

Rappahannock-Rapidan Region of Virginia

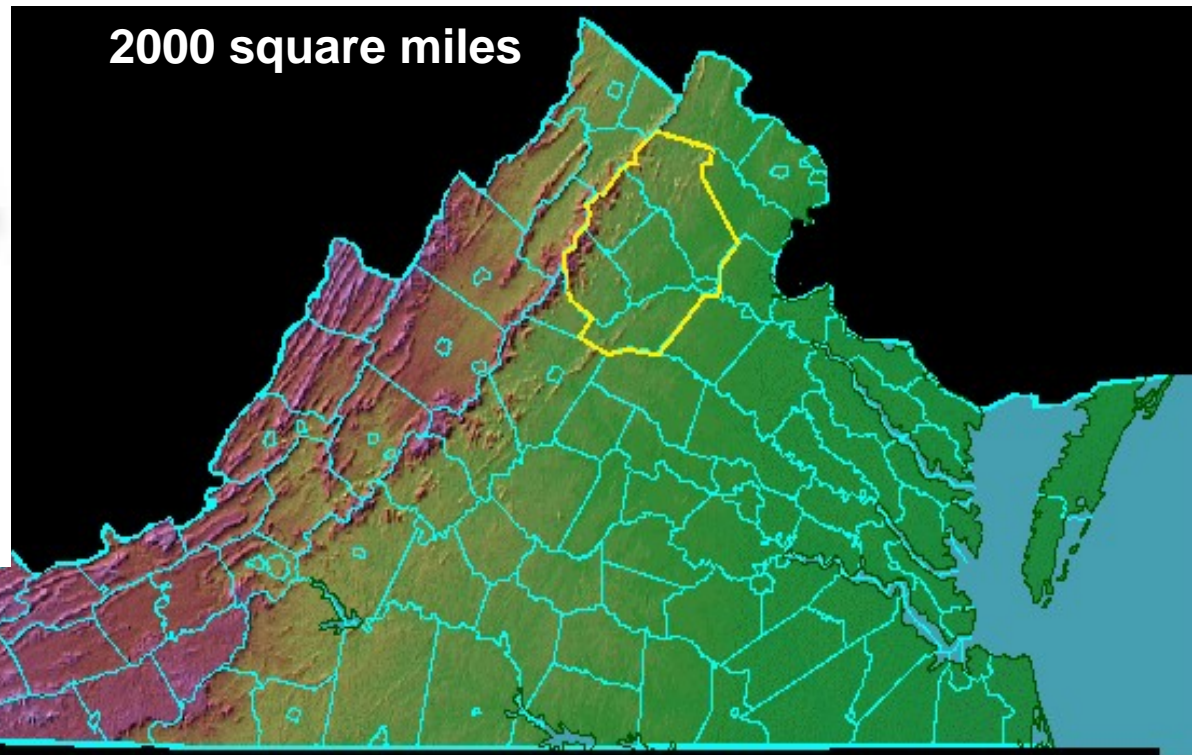
Perspectives on Workforce Housing

Cathy M. Zielinski

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Conference

Rappahannock-Rapidan Region of Virginia



Rural Area in Transition

- Soaring land prices and home prices
- Unprecedented growth from in-migration
- Teachers, first responders, and others priced out of the market
- Conflict: Preserving rural character versus building affordable housing for the workforce



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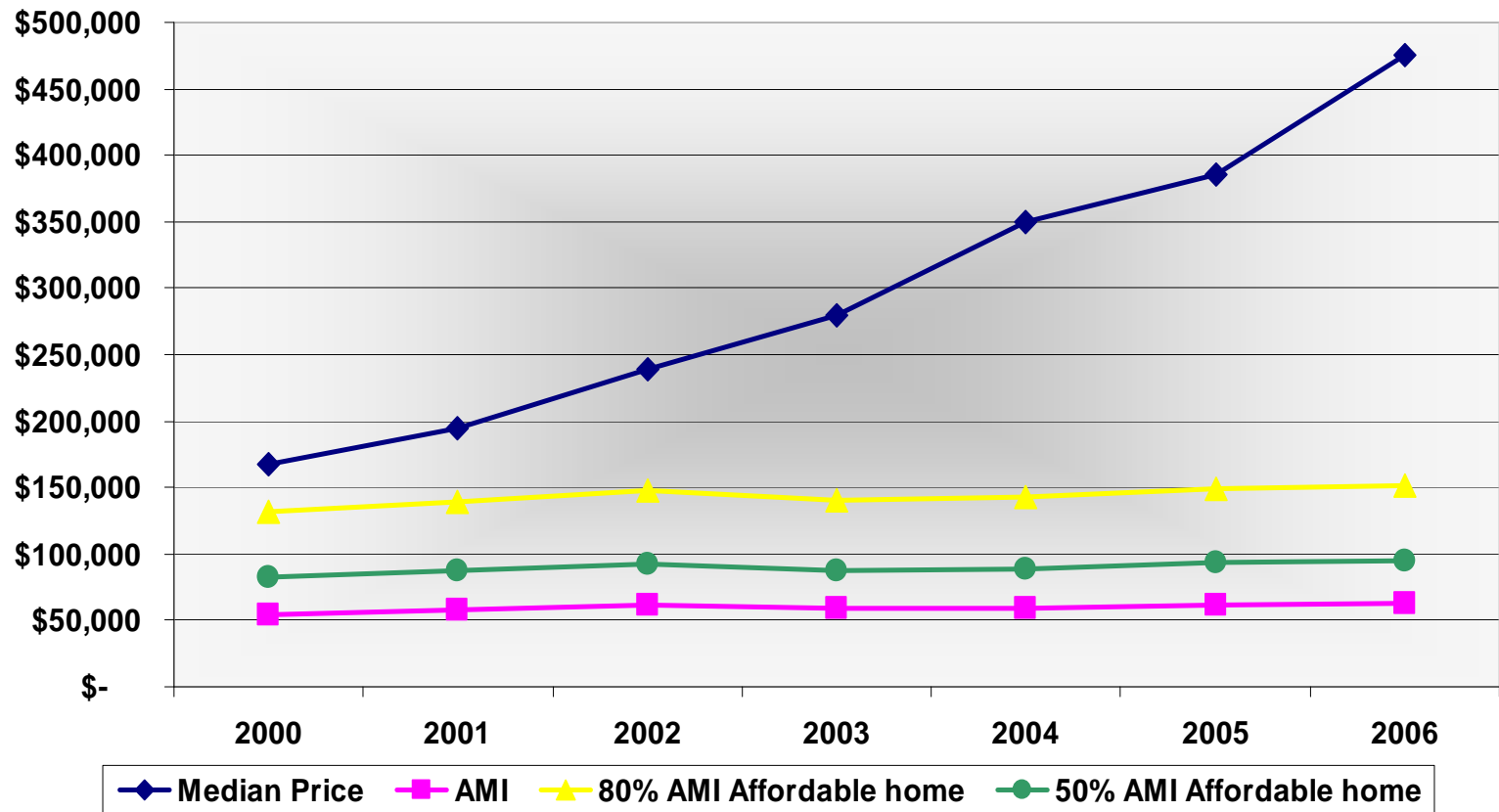
2006 Median Home Sales Price

	<u>2006 Median Sales Price</u>	<u>2000-06 Increase</u>
Culpeper	\$ 341,712	145%
Fauquier	\$ 399,900	127%
Madison	\$ 304,500	170%
Orange	\$ 275,000	132%
Rapp.	\$ 475,000	183%
Region	\$ 345,000	130%



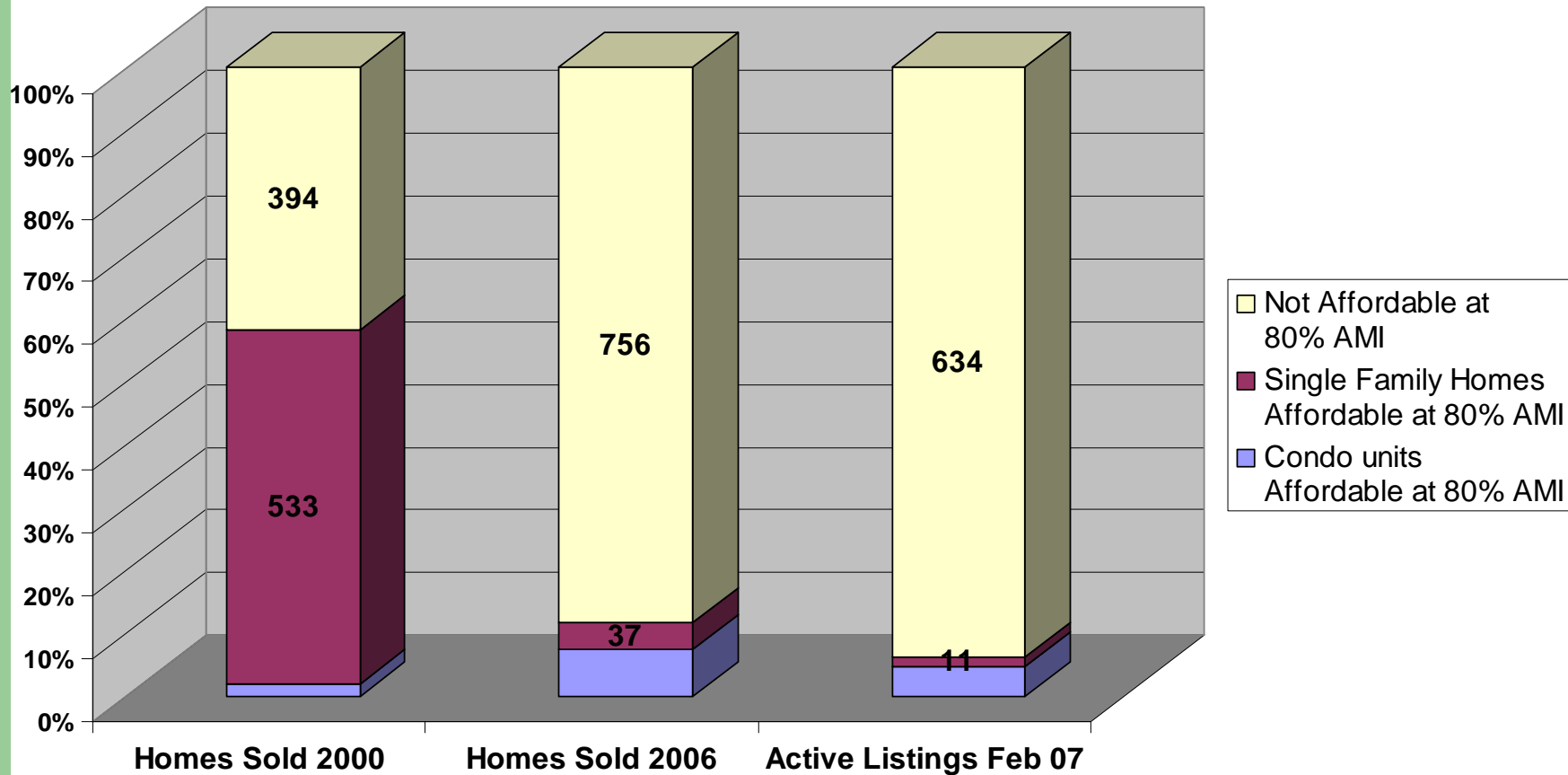
Source: MRIS

Rappahannock County Home Sales Price & Income Trends 2000-2006



Sources: MRIS, H.U.D.

Fauquier County Affordability Comparison 2000 and 2006, 2007



Sources: MRIS, H.U.D.

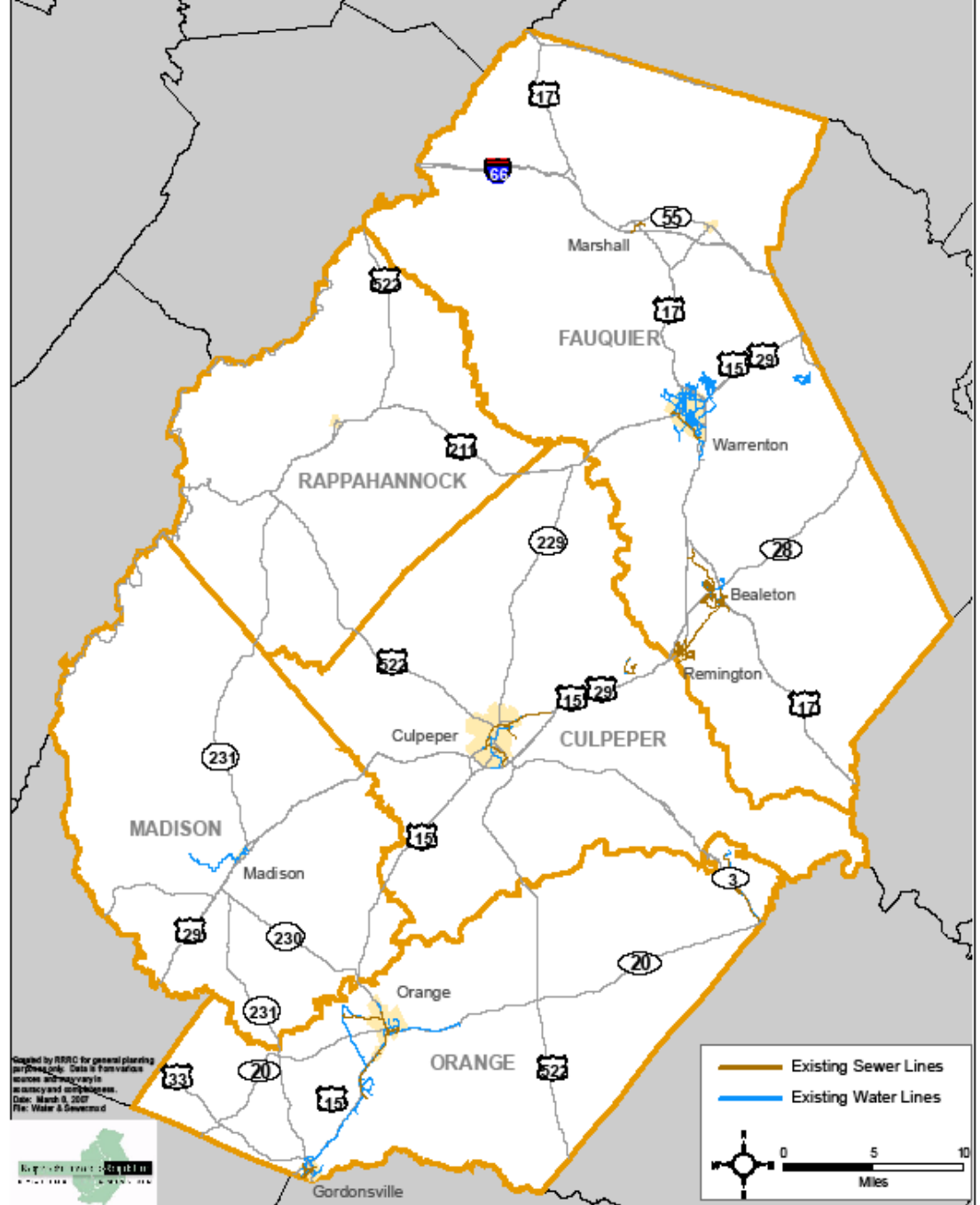
Challenge: Preserving Rural Character and Providing for the Local Workforce



- Apartment buildings, town homes and condos not part of the traditional landscape
- Fear that building affordable homes will only attract workers from outside the county
- Growth – of any kind – can be expected to meet with resistance
- Public water/sewer, in addition to zoning, is a limiting factor

Existing Public Water and Sewer Lines

- Mainly in incorporated towns
- Not available in all growth-designated service districts or village centers



Challenge: Documenting Need and Impact

- Outdated census data
- Counties don't qualify for American Communities Survey
- Varied staffing and level of involvement in housing issues
- Limited financial support for data collection



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Challenge: Regional Coordination of Diverse Localities



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Strategies for Expanding Workforce Housing Options – Three Approaches

- Fauquier County
- Rappahannock County
- Regional Planning Commission

Fauquier County



- County Government organizing, funding and staffing Affordable Housing Committee
- Established local Housing Trust Fund
- Housing Development Non-profit working with County Government to build new units
- Stuart Street Homes model for rental housing
- 2006 Population Estimate of 64,612

Rappahannock County



- Grassroots citizens group formed partnership to address affordable housing problems
- Using volunteers to conduct door-to-door survey of housing need

Rappahannock-Rapidan Regional Commission



- Workforce Affordable Housing Committee
- Purpose –
 - Share information on local efforts
 - Produce Toolkit of best practices and strategies for use by local governments
 - Document the current status of Workforce Housing and environment regionally