RAPPAHANNOCK-RAPIDAN REGIONAL COMMISSION
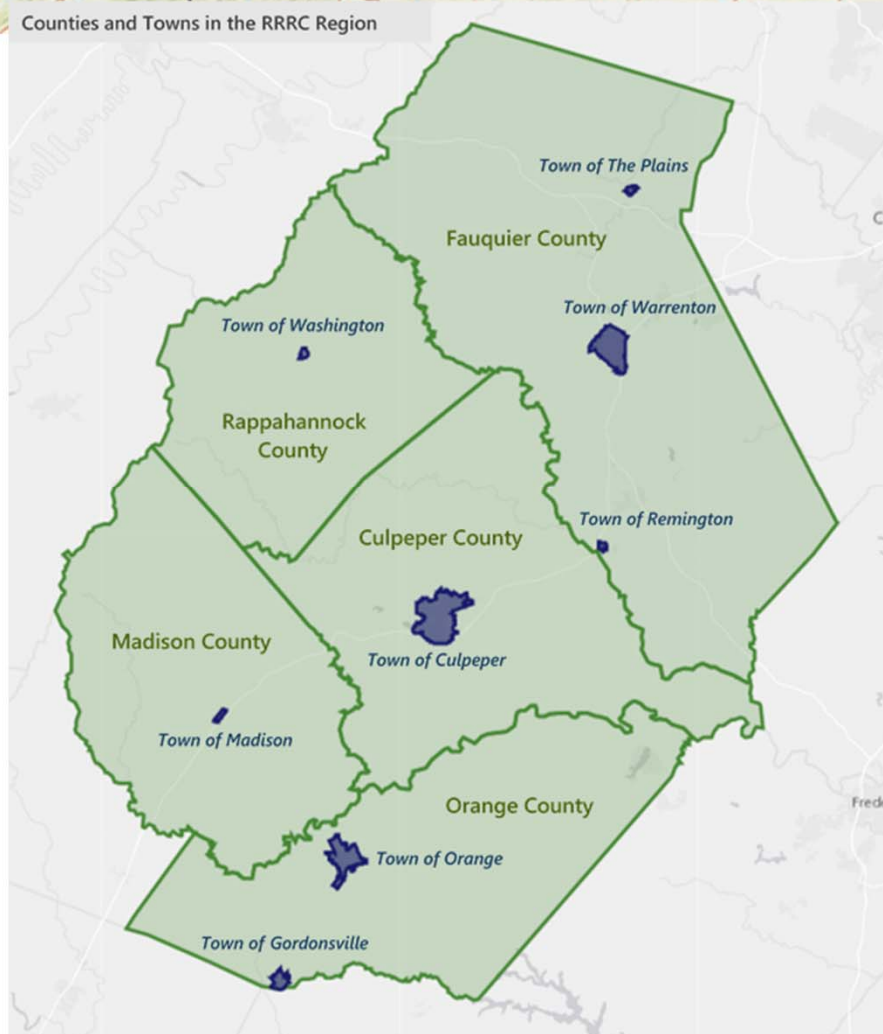# REGIONAL HOUSING STUDY

BASELINE DEMOGRAPHIC, ECONOMIC & HOUSING SUPPLY ANALYSIS

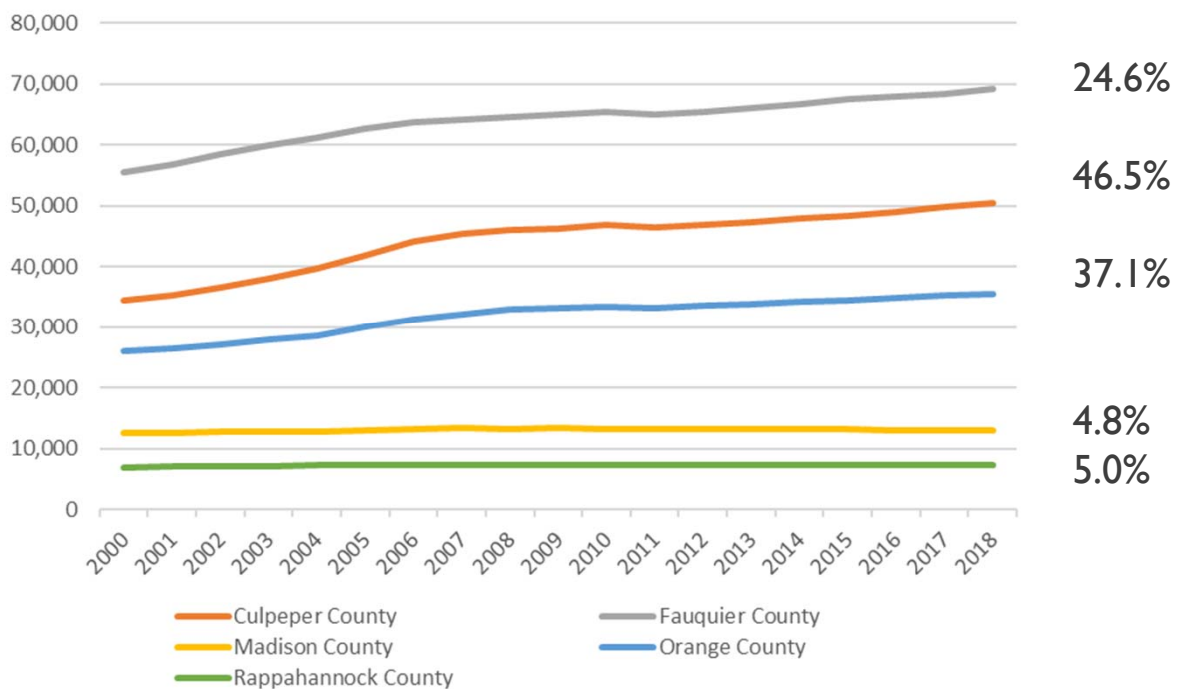MAY 2020

STUDY AREAS

Regional Context of the RRRC Region

Counties and Towns in the RRRC Region

Population Change, RRRC Counties, 2000-2018

Source: ACS 5-Year Estimates; 2000-2010: County Intercensal Tables

- Counties with the lowest populations historically have maintained flat growth (Madison & Rappahannock).

- Growth in the region has been driven by Fauquier, Culpeper, and Orange Counties.

- Population growth is a main determinate of economic growth. Those counites with more population growth may have more resources and capacity to address housing issues.

POPULATION & AGE

Historic Population, RRRC Counties & Towns								
	2003	2008	2013	2018	# Change 2013-2018	% Change 2013-2018	# Change 2003-2018	% Change 2003-2018
Culpeper County	38,121	46,056	47,330	50,450	3,120	6.6%	12,329	32.3%
Fauquier County	59,863	64,558	66,015	69,115	3,100	4.7%	9,252	15.5%
Madison County	12,865	13,332	13,249	13,139	(110)	(0.8%)	274	2.1%
Orange County	27,951	33,077	33,934	35,612	1,678	4.9%	7,661	27.4%
Rappahannock County	7,200	7,420	7,448	7,332	(116)	(1.6%)	132	1.8%
Town of Culpeper	11,801	15,739	16,720	18,113	1,393	8.3%	6,312	53.5%
Town of Gordonsville	1,462	1,536	1,686	1,708	22	1.3%	246	16.8%
Town of Madison	214	227	176	196	20	11.4%	(18)	(8.4%)
Town of Orange	4,346	4,754	4,774	4,935	161	3.4%	589	13.6%
Town of Remington	629	613	789	767	(22)	(2.8%)	138	21.9%
Town of The Plains	265	232	207	194	(13)	(6.3%)	(71)	(26.8%)
Town of Warrenton	7,802	9,249	9,690	9,873	183	1.9%	2,071	26.5%
Town of Washington	150	141	175	95	(80)	(45.7%)	(55)	(36.7%)
RRRC Region	146,000	164,443	167,976	175,648	7,672	4.6%	29,648	20.3%

Source: ACS 5-Year Estimates; 2000-2010: County Intercensal Tables; 2000-2010: City and Town Intercensal Datasets 2000-2010

- Those towns with the smallest populations have seen a decline in population since 2003 (Madison, The Plains, Washington).

- Among the region's towns, Culpeper, Warrenton, and Orange have seen the most population growth since 2003. These are also the region's largest towns.

- Growth has concentrated in the region's largest towns and counites over time. Can we expect this trend to continue and if so, how will this align with housing strategies?
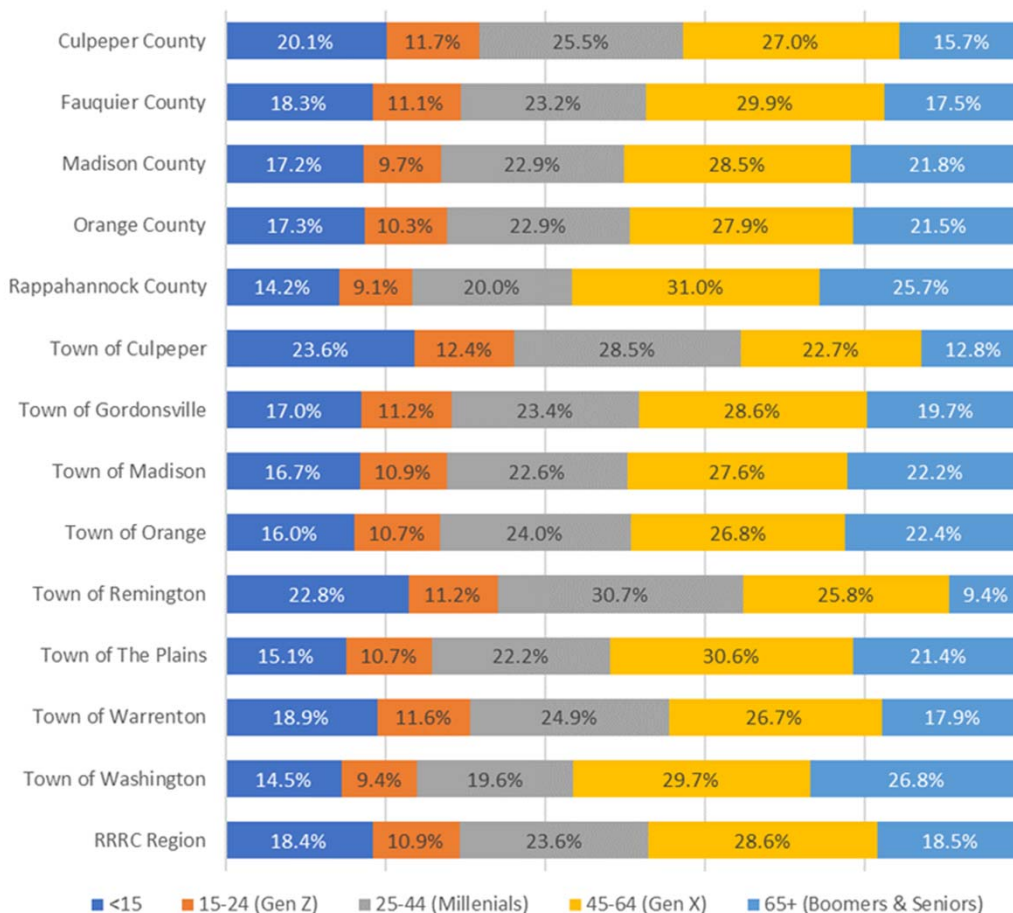
POPULATION & AGE

Population Density, 2019	
Locality	Population per Square Mile
Culpeper County	137.8
Fauquier County	110.8
Madison County	43.2
Orange County	108.5
Rappahannock County	28.4
Town of Culpeper	2,643.8
Town of Gordonsville	1,652.6
Town of Madison	1,011.4
Town of Orange	1,508.9
Town of Remington	3,021.5
Town of The Plains	913.4
Town of Warrenton	2,366.2
Town of Washington	517.9
RRRC Region	93.3

Source: Esri

- Population density illustrates development is focused in town centers. With a population of 767, Remington has the highest population density at 3,021.5 per square mile.

- Among the counites, Rappahannock has the lowest population density at just 28.4 people per square mile.

- It will be important moving forward to understand the capacity and feasibility for additional housing development within the towns.

- It will also be important to understand the county versus town role in housing development, so strategies can be crafted for the appropriate jurisdiction.

POPULATION & AGE

Distribution of Age, 2019

	<15	15-24 (Gen Z)	25-44 (Millenials)	45-64 (Gen X)	65+ (Boomers & Seniors)
Culpeper County	20.1%	11.7%	25.5%	27.0%	15.7%
Fauquier County	18.3%	11.1%	23.2%	29.9%	17.5%
Madison County	17.2%	9.7%	22.9%	28.5%	21.8%
Orange County	17.3%	10.3%	22.9%	27.9%	21.5%
Rappahannock County	14.2%	9.1%	20.0%	31.0%	25.7%
Town of Culpeper	23.6%	12.4%	28.5%	22.7%	12.8%
Town of Gordonsville	17.0%	11.2%	23.4%	28.6%	19.7%
Town of Madison	16.7%	10.9%	22.6%	27.6%	22.2%
Town of Orange	16.0%	10.7%	24.0%	26.8%	22.4%
Town of Remington	22.8%	11.2%	30.7%	25.8%	9.4%
Town of The Plains	15.1%	10.7%	22.2%	30.6%	21.4%
Town of Warrenton	18.9%	11.6%	24.9%	26.7%	17.9%
Town of Washington	14.5%	9.4%	19.6%	29.7%	26.8%
RRRC Region	18.4%	10.9%	23.6%	28.6%	18.5%

Source: Esri

- Understanding the distribution of age can help align housing needs with the amenities desired for each age cohort.

- Among the region's counites, Rappahannock Orange, and Madison trend older while Fauquier and Culpeper trend younger. One-quarter of Rappahannock County's population is over 65, compared to 15.7% in Culpeper County.

- With its relatively small population (767), The Town of Remington has the lowest proportion of those over 65 at 9.4%

POPULATION & AGE

Percent Change in Population by Age Cohort, 2010-2019					
Locality	<15	15-24 (Gen Z)	25-44 (Millennials)	45-64 (Gen X)	65+ (Boomers & Seniors)
Culpeper County	(1.5%)	(0.4%)	(1.1%)	(0.5%)	3.5%
Fauquier County	(2.3%)	(0.7%)	(0.3%)	(1.5%)	4.8%
Madison County	(1.2%)	(1.3%)	1.2%	(2.9%)	4.2%
Orange County	(1.6%)	(0.4%)	(0.8%)	(0.6%)	3.4%
Rappahannock County	(1.9%)	(1.0%)	0.2%	(3.9%)	6.6%
Town of Culpeper	(1.5%)	(1.1%)	(2.2%)	1.9%	2.8%
Town of Gordonsville	(3.8%)	(0.5%)	0.5%	(0.3%)	4.1%
Town of Madison	(8.2%)	(0.5%)	0.6%	0.3%	7.9%
Town of Orange	(1.6%)	(0.7%)	(3.4%)	1.7%	4.1%
Town of Remington	1.5%	(4.7%)	2.3%	(0.5%)	1.4%
Town of The Plains	(3.8%)	2.9%	0.1%	(6.3%)	7.1%
Town of Warrenton	(2.5%)	0.1%	(1.8%)	1.4%	2.8%
Town of Washington	7.1%	4.2%	0.3%	(12.5%)	0.9%
RRRC Region	(1.8%)	(0.6%)	(0.5%)	(1.3%)	4.2%

Source: Esri

- How has the distribution of age changed over time? Looking at the changes from 2010-2019, we see those is the 65+ age group increasing while generally, the younger populations have decreased.

- Rappahannock County is aging faster than the other counties, with an increase of 6.6% in those aged 65 and up.

- With more and more of the population entering the 65+ age group, it will be important to understand the current stock of housing that is designed for the older householder.

- Also, strategies to create housing that is affordable to younger populations may be important moving forward.

POPULATION & AGE
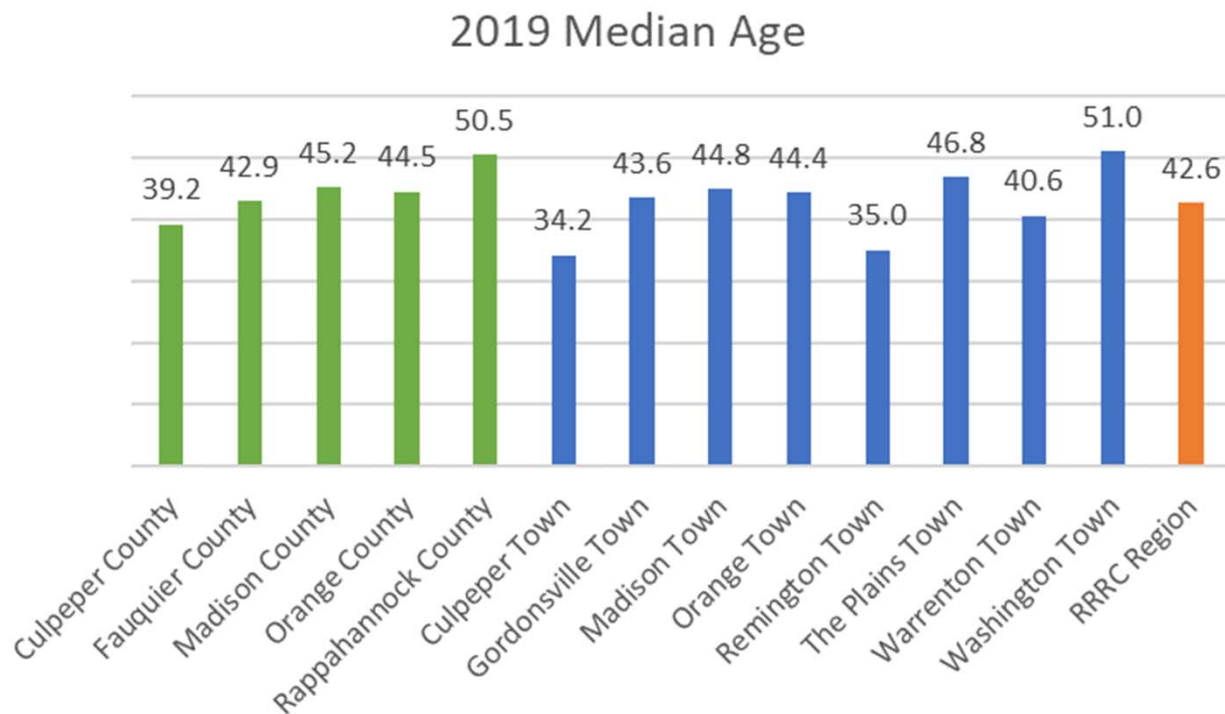
2019 Median Age

Source: Esri

- Median age within the entire region is 42.6. Rappahannock County has the oldest median age among the counites, at 50.5; Culpeper County has the youngest median age at 39.2.
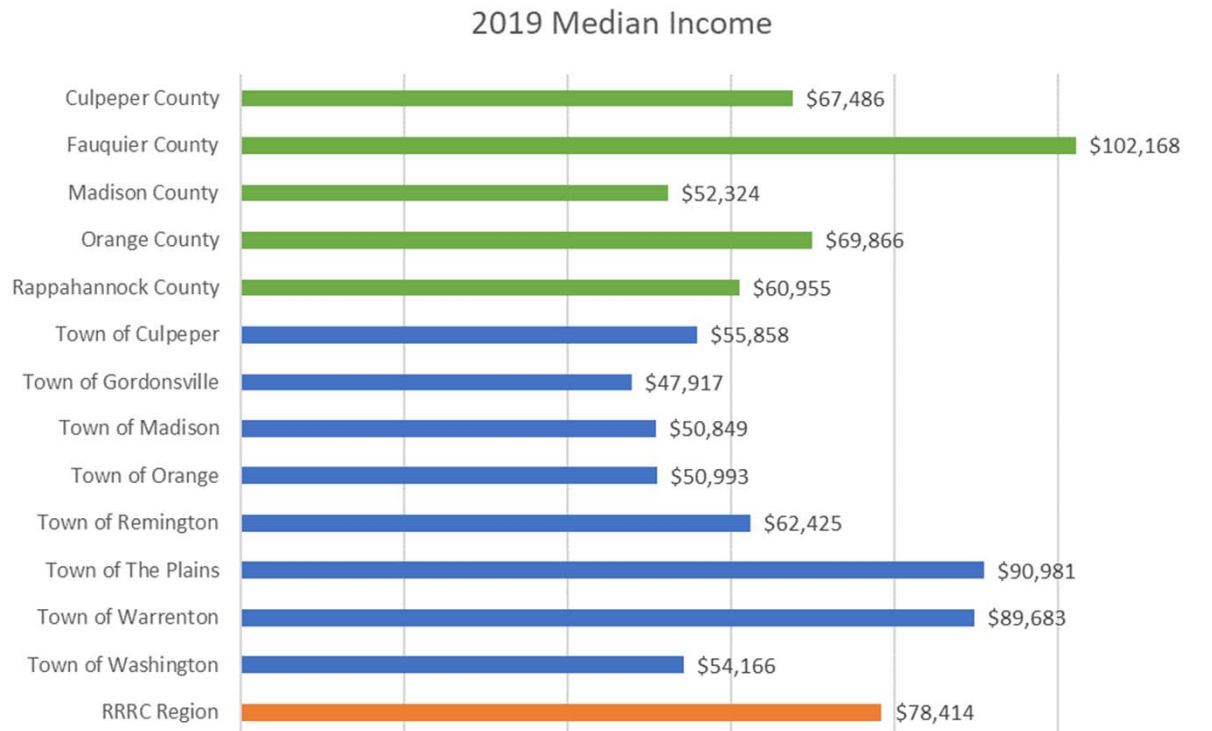
HOUSEHOLDS & INCOME

Total Households, 2010-2024							
	2010	2019	2024	# Change, 2010-2019	% Change, 2010-2019	# Change, 2019-2024	% Change, 2019-2024
Culpeper County	16,231	18,143	19,321	1,912	11.8%	1,178	6.5%
Fauquier County	23,658	26,068	27,369	2,410	10.2%	1,301	5.0%
Madison County	5,083	5,279	5,268	196	3.9%	(11)	(0.2%)
Orange County	12,895	14,069	14,746	1,174	9.1%	677	4.8%
Rappahannock County	3,072	3,172	3,159	100	3.3%	(13)	(0.4%)
Town of Culpeper	5,817	6,618	6,987	801	13.8%	369	5.6%
Town of Gordonsville	632	655	667	23	3.6%	12	1.8%
Town of Madison	95	92	90	(3)	(3.2%)	(2)	(2.2%)
Town of Orange	1,770	1,864	1,918	94	5.3%	54	2.9%
Town of Remington	232	260	274	28	12.1%	14	5.4%
Town of The Plains	85	100	107	15	17.6%	7	7.0%
Town of Warrenton	3,744	3,999	4,118	255	6.8%	119	3.0%
Town of Washington	66	67	67	1	1.5%	0	0.0%
RRRC Region	60,939	66,731	69,863	5,792	9.5%	3,132	4.7%

Source: Esri

- ■ Household trends follow similar patterns as population trends, with Culpeper, Fauquier, and Orange Counties driving growth.

- ■ Projected trends show households in Madison and Rappahannock Counites continuing to decline.

- ■ Regional household growth is projected to slow from 2019-2024 to 4.7% (from 9.5% between 2010-2019).

- ■ Projections to 2024 is based on historic trends and does not consider the transformational impacts COVID-19 could have.

HOUSEHOLDS & INCOME

2019 Median Income

County / Town	Median Income
Culpeper County	$67,486
Fauquier County	$102,168
Madison County	$52,324
Orange County	$69,866
Rappahannock County	$60,955
Town of Culpeper	$55,858
Town of Gordonsville	$47,917
Town of Madison	$50,849
Town of Orange	$50,993
Town of Remington	$62,425
Town of The Plains	$90,981
Town of Warrenton	$89,683
Town of Washington	$54,166
RRRC Region	$78,414

Source: Esri

- Fauquier County has the highest median household income at over $102k annually (presumably due to people commuting to NoVA for higher-paying jobs). This consequently skews up the regional median income to $78k annually.

- The other counties in the region more accurately reflect regional median household incomes, from $70k in Orange County to $52k in Madison County.

- The Industry Overview section provides a breakdown of average wages by top jobs within the region and each county. This will provide a more accurate reflection of income by locality.

HOUSEHOLDS & INCOME

Households by Income Level, 2019							
	<$24,999	$25,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000-$149,999	$150,000-$199,999	$200,000 or greater
Culpeper County	15.0%	19.9%	19.6%	16.1%	17.9%	7.0%	4.6%
Fauquier County	7.1%	12.0%	14.9%	14.7%	20.7%	14.2%	16.5%
Madison County	21.0%	26.2%	19.9%	11.3%	13.2%	3.3%	5.0%
Orange County	14.8%	16.9%	21.6%	15.8%	21.2%	6.2%	3.6%
Rappahannock County	18.3%	22.3%	17.7%	10.8%	15.4%	7.7%	7.8%
Town of Culpeper	20.0%	24.4%	18.0%	13.2%	16.9%	5.3%	2.2%
Town of Gordonsville	29.4%	22.1%	15.3%	11.8%	15.5%	3.7%	2.3%
Town of Madison	23.9%	25.0%	20.7%	14.1%	12.0%	0.0%	4.3%
Town of Orange	23.3%	25.5%	18.8%	13.4%	15.3%	1.4%	2.1%
Town of Remington	8.0%	31.8%	17.2%	19.5%	17.6%	3.8%	1.9%
Town of The Plains	8.1%	8.1%	17.2%	23.2%	15.2%	9.1%	19.2%
Town of Warrenton	9.2%	15.3%	18.1%	11.4%	15.9%	15.6%	14.5%
Town of Washington	22.4%	23.9%	16.4%	6.0%	16.4%	7.5%	7.5%
RRRC Region	12.5%	16.8%	18.1%	14.9%	19.2%	9.4%	9.2%

Source: Esri

- Distribution of households by income level helps understand what households in the region can afford what housing.

- Within the region, the highest proportion of households make between $100k-$150k annually (19.2%). Second highest is those households making between $50k-$75k, followed by $25k-$50k (16.8%).

- Since market forces don't lend themselves to producing housing for lower-income earners, we will need to understand what systems are currently in place to do this, what's working, and what can be improved.

This data will help understand price points for rental versus owner housing by locality.

Not surprisingly, households who own their home make more than those who rent.

Within the region, the highest proportion of those that own their home make between $100k-$150k (22.5%). For renters, the highest proportion is between $25k-50k (27.2%).
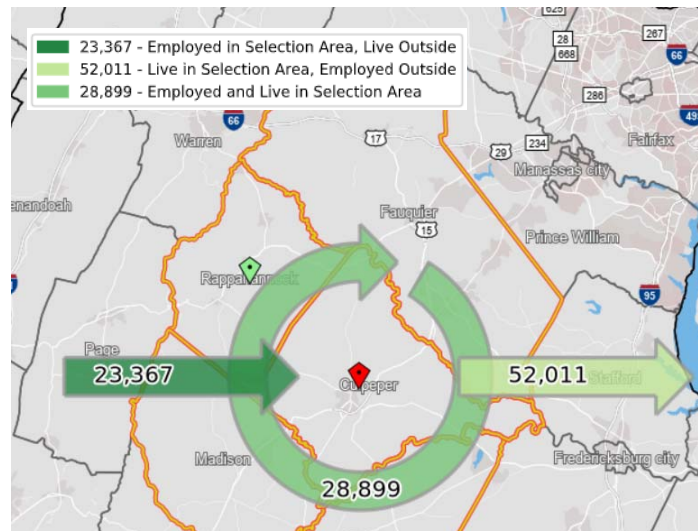
Owner Households by Income, 2018						
	<$24,999	$25,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000-$149,999	$150,000 or greater
Culpeper County	10.1%	15.9%	16.8%	16.2%	23.7%	17.2%
Fauquier County	6.3%	11.0%	13.7%	13.2%	23.4%	32.5%
Madison County	13.6%	21.8%	23.3%	15.1%	12.4%	13.7%
Orange County	11.5%	17.7%	20.0%	16.0%	23.5%	11.4%
Rappahannock County	10.5%	16.2%	21.6%	10.9%	19.4%	21.4%
Town of Culpeper	9.3%	16.4%	18.5%	15.4%	30.8%	9.6%
Town of Gordonsville	16.4%	23.0%	19.4%	13.3%	20.2%	7.7%
Town of Madison	20.0%	34.3%	22.9%	0.0%	17.1%	5.7%
Town of Orange	8.1%	22.6%	16.0%	24.0%	19.2%	10.2%
Town of Remington	8.5%	20.9%	28.7%	7.0%	20.9%	14.0%
Town of The Plains	3.7%	11.1%	20.4%	31.5%	11.1%	22.2%
Town of Warrenton	9.3%	11.6%	21.0%	6.4%	25.5%	26.1%
Town of Washington	4.3%	26.1%	8.7%	4.3%	17.4%	39.1%
RRRC	9.2%	14.8%	17.0%	14.6%	22.5%	21.9%

Source: American Community Survey 5-Year Estimates, 2014-2018

Renter Households by Income, 2018						
	<$24,999	$25,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000-$149,999	$150,000 or greater
Culpeper County	28.7%	27.8%	19.9%	7.7%	12.0%	3.9%
Fauquier County	20.5%	21.6%	21.3%	12.7%	12.1%	11.9%
Madison County	33.8%	35.9%	20.3%	7.0%	3.0%	0.0%
Orange County	28.9%	33.3%	16.3%	15.3%	5.8%	0.5%
Rappahannock County	40.5%	22.7%	19.0%	7.2%	7.7%	2.9%
Town of Culpeper	32.7%	30.4%	20.0%	4.6%	8.5%	3.7%
Town of Gordonsville	46.2%	29.2%	14.1%	7.7%	2.9%	0.0%
Town of Madison	28.3%	47.8%	21.7%	0.0%	2.2%	0.0%
Town of Orange	38.4%	33.6%	22.3%	5.6%	0.0%	0.0%
Town of Remington	29.0%	32.1%	17.9%	2.5%	16.7%	1.9%
Town of The Plains	23.7%	10.5%	26.3%	39.5%	0.0%	0.0%
Town of Warrenton	19.3%	26.9%	27.5%	11.0%	6.8%	8.6%
Town of Washington	48.0%	12.0%	28.0%	0.0%	4.0%	8.0%
RRRC	26.9%	27.2%	19.7%	11.0%	9.7%	5.7%

Source: American Community Survey 5-Year Estimates, 2014-2018

COMMUTE PATTERNS

23,367 - Employed in Selection Area, Live Outside
52,011 - Live in Selection Area, Employed Outside
28,899 - Employed and Live in Selection Area

Where Resident Workers are Employed		
	Count	Share
Fauquier County, VA	11,556	14.3%
Fairfax County, VA	10,896	13.5%
Culpeper County, VA	9,547	11.8%
Prince William County, VA	7,421	9.2%
Orange County, VA	4,804	5.9%
Loudoun County, VA	3,744	4.6%
Madison County, VA	2,058	2.5%
Spotsylvania County, VA	1,999	2.5%
Manassas City, VA	1,878	2.3%
Albemarle County, VA	1,843	2.3%
All Other Locations	25,164	31.1%
All Counties	80,910	100.0%

Source: UC Census OnTheMap, 2017

| Where RRRC Region Workers Live		
	Count	Share
Culpeper County, VA	9,946	19.0%
Fauquier County, VA	9,596	18.4%
Orange County, VA	5,279	10.1%
Madison County, VA	2,889	5.5%
Prince William County, VA	2,656	5.1%
Spotsylvania County, VA	1,946	3.7%
Fairfax County, VA	1,700	3.3%
Loudoun County, VA	1,384	2.6%
Rappahannock County, VA	1,189	2.3%
Louisa County, VA	1,086	2.1%
All Other Locations	14,595	27.9%
All Counties	52,266	100.0%

Source: US Census OnTheMap, 2017

- Of the 80,910 people who live in the region, 52,011 work outside the region (64.3%).
  - Top work locations for residents include Fauquier, Fairfax, Culpeper, and Prince William Counties.
- Of the 52,666 people who work in the region, 28,899 also live in the region (54.9%).
  - Top living locations include Culpeper, Fauquier, and Orange Counites.

COMMUTE PATTERNS

- The percent of people living and working within the region has dropped 13% from 2002 to 2017.

- Most localities have seen a steady decline in the number of people who both live and work in their community, which can be an indication of housing prices and/or availability, school preferences, job availability, and/or higher wages within a commuting distance of the region.

% of Employees Living within Locality, 2002-2017
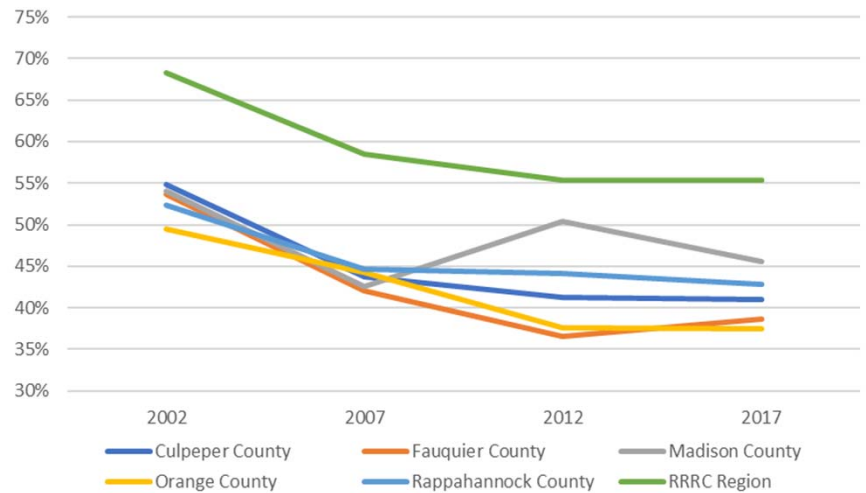
Source: US Census OnTheMap, 2017

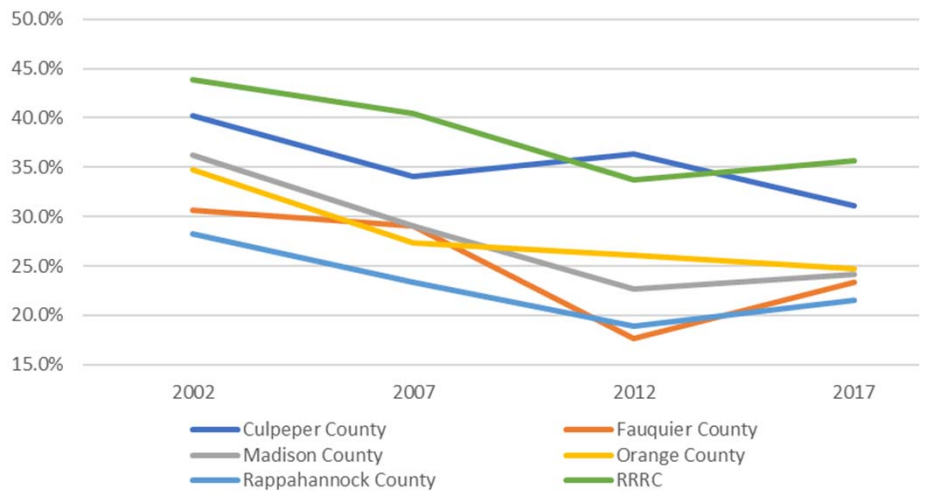| % of Employees Living within Locality, 2002-2017					
	2002	2007	2012	2017	Change, 2002-2017
Culpeper County	54.8%	43.8%	41.3%	41.0%	(13.8%)
Fauquier County	53.6%	42.0%	36.5%	38.7%	(14.9%)
Madison County	54.0%	42.5%	50.4%	45.6%	(8.4%)
Orange County	49.5%	44.3%	37.6%	37.5%	(12.0%)
Rappahannock County	52.3%	44.7%	44.1%	42.8%	(9.5%)
Town of Culpeper	17.7%	13.3%	16.1%	17.0%	(0.7%)
Town of Gordonsville	6.5%	2.4%	2.6%	3.6%	(2.9%)
Town of Madison	0.7%	1.3%	1.1%	2.5%	1.8%
Town of Orange	11.5%	9.0%	7.8%	8.3%	(3.2%)
Town of Remington	2.2%	0.6%	2.7%	2.5%	0.3%
Town of The Plains	0.7%	1.2%	0.5%	1.1%	0.4%
Town of Warrenton	11.3%	8.3%	9.5%	9.1%	(2.2%)
Town of Washington	2.7%	0.3%	0.0%	1.2%	(1.5%)
RRRC Region	68.3%	58.5%	55.3%	55.3%	(13.0%)

Source: US Census OnTheMap, 2017

COMMUTE PATTERNS

- The percent of residents who work within their locality has dropped 8.2% from 2002 to 2017.

- In general, there has been a drop in the proportion of residents who also work within the same locality.

- The exception is the smallest communities. There are most likely unique factors that account for this and could be due to an overall decrease in the population, increase in the nonworking population, addition of local jobs, etc.

% of Residents Working within Locality, 2002-2017

Source: US Census OnTheMap, 2017

% of Residents Working within Locality, 2002-2017					
	2002	2007	2012	2017	Change, 2002-2017
Culpeper County	40.2%	34.1%	36.4%	31.1%	(9.1%)
Fauquier County	30.6%	29.0%	17.6%	23.4%	(7.2%)
Madison County	36.2%	29.1%	22.7%	24.1%	(12.1%)
Orange County	34.8%	27.3%	26.1%	24.7%	(10.1%)
Rappahannock County	28.3%	23.4%	18.9%	21.5%	(6.8%)
Town of Culpeper	32.3%	25.7%	31.9%	23.1%	(9.2%)
Town of Gordonsville	3.8%	1.1%	1.0%	3.4%	(0.4%)
Town of Madison	2.8%	6.5%	5.0%	9.7%	6.9%
Town of Orange	15.2%	17.4%	16.2%	17.2%	2.0%
Town of Remington	0.6%	0.2%	3.2%	1.2%	0.6%
Town of The Plains	0.9%	1.9%	1.3%	2.9%	2.0%
Town of Warrenton	27.1%	25.8%	13.8%	21.1%	(6.0%)
Town of Washington	4.5%	1.4%	0.0%	6.9%	2.4%
RRRC Region	43.9%	40.5%	33.7%	35.7%	(8.2%)

Source: US Census OnTheMap, 2017

INDUSTRY OVERVIEW

Industry Overview, 2009-2019					
	2009 Jobs	2019 Jobs	2009 - 2019 Change	2009 - 2019 % Change	Avg. Earnings Per Job
Culpeper County	17,039	18,330	1,291	7.6%	$ 51,233
Fauquier County	24,139	26,059	1,920	8.0%	$ 58,107
Madison County	4,024	3,784	(240)	(6.0%)	$ 43,287
Orange County	10,577	11,899	1,322	12.5%	$ 45,132
Rappahannock County	1,894	1,962	68	3.6%	$ 44,788
RRRC Region	57,674	62,034	4,360	7.6%	$ 52,262

Source: Emsi

- Among all counties, there has been the most job growth by numbers in Fauquier County (an increase of 1,920) and by percentage in Orange County (an increase of 12.5%) from 2009-2019.

- Madison County was the only county in the region to see job decline in the timeframe, by 240 jobs or 6%.

- Average wages are highest in Fauquier and Culpeper Counites at $58k and $51k, respectively. The other three counites have similar average earnings per job, within the $43k-$45k range.

- Future job growth remains uncertain and unlikely. An exception may be essential jobs which traditionally have lower wages (food services, delivery services, cleaning services, etc.).

INDUSTRY OVERVIEW

NAICS	Description	Avg. Earnings Per Job	2019 Location Quotient	2009 Jobs	2019 Jobs	2009 - 2019 Change	2009 - 2019 % Change
	RRRC Region Industry Overview, 2009-2019						
11	Agriculture, Forestry, Fishing and Hunting	$ 40,734	3.36	2,373	2,431	58	2.4%
21	Mining, Quarrying, and Oil and Gas Extraction	$ 76,038	0.52	117	138	21	17.9%
22	Utilities	$142,765	1.00	228	210	(18)	(7.9%)
23	Construction	$ 55,580	1.67	5,963	5,865	(98)	(1.6%)
31	Manufacturing	$ 64,489	0.87	3,261	4,280	1,019	31.2%
42	Wholesale Trade	$ 64,315	0.66	1,877	1,487	(390)	(20.8%)
44	Retail Trade	$ 35,854	1.22	6,977	7,519	542	7.8%
48	Transportation and Warehousing	$ 65,472	0.43	1,554	1,003	(551)	(35.5%)
51	Information	$100,917	0.63	866	705	(161)	(18.6%)
52	Finance and Insurance	$ 88,829	0.42	1,098	1,040	(58)	(5.3%)
53	Real Estate and Rental and Leasing	$ 56,318	1.09	966	1,153	187	19.4%
54	Professional, Scientific, and Technical Services	$ 84,881	0.88	3,061	3,600	539	17.6%
55	Management of Companies and Enterprises	$ 97,117	0.24	267	216	(51)	(19.1%)
56	Administrative and Support and Waste Management and Remediation Services	$ 40,758	0.69	2,243	2,642	399	17.8%
61	Educational Services	$ 39,181	0.79	1,023	1,269	246	24.0%
62	Health Care and Social Assistance	$ 50,575	0.79	5,659	6,201	542	9.6%
71	Arts, Entertainment, and Recreation	$ 27,078	0.80	968	873	(95)	(9.8%)
72	Accommodation and Food Services	$ 21,032	0.97	4,216	5,162	946	22.4%
81	Other Services (except Public Administration)	$ 32,800	1.52	3,875	4,452	577	14.9%
90	Government	$ 65,313	1.26	11,079	11,628	549	5.0%
99	Unclassified Industry	$ 36,513	2.95	<10	159	Insf. Data	Insf. Data
Entire Region		$ 52,262		57,674	62,034	4,360	7.6%

Source: Emsi

- Top sectors include Government; Retail Trade; Health Care and Social Assistance; Construction; and Accommodation and Food Service.

- Sectors that have seen the most growth (by # of jobs) include Manufacturing; Accommodation and Food Service; and Other Services (activities like advocacy, repair, personal services, etc.).

- Sectors that have seen negative growth include Transportation and Warehousing; Wholesale Trade; and Information. These all have wages higher than the region's average earnings per job.

INDUSTRY OVERVIEW – *TOP REGIONAL INDUSTRIES*

	RRRC Region Top Industries by Number of Jobs. 2009-2019						
NAICS	Description	Avg. Earnings Per Job	2019 Location Quotient	2009 Jobs	2019 Jobs	2009 - 2019 Change	2009 - 2019 % Change
9036	Education and Hospitals (Local Government)	$ 53,484	1.52	4,854	4,947	93	1.9%
7225	Restaurants and Other Eating Places	$ 19,713	1.05	3,370	4,280	910	27.0%
9039	Local Government, Excluding Education and Hospitals	$ 63,803	1.54	2,881	3,331	450	15.6%
5617	Services to Buildings and Dwellings	$ 34,637	1.62	1,447	1,775	328	22.7%
6221	General Medical and Surgical Hospitals	$ 60,651	0.89	1,622	1,586	(36)	(2.2%)
4451	Grocery Stores	$ 28,275	1.28	1,188	1,314	126	10.6%
2382	Building Equipment Contractors	$ 59,730	1.35	1,174	1,263	89	7.6%
1110	Crop Production	$ 38,607	4.13	889	1,247	358	40.3%
2389	Other Specialty Trade Contractors	$ 51,855	2.97	1,039	1,221	182	17.5%
6241	Individual and Family Services	$ 30,402	1.11	590	1,128	538	91.2%

Source: Emsi

	RRRC Region Top Industries by Number of Job Growth, 2009-2019						
NAICS	Description	Avg. Earnings Per Job	2019 Location Quotient	2009 Jobs	2019 Jobs	2009 - 2019 Change	2009 - 2019 % Change
7225	Restaurants and Other Eating Places	$ 19,713	1.05	3,370	4,280	910	27.0%
6241	Individual and Family Services	$ 30,402	1.11	590	1,128	538	91.2%
9039	Local Government, Excluding Education and Hospitals	$ 63,803	1.54	2,881	3,331	450	15.6%
3364	Aerospace Product and Parts Manufacturing	$ 98,518	3.34	232	657	425	183.2%
4523	General Merchandise Stores, including Warehouse Clubs and Supercenters	$ 29,457	1.52	716	1,127	411	57.4%
3121	Beverage Manufacturing	$ 30,803	5.96	222	616	394	177.5%
1110	Crop Production	$ 38,607	4.13	889	1,247	358	40.3%
5617	Services to Buildings and Dwellings	$ 34,637	1.62	1,447	1,775	328	22.7%
5415	Computer Systems Design and Related Services	$123,078	0.97	565	858	293	51.9%
9011	Federal Government, Civilian	$171,760	0.92	723	1,001	278	38.5%

Source: Emsi

- The upper table shows the largest industries in the region by more specific 4-digit NAICS code.

- The lower table shows those 4-digit industries that have grown the most (by number of jobs) from 2009-2019.

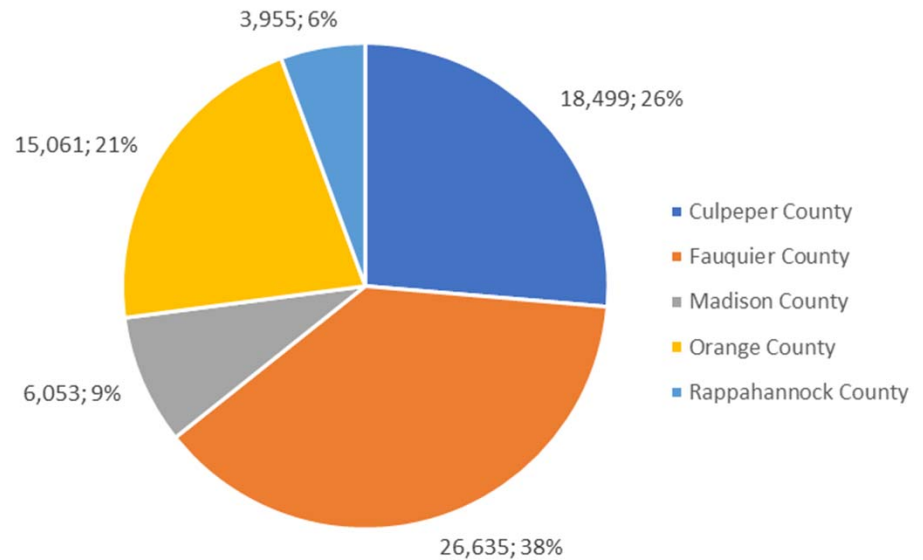| NAICS	Description	Avg. Earnings Per Job	2019 Location Quotient	2009 Jobs	2019 Jobs	2009 - 2019 Change	2009 - 2019 % Change
	Top Industries by County. 2009-2019						
	Culpeper County						
9036	Education and Hospitals (Local Government)	$ 55,943	1.45	1,306	1,389	83	6.4%
7225	Restaurants and Other Eating Places	$ 18,022	1.01	988	1,225	237	24.0%
9039	Local Government, Excluding Education and Hospitals	$ 59,616	1.61	986	1,028	42	4.3%
6221	General Medical and Surgical Hospitals	$ 63,049	1.34	679	709	30	4.4%
6241	Individual and Family Services	$ 34,363	2.04	264	612	348	131.8%
	Fauquier County						
9036	Education and Hospitals (Local Government)	$ 56,591	1.59	2,152	2,168	16	0.7%
7225	Restaurants and Other Eating Places	$ 19,252	1.14	1,477	1,951	474	32.1%
9039	Local Government, Excluding Education and Hospitals	$ 67,840	1.30	1,116	1,181	65	5.8%
6221	General Medical and Surgical Hospitals	$ 58,714	1.17	944	877	(67)	(7.1%)
2382	Building Equipment Contractors	$ 65,485	1.82	653	717	64	9.8%
	Madison County						
9036	Education and Hospitals (Local Government)	$ 43,729	1.68	283	333	50	17.7%
6111	Elementary and Secondary Schools	$ 55,137	10.64	310	288	(22)	(7.1%)
4541	Electronic Shopping and Mail-Order Houses	$ 41,214	24.47	282	273	(9)	(3.2%)
6231	Nursing Care Facilities (Skilled Nursing Facilities)	$ 30,705	4.15	169	153	(16)	(9.5%)
9039	Local Government, Excluding Education and Hospitals	$ 70,832	1.15	12	152	140	1166.7%
	Orange County						
9036	Education and Hospitals (Local Government)	$ 46,067	1.41	926	876	(50)	(5.4%)
9039	Local Government, Excluding Education and Hospitals	$ 62,078	2.11	665	876	211	31.7%
1110	Crop Production	$ 39,324	12.89	496	747	251	50.6%
7225	Restaurants and Other Eating Places	$ 18,251	0.94	608	739	131	21.5%
3364	Aerospace Product and Parts Manufacturing	$111,444	11.44	133	431	298	224.1%
	Rappahannock County						
7225	Restaurants and Other Eating Places	$ 37,758	1.87	158	242	84	53.2%
9036	Education and Hospitals (Local Government)	$ 51,234	1.76	187	181	(6)	(3.2%)
5617	Services to Buildings and Dwellings	$ 33,254	3.10	96	108	12	12.5%
9039	Local Government, Excluding Education and Hospitals	$ 63,586	1.36	101	93	(8)	(7.9%)
6111	Elementary and Secondary Schools	$ 38,079	4.97	78	70	(8)	(10.3%)

Source: Emsi

- Education, restaurants, and local government are top sectors throughout the region.

- Ensuring there is an adequate supply of housing for these placed-based professions will be important moving forward.
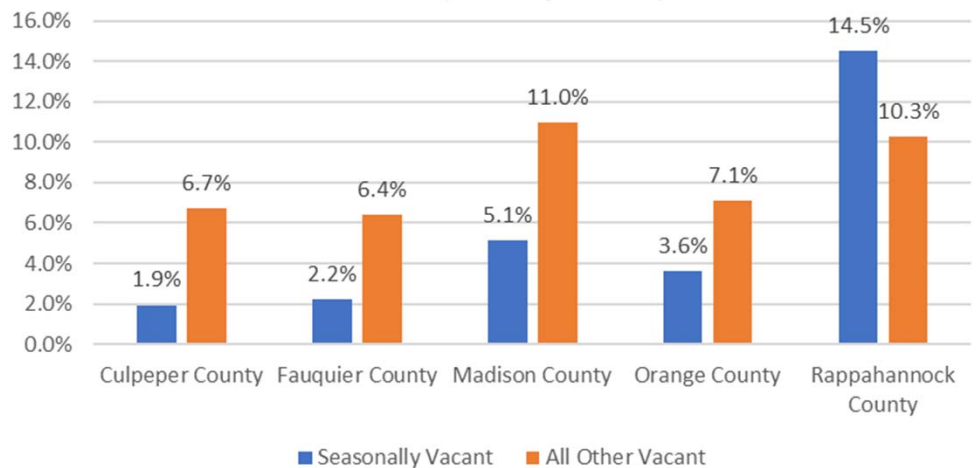
EXISTING HOUSING STOCK

- Within the region, the most housing stock is in Fauquier County followed by Culpeper and Orange Counties.

- Rappahannock and Madison Counties have the least number of housing units within the region and the highest vacancy rates.

- A vacancy rate above 10% indicates a lack of supply of the housing needed, delinquent housing, or other economic or demographic reason.

  - "Seasonally Vacant" are homes vacant except for certain portions of the year (STRs, second homes, etc.)

  - "Other Vacant" includes homes rented or sold but not occupied, for sale or rent and not occupied, or housing for migrant workers, etc.

Total Housing Units, 2018

3,955; 6%
18,499; 26%
15,061; 21%
6,053; 9%
26,635; 38%

- Culpeper County
- Fauquier County
- Madison County
- Orange County
- Rappahannock County

Source: Source: American Community Survey 5-Year Estimates, 2014-2018

Vacant Units, 2018
(as a % of all units)

County	Seasonally Vacant	All Other Vacant
Culpeper County	1.9%	6.7%
Fauquier County	2.2%	6.4%
Madison County	5.1%	11.0%
Orange County	3.6%	7.1%
Rappahannock County	14.5%	10.3%

Source: Source: American Community Survey 5-Year Estimates, 2014-2018

EXISTING HOUSING STOCK - *OCCUPANCY*

Housing Occupancy, 2018										
	Count					Percent				
	Owner Occupied	Renter Occupied	Seasonally Vacant	All Other Vacant	Total	Owner Occupied	Renter Occupied	Seasonally Vacant	All Other Vacant	Total
Culpeper County	12,539	4,364	358	1,238	18,499	67.8%	23.6%	1.9%	6.7%	100.0%
Fauquier County	19,017	5,316	592	1,710	26,635	71.4%	20.0%	2.2%	6.4%	100.0%
Madison County	3,714	1,364	311	664	6,053	61.4%	22.5%	5.1%	11.0%	100.0%
Orange County	10,448	3,005	542	1,066	15,061	69.4%	20.0%	3.6%	7.1%	100.0%
Rappahannock County	2,196	780	573	406	3,955	55.5%	19.7%	14.5%	10.3%	100.0%
Town of Culpeper	3,464	2,648	94	328	6,534	53.0%	40.5%	1.4%	5.0%	100.0%
Town of Gordonsville	391	312	0	55	758	51.6%	41.2%	0.0%	7.3%	100.0%
Town of Madison	35	46	5	37	123	28.5%	37.4%	4.1%	30.1%	100.0%
Town of Orange	776	1,017	0	123	1,916	40.5%	53.1%	0.0%	6.4%	100.0%
Town of Remington	129	162	0	2	293	44.0%	55.3%	0.0%	0.7%	100.0%
Town of The Plains	54	38	5	10	107	50.5%	35.5%	4.7%	9.3%	100.0%
Town of Warrenton	2,322	1,442	15	339	4,118	56.4%	35.0%	0.4%	8.2%	100.0%
Town of Washington	23	25	0	5	53	43.4%	47.2%	0.0%	9.4%	100.0%
RRRC Region	47,914	14,829	2,376	5,084	70,203	68.3%	21.1%	3.4%	7.2%	100.0%

Source: Source: Source: American Community Survey 5-Year Estimates, 2014-2018

- Regionwide, 68.3% of housing is owner-occupied; 21.1% is renter occupied; 3.4% is seasonally vacant; and 7.2% is otherwise vacant.

- Fauquier County has the highest rate of owner-occupied housing (71.4%) which aligns with its position as the county with the highest median household income.

- Rappahannock County has the lowest rate of owner-occupied housing (55.5%) and the highest rate of seasonally vacant housing (14.5%).

  - This higher proportion of seasonally vacant homes means less opportunity for year-round home ownership and rentals.

EXISTING HOUSING STOCK – *TYPE OF UNIT*

- The vast majority of existing housing stock are single family detached units, 84.2%. Single family attached units make up 5.2% of the housing stock, and mobile homes make up 3.0%.

- The lack of supply of higher unit structures could be impacting the availability of affordable housing.
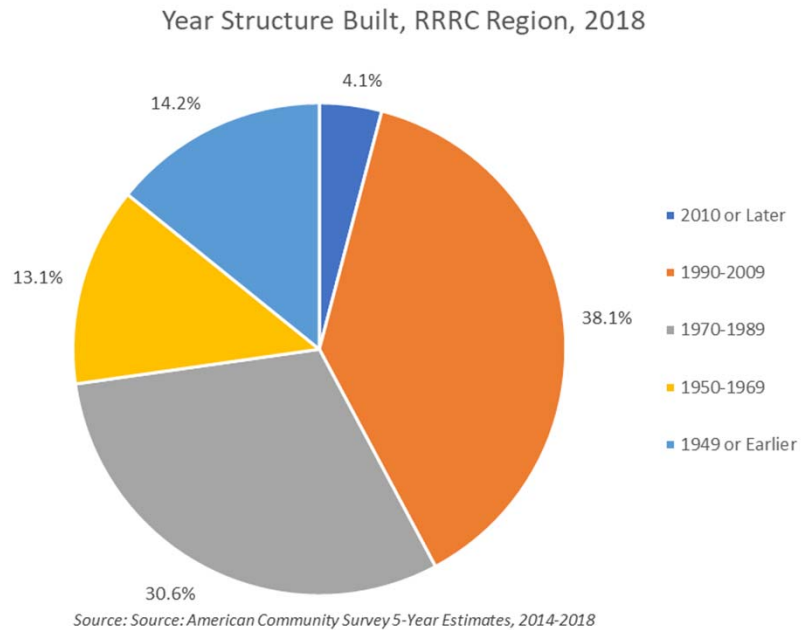
Housing by Unit Type, RRRC Region, 2018

Legend:
- 1 Detached Unit
- 1 Attached Unit
- 2 Units
- 3 or 4 Units
- 5 to 9 Units
- 10 to 19 Units
- 20 to 49 Units
- 50 or More Units
- Mobile Homes
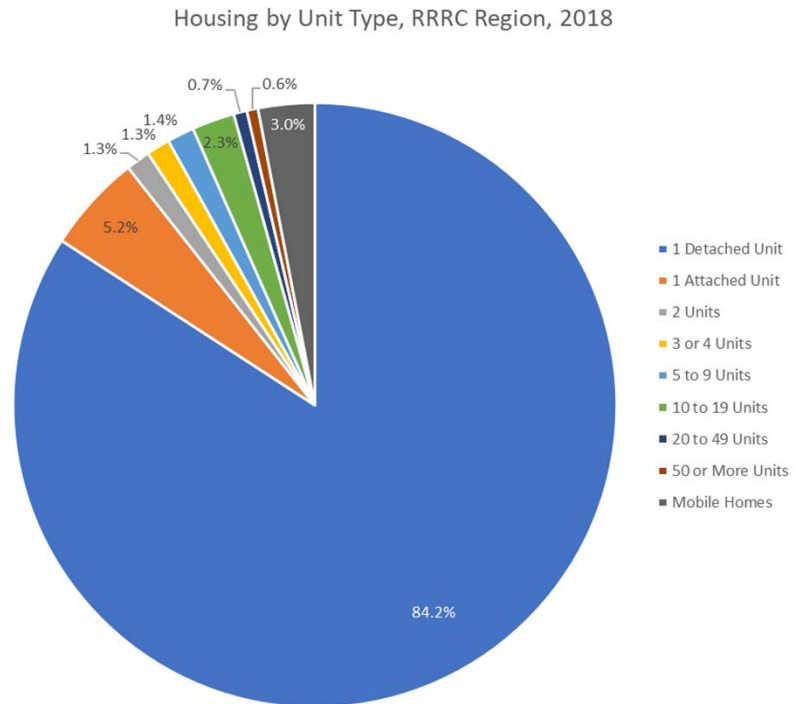
Source: Source: American Community Survey 5-Year Estimates, 2014-2018

Housing by Unit Type, 2018								
	1 Detached Unit	1 Attached Unit	2 Units	3 or 4 Units	5 to 9 Units	10 to 19 Units	20 to 49 Units	50 or More Units	Mobile Homes
Culpeper County	78.8%	7.7%	1.2%	1.5%	2.7%	3.4%	1.1%	0.5%	3.0%
Fauquier County	85.0%	6.5%	1.6%	1.2%	0.6%	2.5%	0.5%	0.9%	1.3%
Madison County	90.6%	1.2%	2.2%	1.2%	0.4%	0.7%	0.2%	0.1%	3.4%
Orange County	83.7%	2.8%	0.5%	1.6%	1.8%	1.8%	0.9%	0.5%	6.4%
Rappahannock County	95.1%	1.0%	1.2%	0.0%	1.3%	0.1%	0.0%	0.0%	1.4%
Town of Culpeper	58.6%	19.7%	2.7%	4.1%	6.0%	6.8%	1.6%	0.3%	0.2%
Town of Gordonsville	75.1%	2.9%	3.2%	2.8%	2.4%	9.1%	1.1%	0.3%	3.3%
Town of Madison	65.0%	1.6%	4.1%	15.4%	13.8%	0.0%	0.0%	0.0%	0.0%
Town of Orange	56.9%	5.4%	1.8%	10.4%	8.9%	9.5%	3.7%	1.5%	1.9%
Town of Remington	63.1%	13.3%	0.7%	5.5%	2.0%	12.6%	0.0%	0.0%	2.7%
Town of The Plains	92.5%	3.7%	3.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Town of Warrenton	53.5%	24.5%	1.9%	5.6%	1.8%	7.3%	0.7%	4.5%	0.3%
Town of Washington	60.4%	0.0%	0.0%	0.0%	35.8%	3.8%	0.0%	0.0%	0.0%
RRRC Region	84.2%	5.2%	1.3%	1.3%	1.4%	2.3%	0.7%	0.6%	3.0%

Source: Source: Source: American Community Survey 5-Year Estimates, 2014-2018

EXISTING HOUSING STOCK - *AGE*

- 38.1% of homes were built from 1990-2009 and 30.6% were built between 1970-1989.

- The median year a structure was built in the region was 1985 (35 years ago).

- Rappahannock and Madison Counites have an older housing stock with median years built at 1975 and 1978.

  - An aging housing stock can lead to disinvestment in upkeep resulting in a poorer quality in overall housing stock.

Year Structure Built, RRRC Region, 2018

Legend:
- 2010 or Later
- 1990-2009
- 1970-1989
- 1950-1969
- 1949 or Earlier

4.1%
14.2%
13.1%
38.1%
30.6%

Source: Source: American Community Survey 5-Year Estimates, 2014-2018

Year Structure Built, 2018											
	2014 or Later	2010-2013	2000-2009	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 or Earlier	Median Year Structure Built
Culpeper County	1.8%	3.1%	26.4%	15.9%	16.4%	11.7%	9.0%	4.8%	3.2%	7.8%	1988
Fauquier County	1.2%	2.3%	20.5%	16.1%	19.7%	13.1%	6.6%	5.7%	2.7%	12.1%	1985
Madison County	1.7%	1.9%	20.6%	9.0%	13.7%	14.6%	9.6%	6.3%	1.6%	20.9%	1978
Orange County	1.8%	3.5%	24.2%	17.0%	15.1%	16.9%	6.8%	5.0%	2.0%	7.8%	1988
Rappahannock County	0.0%	1.0%	14.5%	15.7%	12.3%	12.8%	9.1%	6.0%	5.1%	23.4%	1975
Town of Culpeper	1.5%	4.0%	33.3%	9.7%	13.2%	11.0%	11.0%	5.5%	2.3%	8.7%	1989
Town of Gordonsville	0.4%	1.5%	7.7%	12.4%	9.6%	14.1%	19.5%	10.4%	8.4%	16.0%	1968
Town of Madison	0.0%	0.0%	0.8%	4.1%	13.0%	16.3%	0.0%	18.7%	5.7%	41.5%	1952
Town of Orange	0.0%	2.2%	15.2%	8.7%	8.8%	14.4%	13.1%	10.9%	5.0%	21.7%	1969
Town of Remington	0.0%	0.0%	12.6%	8.2%	25.9%	3.8%	15.7%	6.8%	2.7%	24.2%	1971
Town of The Plains	0.0%	0.0%	20.6%	6.5%	6.5%	8.4%	9.3%	0.0%	7.5%	41.1%	1962
Town of Warrenton	1.2%	1.1%	26.6%	18.6%	10.5%	6.6%	7.0%	10.1%	4.5%	13.7%	1988
Town of Washington	0.0%	0.0%	1.9%	7.5%	0.0%	15.1%	1.9%	5.7%	3.8%	64.2%	N/A
RRRC Region	1.5%	2.6%	22.5%	15.6%	16.9%	13.7%	7.7%	5.4%	2.7%	11.5%	1985

Source: Source: Source: American Community Survey 5-Year Estimates, 2014-2018
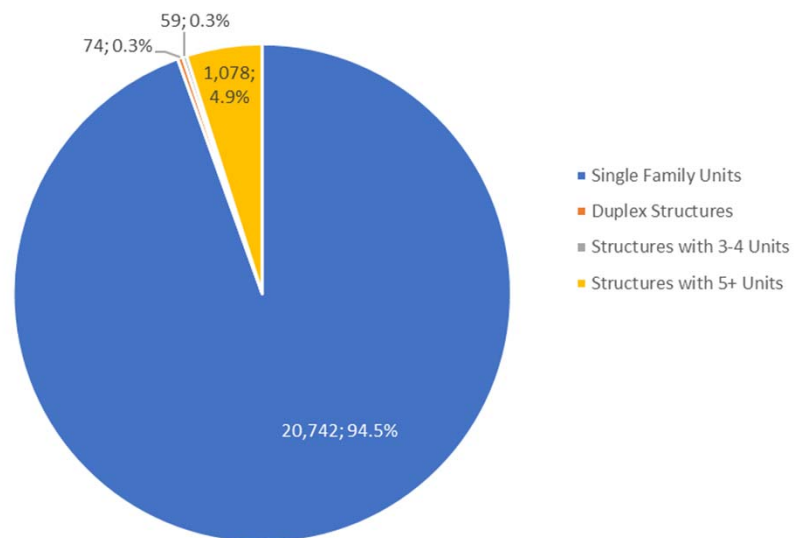
Structures Permitted, RRRC Region, 2000-2018
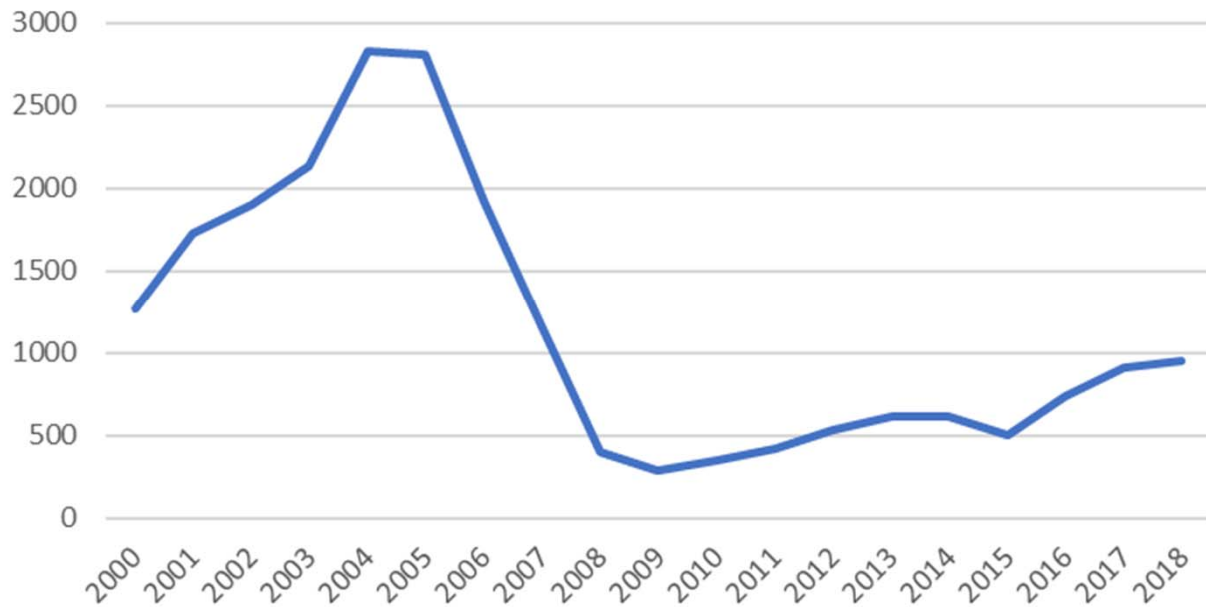
Source: Weldon Cooper Center for Public Service, University of Virginia

- The number of structures permitted increased rapidly from 2000 to 2005, plateaued and then plumaged in 2007-2008 aligning with the housing crisis. Since 2008 there has been a steady increase in number of structures permitted.

- The types of units permitted have been mostly single family units at 94.5%. Structures with five or more units make up 4.9% of permits.

Structures Permitted by Unit Type, RRRC Region, 2000-2018

74; 0.3%
59; 0.3%
1,078; 4.9%
20,742; 94.5%

- Single Family Units
- Duplex Structures
- Structures with 3-4 Units
- Structures with 5+ Units

Source: Weldon Cooper Center for Public Service, University of Virginia

EXISTING HOUSING STOCK – *STRUCTURES PERMITTED*

Structures Permitted by Unit Type, 2000-2018												
	Culpeper County		Fauquier County		Madison County		Orange County		Rappahannock County		RRRC Region	
	#	%	#	%	#	%	#	%	#	%	#	%
Single Family Units	7,310	35.2%	7,352	35.4%	1,219	5.9%	4,215	20.3%	646	3.1%	20,742	100.0%
Duplex Structures	54	73.0%	6	8.1%	0	0.0%	14	18.9%	0	0.0%	74	100.0%
Structures with 3-4 Units	51	86.4%	4	6.8%	0	0.0%	0	0.0%	0	0.0%	59	100.0%
Structures with 5+ Units	440	40.8%	380	35.3%	20	1.9%	238	22.1%	0	0.0%	1,078	100.0%
All Structures	7,855	35.7%	7,742	35.1%	1,243	5.6%	4,467	20.3%	726	3.3%	22,033	100.0%

Source: Weldon Cooper Center for Public Service, University of Virginia

| Structures Permitted by Unit Type, 2008-2018												
	Culpeper County		Fauquier County		Madison County		Orange County		Rappahannock County		RRRC Region	
	#	%	#	%	#	%	#	%	#	%	#	%
Single Family Units	1,799	31.1%	2,386	41.3%	380	6.6%	1,032	17.9%	184	3.2%	5,781	100.0%
Duplex Structures	4	50.0%	4	50.0%	0	0.0%	0	0.0%	0	0.0%	8	100.0%
Structures with 3-4 Units	0	-	0	-	0	-	0	-	0	-	0	-
Structures with 5+ Units	252	58.6%	78	18.1%	0	0.0%	100	23.3%	0	0.0%	430	100.0%
All Structures	2,055	33.0%	2,468	39.7%	380	6.1%	1,132	18.2%	184	3.0%	6,219	100.0%

Source: Weldon Cooper Center for Public Service, University of Virginia

- The upper chart indicates the permitting trends by county from 2000-2018.

- The lower chart indicates trends since the 2008 crisis.

- Proportionally, the counites maintain similar building trends after the crisis. Fauquier and Culpeper Counties see the most permits, followed by Orange County, Madison County, and Rappahannock County.

- Culpeper County has permitted the highest number of multifamily structures, and most of the duplexes and structures with 3-4 units.

- Madison and Rappahannock Counites have only built single family houses since 2008.

EXISTING HOUSING STOCK – *SHORT TERM RENTALS*

Short Term Rentals by County, 2020

67 ; 10.5%
75 ; 11.7%
166 ; 25.9%
211 ; 32.9%
122 ; 19.0%

- Culpeper County
- Fauquier County
- Madison County
- Orange County
- Rappahannock County
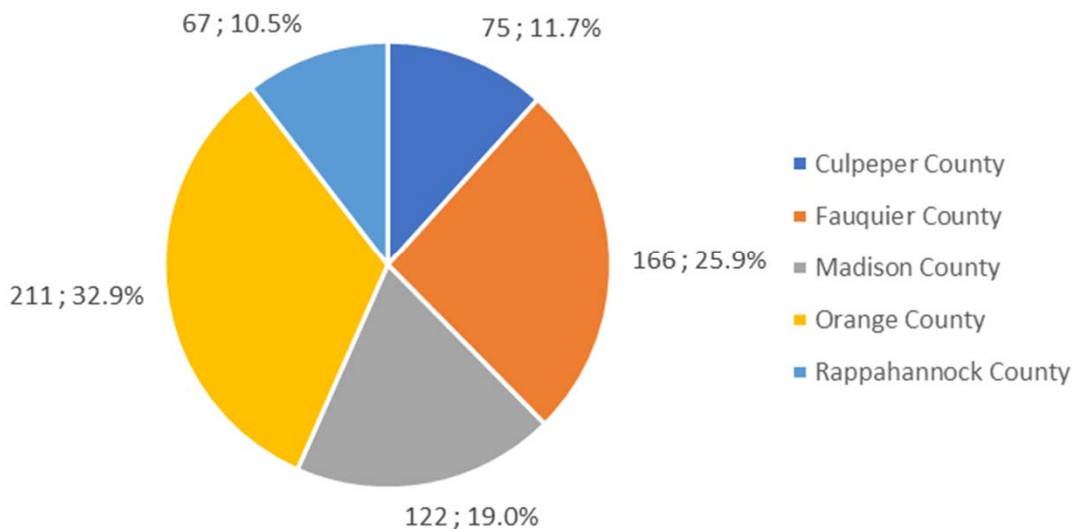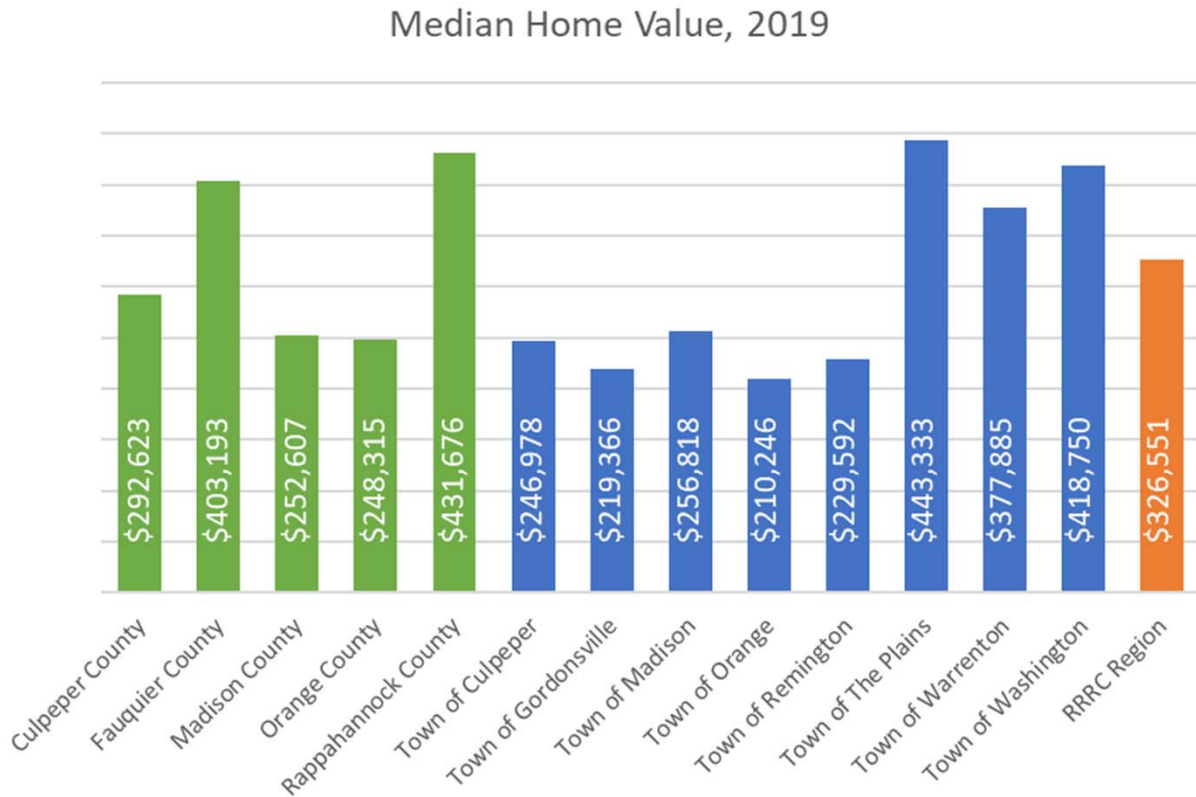
Source: AirDNA

- Regionwide, there has been a 54.1% increase in short term rentals since 2018.

- Orange County has the highest number of short term rentals at 211.

- Removing a unit from the year-round rental stock can constrict the supply of rental housing and put upward pressure on housing costs.

Change in Short Term Rentals, 2018-2020					
	2018	2019	2020	# Change, 2018-2020	% Change, 2018-2020
Culpeper County	37	57	75	38	102.7%
Fauquier County	124	152	166	42	33.9%
Madison County	64	85	122	58	90.6%
Orange County	148	182	211	63	42.6%
Rappahannock County	43	57	67	24	55.8%
Total RRRC Region	416	533	641	225	54.1%

Source: AirDNA

EXISTING HOUSING STOCK – *HOUSING AFFORDABILITY*

Median Home Value, 2019

Location	Value
Culpeper County	$292,623
Fauquier County	$403,193
Madison County	$252,607
Orange County	$248,315
Rappahannock County	$431,676
Town of Culpeper	$246,978
Town of Gordonsville	$219,366
Town of Madison	$256,818
Town of Orange	$210,246
Town of Remington	$229,592
Town of The Plains	$443,333
Town of Warrenton	$377,885
Town of Washington	$418,750
RRRC Region	$326,551

Source: Esri

- Median Home Value is the value of all homes, not just those on the market.

- Regionwide the MHV is $326,551.

- Counites range from a high of $431,676 in Rappahannock County to a low of $248,315 in Orange County.

- We will compare these to more local data of recent home sales to get an accurate reflection of affordability.

EXISTING HOUSING STOCK – *HOUSING AFFORDABILITY*

Median Home Value, 2019									
	Less than $99,999	$100,000-$149,999	$150,000-$199,999	$200,000-$249,999	$250,000-$299,999	$300,000-$399,999	$400,000-$499,999	$500,000-$749,999	$750,000-$999,999	$1,000,000 or Greater
Culpeper County	3.5%	7.0%	12.8%	14.7%	14.1%	27.7%	9.8%	8.2%	1.3%	1.0%
Fauquier County	1.6%	1.4%	4.6%	6.9%	10.0%	25.1%	18.0%	21.3%	5.9%	5.3%
Madison County	5.2%	8.9%	13.6%	21.6%	13.9%	14.8%	6.6%	9.9%	1.4%	4.0%
Orange County	4.4%	10.8%	18.2%	17.2%	20.0%	15.4%	4.9%	6.2%	1.7%	1.2%
Rappahannock County	1.9%	1.0%	6.4%	6.8%	11.0%	18.4%	13.9%	16.0%	13.9%	10.6%
Town of Culpeper	2.9%	10.7%	19.0%	18.6%	15.3%	24.0%	4.4%	3.4%	1.0%	0.8%
Town of Gordonsville	4.4%	15.7%	23.4%	16.6%	19.4%	13.8%	1.4%	4.7%	0.2%	0.2%
Town of Madison	3.1%	7.7%	18.5%	18.5%	16.9%	20.0%	6.2%	4.6%	0.0%	4.6%
Town of Orange	6.6%	20.4%	19.3%	18.2%	16.5%	5.6%	6.7%	4.7%	1.2%	0.9%
Town of Remington	2.9%	9.2%	21.3%	28.2%	21.8%	8.6%	4.6%	1.1%	2.3%	0.0%
Town of The Plains	0.0%	0.0%	1.4%	4.1%	8.2%	27.4%	20.5%	21.9%	8.2%	8.2%
Town of Warrenton	1.4%	2.5%	4.5%	9.8%	10.1%	27.8%	21.4%	17.0%	2.8%	2.7%
Town of Washington	2.0%	0.0%	5.9%	13.7%	13.7%	11.8%	15.7%	21.6%	5.9%	9.8%
RRRC Region	2.9%	5.3%	10.2%	12.1%	13.4%	22.7%	12.2%	13.8%	3.9%	3.5%

Source: Esri

- Distribution of home value helps us understand what gaps there may be in the housing supply.

- Regionwide, the 22.7% of homes are valued between $300k-$399k.

  - Roughly a quarter of homes are valued between $200k-$299k, and another quarter valued between $400k-$749k.

- Orange County has the most homes valued between $100k-$149k (10.8%) and $150k-$199k (18.2%).

- Rappahannock County has the largest proportion of homes valued between $750k-$999k and $1M or greater.

EXISTING HOUSING STOCK – *HOUSING AFFORDABILITY*

Median Gross Rent, 2018
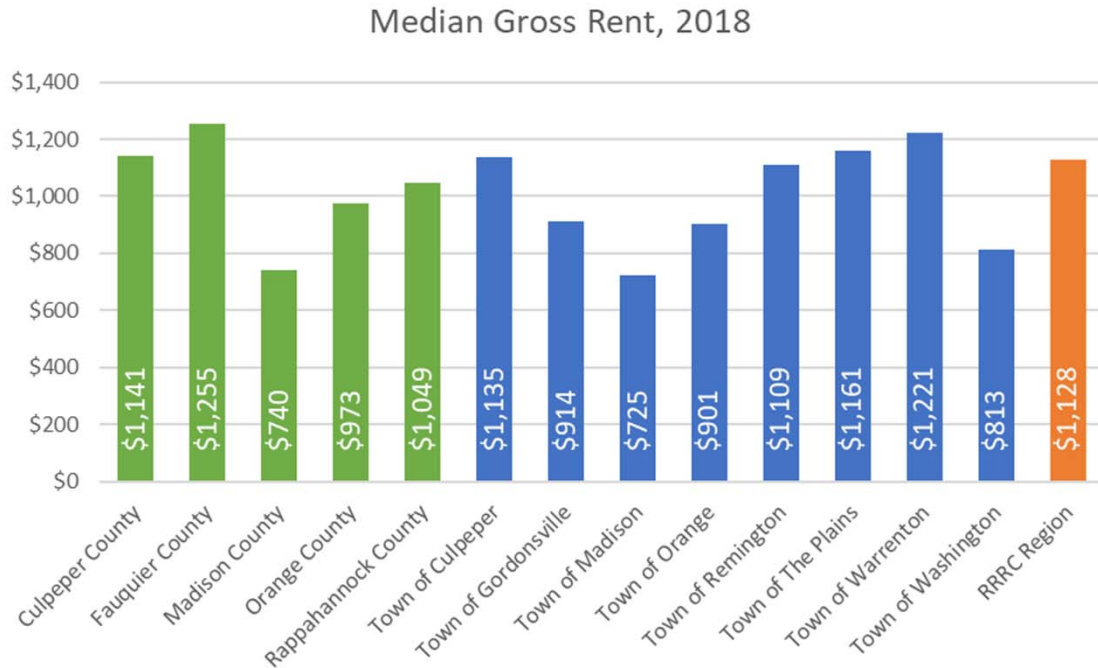
Source: Source: American Community Survey 5-Year Estimates, 2014-2018

- Median Gross Rent includes an estimation of utilities.

- For the RRRC Region, median rent is $1,128, with a high in Fauquier County ($1,255) and a low in Madison County ($708).

- We will confirm these rates (and overall rental availability) during interviews.

Distribution of Gross Rent, 2018					
	Less than $700	$700-$999	$1,000-$1,499	$1,500-$2,000	$2,000 and Greater
Culpeper County	15.3%	23.5%	35.9%	19.0%	6.3%
Fauquier County	4.5%	15.4%	45.4%	22.0%	12.7%
Madison County	45.8%	25.9%	24.8%	3.5%	0.0%
Orange County	18.3%	35.1%	36.0%	9.2%	1.3%
Rappahannock County	12.0%	31.3%	43.6%	12.2%	0.9%
Town of Culpeper	17.0%	20.7%	41.3%	16.5%	4.5%
Town of Gordonsville	25.2%	35.4%	36.1%	2.6%	0.7%
Town of Madison	39.0%	34.1%	14.6%	12.2%	0.0%
Town of Orange	25.4%	49.8%	23.7%	0.0%	1.1%
Town of Remington	7.3%	27.2%	45.0%	19.2%	1.3%
Town of The Plains	14.8%	18.5%	40.7%	25.9%	0.0%
Town of Warrenton	3.6%	20.2%	48.7%	20.8%	6.8%
Town of Washington	32.0%	40.0%	20.0%	4.0%	4.0%
RRRC Region	14.2%	23.4%	38.8%	16.6%	6.9%

Source: Source: American Community Survey 5-Year Estimates, 2014-2018

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EXISTING HOUSING STOCK – *HOUSING AFFORDABILITY*

Population Paying >30% of Income on Housing, 2018			
	Renters	Owners with Mortgage	Owners without Mortgage
Culpeper County	52.8%	27.7%	11.2%
Fauquier County	40.5%	28.3%	10.3%
Madison County	56.6%	41.7%	12.3%
Orange County	46.9%	29.6%	15.3%
Rappahannock County	55.6%	28.3%	14.7%
Town of Culpeper	60.5%	28.6%	3.7%
Town of Gordonsville	46.6%	28.9%	28.0%
Town of Madison	61.0%	0.0%	31.6%
Town of Orange	42.4%	26.0%	7.1%
Town of Remington	57.0%	25.6%	12.8%
Town of The Plains	48.1%	47.2%	0.0%
Town of Warrenton	42.9%	37.6%	0.0%
Town of Washington	56.0%	12.5%	0.0%
RRRC Region	47.7%	29.3%	12.2%

Source: Source: American Community Survey 5-Year Estimates, 2014-2018

- Housing is no longer considered affordable when more than 30% of household income is spent on housing.
- Renters are the most cost-burdened segment within the region, at close to half paying more than 30% of their income on housing.
- About a third of homeowners with mortgages pay above the affordability threshold.
  - In Madison County, this is 41.7%.
- Only 12.2% of those without mortgages pay above the affordability threshold.
- Strategies to alleviate this cost burden will be a priority of the project.

NEXT STEPS

~~EDITS AND ADDITIONS TO DATA~~

PROVIDE THIS DATA REPORT TO WORKGROUP FOR COMMENTS

GENERATE INTERVIEW QUESTIONS

INTERVIEW SCHEDULING

HOUSING NEEDS ANALYSIS

THANK YOU!