

RAPPAHANNOCK-RAPIDAN REGIONAL COMMISSION REGIONAL HOUSING STUDY

LOCALITY PROFILE:

CULPEPER COUNTY



ABOUT THE STUDY

The Rappahannock-Rapidan Regional Commission engaged economic development consultant Camoin 310 to create a **Regional Housing Study**. The process for completing the Study included several components: research and data analysis, interviews with stakeholders, zoning ordinance review, and identification of potential tools and strategies. This report is a compilation of high-level findings for **Culpeper County**. The full report and strategic recommendations can be found by following the links below:

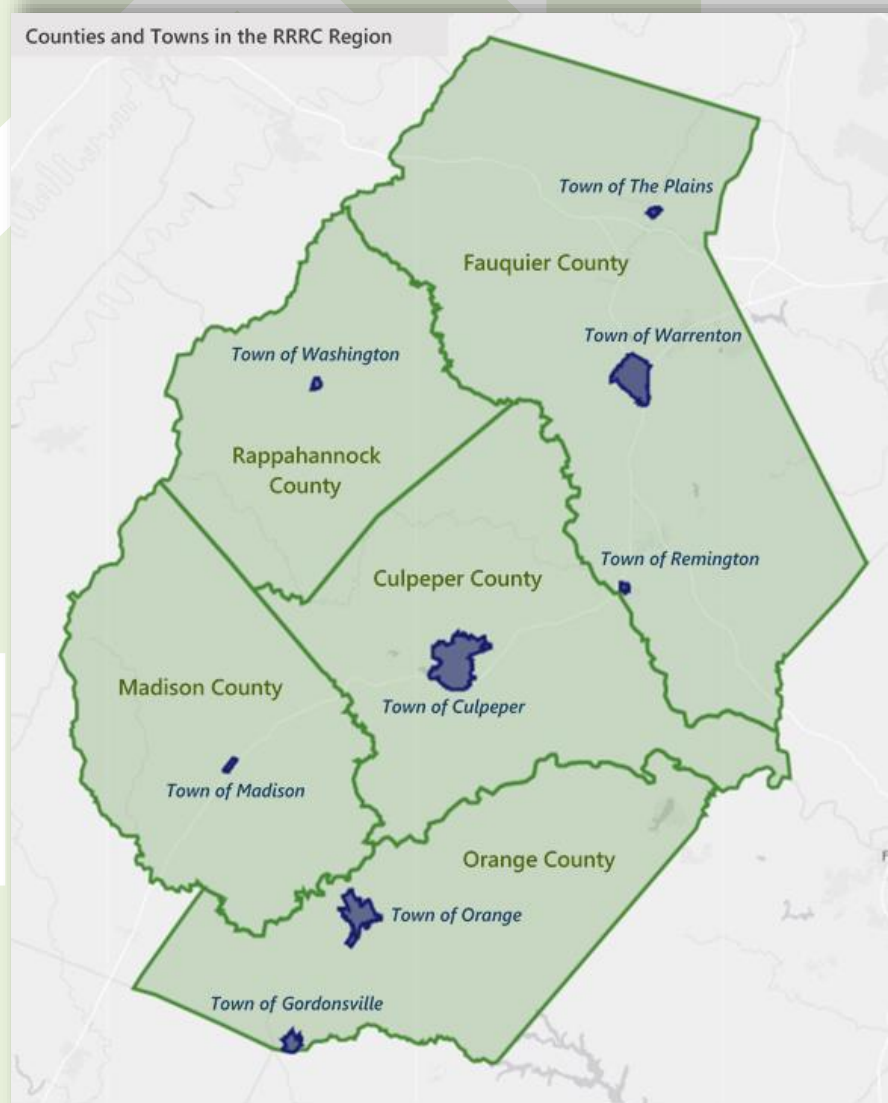
[Regional Housing Study Executive Summary Report](#)

[Appendix A: Baseline Data Analysis](#)

[Appendix B: Housing Demand Analysis](#)

[Appendix C: Zoning Ordinance Review](#)

[Appendix D: Strategy Matrix](#)



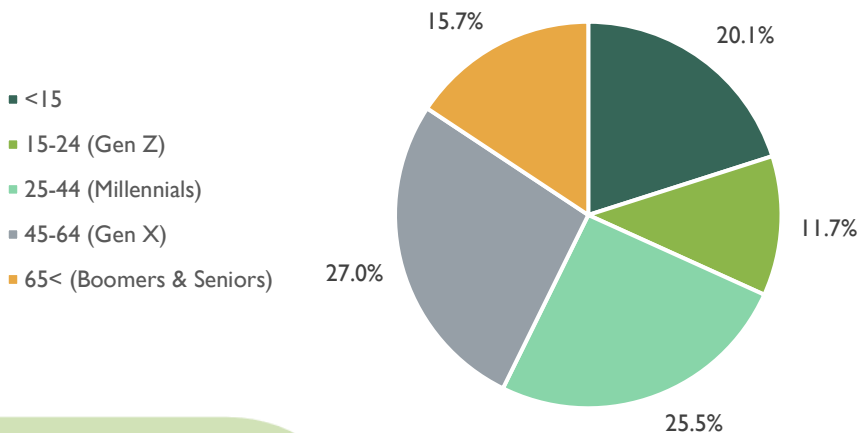
DEMOGRAPHIC SNAPSHOT

POPULATION & INCOME

Culpeper County has grown in population by 32.3% from 2003-2018, and by 6.6% from 2013-2018.

The Median Household Income in the county is \$67,486 compared to \$78,414 in the Region.

Distribution of Age



Culpeper County has the highest percentage of its population in the 45-64 and 25-44 age range.

COMMUTE PATTERNS

The percent of employees living within Culpeper County has decreased since 2002, dropping by 13.8%.

The percent of residents working within Culpeper County has dropped by 9.1% since 2002.

HOUSING SNAPSHOT

OCCUPANCY

- In Culpeper County, 67.8% of housing is owner-occupied; 23.6% is renter-occupied; 1.9% is seasonally vacant; and 6.7% is otherwise vacant.
- Regionwide, 68.3% of housing is owner-occupied; 21.1% is renter-occupied; 3.4% is seasonally vacant; and 7.2% is otherwise vacant.
 - “Other Vacant” includes homes rented or sold but not occupied, for sale or rent and not occupied, or housing for migrant workers, etc.

TYPE & AGE

- In Culpeper County, 78.8% of units are in single-family detached homes. 7.7% are single-family attached units, and 3.4% are in structures with 10-19 units.
- The median year a structure was built in the county was 1988, compared to 1985 in the Region.

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 Orange	776	1,017	0	123	1,916	40.5%	53.1%	0.0%	6.4%	100.0%
Town of Warrenton	2,322	1,442	15	339	4,118	56.4%	35.0%	0.4%	8.2%	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

HOUSING AFFORDABILITY BY RESIDENT WORKERS

- Given incomes earned within each county, we tested home affordability against the most recent home sales data, from Q2 of 2020.
- In all counties there is an income deficit to afford a median priced home. This means that to not be cost burdened, households would need to earn \$11,000 to \$22,000 more depending on where you are in the region.
- To afford a median priced home in Culpeper County, resident workers would need to earn \$77,720 per household.

Mortgage Income Deficit: Median Home Price vs. Household Income

	Culpeper County	Fauquier County	Madison County	Orange County	Rappahannock County	RRRC Region
Median Price of Home*	\$349,000	\$440,000	\$300,000	\$272,000	\$310,000	\$368,000
Down Payment of 10%	\$34,900	\$44,000	\$30,000	\$27,200	\$31,000	\$36,800
Loan Amount	\$314,100	\$396,000	\$270,000	\$244,800	\$279,000	\$331,200
Average Mtg Payment, 30 Years at 3.5% with Additional Costs**	\$1,943	\$2,188	\$1,687	\$1,541	\$1,740	\$2,042
Household Income Threshold	\$77,720	\$87,520	\$67,480	\$61,640	\$69,600	\$81,680
Resident Household Income	\$66,034	\$76,873	\$48,729	\$49,681	\$47,975	\$64,911
Income Deficit	-\$11,686	-\$10,647	-\$18,751	-\$11,959	-\$21,625	-\$16,769

* Median home sales in the region for Q2 2020.

**Average Mortgage Payment includes private mortgage insurance, taxes, and insurance, for comparable priced houses within each region.

Source: Emsi, Zillow, Greater Piedmont Realtors, Gale Harvey Real Estate, Camoin 310

ORDINANCE REVIEW

There are practices that, when included in a housing ordinance or local zoning code, can help or hinder the supply of attainable housing and/or make it easier or more difficult to develop. We examined the following practices to understand the extent to which these exist in Culpeper County and other localities in the Region. The charts below outline our findings for Culpeper County.

Practices That Encourage	Findings
Inclusionary Zoning	None found.
Incentives and Bonuses	PUD district provides density exceptions and special article modifications for attainable developers.
Allow Flexibility (minimum restrictions)	None found.
Fee Waivers and Tax Exemptions	None found.
Priority to attainable housing developers	None found.
Overlay zoning to reduce SF and increase attainable units	The PUD district allows a range of land use and densities and flexible development controls.
A variety of resident types available (mobile homes, townhomes, SF, etc.)	Zoning for multifamily, single family, attainable housing and mobile homes is common in the region.

Practices That Hinder	Findings
Minimum buildable lot size	R-1: Min. 40,000 SF; R-2: Min. 25,000 SF; R-3: Min. 15,000 SF; R-4: Min. 5 acres
Density requirements	R-1: 1 main building; R-2: ---; R-3: 3-8 units/acre; R-4: 12 units/acre
Setbacks	R-1 - R-4: Yes
Parking requirements	Single family: 2 spaces; Duplex: 2 spaces/unit; Triplex: 2 spaces/unit
Open space requirements	Lot coverage requirements, yard regulations



HOUSING DEMAND

Housing demand can be seen in current trends in the real estate market and anticipated changes in future household growth.

REAL ESTATE TRENDS

Since 2015, Culpeper County’s real estate market has seen:

14% increase in annual home sales

23% increase in median price

53% decrease in average days on the market

PROJECTED HOUSEHOLD CHANGE

Culpeper County is expected to grow by 1,178 households by 2024. Most of these will be in the age ranges of 35-44, 65-74, and 75+.

Household Change by Age, 2019-2024								
	<25	25-34	35-44	45-54	55-64	65-74	75+	Total
Culpeper County	34	110	336	(178)	8	388	480	1,178
Fauquier County	(23)	87	495	(505)	(230)	678	799	1,301
Madison County	(5)	(97)	88	(72)	(124)	60	139	(11)
Orange County	7	60	148	(152)	9	250	355	677
Rappahannock County	(3)	(25)	18	(58)	(91)	37	109	(13)
Town of Culpeper	38	111	114	(26)	16	72	89	414
Town of Orange	4	0	(3)	(13)	(5)	53	26	62
Town of Warrenton	(8)	52	19	(53)	(56)	105	85	144
RRRC Region	10	135	1,085	(965)	(428)	1,413	1,882	3,132

Source: Esri

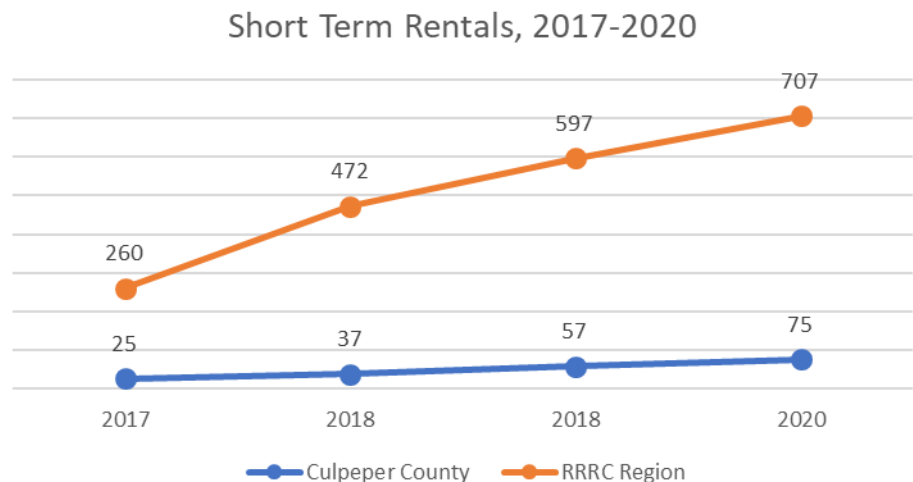
CURRENT RENTAL SUPPLY

- Culpeper County has 4,615 rental units, with most of these as year-round rentals (98%).
- A low vacancy rate in year-round rentals is indicative of a lack of supply. The rental vacancy rate in Culpeper County is 2.5%.

Total Rental Units, 2018									
	Culpeper County	Fauquier County	Madison County	Orange County	Rappahannock County	Town of Culpeper	Town of Orange	Town of Warrenton	RRRC Region
# of Units									
Renter Occupied	4,364	5,316	1,364	3,005	780	2,648	1,017	1,442	14,829
For Rent - Vacant	117	173	5	91	58	24	0	100	444
For Rent - Rented but not Occupied	40	127	16	0	0	0	0	0	183
Total Year-Round Rental Units	4,521	5,616	1,385	3,096	838	2,672	1,017	1,542	15,456
For Seasonal Use	75	166	122	211	67	37	66	66	641
Other Seasonal Rentals*	19	42	31	53	17	9	17	17	160
Total Seasonal Rentals	94	208	153	264	84	46	83	83	801
Total Rental Units	4,615	5,824	1,538	3,360	922	2,718	1,100	1,625	16,257
% of Units									
Renter Occupied	94.6%	91.3%	88.7%	89.4%	84.6%	97.4%	92.5%	88.8%	91.2%
For Rent - Vacant	2.5%	3.0%	0.3%	2.7%	6.3%	0.9%	0.0%	6.2%	2.7%
For Rent - Rented but not Occupied	0.9%	2.2%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.1%
Total Year-Round Rental Units	98.0%	96.4%	90.1%	92.1%	90.9%	98.3%	92.5%	94.9%	95.1%
For Seasonal Use	1.6%	2.9%	7.9%	6.3%	7.3%	1.4%	6.0%	4.1%	3.9%
Other Seasonal Rentals*	0.4%	0.7%	2.0%	1.6%	1.8%	0.3%	1.5%	1.0%	1.0%
Total Seasonal Rentals	2.0%	3.6%	9.9%	7.9%	9.1%	1.7%	7.5%	5.1%	4.9%
Total Rental Units	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: ACS 2018 5-Year Estimates; AirDNA
 * Estimate from Camoin 310

Short Term Rentals in Culpeper County have increased from 25 in 2017 to 75 in 2020.



Source: AirDNA
 Includes rentals available online through services such as Vrbo and Airbnb.

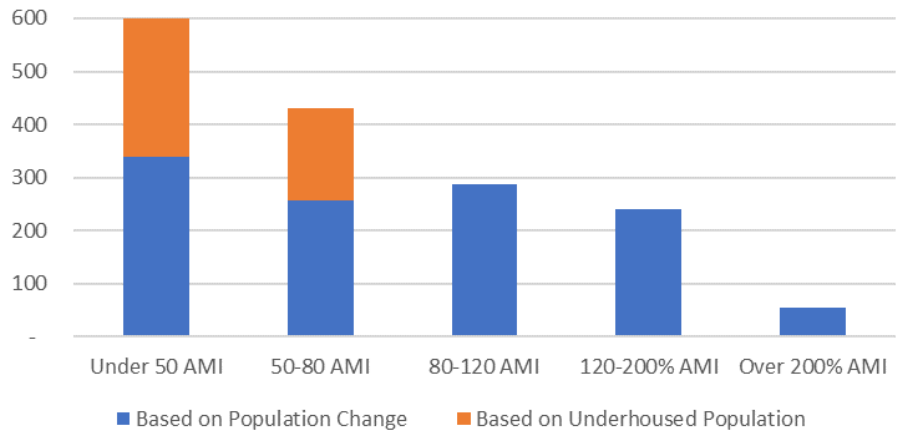
HOUSING DEMAND ANALYSIS

Housing demand was generated from the growth in households over the next five years and the underhoused population (those aged 18-34 and living with others such as relatives).

Culpeper County has demand for new units at the following income levels:*

- < 50% of AMI – 599 Units
- 50-80% AMI – 430 Units
- 80-120 AMI – 288 Units
- 120-220% AMI – 240 Units
- Over 200% AMI – 54 Units

Demand for New Units, Culpeper County



Household Growth Demand by AMI									
	Culpeper County	Fauquier County	Madison County	Orange County	Rappahannock County	Town of Culpeper	Town of Orange	Town of Warrenton	RRRC Region
Under 50% AMI	339	192	-	175	-	157	25	30	707
50-80% AMI	256	211	-	156	-	87	15	31	623
80-120% AMI	288	297	-	172	-	85	14	27	757
120-200% AMI	240	387	-	149	-	76	7	37	776
Over 200% AMI	54	214	-	24	-	10	2	19	293
Total	1,178	1,301	-	677	-	414	62	144	3,156

Source: Camoin 310

Underhoused Demand by AMI										
		Culpeper County	Fauquier County	Madison County	Orange County	Rappahannock County	Town of Culpeper	Town of Orange	Town of Warrenton	Total
5%	Under 50% AMI	173	236	43	107	23	74	11	30	582
	50-80% AMI	116	157	29	71	16	49	7	20	388
10%	Under 50% AMI	347	472	86	213	47	147	22	60	1,165
	50-80% AMI	231	315	57	142	31	98	15	40	776

Source: ACS 2018 5-Year Estimates; Camoin 310

*Underhoused demand numbers are an average of the high (10%) and low (5%) estimate.

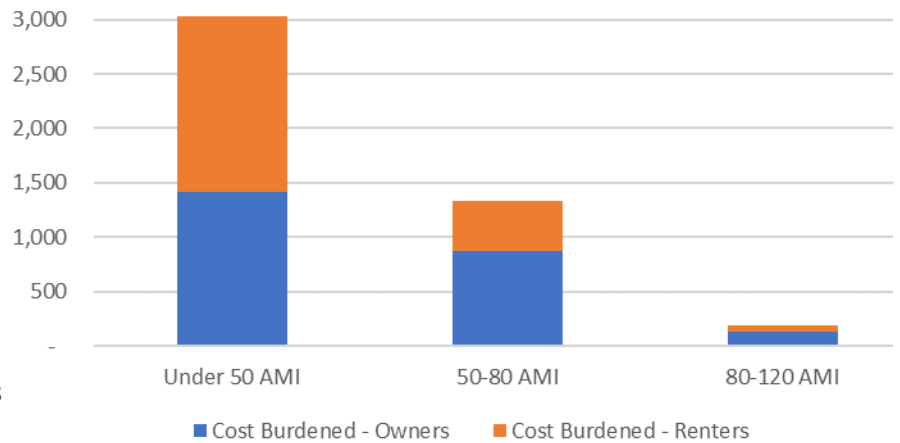
COST BURDENED

Potential demand for affordable housing can be seen in those populations that are paying more than 30% of their income on housing, we call these “cost burdened” households.

Culpeper County has a number of cost burdened households at the following income levels:

- < 50% of AMI – 3,032 Households
- 50-80% AMI – 1,337 Households
- 80-120 AMI – 186 Households

Total Cost Burdened by AMI, Culpeper County



Cost Burdened Households by AMI

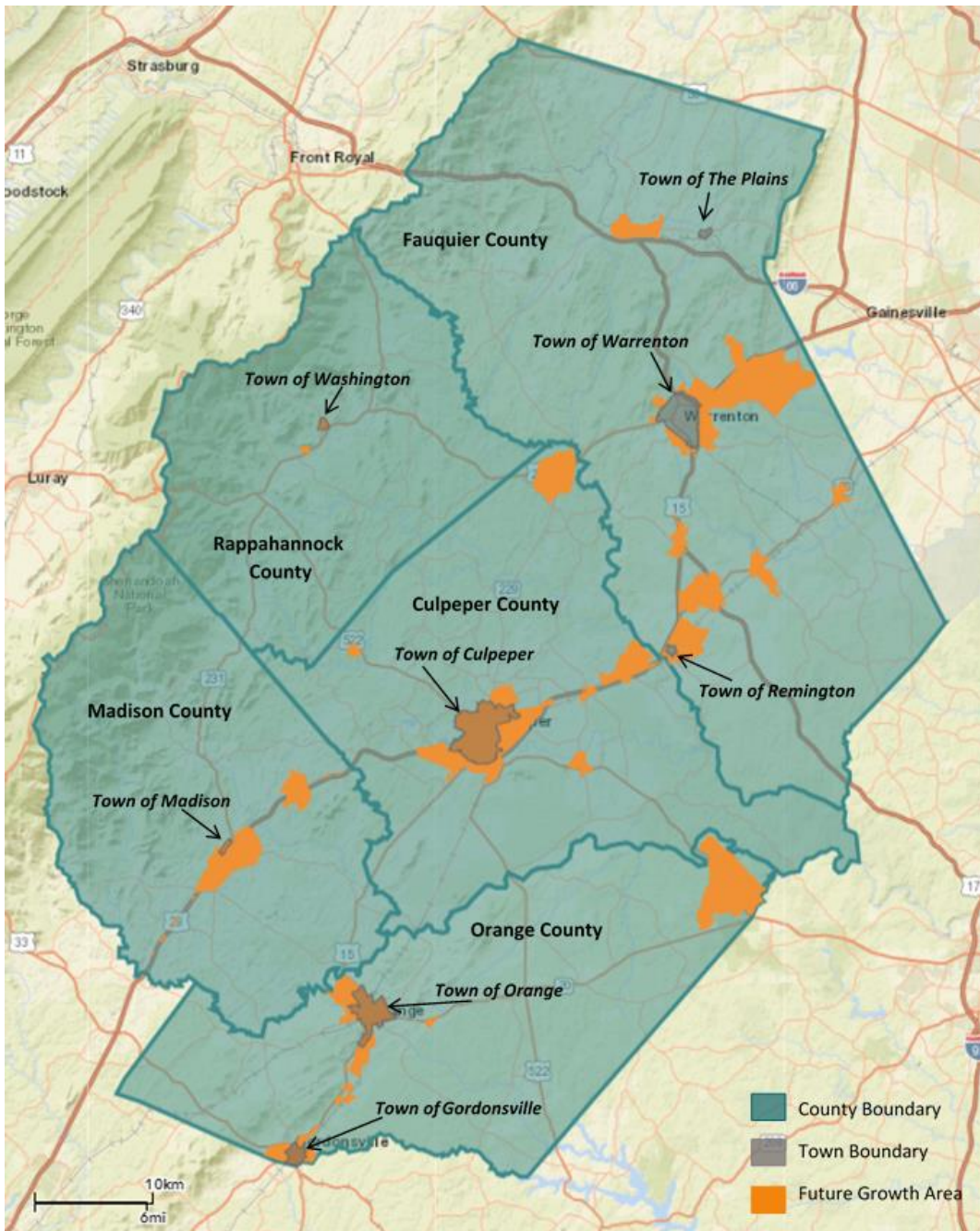
	Culpeper County	Fauquier County	Madison County	Orange County	Rappahannock County	Town of Culpeper	Town of Orange	Town of Warrenton	Total
Under 50% AMI	3,032	3,019	1,037	2,347	621	1,551	440	804	10,054
50-80% AMI	1,337	1,605	446	952	146	594	77	317	4,486
80-120% AMI	186	269	68	114	18	76	11	55	655
Total	4,554	4,893	1,551	3,413	784	2,221	528	1,176	15,195

Source: ACS 2018 5-Year Estimates; Camoin 310



DEVELOPMENT PATTERNS

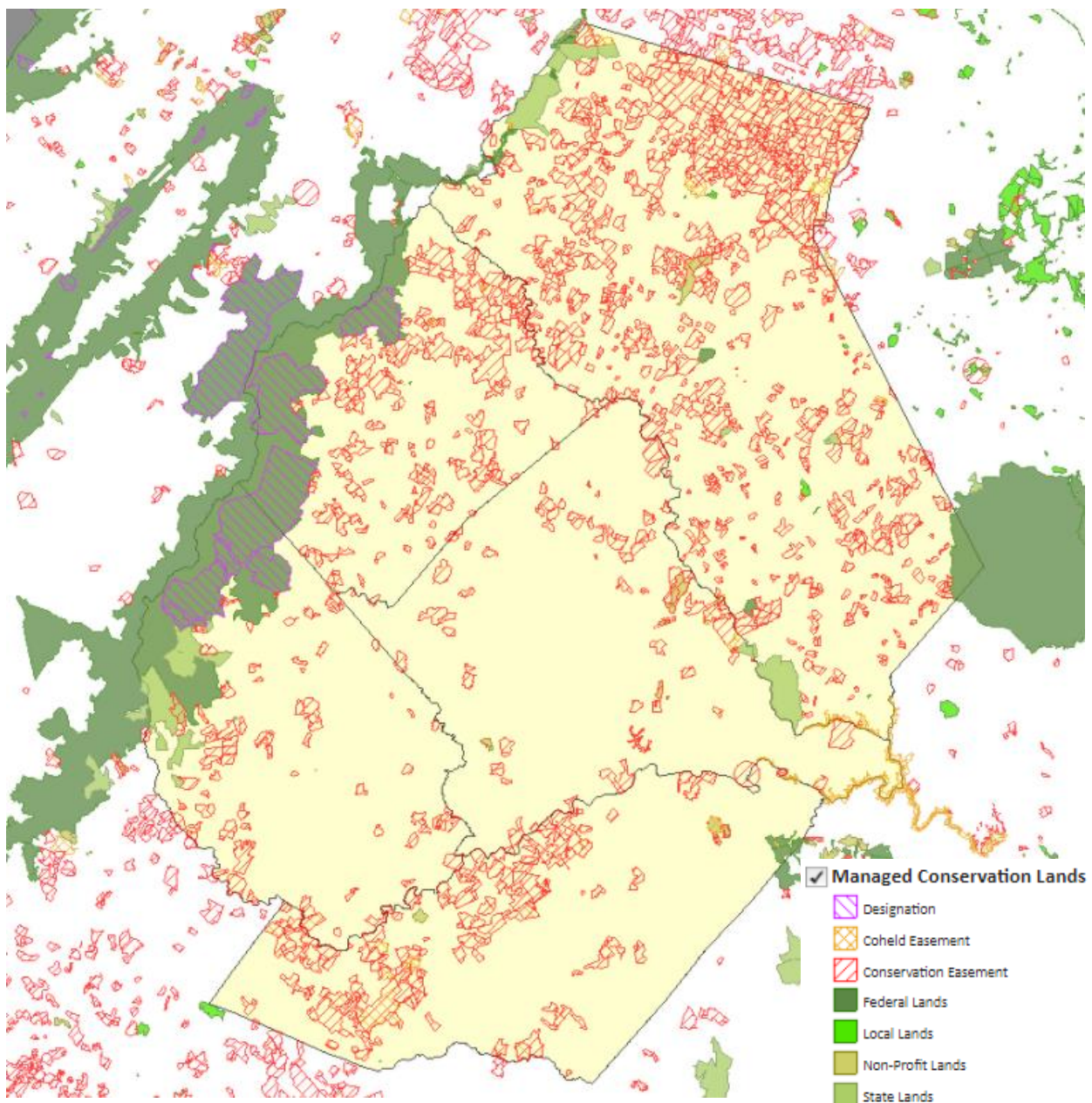
Identified growth areas throughout the region are mapped below. Understanding how the region has planned for future growth helps show how and where new housing development will be located. While new attainably priced housing is needed throughout the region and will be directed in these growth areas, there are additional strategies that apply across the region (see the Strategy Recommendations document, linked on page 2).



Source: RRRC, Camoin 310

CONSERVATION LANDS & DEVELOPMENT IMPLICATIONS

The map below outlines conservation lands in the region. Conservation is a major goal of the region, yet there is a significant demand for additional housing. This map helps illustrate where development cannot happen due to conservation easements, state lands, and other managed conservation lands. Comparatively, there is less conservation lands in Culpeper County than Fauquier County and Rappahannock County to the north. This may mean Culpeper County and the towns within it may play a larger role for housing development.



Source: Virginia Department of Conservation and Recreation, Managed Conservation Lands Map