Regional Housing Study & Needs Assessment Key Takeaways

Defining Affordability
The Department of Housing and Urban Development (HUD) defines affordability as not spending more than 30% of a household’s income on housing-related expenses.

<table>
<thead>
<tr>
<th>Affordable</th>
<th>Cost-Burdened</th>
<th>Severely Cost-Burdened</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;30%</td>
<td>&gt;30%</td>
<td>&gt;50%</td>
</tr>
</tbody>
</table>

For this analysis, affordable housing needs are defined by the following four characteristics:

1. Households spending more than 30% of their income for housing, particularly those spending more than 50% of their income.
2. Replacement of public housing & Section 8-funded housing that have outlived their useful lives.
3. Homeless families & individuals & those temporarily doubled up with other friends or family members & at risk of homelessness.
4. Substandard units, conservatively estimated based on those lacking complete plumbing fixtures.

Area Median Income for a family of four $89,600

- 30% AMI: $17,950
- 40% AMI: $23,920
- 50% AMI: $29,900
- 60% AMI: $35,880
- 80% AMI: $47,800

- 40% AMI: $20,500
- 50% AMI: $27,320
- 60% AMI: $34,150
- 80% AMI: $54,600

- 30% AMI: $23,050
- 40% AMI: $30,720
- 50% AMI: $34,400
- 60% AMI: $46,080
- 80% AMI: $61,450

- 30% AMI: $25,600
- 40% AMI: $34,120
- 50% AMI: $42,650
- 60% AMI: $51,180
- 80% AMI: $68,250

- 30% AMI: $29,420
- 40% AMI: $36,880
- 50% AMI: $46,100
- 60% AMI: $55,320
- 80% AMI: $73,750

Rental
8,990 Urban Renters pay more than 30% of their incomes for housing costs
- 4,040 pay more than 50%
2,000 Rural Renters pay more than 30% of their incomes for housing costs
- 940 pay more than 50%

By 2040 14,580 Rental households in the region will be cost-burdened

Homeownership
2,560 Urban Homeowners pay more than 50% of their incomes for housing costs
2,860 Rural Homeowners pay more than 50% of their incomes for housing costs

By 2040 6,680 Homeowner households in the region will be cost-burdened

Planning District 10

More information can be found at tjpdc.org/housing/regional-housing-partnership
### Rental Market Conditions

#### Rental Rates are Increasing

<table>
<thead>
<tr>
<th>Year</th>
<th>Rental Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>$1,168</td>
</tr>
<tr>
<td>2017</td>
<td>$1,244</td>
</tr>
<tr>
<td>2018</td>
<td>$1,321</td>
</tr>
</tbody>
</table>

A 3-person household at 50% AMI could afford a net rent no greater than $920 a month.

#### Publicly Assisted Rental Housing

**Urban**
- 1,654 LIHTC Units
- 1,075 Housing Choice Vouchers
- 376 CRHA Units

**Rural**
- 1,350 on Waiting Lists

Wait times are typically 5-8 years.

#### Severeely Cost-Burdened Renters

4,980 renter households in the region spent more than 50% of their income on housing.
- 4,040 Households in the Urban Jurisdictions
- 940 Households in the Rural Counties

Cost burdens were highest among renters with the lowest incomes.

**AMI = Area Median Income**

- **Extremely Low Income (Less than 30% AMI)**
  - 53% of Households

- **Very Low Income (30% to 50% AMI)**
  - 38% of Households

- **Low Income (50% to 80% AMI)**
  - 7% of Households

#### Point in Time Count of Homelessness

- **Unsheltered**: 28
- **In Emergency Shelters**: 134
- **In Transitional Housing**: 21
- **In Permanent Supportive Housing**: 102

**What is a Point In Time Count?**

Each year, communities complete an annual Point in Time count of people experiencing homelessness on a specific day. The numbers referenced above were collected in February of 2018 for the urban area only, they do not include individuals or families in the rural counties who have been known to sleep in tents, cars & campers.
**Homeownership Market Conditions**

**Median Single-Family Sales Price**

<table>
<thead>
<tr>
<th>Area Type</th>
<th>Median Sale Price</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Area</td>
<td>$349,900</td>
<td>2018</td>
</tr>
<tr>
<td>Urban Area</td>
<td>$325,000</td>
<td>2017</td>
</tr>
<tr>
<td>Rural Area</td>
<td>$184,000</td>
<td>2017</td>
</tr>
<tr>
<td>Rural Area</td>
<td>$165,480</td>
<td>2018</td>
</tr>
</tbody>
</table>

A family of three with an income at 60% AMI could afford to pay no more than $216,000.

- **12% Urban Area Houses** sold below $200k in 2018
- **48% of Rural Area houses** sold below $200k in 2018

**Severely Cost-Burdened Homeowners**

5,420 owner households in the region spent more than 50% of their income on housing.
- **2,560 Households in the Urban Jurisdictions**
- **2,860 Households in the Rural Counties**

**How Commuting Impacts Housing Affordability**

*Assuming a cost of .58 cents per mile for 20 days a month

- **-348** 15 mi 1-way
- **-394** 17 mi 1-way
- **-418** 18 mi 1-way
- **-441** 19 mi 1-way
- **-766** 33 mi 1-way

1,400 workers commute to Charlottesville or Albemarle from Augusta County.

**Race & Equity Disparities in Ownership**

Ownership rates vary significantly by race and ethnicity. The chart below shows the percentage of households who own their home for the identified racial groups in both the urban and rural areas.

**Drive Until You Qualify**

While the rural areas sold a much higher share of their houses at prices below $200,000, transportation costs for commuters add significantly to the cost of living in the rural counties where the only transportation options are driving alone or carpooling.
These housing problems have many consequences for the region’s economy. Employers report difficulties in recruiting & retaining workers. Turnover & absenteeism are higher than desirable, in part, because of the burdens of those long commutes. Those who must recruit workers with specialized skills often find they are forced to pay higher salaries than their counterparts pay in other parts of the state. Economic development professionals across the region report difficulties in recruiting new businesses due to concerns about their ability to move & attract workers to a market with such high housing costs. The many workers forced into long commutes generate air pollution. The causes & forces perpetuating the mismatch between housing costs & incomes are many. They cut across geographies – both urban & rural areas have families & individuals burdened with high housing costs, living in overcrowded or substandard conditions or homeless.

Interventions Available to Address Affordability Include:

- Supportive Housing
- Public Housing
- L.I.H.T.C.
- Shared Equity Homeownership
- Community Land Trusts
- Homebuyer Counseling
- Down Payment Assistance
- Accessory Dwelling Units
- Employer-Assisted Housing
- Housing Renovations
- Zoning & Regulatory Reform
- Financial Assistance
- Provision of Development Sites
- Supportive Infrastructure
- Affirmatively Furthering Fair Housing
- One-Stop Center for Housing Assistance

If moderate-income households had ownership rates equivalent to higher incomes, the region would need an additional...

![Diagram showing Homeownership Rates By Locality](chart)

<table>
<thead>
<tr>
<th>Locality</th>
<th>Ownership Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charlottesville</td>
<td>41%</td>
</tr>
<tr>
<td>Louisa</td>
<td>82%</td>
</tr>
<tr>
<td>Fluvanna</td>
<td>81%</td>
</tr>
<tr>
<td>Albemare</td>
<td>60%</td>
</tr>
<tr>
<td>Greene</td>
<td>78%</td>
</tr>
<tr>
<td>Nelson</td>
<td>75%</td>
</tr>
<tr>
<td>U.S. Average</td>
<td>63%</td>
</tr>
</tbody>
</table>

![Diagram showing Occasional Use](chart)

- **6,342 units** in the region are held for occasional use making them unavailable for full-time occupancy & diverting units from the housing supply. Occasional Use Units consist of:
  - AirBNB Rentals
  - 2nd Homes
  - Seasonal Homes

- **Share of Locality Housing Stock Held for Occasional Use**
  - Charlottesville: 27%
  - Albemare: 1%
  - Fluvanna: 2%
  - Greene: 4%
  - Louisa: 13%
  - Nelson: 1%
Affordability Profile:

Defining Affordability

The Department of Housing and Urban Development (HUD) defines affordability as not spending more than 30% of a household’s income on housing-related expenses.

Affordable | Cost-Burdened | Severely Cost-Burdened
--- | --- | ---
<30% | >30% | >50%

For this analysis, affordable housing needs are defined by the following four characteristics:

1. Households spending more than 30% of their income for housing, particularly those spending more than 50% of their income.
2. Replacement of public housing & Section 8-funded housing that have outlived their useful lives.
3. Homeless families & individuals & those temporarily doubled up with other friends or family members & at risk of homelessness.
4. Substandard units, conservatively estimated based on those lacking complete plumbing fixtures.

Regional Median Income for a family of four.............$89,600

Albemarle Median Income...........................................$72,265

Affordability Gap

Total Housing Units in 2018: 46,076

3,140 Renter Households pay more than 30% of their incomes towards housing costs

- 2,310 pay more than 50%

2,050 Owner Households pay more than 50% of their incomes towards housing costs

By 2040...

4,480 Renter Households will pay more than 30% of their incomes towards housing costs

- 3,190 will pay more than 50%

2,400 Owner Households will pay more than 50% of their incomes towards housing costs

Severely Cost-Burdened Households

Renter Households

Ownership Households

<table>
<thead>
<tr>
<th>AMI</th>
<th>2018</th>
<th>2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;30%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>&gt;30 - 50%</td>
<td>1,070</td>
<td>1,250</td>
</tr>
<tr>
<td>&gt;50 - 80%</td>
<td>950</td>
<td>1,470</td>
</tr>
<tr>
<td>&gt;80%</td>
<td></td>
<td>290</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>AMI</th>
<th>2018</th>
<th>2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;30%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>&gt;30 - 50%</td>
<td>890</td>
<td>930</td>
</tr>
<tr>
<td>&gt;50 - 80%</td>
<td>640</td>
<td>730</td>
</tr>
<tr>
<td>&gt;80%</td>
<td></td>
<td>380</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>AMI</th>
<th>2018</th>
<th>2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;30%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>&gt;30 - 50%</td>
<td>140</td>
<td>520</td>
</tr>
<tr>
<td>&gt;50 - 80%</td>
<td>140</td>
<td>220</td>
</tr>
<tr>
<td>&gt;80%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Inflow/Outflow of Job Counts

An estimated 33,150 people are employed in Albemarle County who live elsewhere & commute in. 17,613 people are both employed and reside within Albemarle County. 27,077 people live in Albemarle County but are employed and commute outside of the County.

Drive Until You Qualify

Transportation costs for commuters add significantly to the cost of living in areas where the only transportation options are driving alone or carpooling. Based on data from the U.S. Census On the Map tool, residents of Albemarle County are commuting the geographies below. Distances are based on averages & may not fully capture actual commute mileage.

How Commuting Impacts Housing Affordability

*Assuming a cost of .58 cents per mile for 20 days a month

The Economic Impact of Unaffordability

These housing problems have many consequences for the region’s economy. Employers report difficulties in recruiting & retaining workers. Turnover & absenteeism are higher than desirable, in part, because of the burdens of those long commutes. Those who must recruit workers with specialized skills often find they are forced to pay higher salaries than their counterparts pay in other parts of the state. Economic development professionals across the region report difficulties in recruiting new businesses due to concerns about their ability to move & attract workers to a market with such high housing costs. The many workers forced into long commutes generate air pollution. The causes & forces perpetuating the mismatch between housing costs & incomes are many. They cut across geographies – both urban & rural areas have families & individuals burdened with high housing costs, living in overcrowded or substandard conditions or homeless.
Affordability Profile:

**Defining Affordability**

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<table>
<thead>
<tr>
<th>Affordability Level</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable</td>
<td>&lt;30%</td>
</tr>
<tr>
<td>Cost-Burdened</td>
<td>&gt;30%</td>
</tr>
<tr>
<td>Severely Cost-Burdened</td>
<td>&gt;50%</td>
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**Regional Median Income**

- **For a family of four**: $89,600
- **Charlottesville Median Income**: $54,739

**Affordability Gap**

**Total Housing Units in 2018: 20,772**

- **1,810 Renter Households** pay more than 30% of their incomes towards housing costs
  - **1,730** pay more than 50%

- **2,050 Owner Households** pay more than 50% of their incomes towards housing costs

**By 2040...**

- **2,110 Renter Households** will pay more than 30% of their incomes towards housing costs
  - **2,140** will pay more than 50%

- **2,400 Owner Households** will pay more than 50% of their incomes towards housing costs

**Severely Cost-Burdened Households**

<table>
<thead>
<tr>
<th>Ownership Households</th>
<th>2018</th>
<th>2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;30% AMI</td>
<td>890</td>
<td>930</td>
</tr>
<tr>
<td>30 - 50% AMI</td>
<td>640</td>
<td>730</td>
</tr>
<tr>
<td>50 - 80% AMI</td>
<td>380</td>
<td>520</td>
</tr>
<tr>
<td>&gt;80% AMI</td>
<td>140</td>
<td>220</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Renter Households</th>
<th>2018</th>
<th>2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;30% AMI</td>
<td>900</td>
<td>1,060</td>
</tr>
<tr>
<td>30 - 50% AMI</td>
<td>680</td>
<td>870</td>
</tr>
<tr>
<td>50 - 80% AMI</td>
<td>150</td>
<td>210</td>
</tr>
</tbody>
</table>
An estimated 33,150 people are employed in Albemarle County who live elsewhere & commute in. 17,613 people are both employed and reside within Albemarle County. 27,077 people live in Albemarle County but are employed and commute outside of the County.

Transportation costs for commuters add significantly to the cost of living in areas where the only transportation options are driving alone or carpooling. Based on data from the U.S. Census On the Map tool, residents of Albemarle County are commuting the geographies below. Distances are based on averages & may not fully capture actual commute mileage.

<table>
<thead>
<tr>
<th>Distance</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.5 mi</td>
<td>Pantops</td>
</tr>
<tr>
<td>2 mi</td>
<td>UVA</td>
</tr>
<tr>
<td>8 mi</td>
<td>Hollymead</td>
</tr>
<tr>
<td>55 mi</td>
<td>Harrisonburg</td>
</tr>
<tr>
<td>72 mi</td>
<td>Richmond</td>
</tr>
<tr>
<td>111 mi</td>
<td>Arlington</td>
</tr>
</tbody>
</table>

*Assuming a cost of .58 cents per mile for 20 days a month

The Economic Impact of Unaffordability

These housing problems have many consequences for the region’s economy. Employers report difficulties in recruiting & retaining workers. Turnover & absenteeism are higher than desirable, in part, because of the burdens of those long commutes. Those who must recruit workers with specialized skills often find they are forced to pay higher salaries than their counterparts pay in other parts of the state. Economic development professionals across the region report difficulties in recruiting new businesses due to concerns about their ability to move & attract workers to a market with such high housing costs. The many workers forced into long commutes generate air pollution. The causes & forces perpetuating the mismatch between housing costs & incomes are many. They cut across geographies – both urban & rural areas have families & individuals burdened with high housing costs, living in overcrowded or substandard conditions or homeless.
Affordability Profile:

Defining Affordability

The Department of Housing and Urban Development (HUD) defines affordability as not spending more than 30% of a household's income on housing-related expenses.

Affordability Gap

Total Housing Units In 2018: 11,047

220 Renter Households pay more than 30% of their incomes towards housing costs
- 310 pay more than 50%

960 Owner Households pay more than 50% of their incomes towards housing costs

By 2040...

220 Renter Households will pay more than 30% of their incomes towards housing costs
- 390 will pay more than 50%

1,280 Owner Households will pay more than 50% of their incomes towards housing costs

Severely Cost-Burdened Households

Regional Median Income for a family of four.............$89,600

Fluvanna Median Income..............................................$67,964
Inflow/Outflow of Job Counts
An estimated 2,792 people are employed in Fluvanna County who live elsewhere & commute in. 1,905 people are both employed and reside within Fluvanna County. 9,149 people live in Fluvanna County but are employed and commute outside of the County.

Drive Until You Qualify
Transportation costs for commuters add significantly to the cost of living in areas where the only transportation options are driving alone or carpooling. Based on data from the U.S. Census On the Map tool, residents of Fluvanna County are commuting to the geographies below. Distances are based on averages & may not fully capture actual commute mileage.

How Commuting Impacts Housing Affordability
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Difficulty Recruiting & Retaining Workers
Increased Turnover & Absenteeism
Non-Competitive Salaries
Long Commutes that Generate Pollution
Difficulty Recruiting New Businesses
Affordability Profile: GREENE COUNTY

Defining Affordability

The Department of Housing and Urban Development (HUD) defines affordability as not spending more than 30% of a household's income on housing-related expenses.

Affordability Gap

Total Housing Units In 2018: 8,344

200 Renter Households pay more than 30% of their incomes towards housing costs
- 210 pay more than 50%

430 Owner Households pay more than 50% of their incomes towards housing costs

By 2040...

260 Renter Households will pay more than 30% of their incomes towards housing costs
- 270 will pay more than 50%

630 Owner Households will pay more than 50% of their incomes towards housing costs

Severely Cost-Burdened Households

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2. Replacement of public housing & Section 8-funded housing that have outlived their useful lives.

3. Homeless families & individuals & those temporarily doubled up with other friends or family members & at risk of homelessness.

4. Substandard units, conservatively estimated based on those lacking complete plumbing fixtures.

Regional Median Income for a family of four............................................................................$89,600
Greene Median Income..................................................................................................................$62,952

<table>
<thead>
<tr>
<th>AMI Percentage</th>
<th>30% AMI</th>
<th>40% AMI</th>
<th>50% AMI</th>
<th>60% AMI</th>
<th>80% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>30% AMI</td>
<td>$17,950</td>
<td>$20,500</td>
<td>$23,050</td>
<td>$25,600</td>
<td>$29,420</td>
</tr>
<tr>
<td>40% AMI</td>
<td>$23,920</td>
<td>$27,320</td>
<td>$30,720</td>
<td>$34,120</td>
<td>$36,880</td>
</tr>
<tr>
<td>50% AMI</td>
<td>$29,900</td>
<td>$34,150</td>
<td>$38,400</td>
<td>$42,650</td>
<td>$46,100</td>
</tr>
<tr>
<td>60% AMI</td>
<td>$35,880</td>
<td>$40,980</td>
<td>$46,080</td>
<td>$51,180</td>
<td>$55,320</td>
</tr>
<tr>
<td>80% AMI</td>
<td>$47,800</td>
<td>$54,600</td>
<td>$61,450</td>
<td>$68,250</td>
<td>$73,750</td>
</tr>
</tbody>
</table>

Ownership Households

<table>
<thead>
<tr>
<th>AMI Percentage</th>
<th>&lt;30% AMI</th>
<th>&gt;30 - 50% AMI</th>
<th>&gt;50 - 80% AMI</th>
<th>&gt;80% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>140</td>
<td>160</td>
<td>100</td>
<td>30</td>
</tr>
<tr>
<td>2040</td>
<td>190</td>
<td>210</td>
<td>170</td>
<td>60</td>
</tr>
</tbody>
</table>

Renter Households

<table>
<thead>
<tr>
<th>AMI Percentage</th>
<th>&lt;30% AMI</th>
<th>&gt;30 - 50% AMI</th>
<th>&gt;50 - 80% AMI</th>
<th>&gt;80% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>130</td>
<td>80</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2040</td>
<td>170</td>
<td>90</td>
<td></td>
<td>10</td>
</tr>
</tbody>
</table>
Inflow/Outflow of Job Counts

An estimated 1,815 people are employed in Greene County who live elsewhere & commute in. 1,313 people are both employed and reside within Greene County. 6,714 people live in Greene County but are employed and commute outside of the County.

Drive Until You Qualify

Transportation costs for commuters add significantly to the cost of living in areas where the only transportation options are driving alone or carpooling. Based on data from the U.S. Census On the Map tool, residents of Greene County are commuting to the geographies below. Distances are based on averages & may not fully capture actual commute mileage.

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The Economic Impact of Unaffordability

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Affordability Profile: LOUISA COUNTY

Defining Affordability

The Department of Housing and Urban Development (HUD) defines affordability as not spending more than 30% of a household's income on housing-related expenses.

### Affordability Gap

**Total Housing Units In 2018: 17,643**

| Renter Households | 380 Renter Households spend more than 30% of their incomes towards housing costs
| Owner Households | 990 Owner Households will pay more than 50% of their incomes towards housing costs

For this analysis, affordable housing needs are defined by the following four characteristics:

1. Households spending more than 30% of their income for housing, particularly those spending more than 50% of their income.
2. Replacement of public housing & Section 8-funded housing that have outlived their useful lives.
3. Homeless families & individuals & those temporarily doubled up with other friends or family members & at risk of homelessness.
4. Substandard units, conservatively estimated based on those lacking complete plumbing fixtures.

**Regional Median Income** for a family of four: $89,600

**Louisa Median Income** for a family of four: $56,946

<table>
<thead>
<tr>
<th>AMI</th>
<th>Renter Households</th>
<th>Owner Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;30% AMI</td>
<td>380</td>
<td>990</td>
</tr>
<tr>
<td>&gt;30% - 50% AMI</td>
<td>2040</td>
<td>2040</td>
</tr>
<tr>
<td>&gt;50% - 80% AMI</td>
<td>1,290</td>
<td>1,290</td>
</tr>
<tr>
<td>&gt;80% AMI</td>
<td>580</td>
<td>990</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>AMI</th>
<th>2018</th>
<th>2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;30% AMI</td>
<td>30</td>
<td>110</td>
</tr>
<tr>
<td>&gt;30% - 50% AMI</td>
<td>10</td>
<td>330</td>
</tr>
<tr>
<td>&gt;50% - 80% AMI</td>
<td>50</td>
<td>430</td>
</tr>
<tr>
<td>&gt;80% AMI</td>
<td>190</td>
<td>180</td>
</tr>
</tbody>
</table>

### Severely Cost-Burdened Households

<table>
<thead>
<tr>
<th>Ownership Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
</tr>
<tr>
<td>&lt;30% AMI</td>
</tr>
<tr>
<td>&gt;30% - 50% AMI</td>
</tr>
<tr>
<td>&gt;50% - 80% AMI</td>
</tr>
<tr>
<td>&gt;80% - 100% AMI</td>
</tr>
</tbody>
</table>
Affordability Profile:

**Inflow/Outflow of Job Counts**
An estimated 5,637 people are employed in Louisa County who live elsewhere & commute in. 2,850 people are both employed and reside within Louisa County. 9,590 people live in Louisa County but are employed and commute outside of the County.

2015 Census Data: On the Map Tool

**Drive Until You Qualify**
Transportation costs for commuters add significantly to the cost of living in areas where the only transportation options are driving alone or carpooling. Based on data from the U.S. Census On the Map tool, residents of Louisa County are commuting to the geographies below. Distances are based on averages & may not fully capture actual commute mileage.

**How Commuting Impacts Housing Affordability**
*Assuming a cost of .58 cents per mile for 20 days a month

<table>
<thead>
<tr>
<th>Location</th>
<th>Distance</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Orange</td>
<td>65 mi</td>
<td>-$1,508</td>
</tr>
<tr>
<td>Pantops</td>
<td>41 mi</td>
<td>-$1,252</td>
</tr>
<tr>
<td>Charlottesville</td>
<td>32 mi</td>
<td>-$951</td>
</tr>
<tr>
<td>Fredericksburg</td>
<td>30 mi</td>
<td>-$742</td>
</tr>
<tr>
<td>Richmond</td>
<td>20 mi</td>
<td>-$696</td>
</tr>
</tbody>
</table>

**The Economic Impact of Unaffordability**
These housing problems have many consequences for the region’s economy. Employers report difficulties in recruiting & retaining workers. Turnover & absenteeism are higher than desirable, in part, because of the burdens of those long commutes. Those who must recruit workers with specialized skills often find they are forced to pay higher salaries than their counterparts pay in other parts of the state. Economic development professionals across the region report difficulties in recruiting new businesses due to concerns about their ability to move & attract workers to a market with such high housing costs. The many workers forced into long commutes generate air pollution. The causes & forces perpetuating the mismatch between housing costs & incomes are many. They cut across geographies – both urban & rural areas have families & individuals burdened with high housing costs, living in overcrowded or substandard conditions or homeless.
Affordability Profile: Nelson County

Defining Affordability

The Department of Housing and Urban Development (HUD) defines affordability as not spending more than 30% of a household’s income on housing-related expenses.

Affordability Gap

Total Housing Units in 2018: 10,190

- 260 Renter Households pay more than 30% of their incomes towards housing costs
  - 170 will pay more than 50%
- 480 Owner Households pay more than 50% of their incomes towards housing costs

By 2040...

- 280 Renter Households will pay more than 30% of their incomes towards housing costs
  - 190 will pay more than 50%
- 550 Owner Households will pay more than 50% of their incomes towards housing costs

Severely Cost-Burdened Households

Regional Median Income for a family of four: $89,600

Nelson Median Income: $53,834

<table>
<thead>
<tr>
<th>AMI</th>
<th>2018</th>
<th>2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;30%</td>
<td>150</td>
<td>160</td>
</tr>
<tr>
<td>&gt;30-50%</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>&gt;50-80%</td>
<td>10</td>
<td>20</td>
</tr>
</tbody>
</table>

Ownership Households

<table>
<thead>
<tr>
<th>AMI</th>
<th>2018</th>
<th>2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;30%</td>
<td>210</td>
<td>240</td>
</tr>
<tr>
<td>&gt;30-50%</td>
<td>160</td>
<td>160</td>
</tr>
<tr>
<td>&gt;50-80%</td>
<td>100</td>
<td>130</td>
</tr>
<tr>
<td>&gt;80-100%</td>
<td>10</td>
<td>20</td>
</tr>
</tbody>
</table>
**Inflow/Outflow of Job Counts**

An estimated 1,626 people are employed in Nelson County who live elsewhere & commute in. 1,648 people are both employed and reside within Nelson County. 4,712 people live in Nelson County but are employed and commute outside of the County.

**Drive Until You Qualify**

Transportation costs for commuters add significantly to the cost of living in areas where the only transportation options are driving alone or carpooling. Based on data from the U.S. Census On the Map tool, residents of Nelson County are commuting to the geographies below. Distances are based on averages & may not fully capture actual commute mileage.

**How Commuting Impacts Housing Affordability**

*Assuming a cost of .58 cents per mile for 20 days a month

<table>
<thead>
<tr>
<th>Location</th>
<th>Cost</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amherst</td>
<td>-$394</td>
<td>17 mi 1-way</td>
</tr>
<tr>
<td>Waynesboro</td>
<td>-$672</td>
<td>29 mi 1-way</td>
</tr>
<tr>
<td>Charlottesville</td>
<td>-$788</td>
<td>34 mi 1-way</td>
</tr>
<tr>
<td>Lynchburg</td>
<td>-$788</td>
<td>34 mi 1-way</td>
</tr>
<tr>
<td>Pantops</td>
<td>-$812</td>
<td>35 mi 1-way</td>
</tr>
<tr>
<td>Richmond</td>
<td>-$2,320</td>
<td>100 mi 1-way</td>
</tr>
</tbody>
</table>

**The Economic Impact of Unaffordability**

These housing problems have many consequences for the region’s economy. Employers report difficulties in recruiting & retaining workers. Turnover & absenteeism are higher than desirable, in part, because of the burdens of those long commutes. Those who must recruit workers with specialized skills often find they are forced to pay higher salaries than their counterparts pay in other parts of the state. Economic development professionals across the region report difficulties in recruiting new businesses due to concerns about their ability to move & attract workers to a market with such high housing costs. The many workers forced into long commutes generate air pollution. The causes & forces perpetuating the mismatch between housing costs & incomes are many. They cut across geographies – both urban & rural areas have families & individuals burdened with high housing costs, living in overcrowded or substandard conditions or homeless.