

CENTRAL SHENANDOAH
PLANNING DISTRICT COMMISSION

2021 Regional Housing Assessment

An overview of housing trends in the CSPDC region.



Table of Contents

01 Household Characteristics

02 Housing Supply

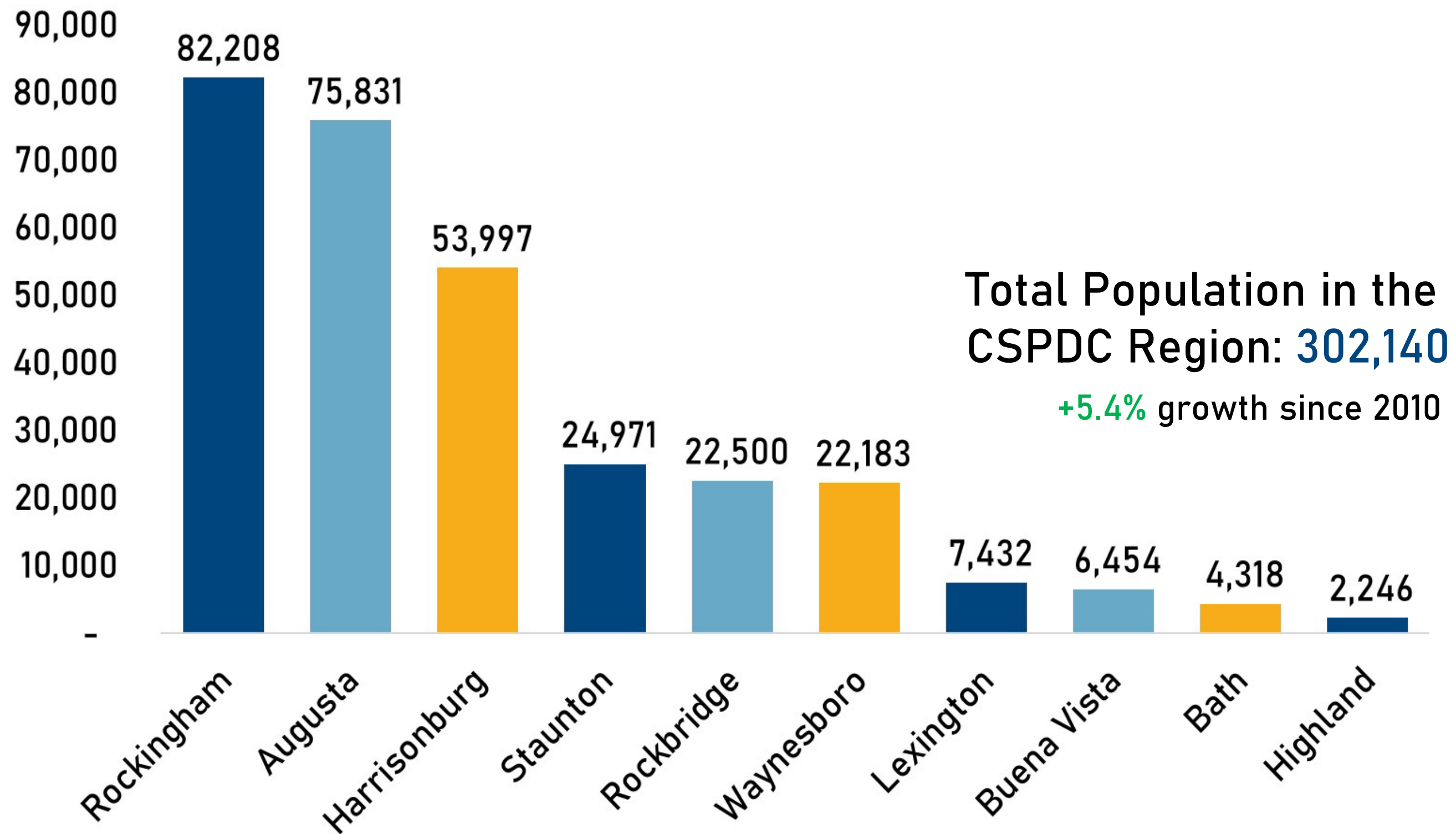
03 Housing Affordability

04 Census 2020

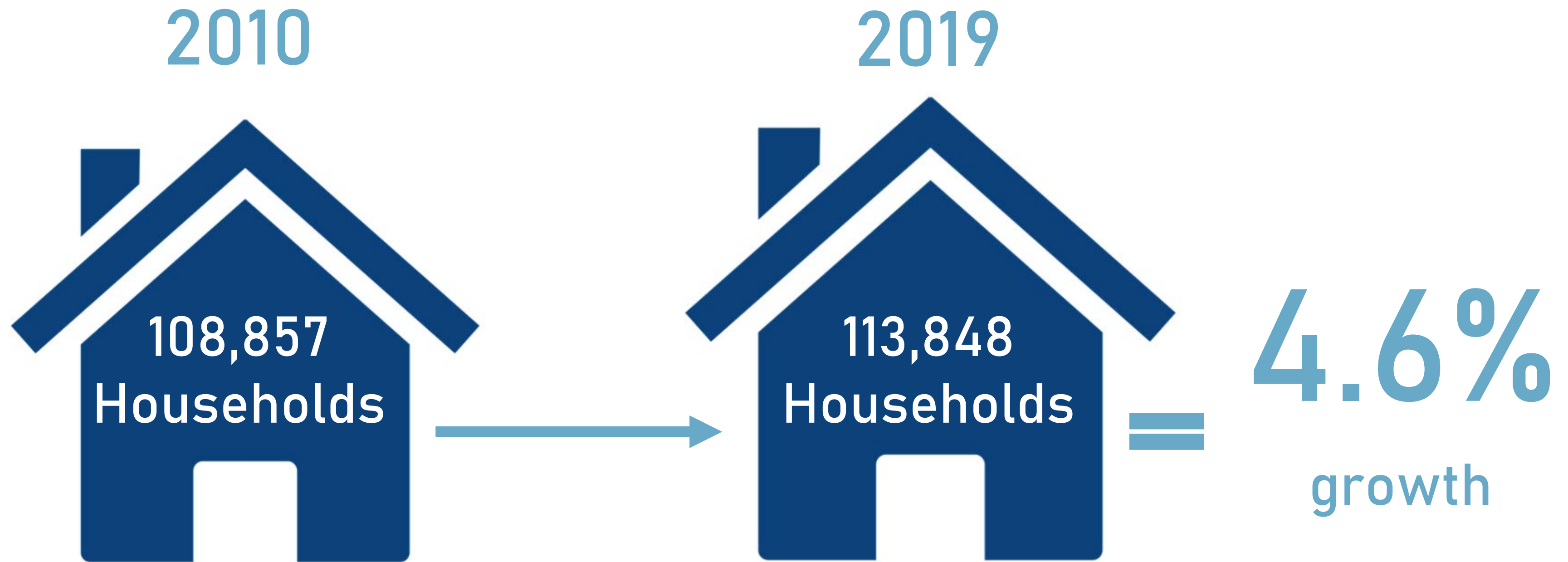
05 Key Takeaways

Household Characteristics

Population in the CSPDC Region (2019)



Source: Weldon Cooper Center, Virginia Population Estimates (2019)



Source: U.S. Census Bureau, ACS 5-Year Estimates (2010-2019)

Household Growth since 2010 in the CSDPC Region

	2010 Households	2019 Households	Growth/Decline since 2010	
			#	%
Augusta County	27,909	29,539	1,630	5.8
Bath County	2,025	1,801	-224	-11.1
Highland County	1,130	1,078	-52	-4.6
Rockbridge County	9,372	9,248	-124	-1.3
Rockingham County	29,701	30,994	1,293	4.4
Buena Vista	2,693	2,517	-176	-6.5
Harrisonburg	14,965	16,723	1,758	11.7
Lexington	2,108	2,158	50	2.4
Staunton	10,408	10,597	189	1.8
Waynesboro	8,546	9,193	647	7.6
CSPDC	108,857	113,848	4,991	4.6

Source: U.S. Census Bureau, ACS 5-Year Estimates (2010-2019)

Population and Household Growth since 2010 in the CSPDC Region

	Population Growth/Decline since 2010	Household Growth/Decline since 2010
	%	
Augusta County	2.8	5.8
Bath County	-8.7	-11.1
Highland County	-3.2	-4.6
Rockbridge County	0.9	-1.3
Rockingham County	7.7	4.4
Buena Vista	-2.9	-6.5
Harrisonburg	10.4	11.7
Lexington	5.5	2.4
Staunton	5.2	1.8
Waynesboro	5.6	7.6
CSPDC	5.4	4.6

Source: Weldon Cooper Center, Virginia Population Estimates (2019) U.S. Census Bureau, ACS 5-Year Estimates (2010-2019)

Housing Supply

Housing Unit Growth since 2010 in the CSPDC Region

	2010 Housing Units	2019 Housing Units	Growth/Decline since 2010	
			#	%
Augusta County	30,768	32,541	1,773	5.8
Bath County	3,113	3,379	266	8.5
Highland County	1,940	2,006	66	3.4
Rockbridge County	11,003	11,441	438	4.0
Rockingham County	32,796	35,504	2,708	8.3
Buena Vista	2,906	2,866	-40	-1.4
Harrisonburg	16,502	18,261	1,759	10.7
Lexington	2,302	2,447	145	6.3
Staunton	11,530	11,824	294	2.5
Waynesboro	9,631	10,023	392	4.1
CSPDC	122,491	130,292	7,801	6.4

Source: Weldon Cooper Center, Virginia Population Estimates (2019) U.S. Census Bureau, ACS 5-Year Estimates (2010-2019)

Population and Housing Unit Growth since 2010 in the CSPDC Region

	Population Growth since 2010	Housing Unit Growth since 2010
	%	
Augusta County	2.8	5.8
Bath County	-8.7	8.5
Highland County	-3.2	3.4
Rockbridge County	0.9	4.0
Rockingham County	7.7	8.3
Buena Vista	-2.9	-1.4
Harrisonburg	10.4	10.7
Lexington	5.5	6.3
Staunton	5.2	2.5
Waynesboro	5.6	4.1
CSPDC	5.4	6.4

Source: Weldon Cooper Center, Virginia Population Estimates (2019) U.S. Census Bureau, ACS 5-Year Estimates (2010-2019)

2010



924 Building
Permits

72.7% Single Family

2019



1,124 Building
Permits

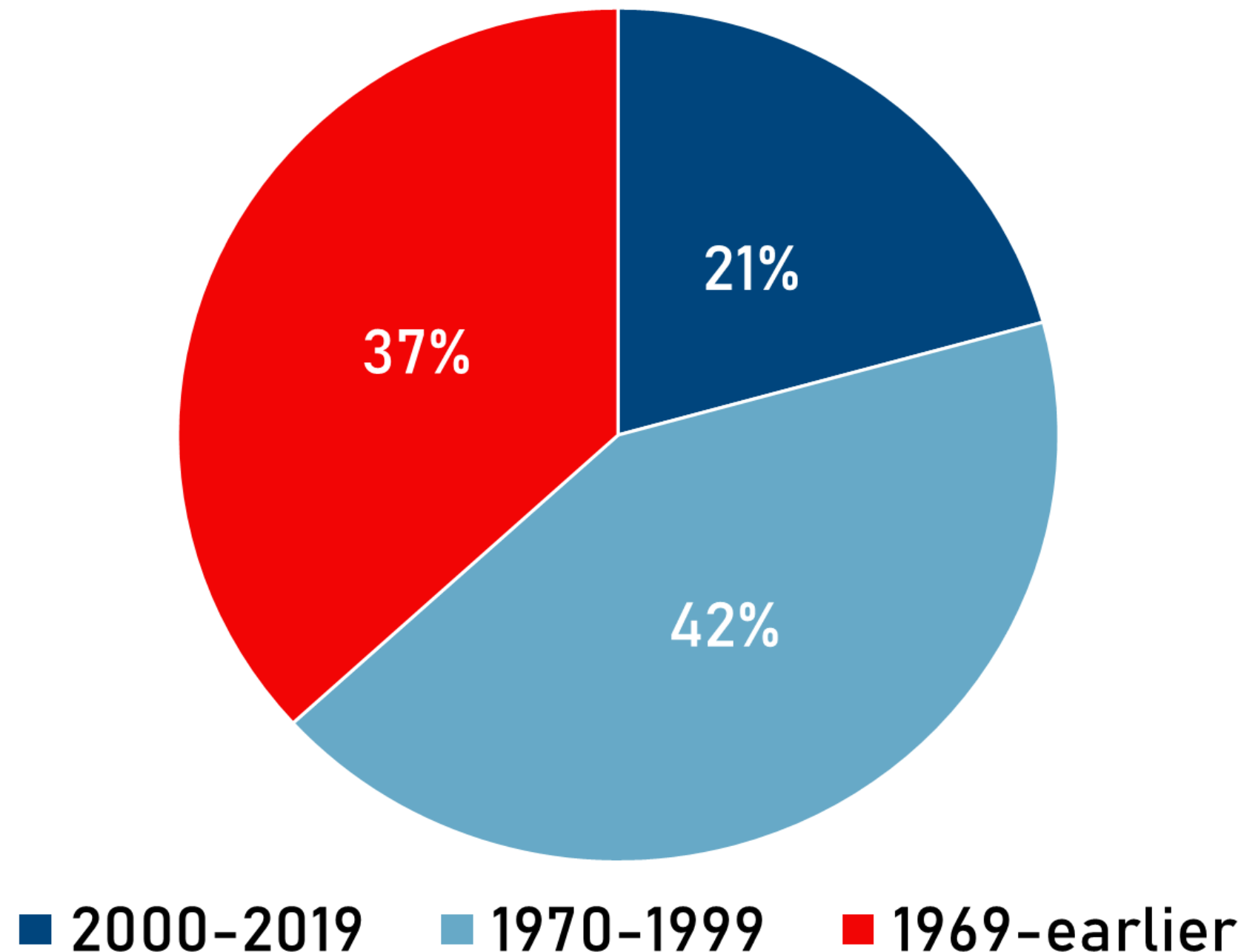
68.1% Single Family

=

21.6%
growth

Source: Weldon Cooper Center for Public Service; Building Permit Data

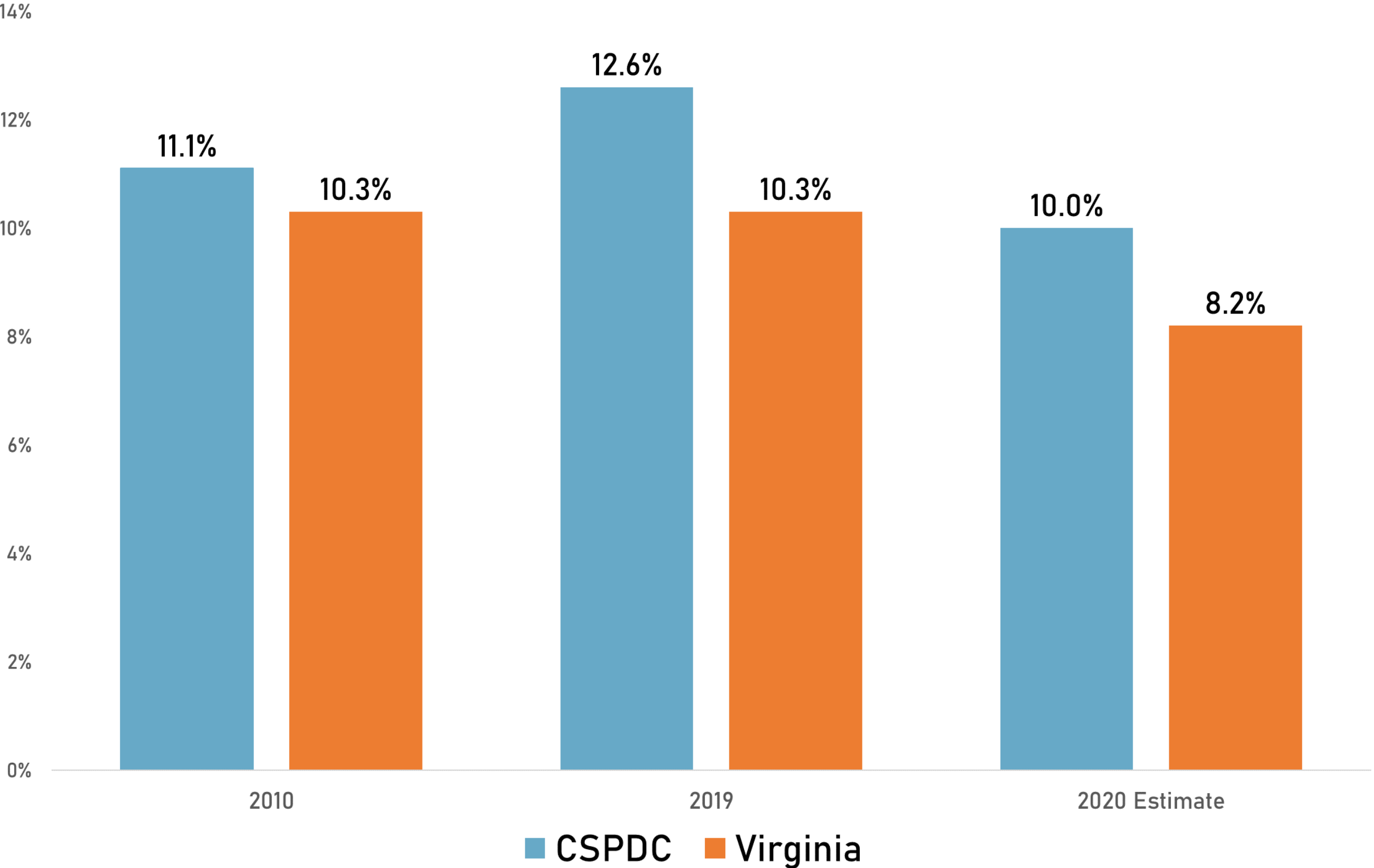
Average Age of Housing Stock in CSPDC Region (2019)



Source: U.S. Census Bureau, ACS 5-Year
Estimates (2019)

- Median age of homes in the region: 1970-1979
- Rockingham County and Harrisonburg have the newest housing stock (24.3% of homes built 2000 or later)
- Bath & Highland Counties have the oldest housing stock (24.7% of homes built 1939 or earlier)

Vacancy Rate in the CSPDC Region



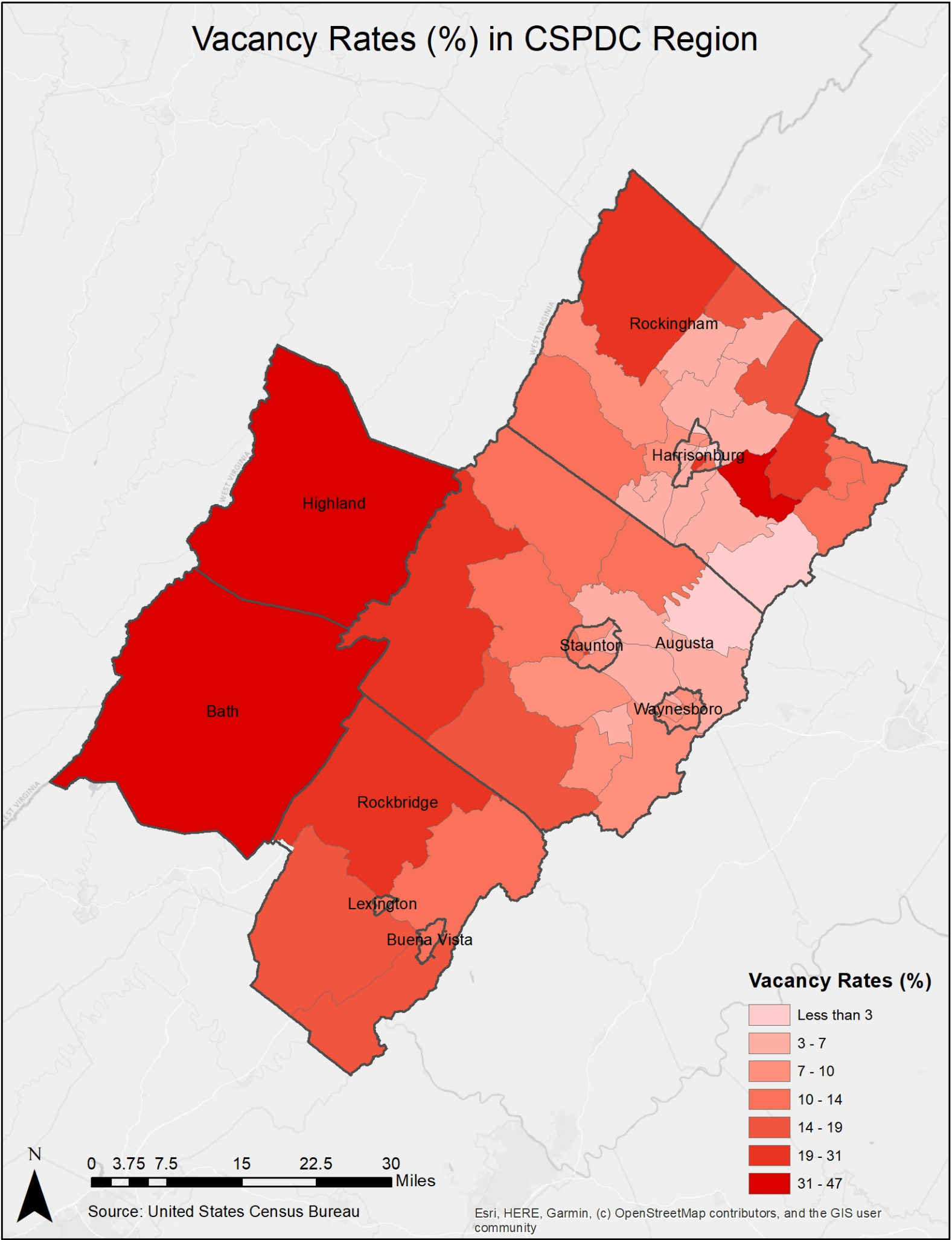
Source: U.S. Census Bureau, ACS 5-Year Estimates (2010-2019);
2020 Decennial Census



Occupancy Status (2019) in the CSPDC Region

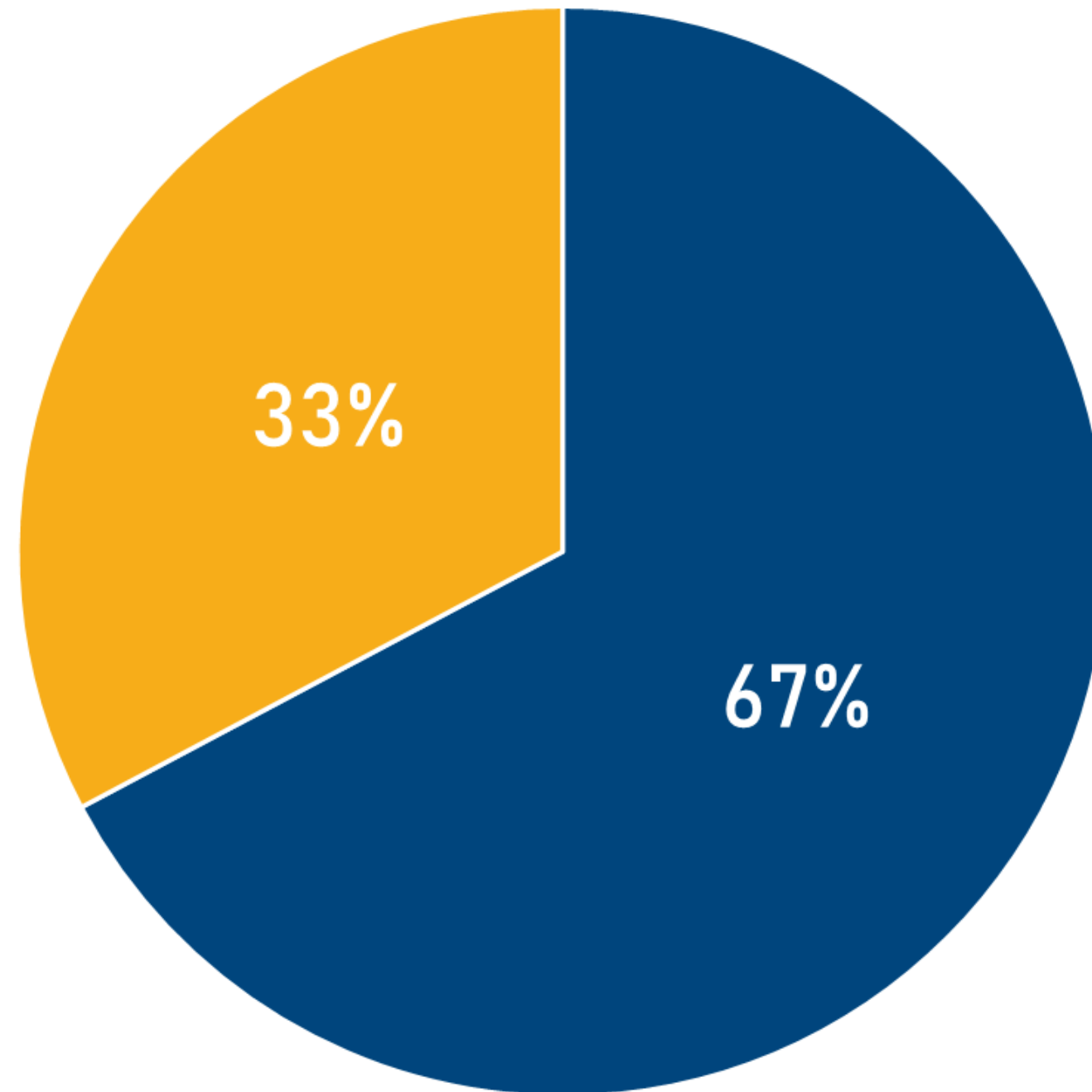
	2019 Occupied		2019 Vacant	
	#	%	#	%
Augusta County	29,539	90.8	3,002	9.2
Bath County*	1,801	53.3	1,578	46.7
Highland County*	1,078	53.7	928	46.3
Rockbridge County	9,248	80.8	2,193	19.2
Rockingham County	30,994	87.3	4,510	12.7
Buena Vista	2,517	87.8	349	12.2
Harrisonburg	16,723	91.6	1,538	8.4
Lexington	2,158	88.2	289	11.8
Staunton	10,597	89.6	1,227	10.4
Waynesboro	9,193	91.7	830	8.3
CSPDC	113,848	87.4	16,444	12.6

Source: U.S. Census Bureau, ACS 5-Year Estimates (2019)



Source: U.S. Census Bureau,
ACS 5-Year Estimates (2019)

Owner Occupied vs. Renter Occupied Units in the CSPDC Region (2019)



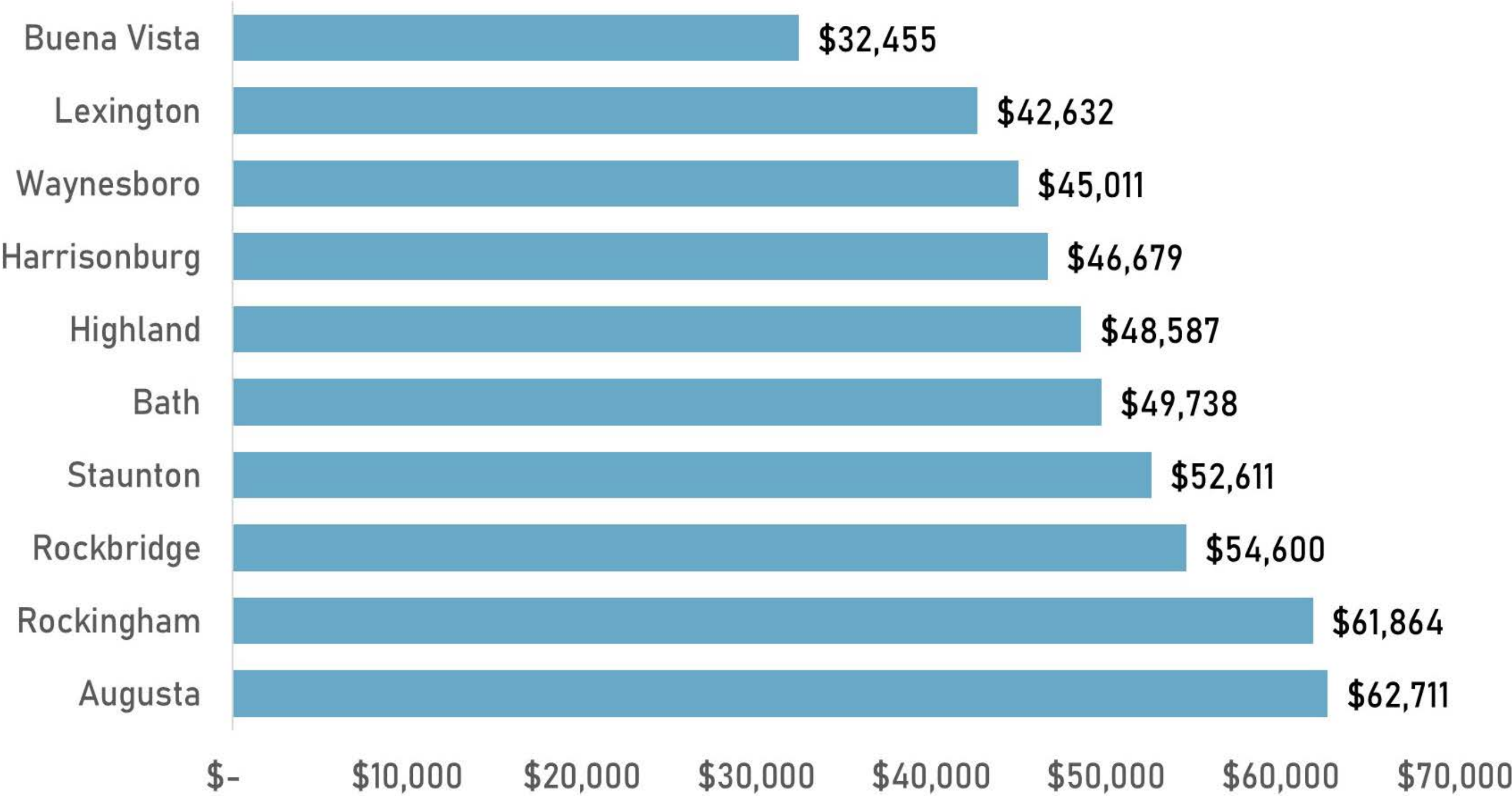
■ Owner Occupied ■ Renter Occupied

Source: U.S. Census Bureau,
ACS 5-Year Estimates (2019)

- On par with the state (66% owner, 34% renter)
- Highland County has the highest rate of homeownership (82.2%)
- Harrisonburg has the lowest rate of homeownership (39.6%)

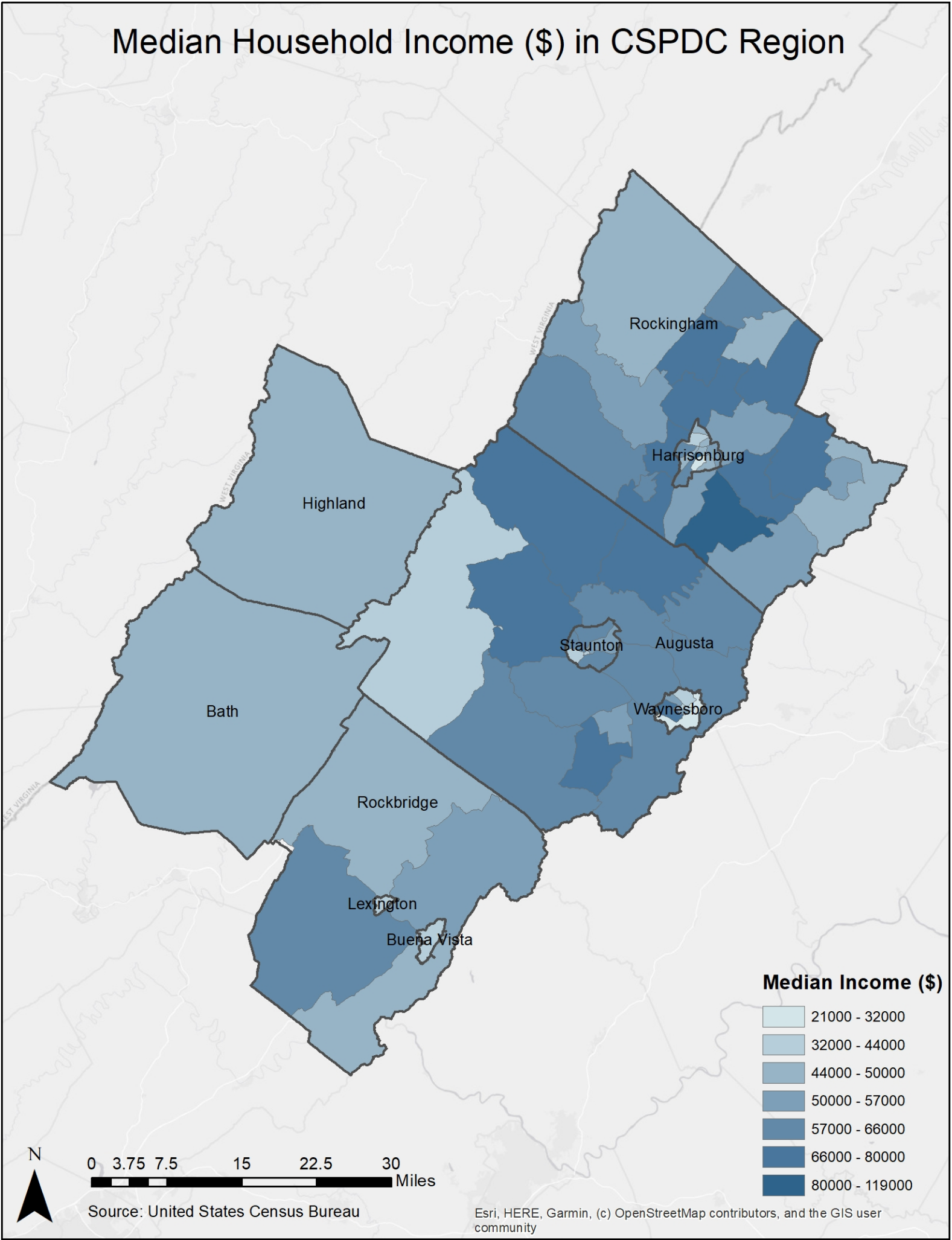
Housing Affordability

Median Household Income in the CSPDC Region



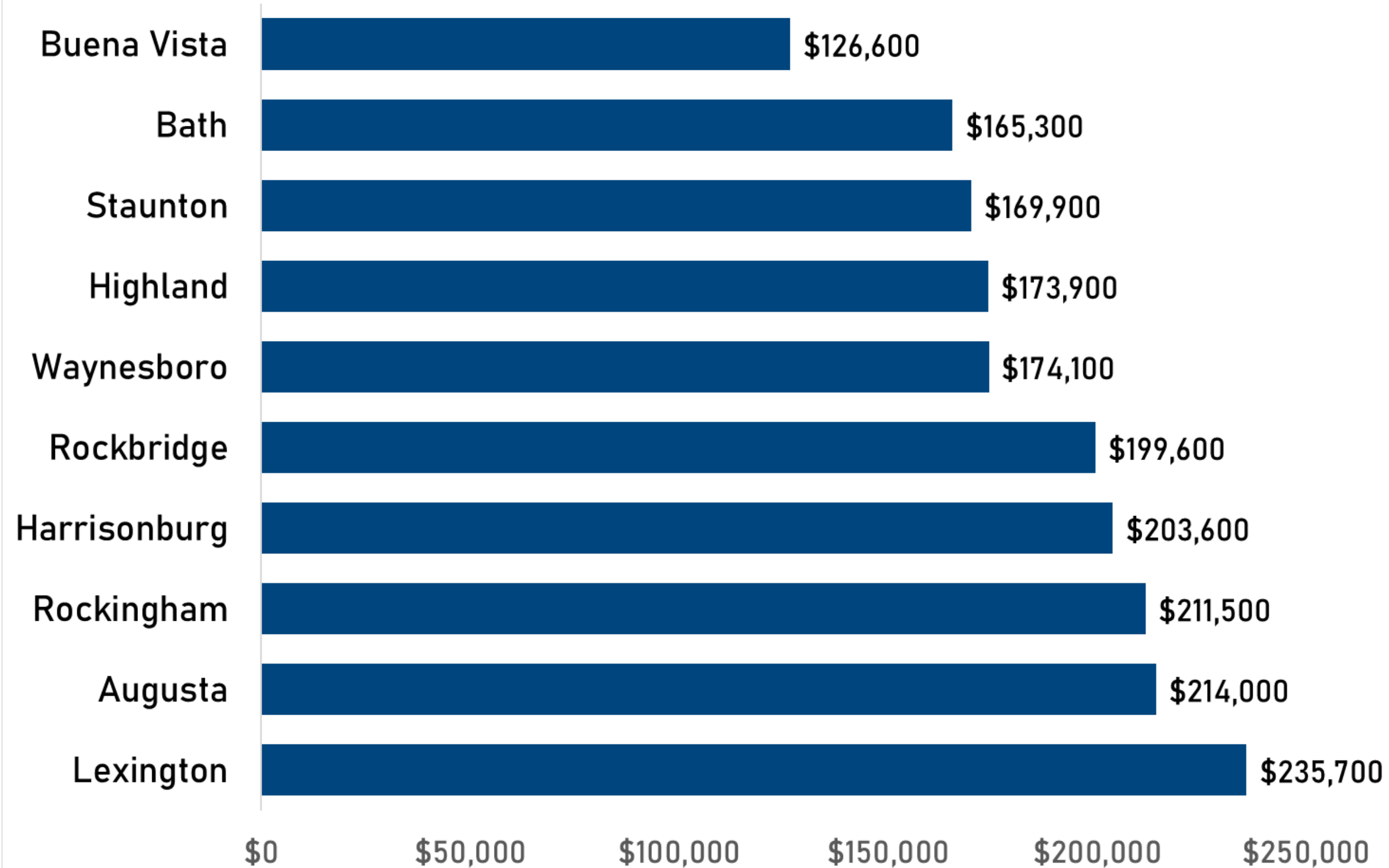
Source: U.S. Census Bureau, ACS 5-Year Estimates (2019)



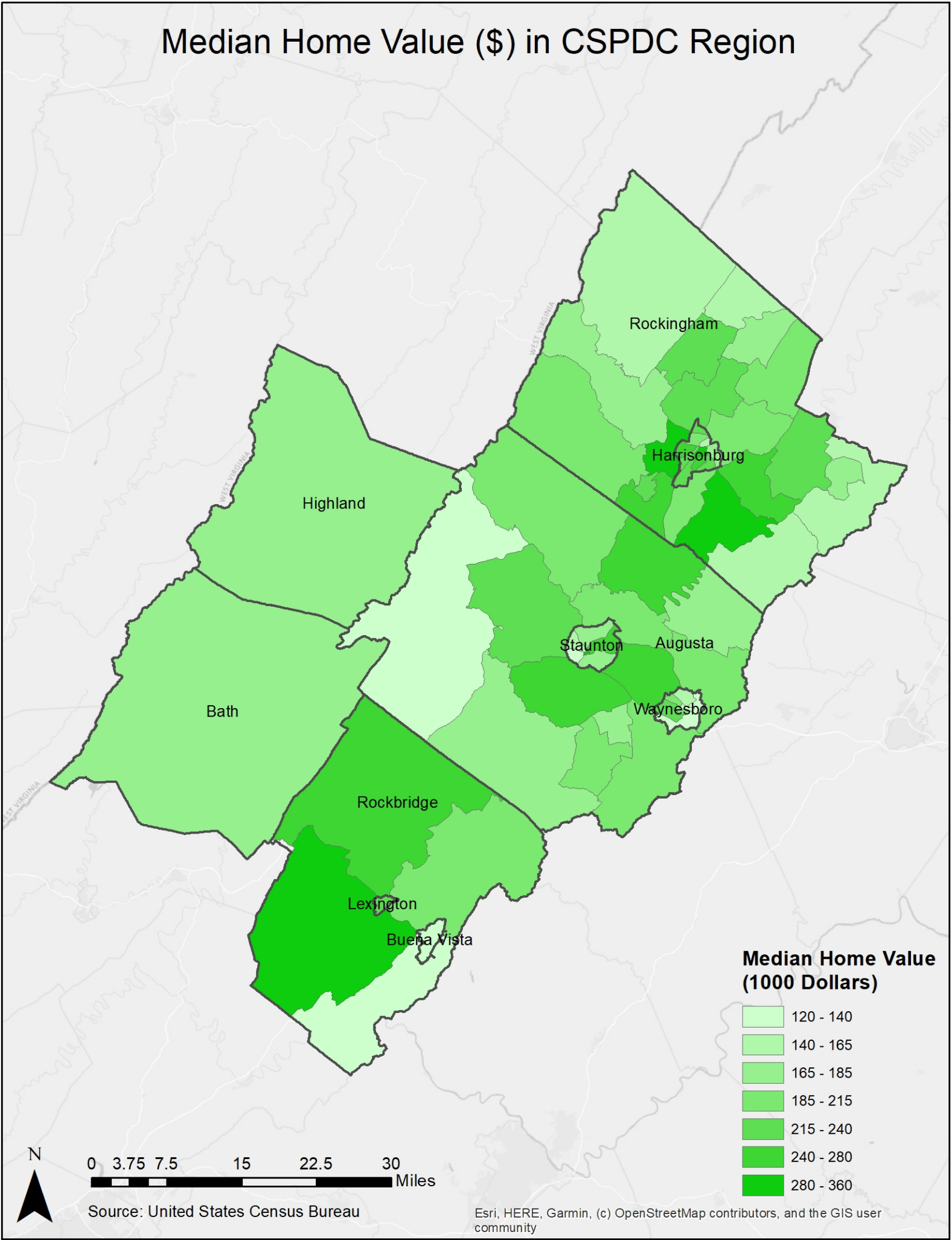


Source: U.S. Census Bureau,
ACS 5-Year Estimates (2019)

Median Home Value (2019)



Source: U.S. Census Bureau, ACS 5-Year Estimates (2019)



Source: U.S. Census Bureau,
ACS 5-Year Estimates (2019)



20.1%

of homeowners in the CSPDC region are cost-burdened
(spending at least 30% of income on housing costs)

Source: U.S. Census Bureau, ACS 5-Year Estimates (2010 & 2019)

42.3%

of renters in the CSPDC region are cost-burdened

Source: U.S. Census Bureau, ACS 5-Year Estimates (2010 & 2019)

Housing Affordability Index at 60% AMI in the CSPDC Region (2020)

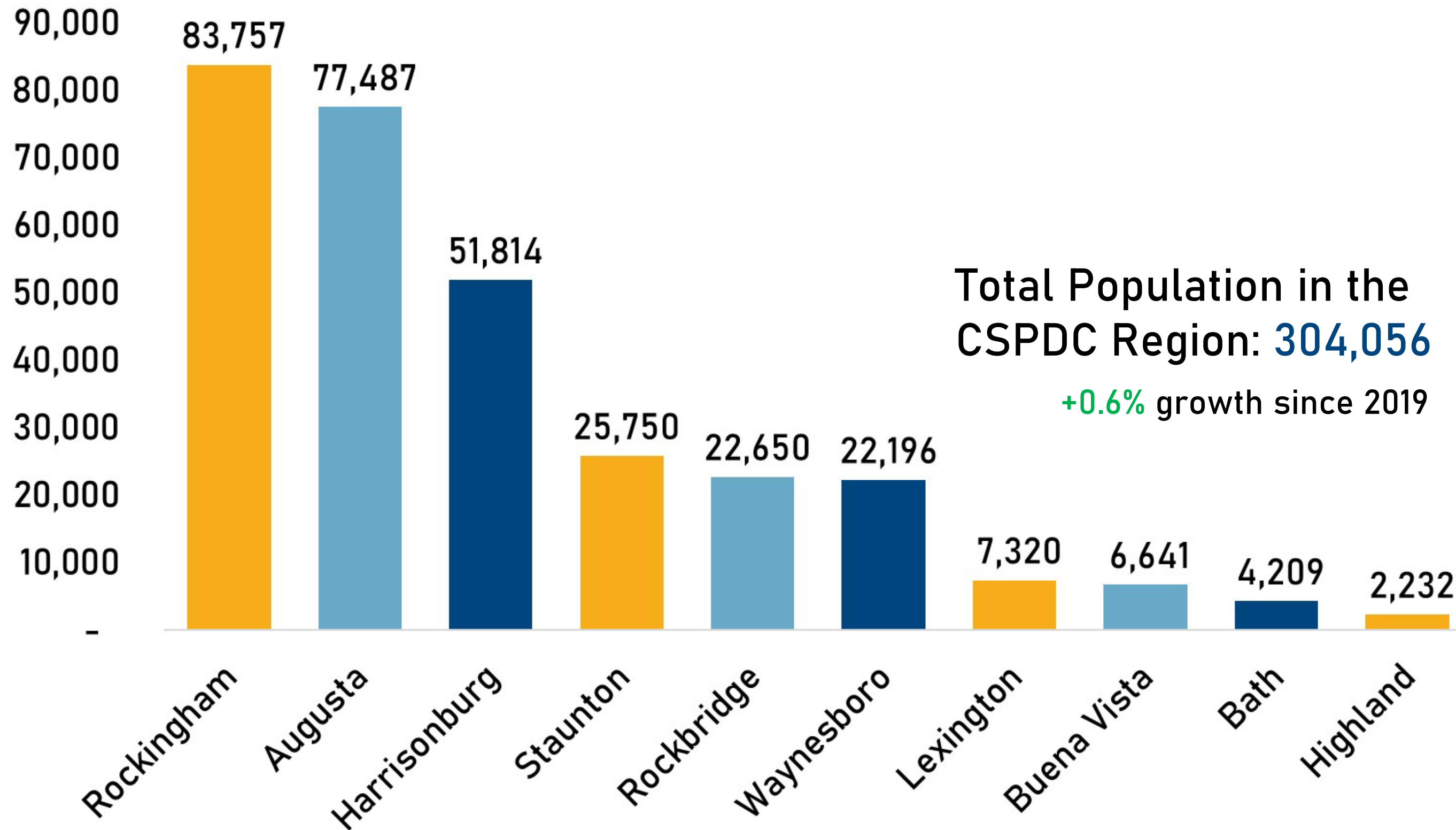
Bath County	25.8%
Highland County	29.5%
Rockingham County	33.8%
Staunton	36.5%
Augusta County	38.4%
Harrisonburg	43.2%
Waynesboro	45.6%
Buena Vista	46.3%
Rockbridge	47.7%
Lexington	60.1%
Virginia	39.1%

Source: Housing Forward, Housing Affordability Index (2020)

What does the 2020 Census tell us?

- Full data release in 2022
- Use of differential privacy
- Impact of the pandemic

Population in the CSPDC Region (2020)



Source: Weldon Cooper Center, Virginia Population Estimates (2020)

Residential vacancy is down

-2.6%

since 2019

Source: U.S. Census Bureau, Decennial Census 2020 Estimates

Our region saw a net growth of

+8,597

units since 2010

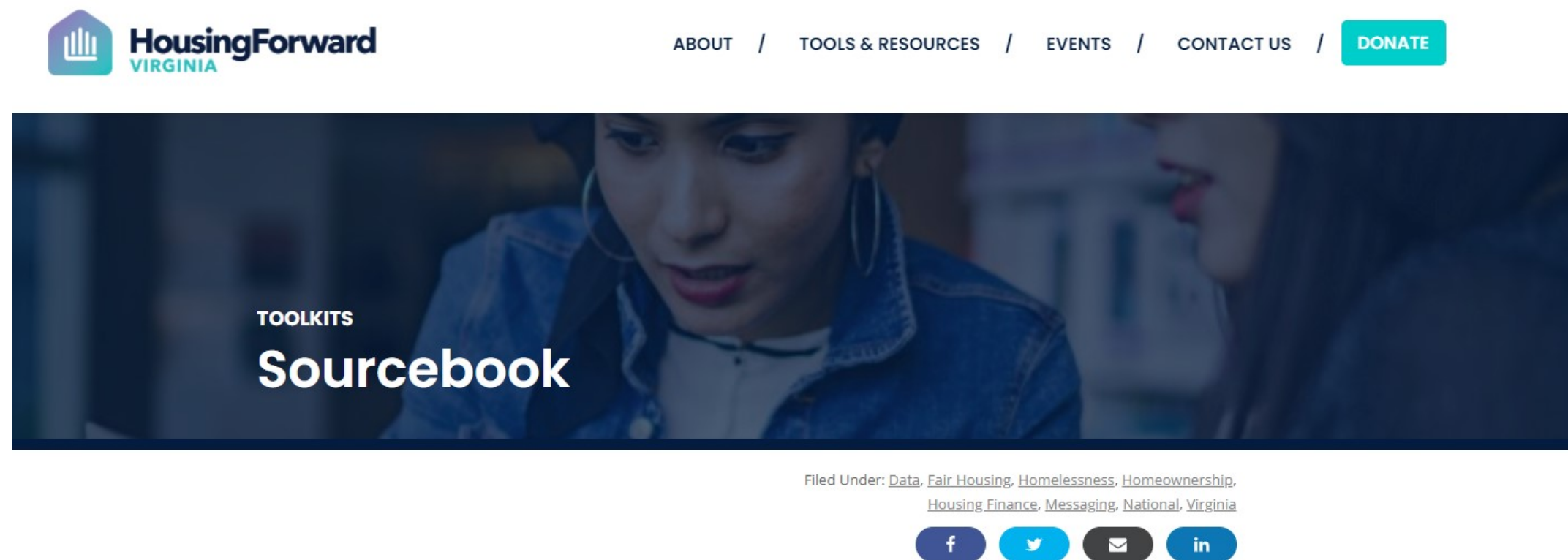
Source: U.S. Census Bureau, Decennial Census 2020 Estimates

Key Takeaways

- Population in our region continues to rise at a relatively steady pace.
- The number of housing units is growing more rapidly than population in our region.
- The total cost-burdened households has declined slightly. However, the region still faces significant housing affordability challenges.
- Our region's housing landscape is characterized by a significant amount of variation. Addressing affordability will require tailored, location-specific approaches.

Housing Forward Sourcebook

<https://housingforwardva.gov/toolkit/sourcebook>



Understanding Housing Needs

HousingForward Virginia offers Sourcebook as a comprehensive housing affordability resource that includes the most current available information on housing affordability. The measures highlighted here provide a benchmark of general affordability over time and illustrate the complexities of affordability. Sourcebook is intended to stimulate discussion on affordability and expose housing affordability issues.

Most recent data: 2020 Q3



CSPDC

Central Shenandoah Planning District Commission