Chapter 9 — Housing

INTRODUCTION

Housing is a basic need. Housing creates neighborhoods and community. Housing is primarily a private system that is influenced by factors beyond those controlled by local government. However, the City does influence housing through its role in education, transportation infrastructure, public safety, community facilities, taxation, and zoning. This chapter of the Comprehensive Plan discusses housing structures and the people who live in them. Related information concerning supply, occupancy, age, and value is included.

RELATIONSHIP TO OTHER PLAN ELEMENTS

History

Historic buildings such as office buildings, stores, schools, warehouse or homes can be modified, where appropriate, for affordable housing and mixed use opportunities.

Communities Services and Infrastructure

Housing is not just an economic or social issue but an environmental one as well. Making housing more energy and resource efficient can make houses more affordable by dramatically lowering lifetime operation and maintenance costs. Also, the amount and location of housing can also directly affect the pressures on public infrastructure such as roads, water and wastewater systems, and utilities.

Economy

A community’s housing policies can have significant impact on economic development efforts. Housing costs should be consistent with prevailing wages, and low levels of housing availability can diminish the ability of local businesses to retain or expand a productive work force.

HOUSING STOCK

Housing Units and Occupancy

Housing units are the building block of a neighborhood. Of the housing units in Staunton, 59.1% are owner-occupied and 40.9% are renter-occupied, with the majority of housing units, 72.2% being single-family units. Over the past twenty years, there has been a small decrease in the number of owner-occupied units and the number of single-family units, while during the same time period the percentage of multi-family units and renter-occupied units have experienced a slight increase.

Table 9-1 - Housing Units and Occupancy - City of Staunton	
Total Housing Units - 2010	11,738 Up 1,311 since 2000 Up 1,735 since 1990
Occupied Units	10,408 Up 732 since 2000 Up 976 since 1990
% Owner Occupied	59.1% Down from 61.4% in 2000 Down from 61.2% in 1990
% Renter Occupied	40.9% Up from 38.6% in 2000 Up from 38.8% in 1990
Vacancy Rate	10.7% Up from 7.2% in 2000 Up from 5.7% in 1990
Persons per Owner-Occupied Unit - 2010	2.25 persons Down from 2.28 in 2000 Down from 2.40 in 1990
Persons per Renter-Occupied Unit	2.01 persons Down from 2.05 in 2000 Down from 2.15 in 1990

Source Data: U.S. Censuses 1990-2010, U.S. Bureau of Census

Table 9-2 - Housing Supply - City of Staunton	
Total Housing Units - 2010	11,738 Up 1,311 units or 12% since 2000
Single-Family Units	7,515 or 72.2% of Total Units Down 161 units since 2000 Down from 73.6% of Total Units in 2000
Multi-family Units	2,852 or 27.4% of Total Units Up 111 units since 2000 Up from 26.3% of Total Units in 2000

Source Data: U.S. Censuses 1990-2010, U.S. Bureau of Census

Figure 9-1 - Total Housing Units - City of Staunton

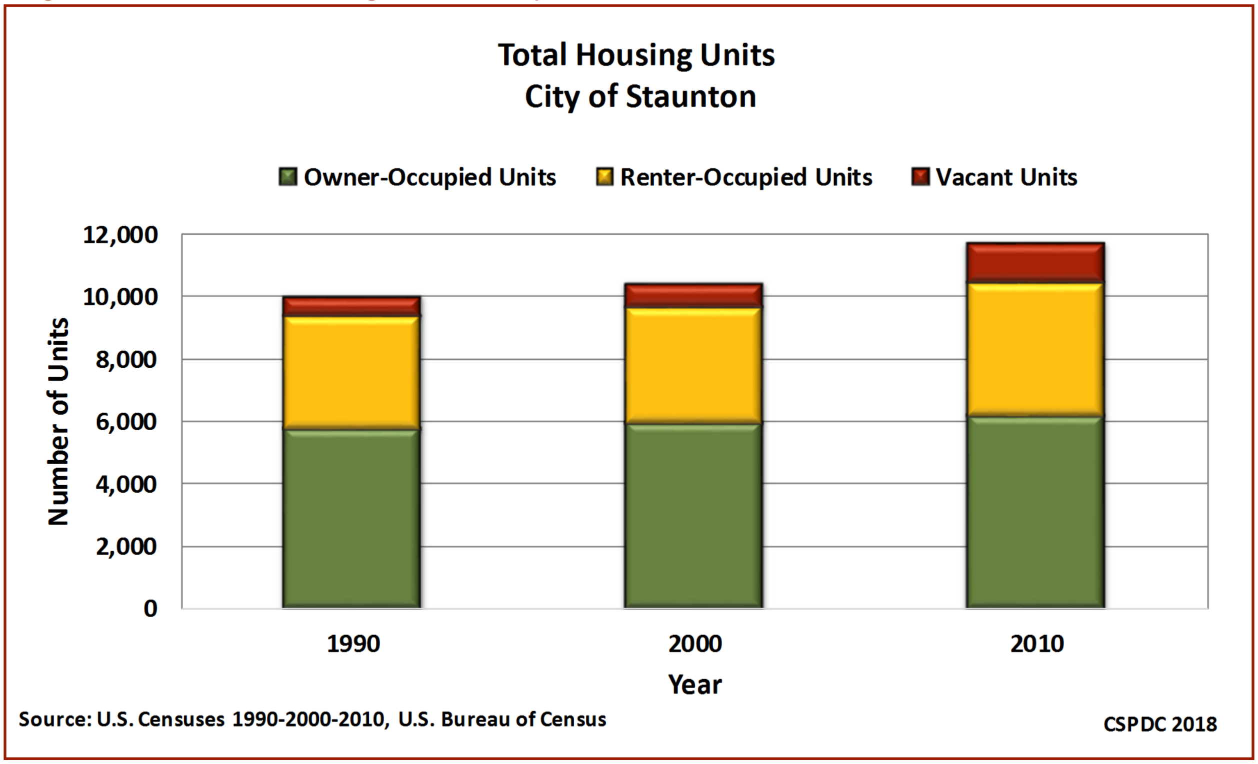
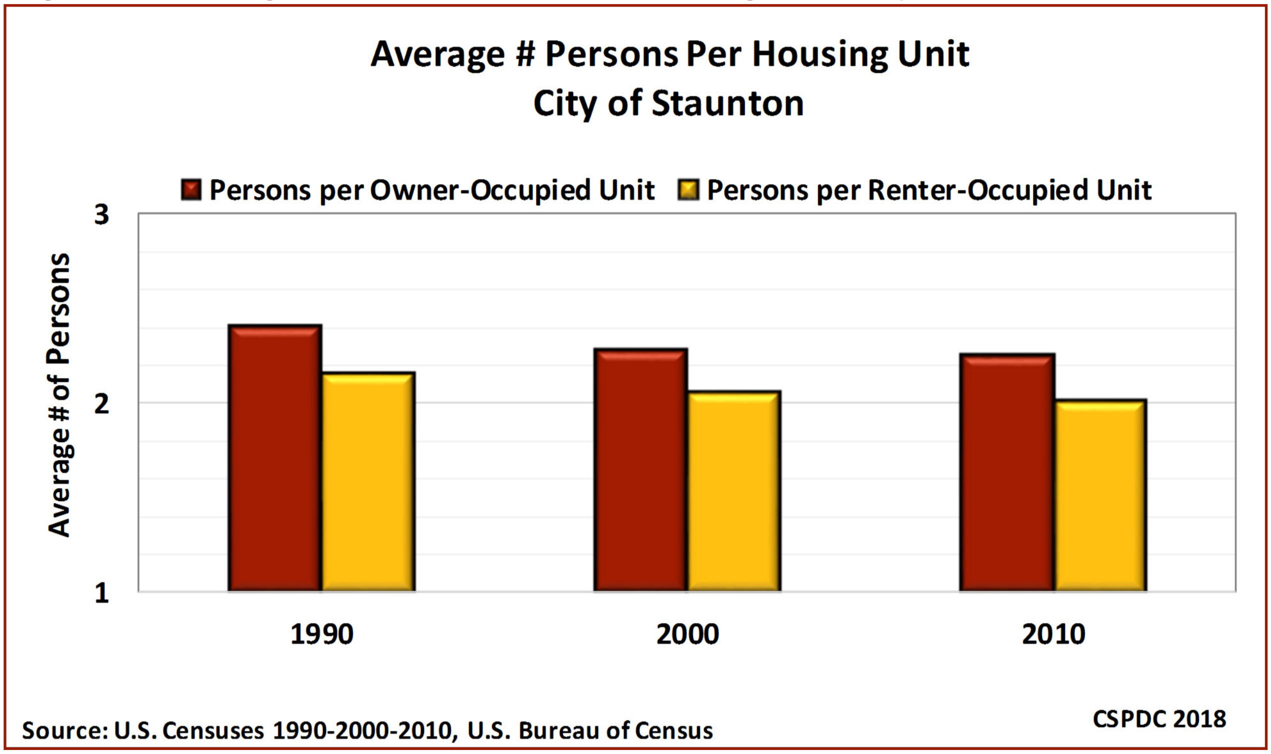
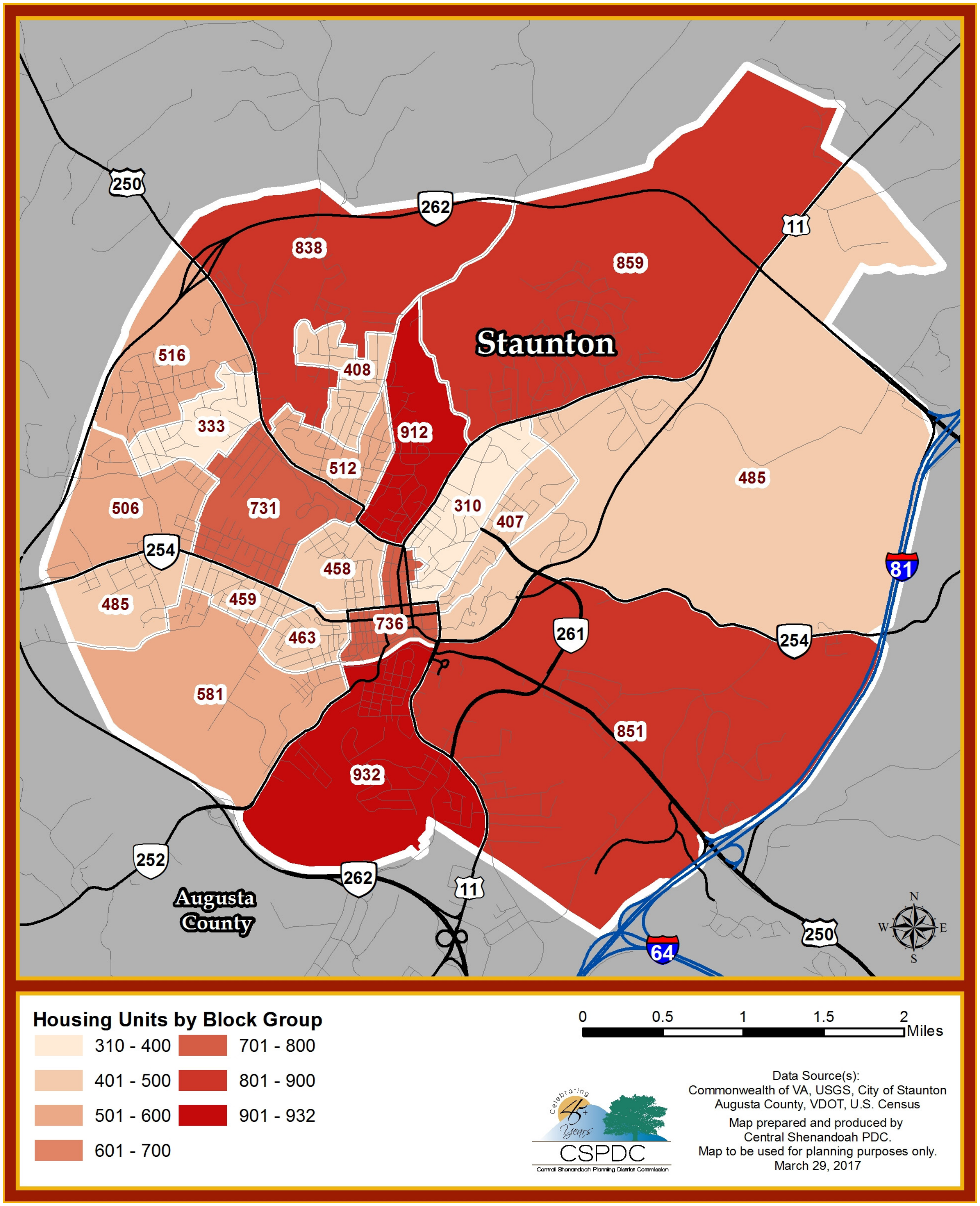


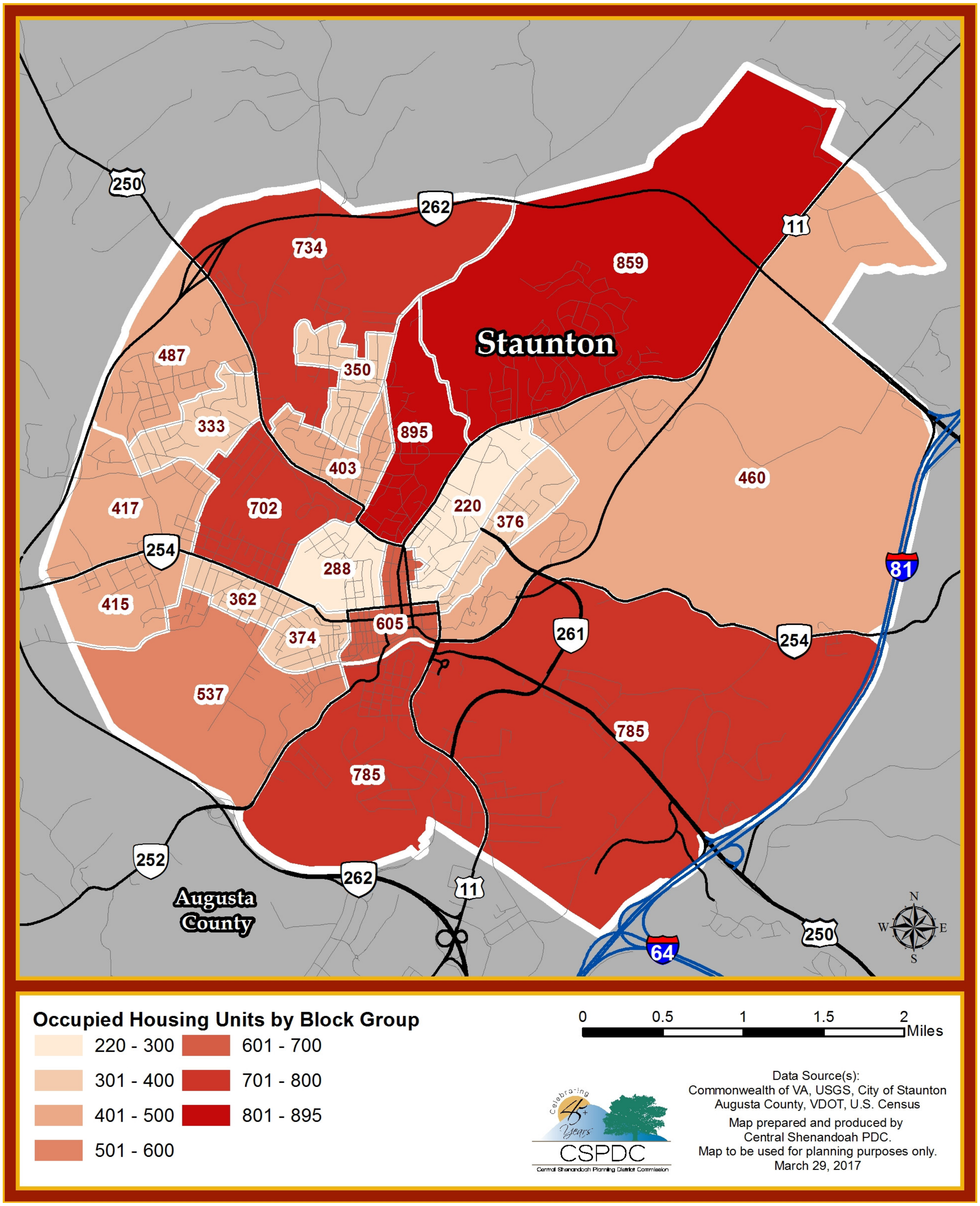
Figure 9-2 - Average Number of Persons Per Housing Unit - City of Staunton



Map 9-1 – Housing Units by Block Group



Map 9-2 - Occupied Housing Units by Block Group



Map 9-3 – Occupancy Status by Block Group

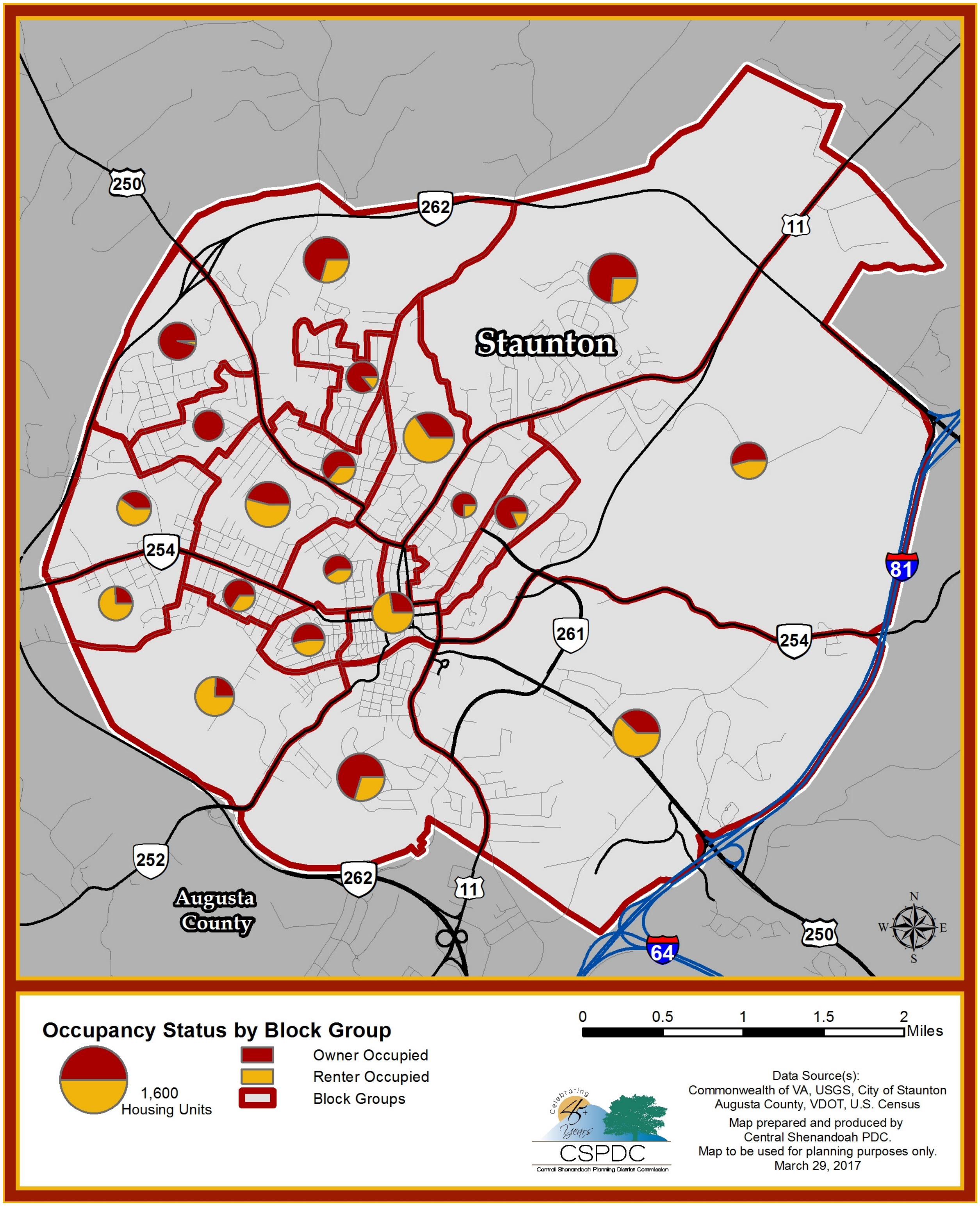


Figure 9-3 - Housing Supply 2000 - City of Staunton

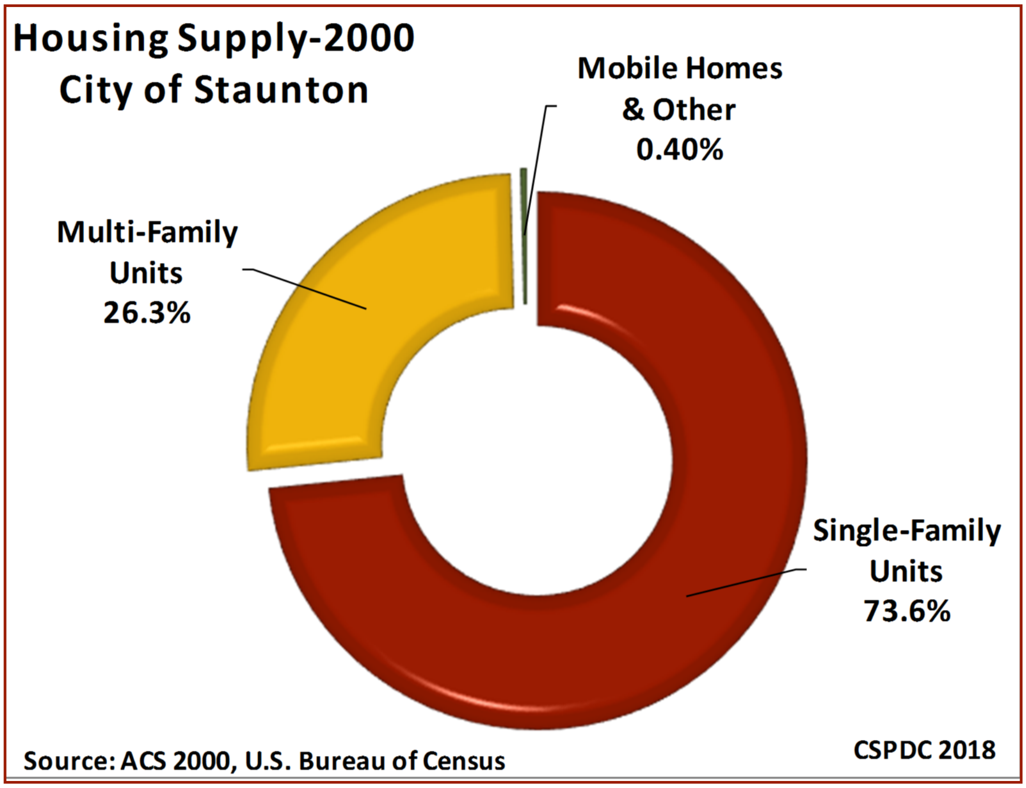
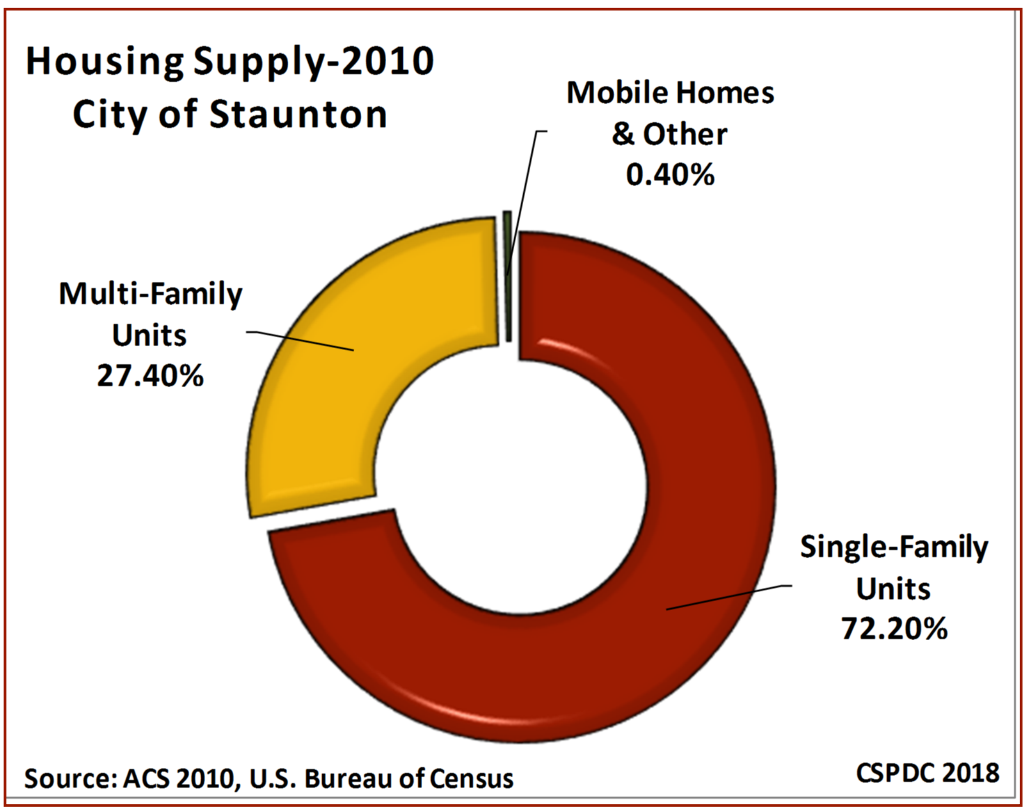


Figure 9-4 - Housing Supply 2010 - City of Staunton



Age of Housing Stock

A large majority of houses in the City, 70.4% were built before 1979. This is similar to the age of housing stock in the City of Waynesboro as well. Over 1/5 of the housing stock in Staunton, 21% was built before 1939. Logically, the oldest housing stock in the City is found in the downtown area. The newest housing exists in large pockets in the southern part of the City. Staunton is identified by its commitment to community revitalization and historic preservation. The City's numerous historic homes are an example of this commitment.

Table 9-3 - Housing Supply - City of Staunton	
Total New Housing Units Authorized 2000 to 2010	1356
Single-Family	691 or 51% of New Housing Units
Multi-Family	665 or 49% of New Housing Units
Age of Housing Stock	
Built 2000 to 2015	13.4%
Built 1980 to 1999	16.2%
Built 1960 to 1979	28.8%
Built 1940 to 1959	20.6%
Built before 1939	21%
Sub-Regional Comparisons	
Built 2000 to 2015	Waynesboro = 10.9% Augusta County = 17.2%
Built 1980 to 1999	Waynesboro = 19.7% Augusta County 35%
Built 1960 to 1979	Waynesboro = 29.9% Augusta County = 22.8%
Built 1940 to 1959	Waynesboro = 24.5% Augusta County = 12.5%
Built before 1939	Waynesboro = 15% Augusta County = 12.5%

Source Data: ACS 2010, U.S. Bureau of Census

Map 9-4 – Median Year Structure Built by Block Group

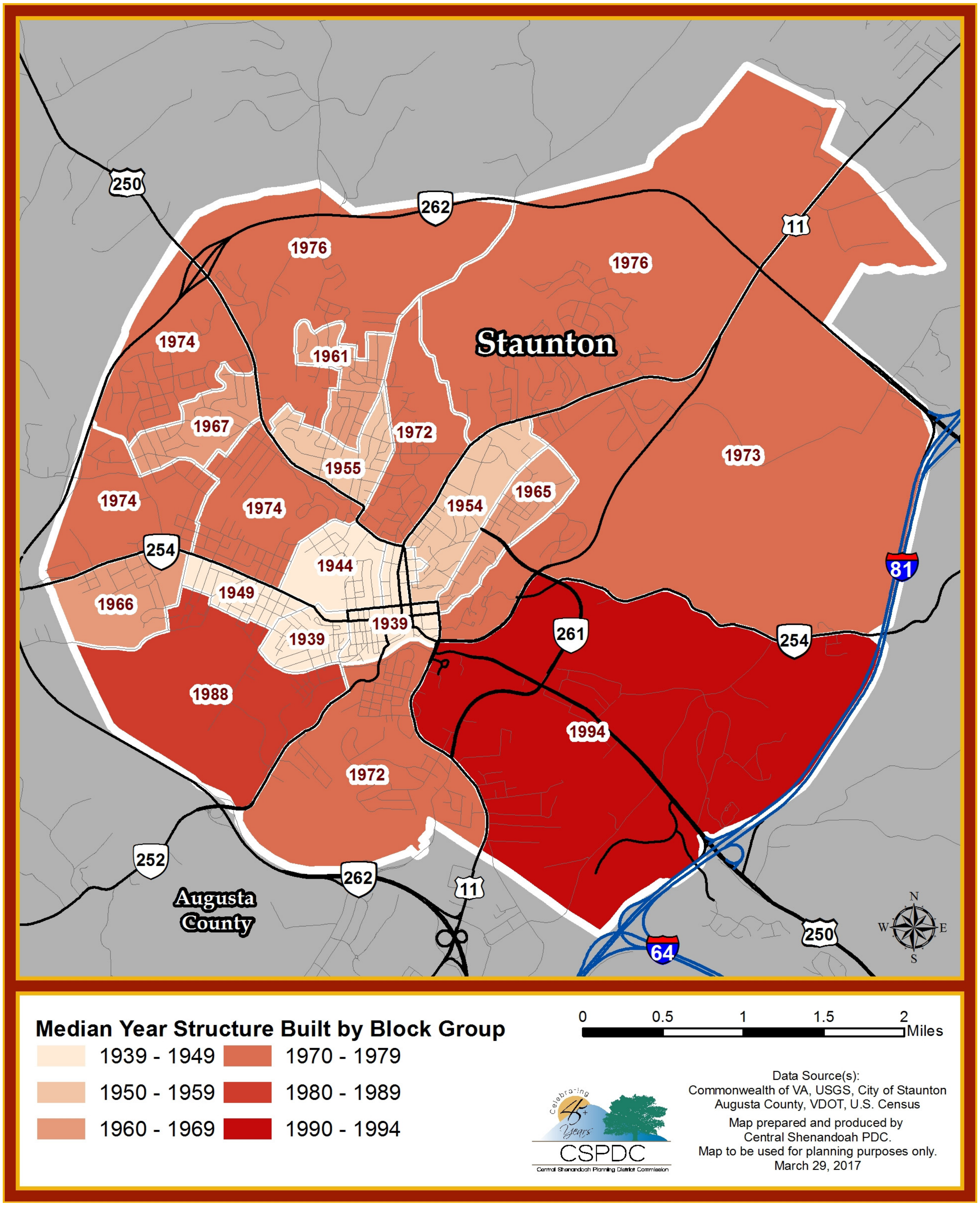


Figure 9-5 - New Housing Units Authorized - City of Staunton

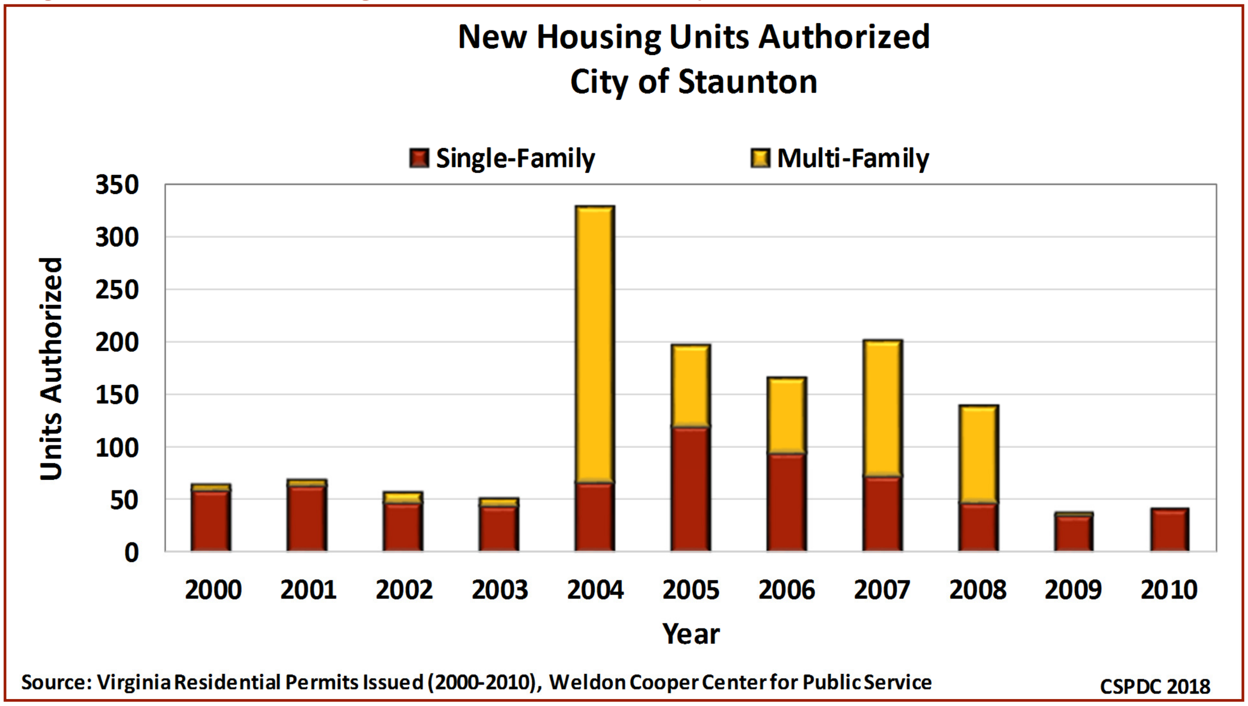


Figure 9-6 - Age of Housing Stock - Years Structures Built - City of Staunton

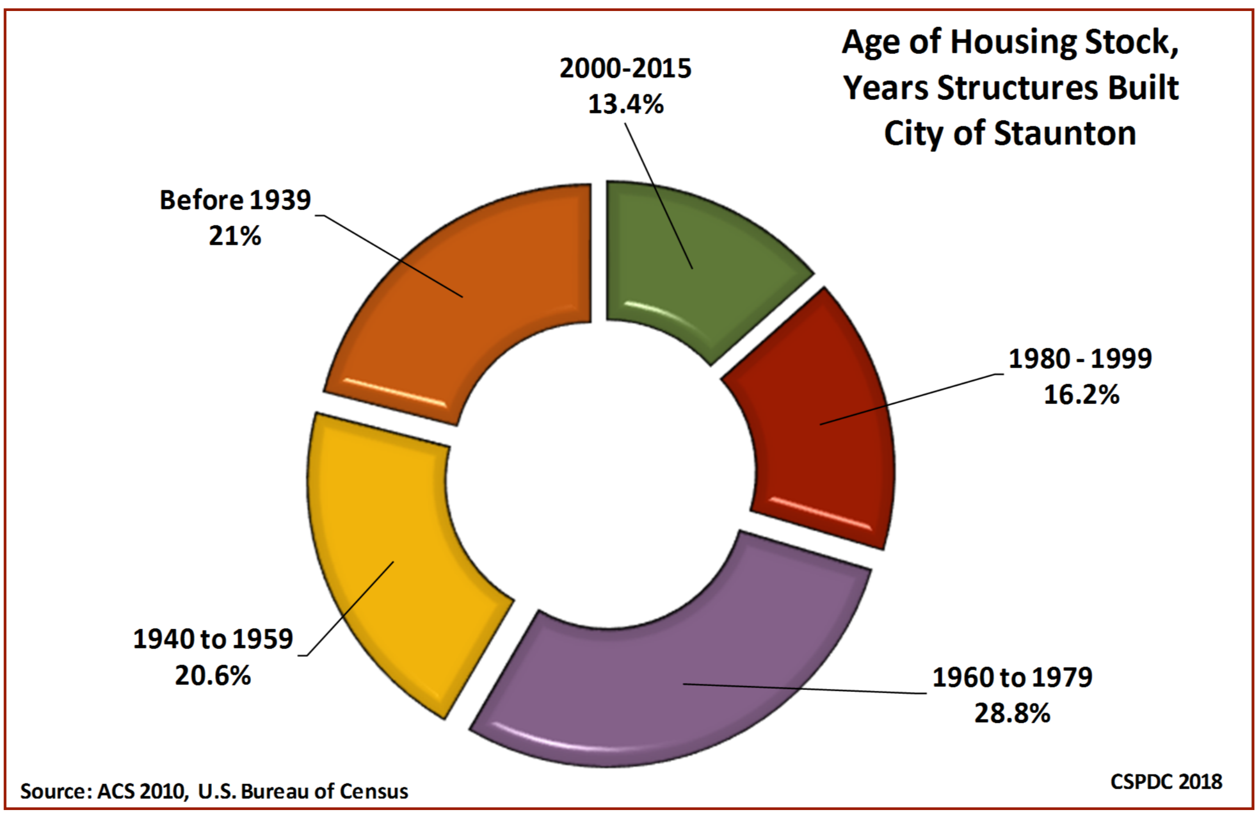


Figure 9-7 - Age of Housing Stock - Years Structures Built - Augusta County

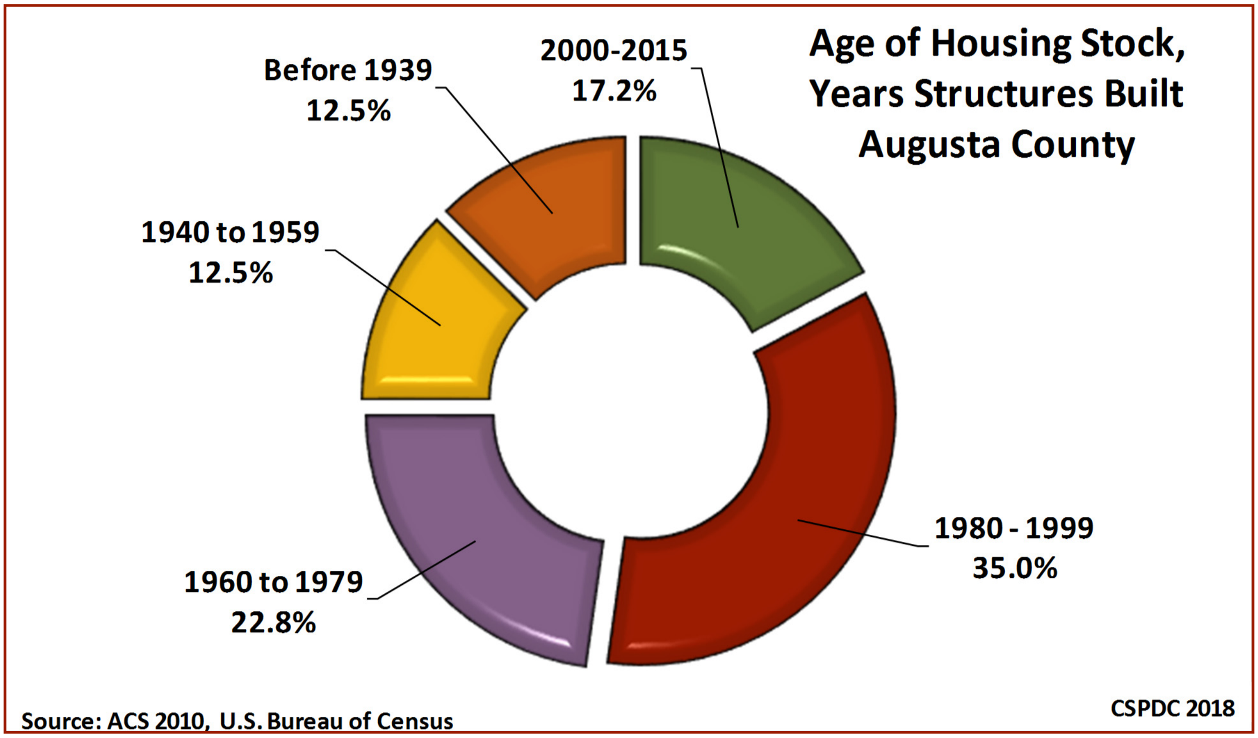
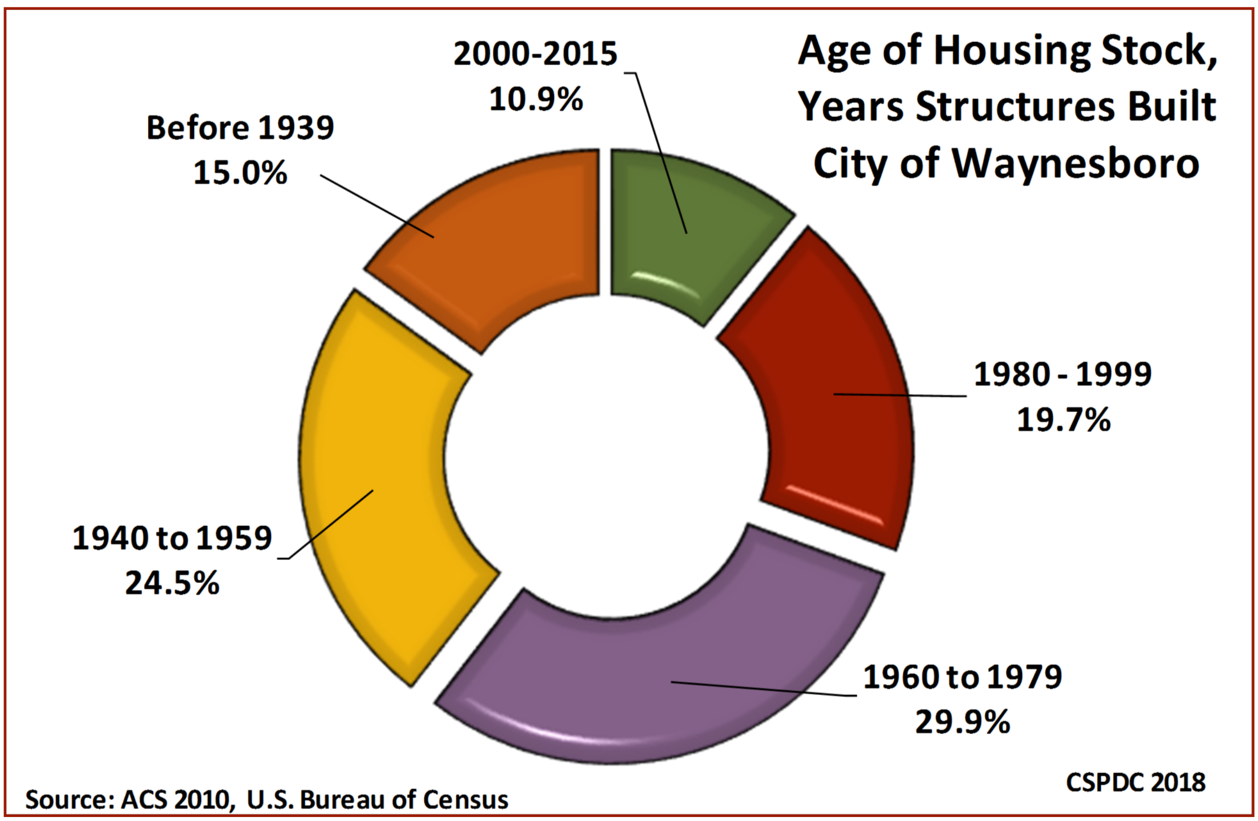


Figure 9- 8 - Age of Housing Stock - Years Structures Built - City of Waynesboro



HOUSING AFFORDABILITY

Owned-Occupied Housing

Housing value is the estimate of how much a property would sell for if it were for sale. Between 2000 and 2010, housing values made a significant increase of 88%. Over the twenty-year period of 1990 until 2010, the increase was even greater at 162%.

Table 9-4—Housing Value

Median Value of Owner-Occupied Housing - 2010	$164,400
Nominal Increase	Up 88% from $87,500 in 2000 Up 162% from $62,700 in 1990
Real Increase After Inflation (Adjusted to 2010 Dollars)	Up 27% from 2000 Up 62% from 1990
Sub-Regional Comparisons - 2010 Median Owner-Occupied Housing	
Waynesboro	$169,700
Augusta County	$187,800
Harrisonburg	$213,400
Rockingham County	$192,900
Largest Change in Median Value	
2000 to 2010	Waynesboro Nominal Increase = Up $80,400 or 90% Real Increase = Up 50% when inflation adjusted (Adjusted to 2010 Dollars)
1990 to 2000	Augusta County Nominal Increase = Up $22,485 or 25% Real Decrease = Down 2% when inflation adjusted (Adjusted to 2010 Dollars)
Smallest Change in Median Value	
2000 to 2010	Augusta County Nominal Increase = Up $76,900 or 69% Real Increase = Up 34% when inflation adjusted (Adjusted to 2010 Dollars)
1990 to 2000	Harrisonburg Nominal Increase = Up $3,895 or 5% Real Decrease = Down 18% when inflation adjusted (Adjusted to 2010 Dollars)

Source Data: ACS 1990, 2000, 2010 U.S. Bureau of Census & CPI-U-RS (Base Period 1977)

Figure 9-9 - Median Dollar Value of Owner-Occupied Housing

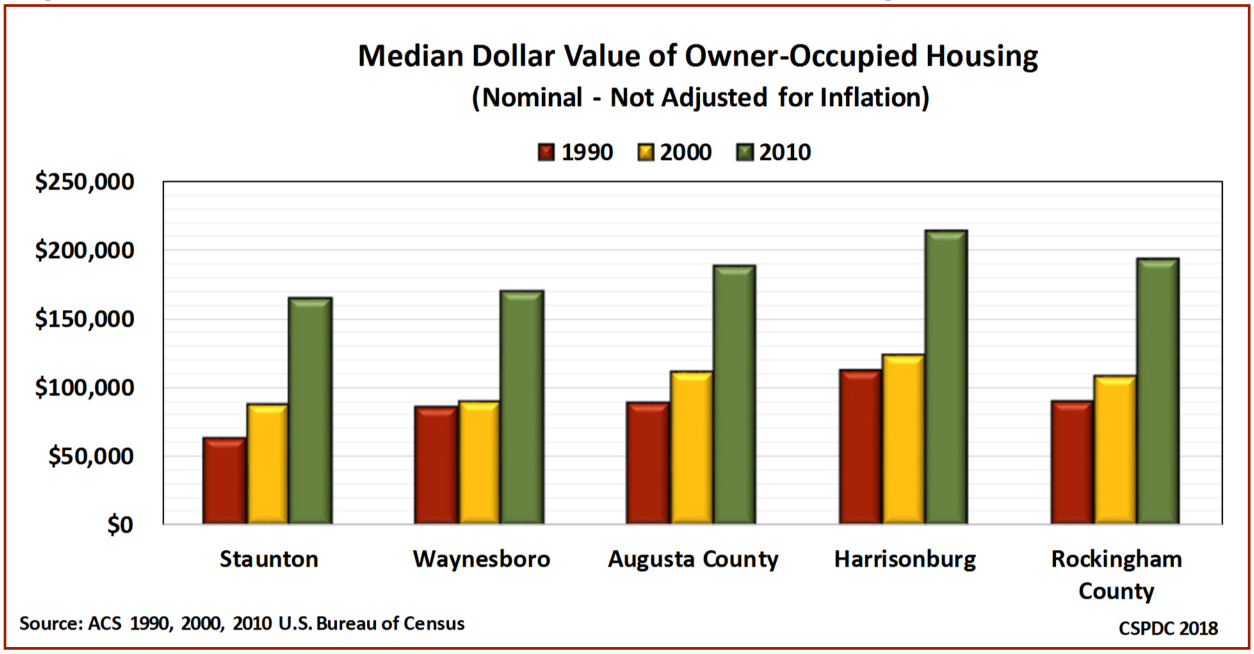
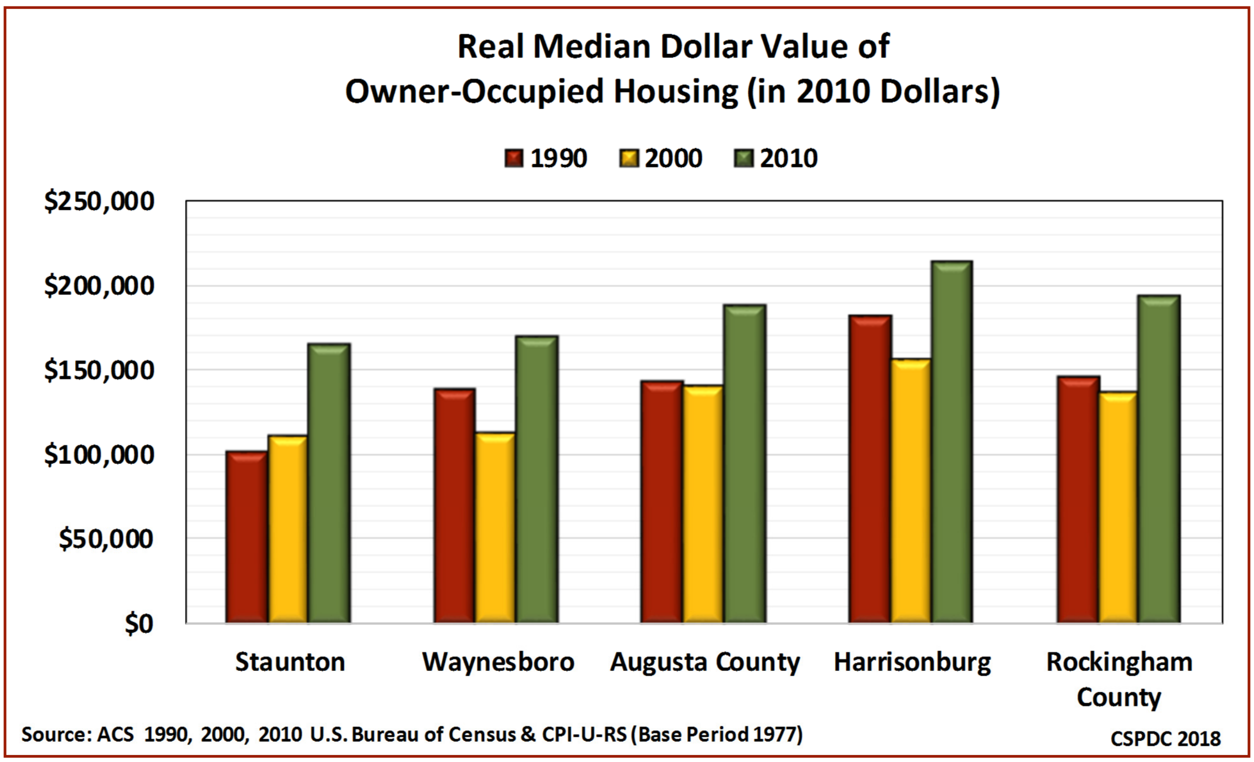
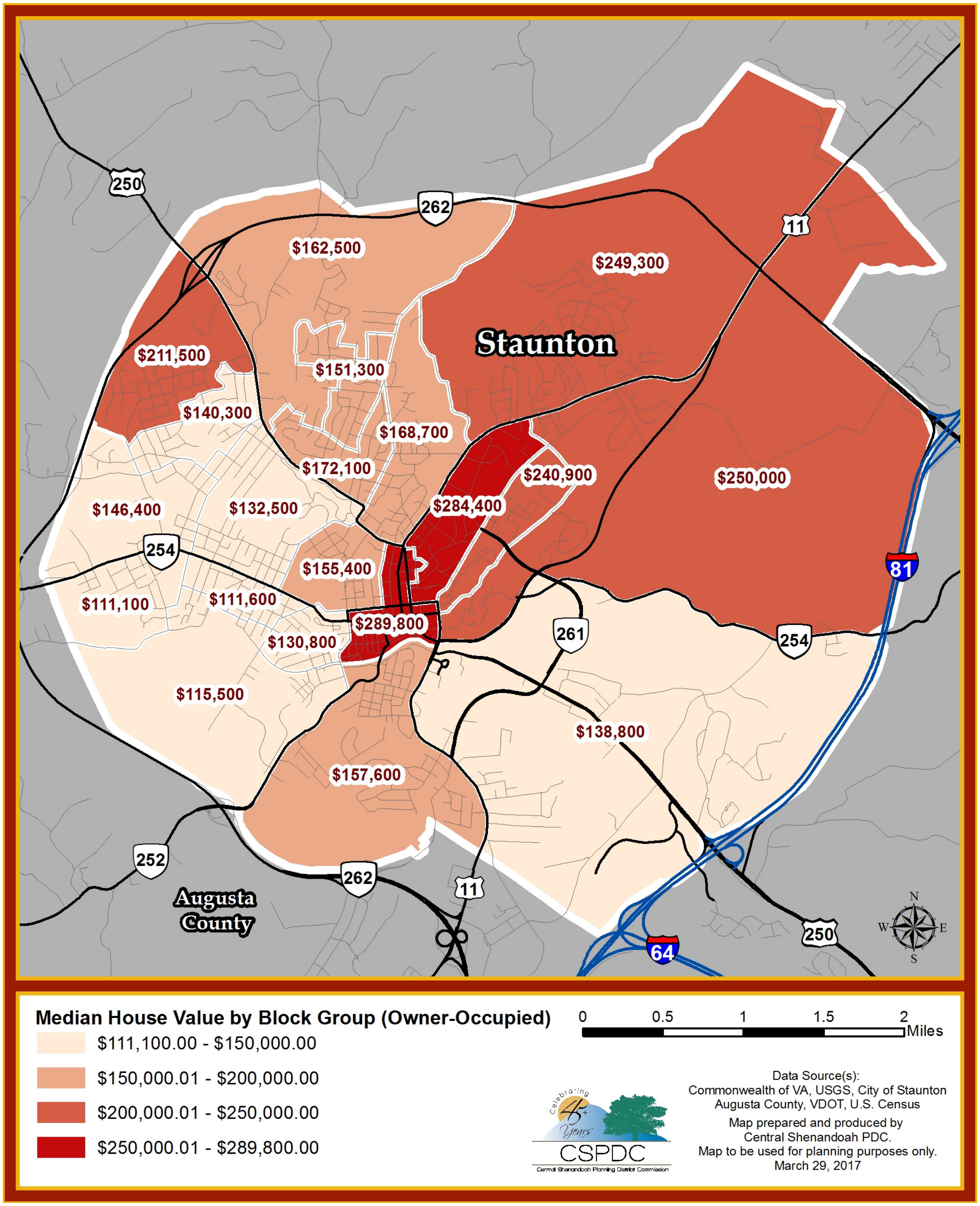


Figure 9-10 - Real Median Dollar Value of Owner-Occupied Housing



Map 9-5 – Median House Value by Block Group (Owner-Occupied)

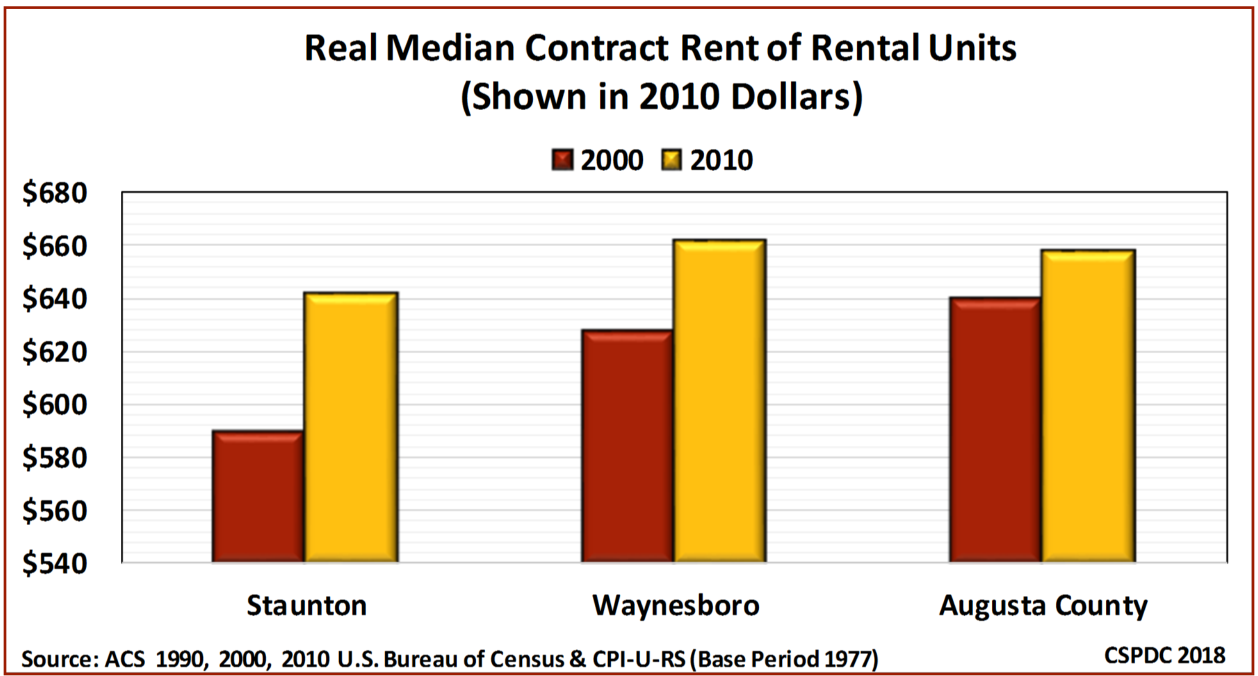


Rental Housing

Table 9-5 - Contract Rents	
Median Contract Rent for Rental Units (2010)	$642
Nominal Increase	Up $176 or 38% from 2000
Real Increase After Inflation (Adjusted to 2000 Dollars)	Up 9% from 2000
Sub-Regional Comparisons Median Contract Rent for Rental Units (2010)	
Waynesboro	$662
Augusta County	$658
Largest Increase in Median Rent– 2000 to 2010	Waynesboro Nominal Increase = Up $166 or 33% Real Increase = Up 5% when inflation adjusted (Adjusted to 2010 Dollars)
Smallest Increase in Median Rent– 2000 to 2010	Augusta County Nominal Increase = Up $152 or 30% Real Increase = Up 3% when inflation adjusted (Adjusted to 2010 Dollars)

Source Data: ACS 1990, 2000, 2010 U.S. Bureau of Census & CPI-U-RS (Base Period 1977)

Figure 9-11 - Real Median Contract Rent of Rental Units



HOUSING DEFINITIONS

Housing Unit: A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with other persons in the structure and which have direct access from the outside of the building or through a common hall.

Occupied Housing Units: A housing unit is occupied if a person or group of persons is living in it at the time of the interview or if the occupants are only temporarily absent, as for example, on vacation. The persons living in the unit must consider it their usual place of residence or have no usual place of residence elsewhere.

Householder: The householder refers to the person (or one of the persons) in whose name the housing unit is owned or rented or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees.

Vacant Housing Units: A housing unit is vacant if no one is living in it at the time of the interview, unless its occupants are only temporarily absent. In addition, a vacant unit may be one which is entirely occupied by persons who have a usual residence elsewhere. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place.

Year Structure Built: Refers to the date the original construction of the structure was completed, and not to any later remodeling, addition, or conversion.

SUMMARY OF TRENDS

This housing analysis has identified the following trends:

- The City of Staunton experienced a modest increase of housing units from 2000—2010.
- Homeownership has seen a slight decline while renter-occupied housing has made a slight increase.
- Single-family housing units comprise the majority of housing stock in the City of Staunton.
- The vast majority of Staunton's housing stock is approximately 40 years old or older. 70.4% of the housing stock was built before 1979.
- Housing values have experienced dramatic increases from 2000—2010.