



Figure 2. Sample illustration of potential options for up to four residential units on a single lot (prepared by Code Studio for the City of Concord, NH).

2. GENERAL RESIDENTIAL (SENSITIVE COMMUNITY AREAS)

Some portions of Charlottesville have been designated as Sensitive Community Areas.<sup>12</sup> These areas are typically older portions of the community near the downtown, located within the General Residential Future Land Use Category. They are generally lower income neighborhoods with historic African American populations that, due to modest investment in housing, are targets for displacement if the General Residential concepts are applied without additional protection for existing populations. For this reason, a new future land-use category was created that is intended to provide additional protections against displacement in this area. The struggle for policymakers is that additional development and public improvements in this area are likely to exacerbate the rate of displacement of current residents. This issue must be balanced with the right of existing property owners to gain additional value in their home as surrounding property values rise. Some longtime owners may prefer to “cash out,” rather than face the additional cost of property taxes that will rise as the general value of the neighborhood increases due

12. The General Residential (Sensitive Community Areas) Future Land Use Category was described in the comprehensive plan as areas that “[a]llow for additional housing choice, and tools to mitigate displacement, within existing residential neighborhoods that have high proportions of populations that may be sensitive to displacement pressures.” *Id.* at 29.