March 25, 2025 City Council Meeting

Title
Residential Use-Approved Development Update - Liz Webb, Housing Coordinator, and Adam Fletcher, Director of Community Development

Summary
This update covers the development status of projects with rezoning and/or special use permits requests since the Comprehensive Housing Assessment and Market Study (Housing Study) was completed in January 2021. It also describes the overall landscape of existing housing and quantifies housing that has been built since 2021.

Recommendation
N/A

Fiscal Impact
N/A

Context & Analysis
The Housing Study estimated housing needs in the City of Harrisonburg based on population projections, rental vacancy rates, and market inventory. It suggested that to achieve a healthy rental vacancy rate of five percent[1] and a six-month sales supply inventory[2], 558 for-sale units and 455-616 rental units were needed by 2025.

Existing Housing Landscape
The newest American Community Survey data show 18,654 housing units in Harrisonburg[3]:

Building Type	Owner Occupied	Renter Occupied	Vacant Units	Total Units
Single Family Detached	5,200	1,381	427	7,008
Single Family Attached	1,340	2,596	254	4,190
Multifamily 2	16	609	92	717
Multifamily 3-4	25	1,459	46	1,530
Multifamily 5-9	45	1,311	70	1,426
Multifamily 10-19	25	2,241	238	2,504
Multifamily 20-49	30	150	38	218
Multifamily 50+	23	662	158	843
Mobile Home	218	0	0	218
TOTAL	**6,922**	**10,409**	**1,323**	**18,654**

[1] City of Harrisonburg Comprehensive Housing Assessment and Market Study, page 60.
[2] Appendices City of Harrisonburg Comprehensive Housing Assessment and Market Study, pages 85-86.
[3] U. S. Census Bureau, American Community Survey, 2019-2023 5-year estimates, Tables DP04 and B25032.

Use-Approved Development
Since the completion of the Housing Study, staff has received multiple proposals for housing units throughout the City. Three "pipeline" tables at the end of this memorandum are as follows:

- Table 1 lists the "use-approved" projects (excluding student housing) totaling 3,863 units.
- Table 2 lists the "use-approved" student housing projects totaling 586 units.
- Table 3 lists the proposed residential projects (excluding student housing) totaling 78 units.

Units that could be built by right as of the Housing Study's 2021 release are not reflected in the tables. Unit counts may change during the engineering phase. The report reflects the total units in the approvals, even though housing to some degree may have already been allowed on some locations by right.

Use approval is not a guarantee of development. Some use-approved projects have been completed, some are in construction, and others exist only on paper. Although the "last active date" shows which planning phase a project has reached, it should not be taken as the sole indicator of whether a project is proceeding or has stalled.

Residential Certificates of Occupancy
From January 1, 2021 through December 31, 2024, the City issued certificates of occupancy for 52 detached units, 98 attached units, and 62 multifamily units:

	2021	2022	2023	2024	TOTAL
Detached	10	7	27	8	**52**
Attached	17	17	42	22	**98**
Multifamily	42	9	8	3	**62**
TOTAL	**69**	**33**	**77**	**33**	**212**

This figure excludes any units created in mixed use or commercial projects. Out of the 212 units, 11 multifamily and 14 attached units are also listed in the use-approved "pipeline" tables; the remaining 187 had pre-existing use approvals.

Options
N/A

Attachments
1. PowerPoint Presentation

Table 1: Use-Approved Residential Development Reviewed by City Council Since 2021 (Excludes Student Housing Projects)

Project Name	Street Location	Single Family Detached	Duplex Units	Townhouse Units	Multi-Family	Total Units	Council Approval [1]	Development Review Phase (Last Active Date)[2]
907 North Main	North Main Street	-	-	-	9	9	05-2021	-
Sunshine Apartments (Formerly Chicago Avenue Apartments)	Chicago Avenue	-	-	-	57 (Prev. 48)	57 (Prev. 48)	04-2022	Fire Review (12-2024)
Lucy Drive Apartments *(*Formerly *Simms Pointe)*	*Lucy Drive*	-	-	-	108 (Prev. 80)	108 (Prev. 80)	03-2022	ECSP (02-2025) and Under Construction^
Regal Apartments (Armada Hoffler)	Evelyn Byrd Avenue	-	-	-	274	274	02-2022	Fire Review (03-2022)
Two41 Central	Country Club Road	-	-	-	142	142	04-2021	ECSP (01-2025)
The Edge	East Market St	-	-	-	156	156	03-2022	Fire Review (03-2023)
Pleasant Hill Townhomes	Pleasant Hill Road	-	-	16	-	16	06-2021	NSPA (02-2024)
Cobbler's Valley	Pear Street	-	-	35	-	35	09-2021	Under Construction
Vine Street Townhomes	Vine Street	-	-	29	-	29	05-2021	NSPA (08-2024)
Suter Street	*Suter Street*	-	*18*	*3*	-	*21*	*09-2021*	*Under Construction*
Foley Road	*Foley Road*	-	-	-	*11*	*11*	*12-2021*	*Completed (12-2023)*
Northside Village (Formerly Wilson Avenue)	Wilson Avenue	-	-	58	34	92	12-2022	Under Construction
Stoney Ridge	Public street to align with Reedy Circle	-	-	-	72	72	02-2021	-
Bluestone Town Center	*Garbers Church Road, Erickson Avenue, and Hidden Creek Lane*	*133*	-	*324*	*440*	*897*	*02-2023*	ECSP (02-2025) (Portion of Phase 1)
Peach Grove Terrace Apartments (Formerly JMU Foundation Property)[3]	Peach Grove Avenue	-	-	-	374	374	02-2023	Fire Review (10-2023) Note the SUP is Valid until 10-2025
251 Garbers Church Road	Garbers Church Road	27	-	-	-	27	03-2023	-

[1] Projects listed in Table 1 that received a special use permit (SUP) approval could have expired or are nearing the expiration date.
[2] Fire Review is a pre-requisite that must be completed prior to a project being accepted into the Engineered Comprehensive Site Plan (ECSP) review. Notice of Site Plan Acceptance (NSPA) means the project meets the design criteria, but has not fulfilled all obligations for the plans to be "Released for Construction." While a project might receive "Released for Construction" status (in other words approved to be developed), the developer might not immediately begin construction or ever begin or complete the project.
[3] The developer for Peach Grove Terrace Apartments does not intend to cater to college students, yet it is likely, given the location of the site, that college students will reside within this development.

1180 Virginia Avenue Mixed Use	1180 Virginia Avenue	-	-	-	12	12	05-2023	NSPA (06-2024)
NERD Apartments	1846 Evelyn Byrd Avenue	-	-	-	15	15	03-2023 Revised (05-2024)	NSPA (06-2024)
Arez Subdivision (Formally known as 937 Vine Street)	937 Vine Street	-	10	-	-	10	10-2023	ECSP (01-2025)
Skyline Mills	1621 & 1641 Smithland Road	-	14	-	-	14	08-2023	Fire Review (12-2024)
Commerce Village II	*Commerce Drive and East Washington Street*	-	-	-	*16*	*16*	*09-2023*	Under Construction
West Mosby Road	*West Mosby Road and Pear Street*	-	-	-	*164*	*164*	*09-2023*	-
Tuscan Village	Keezletown Road and Country Club Road	-	2	57	54	113	01-2024	NSPA (11-2024) Building Permit Applications
716, 720, & 722 Foley Road	716, 720, & 722 Foley Road	-	-	-	3	3	01-2024	-
Cobbler's Valley Section 2	Pear Street	-	-	21	-	21	02-2024	NSPA (11-2024)
Zephyr Hill	Pear Street	-	-	41	-	41	02-2024	NSPA (11-2024)
Weston Park	Multiple Addresses Along Port Republic Road	26	28	74	-	128	04-2024	ECSP (02-2025)
Baxter Crossing	Tasha Circle	-	-	-	18	18	07-2024	Fire Review (08-2024)
162 West Elizabeth Street (Liberty Street Investments LLC)	162 West Elizabeth Street	-	-	-	20	20	06-2024	-
439 & 445 Myrtle Street	439 & 445 Myrtle Street	2	-	-	-	2	10-2024	ECSP (02-2025)
715 North Dogwood Drive (R-1 to R-5C)	715 North Dogwood Drive	-	-	-	16	16	10-2024	-
Quarry Heights	Waterman Drive and West Market Street	45	-	605	300	950	12-2024	-
Total		**233**	**72**	**1,263**	**2,295**	**3,863**		

*Italicized text indicates a project includes designated affordable housing.

^ There are now two different phases of the development previously known as Simms Pointe. Each phase was a different section of the site. The section that is under construction, now known as Lucy Drive Apartments, includes a total of 48 units.

Table 2: Use-Approved Student Housing Developments Since 2021

Project Name	Street Location	Single Family Detached	Duplex Units	Townhouse Units	Multi-Family	Total Units	City Council Approval	Development Review Phase (Last Active Date)
The Shoppes at Peach Grove	Peach Grove Avenue	-	-	-	122	122	10-2021	NSPA (03-2024)[4]
Epoch Harrisonburg	Leland Circle	-	-	-	265	265	07-2021	Fire Review (02-2022)
Sunchase Additions	Sunchase Drive and Chase Court	-	-	-	20	20	08-2023	-
The Vista at Forest Hills	810 Port Republic Road	-	-	-	119	119	10-2024	ECSP (10-2024)
865 Port Republic Road Addition	865 Port Republic Road	-	-	-	60	60	01-2024	-
Total		**-**	**-**	**-**	**586**	**586**		

Table 3: Proposed Residential Developments

Project Name	Street Location	Single Family Detached	Duplex Units	Townhouse Units	Multi-Family	Total Units	Development Review Phase
290, 294, & 298 Lucy Drive (B&A Group LLC)	290, 294, & 298 Lucy Drive	-	-	16	-	16	CC Review 05-14-24 (Rezoning approved, SUP tabled)
1211 & 1231 Smithland Road (R-1 to R-8C)	1211 & 1231 Smithland Road	58	-	-	-	58	PC Review Tabled 02-2025 Anticipated PC Review 03-2025
532 Hawkins Street (R-3 to R-5)	532 Hawkins Street	-	-	-	4	4	Anticipated PC Review 03-2025
Total		58	-	16	4	78	

[4] The property owner of this site had previously received NSPA for 100 units on 08-17-2020. The NSPA date of 03-2024 is for a different design of the site.