

# **REGIONAL HOUSING PARTNERSHIP (RHP)**

**REGIONAL HOUSING NEEDS ASSESSMENT – PRELIMINARY DATA  
JANUARY 24, 2019**

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# REGIONAL HOUSING NEEDS ASSESSMENT

- Drafted by Anita Morrison of Partners for Economic Solutions (PES)
- The analysis distinguishes between the:
  - *Urban area*, which includes the City of Charlottesville and the urban ring of Albemarle County, and the
  - *Rural area*, which includes rural Albemarle, Greene, Louisa, Nelson, and Fluvanna

# REGIONAL HOUSING NEEDS ASSESSMENT

- Housing Needs are defined to include<sup>1</sup>:
  - households spending more than 30 percent<sup>2</sup> of their income for housing, particularly those spending more than 50 percent of their income;
  - replacement of public housing and Section 8-funded housing that have outlived their useful lives;
  - Homeless families and individuals and those temporarily doubled up with other friends or family members and at risk of homelessness; and
  - Substandard units, conservatively estimated based on those that lack complete plumbing fixtures.



<sup>1</sup> per The Partners for Economic Solutions Comprehensive Regional Housing Study and Needs Analysis - Virginia Planning District 10 - Draft - Submitted to TJPDC, January 7, 2019

<sup>2</sup> the accepted affordability standard established by the U.S. Department of Housing and Urban Development (HUD)

# REGIONAL HOUSING NEEDS ASSESSMENT – PRELIMINARY DATA

In 2018:

- 9,820 renter households in the *urban area* (excluding student households) are paying more than 30 percent of their income for housing costs<sup>1</sup>
  - 4,040 who are paying half or more of their income for housing
- In the *rural area*, 2,000 renters are paying more than 30 percent of their income for housing costs
  - 940 who are paying half or more

# REGIONAL HOUSING NEEDS ASSESSMENT – PRELIMINARY DATA

By 2040:

- 11,920 renter households in the *urban area* (excluding student households) will be paying more than 30 percent of their income for housing costs
  - 5,330 who will be paying half or more of their income for housing
- In the *rural area*, 2,660 renters will be paying more than 30 percent of their income for housing costs
  - 1,320 who will be paying half or more

# REGIONAL HOUSING NEEDS ASSESSMENT – PRELIMINARY HOUSING DATA

## Homeownership<sup>1</sup>:

- Almost 2,600 ownership households need affordable units or financial assistance in 2018 in the *urban area*
  - That number is projected to grow to 2,930 by 2040
- Despite the lower housing prices in the *rural area*, the homeowner's needs are somewhat higher, with more than 2,900 in 2018
  - That number is projected to grow to 3,750 by 2040

