



Housing Conditions Study

James City County commissioned the Virginia Center for Housing Research (VCHR) at Virginia Tech and czb, LLC to survey housing conditions in the county. VCHR and czb collected and analyzed data, which included a field survey of nearly 20,000 homes, resident responses to a detailed questionnaire about their housing conditions, and five focus group sessions attended by James City County residents.

Some highlights from the study¹:

- ◇ There are about 72,583 people (29,312 households) living in James City County.
- ◇ Approximately 65% of the housing in James City County are single-family detached units, 10% are mobile homes, 7% are townhouses and the remainder are apartments or condominiums.
- ◇ More than 10,000 households include seniors, 65 or older. Approximately 3,198 (30%) of those households are seniors living alone. There are about 3,449 (13%) Millennial households in James City County.
- ◇ The number of households with housing affordability challenges is severe: more than 13,000 households (48%) cannot afford to buy a home in the County and more than 5,300 cannot afford to rent.
- ◇ **Most of James City County's households are working and have one or two earners. About 5% of households have three workers. About 8,772 (32%) households have no workers.** Many non-working households are likely retired, senior households.
- ◇ **Approximately 8,035 (43%) households are "cost burdened"; paying more than 30% of their income for housing, with 3,340 of those households paying more than 50% of their income for housing.**
- ◇ Fifty-six percent of James City County households are moderate-to-high income households. The remaining 44% of households have extremely low to moderate incomes. In 2015, HUD defined a moderate-income, 4-person household as having less than \$56,700 in income per year. About one-third of workers in JCC (29.4% or 7,634) earned \$7.81 per hour, which is \$1,354 per month or \$16,245 per year if they are working full-time.
- ◇ A person earning \$1,354 per month can afford \$406 per month for housing, at most. If they are doubled up with someone earning equal wages, they can afford \$812 per month.
- ◇ The average wage for James City County is \$30,720, if they are working full-time. It takes an annual household income of at least \$35,000 to secure decent housing in the County, and every worker falling under that line is a household that is likely to commute (and thus add to congestion) or under-maintain their housing.
- ◇ Having too little affordable housing to accommodate the local low-wage workforce increases commuting by these workers, which causes higher infrastructure costs and lowers quality of life for everyone.
- ◇ Increased commuting not only creates traffic pressures, but is also an additional trigger for sprawling development.
- ◇ When lower-wage workers struggle to find decent, affordable housing options, it is harder for employers to retain or attract new workers.

¹ The complete Study with citations can be found at <http://www.jamescitycountyva.gov/278/Neighborhood-Development>

Neighborhood Improvement Projects

1979 to 2016

Outputs

# of Neighborhoods Assisted	10
New Housing/Lots Created	223
Units Rehabilitated or Reconstructed	194
Septic and Wells Repaired or Constructed	148
Connected to Public Water and/or Sewer for first time	178
Dilapidated Buildings Demolished	40
Households Assisted with Neighborhood Improvements	311
Neighborhood Parks Built or Improved	6
BMP and Regional Ponds Built	6



Parker View Senior Housing facility which is part of the Ironbound Square redevelopment project

Sources of Funds for Neighborhood Improvement Projects

SOURCES OF FUNDS

NON-LOCAL FUNDS

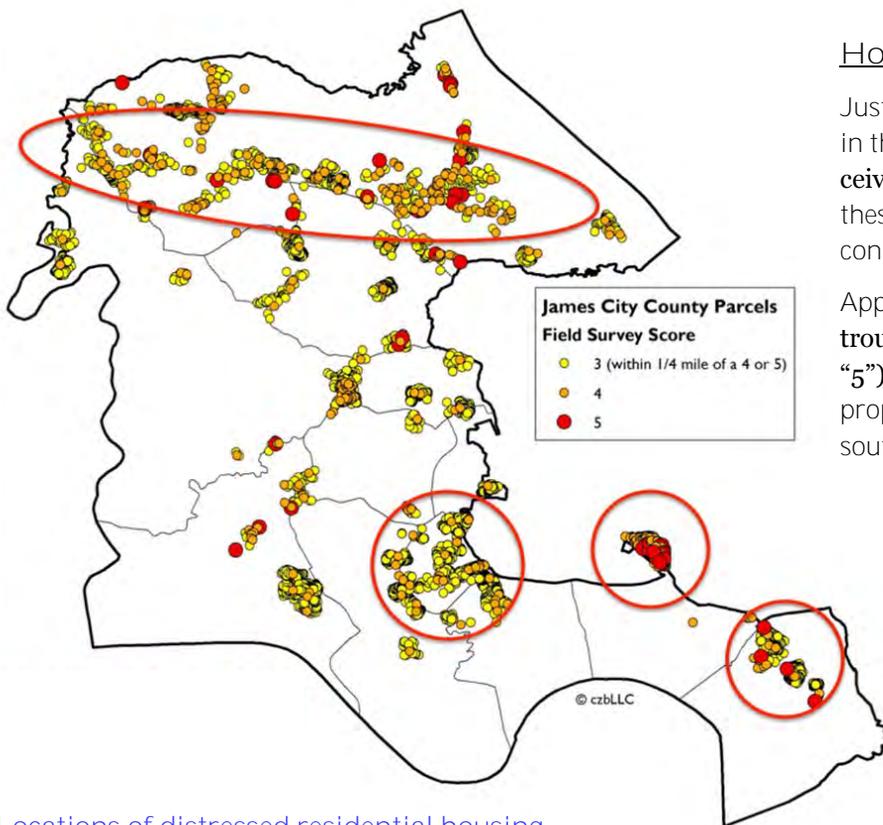
State CDBG	\$9,430,469
State - Other	\$2,683,476
Private	\$1,773,913
Federal	\$5,294,222
Other	\$898,472
TOTAL NON-LOCAL	\$20,080,552

LOCAL FUNDS

Local Expended	\$6,993,435
Less Program Income received or anticipated	-\$2,488,392
NET LOCAL COSTS	\$4,505,043

TOTAL FUNDS (over 37 years) \$24,585,595

Energy Efficiency Community Block Grant (EECBG) - Commercial Units Improved	2
H.E.L.P- Home Energy Loss Prevention	8
Dry Wells Replaced	9
EECBG - Residential Units Improved	11
EECBG - Contractors Trained	12
Rural Rehab	14
Blight Removed (Scattered Site)	38
Energy audits and retrofit improvements	39
Homes Weatherized	40
EECBG - Energy Audits Performed	41
Financial Education	46
Indoor Plumbing Repair	46
Family Self Sufficiency (FSS) - Assisted to become more self-sufficient	56
County Employees Receiving Employee Assistance Homeownership Program	69
FSS—Lifetime of program	116
Public Water/Sewer connections	355
Households receiving Down Payment Assistance	412
First-Time Homebuyers Buying Homes	501
Homebuyers Educated	609
Emergency Home Repairs	855
Low Income Housing Tax Credit units assisted	874
Housing Choice Voucher (HCV) New Vouchers Issued	924
Homelessness Prevented	1287



Housing Conditions Survey Results

Just over 90% of the 19,259 properties sampled in the driving Housing Conditions Study received a score of “2” or “3,” indicating that these homes were in average or above average condition.

Approximately 1,000 houses sampled were in troubled condition (receiving scores of “4” or “5”). The highest concentrations of troubled properties were found in the northern and southern-most regions of the county.

czb estimates that there are least 82 dilapidated single-family residential structures built before 2000 in JCC.

Locations of distressed residential housing as identified in the Housing Conditions Study

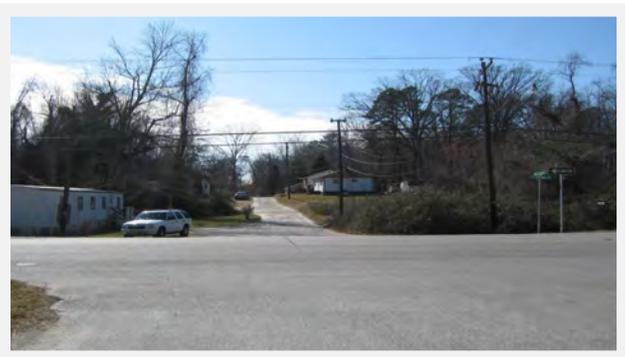
Examples of Local Housing Projects



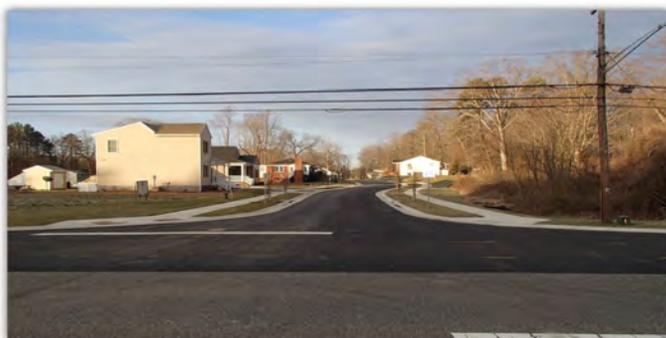
Ironbound Road before



Ironbound Road after



Forest Heights before



Forest Heights after



Ironbound Square before



Ironbound Square after



Chickahominy Haven Flood mitigation before



Chickahominy Haven Flood mitigation after