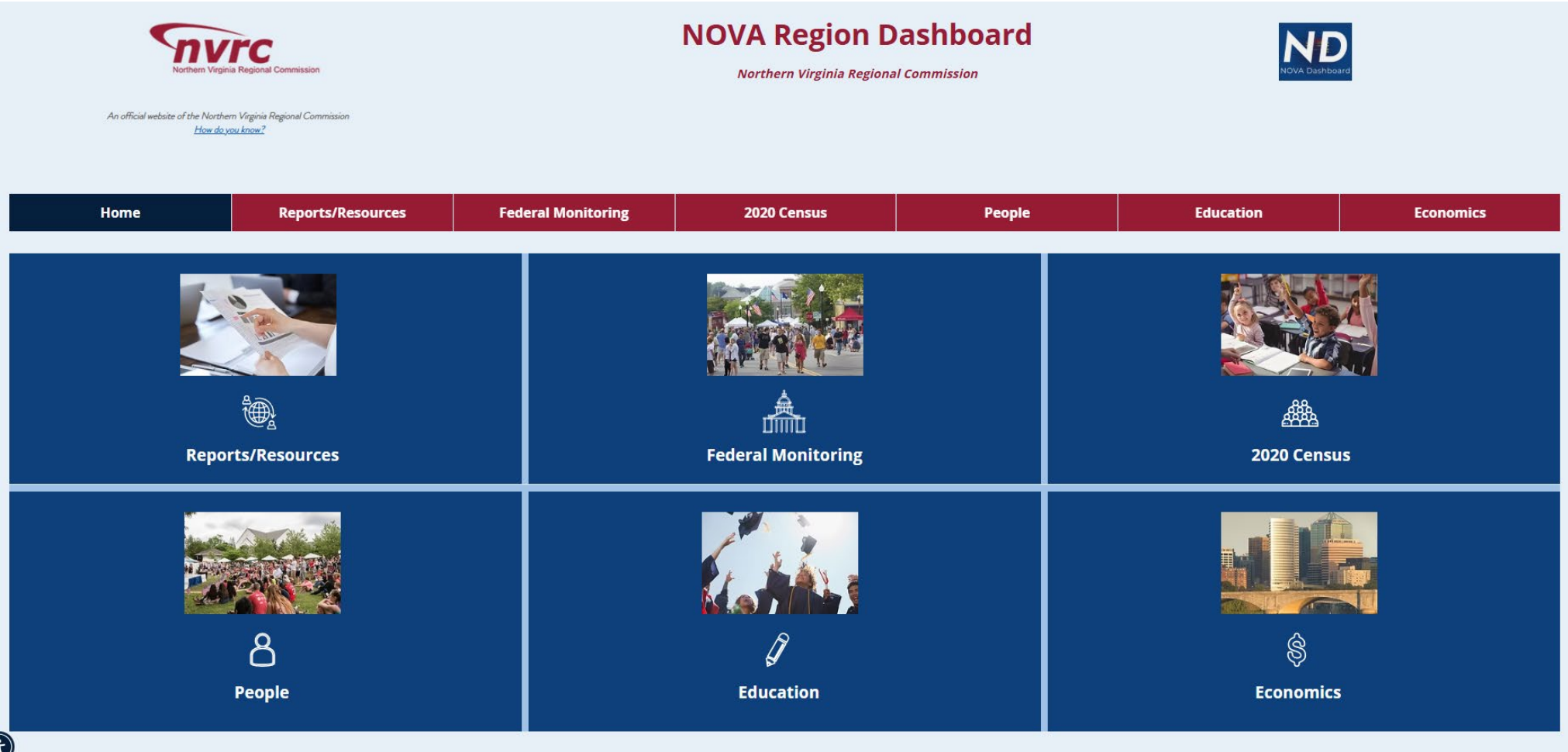


Northern Virginia

Demographic and Economic

Dashboard

Stay in the Know!



nvrc
Northern Virginia Regional Commission

NOVA Region Dashboard
Northern Virginia Regional Commission

ND
NOVA Dashboard

An official website of the Northern Virginia Regional Commission
[How do you know?](#)

Home Reports/Resources Federal Monitoring 2020 Census People Education Economics

Reports/Resources

Federal Monitoring


2020 Census

People

Education

Economics

NOVA Region Dashboard:
Demographics/Economics
www.novaregiondashboard.com



Thank You!

Contact Information

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JKaneff@novaregion.org

City of Manassas: The Landing at Cannon Branch

Presentation to Housing Advisory Board



December 2, 2025

By

Good Housing VA LLC



Good Housing Team

“Our primary goals at Good Housing are to assist local jurisdictions in meeting their attainable housing objectives and to help leading market-rate homebuilders fulfill their affordable housing requirements. The undersupply of housing over the past decade has driven a dramatic necessity for more affordable housing options and we are very passionate about serving our community. Good Housing is an affordable housing industry leader that combines both market-rate housing and attainable housing knowledge into one company, leveraging our collective experience”. – Kim Hart



For the last 30 years, Kim Hart has been the leading developer of attainable housing in Loudoun County where he has delivered roughly 1,000 units of attainable housing, much of that funded with Low-Income Housing Tax Credits (LIHTC). Kim has operated in both the non-profit world, with the Windy Hill Foundation for 24 years, and most recently in the for-profit world for the last seven years.



John Pellerito serves as the Managing Principal of Good Housing. Prior to Good Housing, he was Managing Director of Cushman & Wakefield, where he spent over 10 years leading the Land Advisory Group, specializing in the acquisition and disposition of complex real estate assets. Prior to joining Cushman & Wakefield, John also served as Vice President of Land for K. Hovnanian Homes.



Colin Stiles is a Managing Member of Good Housing and focuses on land transactions, entitlements, and site plan approvals. Colin has long-standing relationships with key real estate consultants, attorneys, and politicians, allowing him to effectively navigate the approval process to ensure timely project delivery within budget. Prior to joining Good Housing Colin founded land consulting firm, Terra Dominion Group. Before that, Colin served as Vice President of Land at Lennar in Northern Virginia.

Our Track Record...

Based on Good Housing VA Kim Hart's 30+ years of experience.

- 19 Attainable Housing Deals
 - Loudoun 14
 - Fauquier 3
 - Maryland 2
- Over 1200 Units
 - Complete and occupied 931
 - Zoning complete and finishing permits 214
 - Under construction 80
- 15 using Low-Income Housing Tax Credits
- 14 required rezoning
- 16 projects were new construction
- Mr. Hart has delivered more Attainable Housing in Loudoun County than any other Attainable Housing Developer.

Recently Delivered Communities

Ashburn Chase – Ashburn, VA

- 96 Units
- LEED GOLD
- Two 4 story Mid Rise Buildings
- Surface and Podium Parking
- 1, 2 & 3 Bedroom Units
- 10 ADA
- 7 Developmentally Disabled Units
- 4% & 9% Hybrid LIHTC
- Tax Credit Investor
- Federal Home Loan Bank



Waxpool Crossing – Ashburn, VA

- 52 units
- Certified Green by 4 independent green building programs
- 4-story mid-rise building
- 1-and 2-bedroom units
- Parking podium
- 4 Developmentally Disabled Units
- 4% LIHTC
- Tax Credit Investor
- Jurisdiction Funding Sources
- State Funding Sources



Communities Under Development

Atlantic Blvd – Sterling, VA

- 80 Units
- Certified Green by National Green Building Standard (NGBS) program
- Two 4 story Mid Rise Buildings
- Surface Parking
- 1, 2 & 3 Bedroom Units
- 4% LIHTC



Cedar Terrace – South Riding, VA

- 52 units
- Certified Green by 2 independent green building programs
- 4-story mid-rise building
- 1-and 2-bedroom units
- Parking podium
- 4% LIHTC



Clear Springs – Leesburg, VA

- 180 units
- Two 4-story mid-rise buildings
- 1, 2 and 3 Bedroom units
- Certified Green Buildings
- 4% LIHTC



What is Affordable Housing Today?

Unfortunately, for many people, “Affordable Housing” means Cabrini-Green in Chicago:

- This is a perfect example of failed Federal Housing policy.
- “Not in My Back Yard.”
- Time to vanquish the Ghost of Cabrini-Green.



Cabrini-Green - 1,925 units on 35 acres Chicago, IL

Who lives in Affordable Housing Today?

By Income

Ashburn Chase Apartments

- Opened in 2020.
- Certified green building at the LEED Platinum level.

Incomes are 30% to 60% Area Median Income

- Low of \$26,000/year – for retired or disabled residents with Social Security; SRAP; or Section 8 help.
- High of \$65,000-70,000/year – family with 2 wage earners.
- The average is \$45,000/year.



Ashburn Chase Apartments Ashburn, VA
96 units

Who Lives in Affordable Housing Today?

By Employment

From an actual survey of residents of Heronview Apartments

96% of residents are employed.

Retail, Sales, Hospitality

- Retail – 4
- Cashier - 5
- Sales – 10
- Food – 6
- Bartender - 4

Educators

- Teachers - 12

Drivers and Mechanics

- Drivers - 8
- CDL Drivers – 1
- Mechanic – 5
- Parts specialist - 1

Construction

- HVAC helper

Medical Professionals

- Dental Assistant - 3
- Orthodontic Assistant – 1
- Radiology Assistant – 1
- Pharmacy – 1
- Personal Care Assistant – 2
- Equipment technician – 1



Heronview Apartments, Sterling, VA
96 units

Business and Government

- Office Assistant – 4
- Receptionist - 6
- Auto Finance Work – 1
- IT workers – 8
- Law Enforcement Officer – 5
- Clerk – 2
- Property Manager - 1

Miscellaneous

- Cleaner – 3
- Toll Booth Worker – 1
- Self-employed – 1
- Personal trainer – 1
- Caseworker – 1
- Counselor – 1
- Residential Counselor – 1
- Customer service – 2

Retired 3

The Landing at Cannon Branch Proposal

GOOD HOUSING



1 Site Plan - Ground Level
Scale: 1" = 100'

Plan

PROJECT DATA:

4 Stories Residential

UNITS:

BUILDING 1:
100 Units

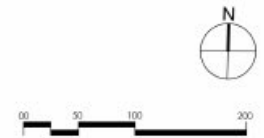
TOTAL: 100 Units
(900 S.F. Average)

AMENITY: 7,000 S.F.

PARKING:

Surface: 150 Spaces

TOTAL: 150 Spaces
(1.50 Spaces/Unit)



Landing at Cannon Branch

© 2025 Poole & Poole Architecture, LLC · 4240 Park Place Court, Glen Allen, Virginia 23060 · Phone 804.225.0215 · Internet www.2pa.net

November 14, 2025

0000.00



The Landing at Cannon Branch Proposal



- 100 +/- Units
- 1 & 2 Bedroom Units
- Priority may be given to teachers, police, public safety, nurses or City employees
- Units will serve residents from 40-70% of the area medium income (AMI)
- 2.99 acres
- 150 Surface Parking Spaces
- 7,000 SF Amenity Space
- 900 SF Average Unit Size
- Certified Green

The Landing at Cannon Branch Proposal

Projected Range of Rents

(Current, not projected to actual opening)

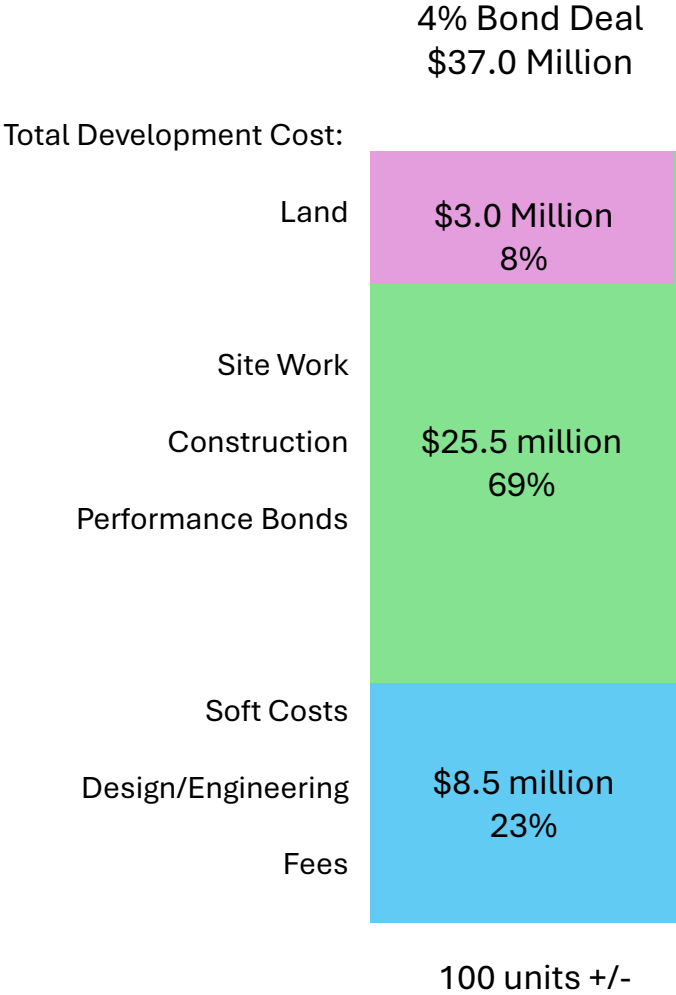
- Lowest Rent – Residents at 40% of AMI (without subsidy)
 - 1 bedroom/1 bath 800SF +/- \$1200/month
 - 2 bedroom/2 bath 1150SF +/- \$1330/month

- Highest Rent – Residents at 70% of AMI (assuming income averaging)
 - 1 bedroom/1 bath 800SF +/- \$1900/month
 - 2 bedroom/2 bath 1150SF +/- \$2190/month

2025 Area Median Incomes (AMI) by Household Size

% AMI	1 Person	2 People	3 People	4 People	5 People	6 People
Income at 40%	\$45,900	\$52,460	\$59,020	\$65,560	\$70,820	\$76,060
Income at 50%	\$57,400	\$65,600	\$73,800	\$81,950	\$88,550	\$95,100
Income at 70%	\$80,350	\$91,800	\$103,300	\$114,750	\$123,950	\$133,150
Income at 100%	\$114,750	\$131,150	\$147,550	\$163,900	\$177,050	\$190,150

The Landing at Cannon Branch– Uses of Funds





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Reston, Virginia 20190

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571-377-9341 mobile

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1818 Library Street Suite 500
Reston, Virginia 20190

Housing Ordinance Updates

Housing Advisory Board

December 2, 2025



Introduction



- City Council initiated review in **Nov. 2021** and requested Commission make recommendations on zoning ordinance changes to encourage *affordable home ownership, affordable rental opportunities, and diversify housing types*
- City Council [adopted housing amendments](#) in **July 2022**

Missing Middle Housing



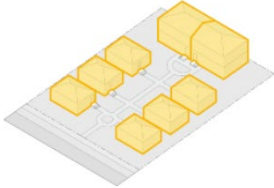
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Cottage Court



Alley Loaded



Ideal Specifications

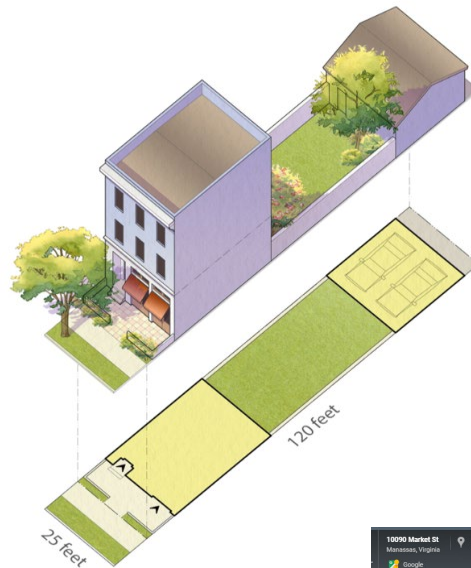
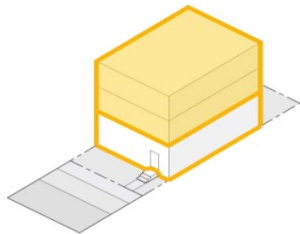
Lot	
Width	110 feet
Depth	150 feet
Area	16,500 sq. ft.
	0.4 acres
Units	
Number of Units	8 units
Typical Unit Size	840 sq. ft.
Density	
Net Density	21 du/acre
Gross Density	16 du/acre
Parking	
Parking Ratio	1.625 per unit
On-street Spaces	5
Off-street Spaces	1 per unit max.
Setbacks	
Front	15 feet
Side	5 feet
Building	
Building Size	
Width	24 feet
Depth	35 feet
Height (to eave)	15 feet
Floors	1 story



Courtesy of Missingmiddlehousing.com

Live/Work

Alley Loaded



Ideal Specifications

Lot	
Width	25 feet
Depth	120 feet
Area	3,000 sq. ft. 0.069 acres
Units	
Number of Units	1 unit
Typical Unit Size	1,750 sq. ft.
Density	
Net Density	15 du/acre
Gross Density	11 du/acre
Parking	
Parking Ratio	3.0 per unit
On-street Spaces	1
Off-street Spaces	2
Setbacks	
Front	10 feet
Side	0 feet
Building	
Width	25 feet
Depth	35 feet
Height (to eave)	38 feet
Floors	3 stories

Courtesy of Missingmiddlehousing.com



Adopted Code Changes



- Amendments to address new affordable home ownership and affordable rental opportunities:
 - Create and define the term “*Affordable Housing*”
 - Add and define two new housing types: “*Cottage Court*” and “*Live/Work Unit*”
 - Create new Cottage Court development standards section
 - Amend the [Use Table](#) to expand permitted housing types:
 - **Cottage Court**: R-5, R-6, R-7, B-3, B-3.5, and PMD
 - **Live/Work Unit**: R-5, R-7, B-3, B-3.5, and PMD
 - **Duplex**: Add duplexes to B-3 and R-5 in addition to R-3, R-6, R-7, B-3.5 and PMD

Adopted Code Changes



- Amendments to encourage better site design and usable open space within new residential developments:
 - Changes consistent with recommendations of the Comprehensive Plan
 - Adjustments to setbacks, density, and open space in the R-3 and R-5 zones
 - Adjustments to buffering requirements in the R-7, B-3.5, and PMD

Other Changes



- Hiring of Housing & Neighborhood Coordinator
- Creation of Housing Advisory Board
- Allow for building fee waivers for affordable housing (80% or less of AMI)
- Affordable housing proffers
- Proactive relationship building

Why is an ADU ordinance proposed?



- Housing attainability remains a significant issue in the City
- [Code of Virginia](#) requires ADUs to be included in Comprehensive Plans
- [Comprehensive Plan Strategy 4.5.4](#) recommends exploring an ADU ordinance to provide a missing middle housing type, to provide housing for young or elderly family members needing help with housing affordability, and to rent to small households
- Shift in demographics towards younger family members remaining at home longer and toward elderly family moving in with adult children
- Creation of new housing opportunities without significant redevelopment

How does the ADU Ordinance work?



- **ADUs would be permitted for properties with one single family detached unit** on one lot in the R-1, R-2, R-2S, R-6, R-7, B-3, B-3.5, and PMD zones
- **One ADU permitted per lot**, subject to, ownership, parking, design, and facility requirements
- **Detached ADUs** cannot exceed 800 sq. ft. and subject to a minimum 10' setback from any structure and accessory structure setbacks
- **Attached ADUs, excluding basements**, shall not exceed 30% of the single-family detached dwelling units gross square footage;
- **Nonconforming accessory structures** may be converted into an ADU, subject to the nonconforming structure requirements

Reality of ADU development



- ADUs are expensive to develop
 - Average cost \$120,000 - \$400,000
 - Depends on several factors such as attached vs. detached and local building conditions
- ADUs can be challenging to finance
 - Construction loan, home equity, or personal savings main source of funding
- ADU infrastructure difficult to implement
 - Subject to same building, water, and sewer fees as other dwelling units
 - Each site has unique challenges, including providing drainage, water, sewer, power, and other utilities
- Minimum lot size and proximity requirements, when combined with these challenges, would virtually render ADUs undevelopable

Next Steps for ADU Ordinance



- Planning Commission recommended approval
- City Council will take up in **January 2026** work session
- Public hearing anticipated in **February 2026**

Housing Ordinance Updates

Housing Advisory Board

December 2, 2025

