

Chapter 6

HOUSING & COMMUNITY DEVELOPMENT

PART 1: BACKGROUND

Section 1: Introduction

Single-family housing is the predominant land use in Round Hill. This pattern is expected to continue into the future, since there is little room for additional growth within the current town limits. A variety of housing types that maintain the visual appearance of the town and enhance the quality of life should be encouraged in the future.

Table 6-1 Housing Unit Growth
Town of Round Hill and Loudoun County

Area	1970	1980	1990	2000	2010	2016
Round Hill	170	177	184	193	218	255
Loudoun County	11,381	19,742	32,932	62,160	109,442	127,007

Source: U.S. Census of Population & Housing: 1970, 1980, 1990, 2000, 2010.
American Fact Finder 2014 & Loudoun County Permit Trends 2015.

The 2004 Boundary Line Adjustment with Loudoun County, and the subsequent multiple new subdivisions, have contributed to a 28% increase in housing units from 2004 to 2016.

Section 2: Cost of Housing

While Round Hill is more affordable than housing in Eastern Loudoun County, it is not one of the more affordable towns in Western Loudoun County. The typical housing option in Round Hill is a single family detached dwelling on a half-acre and is out of the price range of people who make 70% to 100% of the area median income (AMI).

Table 6-2 Cost of Housing
Western Loudoun County

Town	Median Sales Price	Median Monthly Rent	Median Household Income
Hamilton	\$364,500	\$2,950	\$129,495
Lovettsville	\$394,950	\$1,700	\$114,375
Purcellville	\$460,000	\$2,300	\$130,167
Leesburg	\$462,000	\$2,225	\$129,819
Round Hill	\$495,000	\$2,400	\$130,833
Middleburg	\$497,500	\$3,250	\$90,908

Note: April 2016 Real Estate Data. No data available for Hillsboro

Workforce housing are typically homes aimed at households earning from 60% to 120% of the area's median income (AMI). In contrast, the term affordable housing is generally used for households whose income is less than 60% of AMI. A commonly accepted guideline for housing affordability is that housing costs not exceed 30% of a household's gross income. For perspective, someone who earns 60% of the AMI for Round Hill makes \$78,499 per year and if 30 percent of that income goes to renting a house, then the person would pay \$1,962 per month. The median monthly rent is \$2,400 in Round Hill (as of April 2016, per Trulia's online real estate resource).

The term 'workforce housing' typically relates to firefighters, teachers, law enforcement professionals, and others who are overqualified for affordable housing programs yet can't afford the average market-rate home. For example, a Loudoun County Teacher makes about \$50,000 after 5 years of teaching and \$60,000 after 15 years of teaching. Preliminary analysis shows a Loudoun County teacher (with one income) could not afford to live in Round Hill.

Loudoun County's housing policies that are contained in the Revised Loudoun County General Plan apply throughout the county, including within all the incorporated towns. The primary housing objective expressed in those policies is "to assure that existing and future county residents and the workforce are served by a range of housing opportunities." The Town should work with the County to assist in achieving this objective.

Within the existing residential areas, especially within the Round Hill Historic District (also referred to as the National Historic Register District), the emphasis of housing activities should focus primarily on the rehabilitation of the existing housing stock rather than on removal and new construction.

Attractive residential areas should be created through development patterns which preserve appropriate elements of the natural environment, provide space for needed services, and at the same time protect neighborhoods from the adverse effects of traffic and incompatible land uses.

Section 3: Housing Demand

The demand for Loudoun County housing consists of the households that are forecasted to eventually move into the county, plus some share of workers that currently work in Loudoun County but do not reside there. Currently, employees who live outside the county and have to commute into the county every day to work are known as "in-commuters."

There are four industries which have a disproportionate amount of in-commuting into Loudoun County, meaning that they work in the county but cannot afford to live in the county. These four industries are: construction, transportation, local government, and retail. The Loudoun County Housing Advisory Board defines workforce housing as housing for Loudoun County police and fireman, school teachers, shopkeepers or other individuals who work in these four industries and which most localities would like to have live in and take a stake in their communities.

AECOM Consult (a consulting company) produced the "2006 Basic Housing and Employment Data and Projections Report" in August 2006, which featured the Housing Needs Assessment for Loudoun County. This report projected that a 17% increase in Loudoun County's housing stock would be required to meet the demand for workforce housing. Just adding any type of housing may

not meet the demand. To address the deficit in housing will require an increase in the share of multi-family housing units and single family attached units and a decrease in the share of single family detached units. Below is a chart of the types of housing that existed in 2003 and what is needed to meet demand by 2030 based on the “2006 Basic Housing and Employment Data and Projections Report.”

<u>Year</u>	<u>Single Family Detached</u>	<u>Single Family Attached</u>	<u>Multi-Family</u>	<u>Total</u>
2003	1,303	8,406	2,869	12,578
Total by 2030	2,539	13,277	14,020	29,835

Between 2005 and 2030, more than half of all employment growth in Loudoun County was projected to occur in: professional/business services, leisure/hospitality, information technology and the education/health services industries. Strong growth in professional and business services is beneficial as that industry typically generates high wages jobs.

The surge in population growth and job growth in Loudoun County in the past 10 years has caused such a huge increase in the demand for housing that the supply has not been able to sustain. High demand and low supply translates to high housing costs.

The town and the Joint Land Management Area (JLMA) are close to build-out. Most new development within the JLMA over the past 10 years has been “cookie-cutter” single-family detached development on 0.25 acre to 0.5 acre lots. In town limits, future residential development will be located on “infill lots” and on small vacant parcels.

The 2017 “Basic Housing and Employment Data and Projections Report” will be available in February 2017, and it will include a new set of data to help the Town of Round Hill implement the housing goals of this comprehensive plan.

PART TWO: OPPORTUNITIES & CHALLENGES

Section 1: Housing Considerations

Some of the questions that have been discussed during the Comprehensive Plan update include:

- How to support new development blend in with existing character of town?
- Where should Round Hill senior citizens and empty nesters move to in town? Or do they have to move away once they want to down-size?
- Where do Round Hill residents move to once they move out of their parents’ house, get married and/or graduate college? Should they move away once they want their first home?
- Where do young families, small families or busy professionals live in Round Hill?
- How to encourage a diverse housing stock while maintaining the small town charm?

Section 2: Older Adults & Seniors

The U.S. Centers for Disease Control and Prevention defines aging in place as "the ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level." Aging in place is difficult in Round Hill. When older adults in Round Hill prepare to retire, they typically must look outside of the Greater Round Hill Area for housing and most likely outside of Loudoun County as well. When empty nesters want to downsize, they must compete for the low supply of first floor living housing or apartments within the town limits and the Joint Land Management Area (JLMA). When seniors begin to look for housing paired with medical care and a senior community center, there are no senior living facilities, nursing home facilities, or active adult communities within the town limits, the JLMA or in the Greater Round Hill Area. This is a challenge for the town because lifelong residents will have to move away to meet their housing needs and medical needs when they want to stay with their community, close to friends and family.

The town needs more housing for older adults, retirees, and senior citizens. Many of the needs of this demographic group are similar to adults who need barrier free housing, also called "universal design." Ideally, the town would benefit from more barrier-free housing in Round Hill to allow for residents to age in place and to provide housing for adults with disabilities. Universal design aims to create an environment that is accessible for as much of the population as possible. Universal design can also benefit a multi-generational house.

Other alternatives the Town may consider include the concept of accessory dwellings for family members. This would allow for residents to build or create an accessory dwelling for family members. This idea presents some challenges such as regulating "use only by family members."

Section 3: Affordable & Workforce Housing

The Town faces the challenge of providing opportunities for developing affordable housing and workforce housing without destroying the historic fabric or character of Round Hill. The town is made up almost entirely of single-family detached houses. Within town limits, there are no townhouses or duplexes. There are two multi-family buildings located on Mosby Court and Bridge Street. There is also one residential development that provided eight smaller homes zoned R-6 (average 1,800 square feet) on 0.20 acre lots along New Cut Road. These lots were designed as a cluster subdivision with the open space component dedicated to the town for parkland. This cluster subdivision is a good example of what affordable housing or workforce housing could look like in Round Hill.

The town is open to considering ideas for affordable housing or workforce housing if the building looks like a single-family detached home from the public street. The Town prefers duplexes or quadplexes over townhouses. Duplexes and quadplexes would be a new type of housing unit for Round Hill, but it could possibly work in the right circumstance if the housing units were built to be compatible with the size and design of historic Round Hill houses. Furthermore, these unique dwelling unit configurations should not stand out as "out of character" with historic Round Hill houses.

Section 4: Infill Development & Build Out

Under the current Round Hill Zoning Ordinance, Round Hill has built out 85% of the land within town limits (see Chapter 10). This analysis uses the term "build out" to describe land coverage rather than density. As defined here, build-out means that there is little or no more green space that

can be developed for housing. However, since even this can be easily misunderstood, and it's important to specify the limits of what it implies.

First, a completely built-out Round Hill does not mean that every inch of available open space has been consumed. Protected parkland and land that is physically unsuitable for development remains. This also means open space will remain within already developed communities. However, it also means that there are no more large tracts of land that could be used for new residential subdivisions or residential development projects within the Town of Round Hill.

Reaching “build-out” does not have to mean that Round Hill will freeze in time. The town will continue to evolve in response to new economic and demographic trends. This Comprehensive Plan will help the Town prepare for these trends.

If the Town does not take any action to change its current Zoning Ordinance, then Round Hill will be unable to meet some of its housing and community development goals. This is called the “No Action Build-Out Scenario.” For the purposes of this build-out scenario, it can be assumed that the existing land use patterns would continue under the existing zoning regulations.

The “Town Action Build-Out Scenario” would imply that in order to set the framework to meet the Town’s housing and community development goals in the future, the Town would need to take action via changes to its Zoning Ordinance to allow for some residential growth to serve the unmet housing demands of residents in Round Hill. New residential buildings could be added within existing streets to accommodate housing demand through the use of infill development. Infill development means filling in vacant lots or redeveloping older structures. A review and revision to the Zoning Ordinance could allow for a limited number of infill development projects that are able to meet the goals and objectives of this comprehensive plan.

Section 5: Cluster Development

Virginia State Code § 15.2-2286.1 offers provisions for clustering of single-family dwellings to preserve open space. Cluster development, also known as conservation development, is a site planning approach that is an alternative to conventional subdivision development. It is a practice of low impact development that groups residential properties in a proposed subdivision closer together in order to utilize the rest of the land for open space, recreation, or agriculture. Homes are grouped together on fairly small lots near one another, with larger open spaces in the same development left untouched.

The following are benefits of Cluster Development:

- a. Creates large contiguous open spaces for conservation and wildlife habitat purposes, or for agriculture.
- b. Placing the homes near one another minimizes the cost of running roads and utilities to them, and allows for convenient socializing and a real sense of community.
- c. Development expense will be lower, and therefore housing affordability will improve.
- d. Connected open space provides habitat for a greater variety of animal and plant life than would be seen in the same amount of open space parceled out into individual yards.

- e. Joint community facilities can be developed. Examples might be a vegetable garden, a swimming pool, an implement storage shed, or a barn.

Section 6: Maintenance of Homes

The Town wants to limit the number of buildings that fall into disrepair or blight. However, the challenge for the Town is the consensus to limit maintenance enforcement on property owners. This “hands-off” approach only works when property owners set their own standards of maintenance to keep a building up to a decent condition to prevent it from becoming a nuisance property. In other words, doing what is right, without being told to do so. Property owner neglect resulted in some houses in town becoming nuisance for years at a time.

The Town may consider a combination of incentives and possible penalties to achieve property maintenance. The town would need to consider working with the County in the future on a memorandum of understanding to allow them to enforce county building maintenance standards, which would include demolishing blighted properties that have become safety hazards. The Town would also need to consider developing affordable incentive programs to encourage basic property maintenance before enforcing regulations.

Section 7: Community Development

The town wants to encourage resident-driven beautification projects and community development projects. At the same time, the Town is open to partnerships to improve Round Hill. Town officials want residents to feel welcome at the Town Office to meet with staff or to attend Town Council meetings to share their thoughts and concerns before trying to spearhead a solution on their own. Information and feedback directly from residents or business owners carry more weight than staff because it is coming from those people who live in Round Hill and not from an outsider’s opinion. Town officials can use new information and feedback to consider new policy and program changes.

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Housing & Community Development

Goals, Objectives & Strategies

Overall Goal: The Town of Round Hill will work to facilitate the creation of a convenient attractive and harmonious community. The Town will encourage the further development of family life, instills a sense of pride and place for all citizens, establishes and identity that allows for privacy while encouraging and enhancing social contact.

Goal 1: Advocate for the development and redevelopment of residential neighborhoods which enhance the living environment for all residents of Round Hill.

- a) **Objective:** Ensure neighborhoods are designed as well-coordinated links to the Greater Round Hill Area not as separate independent places when considering Round Hill Zoning Ordinance amendments, Round Hill Subdivision & Land Development Ordinance amendments or future Round Hill Design Guidelines language.
1. Strategy: Support residential development that preserves appropriate elements of the natural environment.
 2. Strategy: Support residential development that provides space for community facilities and services in neighborhoods.
 3. Strategy: Support residential development that protects adjacent neighborhoods from the adverse effects of traffic and incompatible land uses.
 4. Strategy: Support residential development that includes community and stakeholder collaboration in designing new neighborhoods.
- b) **Objective:** Advocate that new neighborhoods should include connected streets, pedestrian sidewalks or trail linkages to adjacent neighborhoods, sidewalks or trails when considering Round Hill Zoning Ordinance amendments, Round Hill Subdivision & Land Development Ordinance amendments or future Round Hill Design Guidelines language.
1. Strategy: Require that neighborhood streets include landscaping and traffic calming features to effectively manage traffic and encourage attractive and safe pedestrian-friendly environments.

2. Strategy: Require new neighborhoods or infill development projects to incorporate and support pedestrian-oriented amenities such as trails and sidewalks.

Goal 2: Support the development of vibrant neighborhoods with various housing options which will accommodate a mix of household types, address residents' changing needs, and allow households to grow and age in place.

a) Objective: Prepare for an aging population with a housing supply that serves retirees and the elderly, as well as persons with disabilities and/or special needs.

1. Strategy: Amend the Zoning Ordinance to reflect the need for “first floor living” houses, single-story houses, or small houses on small lot sizes to provide housing options primarily for retirees or empty nesters.
2. Strategy: Encourage the construction of new housing or the remodeling of existing housing stock, to incorporate Universal Design features to make homes locally available which are more comfortable and accessible for persons with disabilities and/or special needs.
3. Strategy: Amend the Zoning Ordinance to permit the use of extended family dwellings within the primary dwelling or an accessory building.
4. Strategy: Support the development of new assisted living facilities, or the conversion of existing houses into assisted living facilities, for residents who need daily support but are not in need of a nursing home facility.
5. Strategy: Study the various creative options to allow for local residents to “age in place” by retaining their current home in Round Hill and provide a report with recommendations to the Town Council.

b) Objective: Support Loudoun County in its goals to meet the demands for affordable housing and workforce housing in western Loudoun County, but only in incremental stages which are appropriately sized for a small town.

1. Strategy: Encourage community participation in developing solutions to the Western Loudoun County affordable housing and workforce housing shortage.
2. Strategy: Advocate for affordable housing and workforce housing through reuse or infill development of single-family detached houses or duplexes, which are found to be compatible in size and character to the surrounding neighborhoods.
3. Strategy: Support the development of neighborhoods which incorporate affordable housing and workforce housing options through the varied use of multiple housing type options and not limited to one housing type.

4. Strategy: Include in the future Round Hill Design Guidelines examples of quadplexes or duplexes that look like two-story single-family detached buildings from the public street and have parking spaces or garages strategically located behind the building.
5. Strategy: Study various housing designs which create affordability through creative design to include some of the preferred affordable housing designs in the future Round Hill Design Guidelines.
6. Strategy: Amend the Zoning Ordinance to permit a diversity of housing configurations to encourage construction of a variety of dwelling types based on the recommendations of the comprehensive plan.
7. Strategy: Explore the use of accessory dwellings as an alternative affordable housing option.
8. Strategy: Consider the total benefits to the community when reviewing affordable housing or workforce housing policies or projects.
9. Strategy: Amend the Zoning Ordinance to permit cluster subdivisions to encourage the development of smaller homes on smaller lots as alternative housing choices for multiple population groups and to provide the opportunity to preserve remaining land for public and neighborhood open space use.

Goal 3: Promote the preservation of existing neighborhoods through appropriate infill development where adequate public facilities exists.

- a) Objective: Encourage creative, compatible development on non-conforming lots or underdeveloped lots when considering Round Hill Zoning Ordinance amendments, Round Hill Subdivision & Land Development Ordinance amendments or future Round Hill Design Guidelines language.
 1. Strategy: Amend the Zoning Ordinance to permit the compatible redevelopment of non-conforming residential lots.
 2. Strategy: Allow opportunities for infill development only if the new lots are compatible with the surrounding neighborhood and if the proposed residential development project meets the goals of the comprehensive plan.
- b) Objective: Maintain a density of residential development that will retain the small-town character of the Town.
 1. Strategy: Encourage housing that is compatible in design and density with the existing housing.

2. Strategy: Require development of a greater density to be designed and located so that it will not adversely affect the character or environment of established neighborhoods.
- c) Objective: Support residential development projects that incorporate historic preservation strategies into the development plan as a method to preserve or protect the neighborhood character.
1. Strategy: Require residential development plans to protect against the destruction of, or encroachment upon, historic and/or environmentally sensitive areas
 2. Strategy: Discourage demolition of existing residential dwellings listed as contributing buildings in the National Register of Historic Places.
 3. Strategy: Encourage, in existing residential areas, that housing activities focus primarily on the rehabilitation of the existing housing structures rather than on removal and new construction.

Goal 4: Maintain the integrity and enhance visual aesthetics of existing neighborhoods, while revitalizing neighborhoods as necessary

- a) Objective: Advocate the maintenance of residential homes and properties, in order to protect existing property values and protect public health, safety and welfare.
1. Strategy: Identify housing units that are in either disrepair or decline and work toward renovation that is cost effective and efficient.
 2. Strategy: Consider establishing programs to prevent blighted properties from becoming safety hazards
 3. Strategy: Study possible avenues of financial assistance for maintenance or repair and consider implementing a comprehensive improvement program for substandard residential structures.
 4. Strategy: Consider creating programs for those who cannot afford to maintain their homes on their own and/or direct them toward incentives provided to encourage reinvestment in homes.
 5. Strategy: Educate residents on the availability of staff and the Town Council to address issues and opportunities in formats varying from visiting the Town Office to attending Town Council meetings. The goal would be to open the lines of communication to address concerns early in an issue or opportunity.
- b) Objective: Identify or develop effective incentive plans which encourage improvement or renovation of existing homes, with a focus on continued upkeep and maintenance of such improvements.

1. Strategy: Identify federal, state and non-profit funding sources (grants, loans, tax credits, etc.) to assist owners with renovations and improvements.
2. Strategy: Provide educational resources for homeowners considering renovation that will provide them with necessary information regarding “What and How” to know and do for a successful project (i.e. building permits, design, financing, working with a contractor, etc.).
3. Strategy: Promote the value of maintaining community appearance and protecting the Round Hill identity.
4. Strategy: Host an annual beautification award program to recognize private property improvements.
5. Strategy: Encourage collaboration among neighbors for community beautification projects. Projects could include helping one neighbor to creating a feature along a street.