



STONEMANHOUSES

VIRGINIA

2009

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“A shortage of workforce housing or housing that is affordable to essential workers of a community can threaten economic advancement and growth. Workers in occupations vital to a community (i.e. police officers, firefighters, teachers, nurses and young professionals) have difficulty finding affordable housing in the James City County/Williamsburg area.”

Housing Needs and Assessment Report – JCC and Williamsburg (Dec. 2007)

By: Center for Housing Research – Virginia Tech University

“The current workforce within JCC is not adequate to facilitate a balanced business portfolio. Increasing and expanding diverse workforce housing within JCC through zoning and incentives will attract an entry-level labor force which will live, work and grow within our community.”

“Supplying an adequate amount of local workforce housing is not only critical to sustaining our working professionals and maintaining our service, retail and public service jobs, it is also key to attracting new industries.”

JCC Business Climate Task Force Report (Jan. 2008)

Solution:

The approved proffers for Stonehouse currently require 125 of our residential units be “workforce housing product” whose average price is \$250,000.

If additional density were approved for Stonehouse, the average per lot cost of development would decrease giving us the ability to produce more workforce housing product.

Additional reasons, beyond providing more workforce housing, why increased density at Stonehouse makes sense:

1. Better for the environment
 - a. Reduces sprawl
 - b. Reduces pollution via less automobile travel
 - c. Increases viability of using reclaimed water for irrigation (which in turn reduces our demand for potable water)
2. Compact development makes the delivery of County services more efficient (i.e. water, sewer and public safety).
3. Allows other areas of James City County less suited to development remain as farmland or open space.
4. Increases the probability the commercial properties will be developed sooner rather than later, thereby accelerating the increased tax base of the County.

“The ability to attract and retain young and moderate income workers will be key to economic success and it is driven in part by the availability of affordable workforce housing. Use the 2008 Comprehensive Plan process to review/revise land use regulations to promote enhanced production of moderately priced workforce housing.”

JCC Business Climate Study (April 2007)

By: Moran, Stahl and Boyer LLC

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