

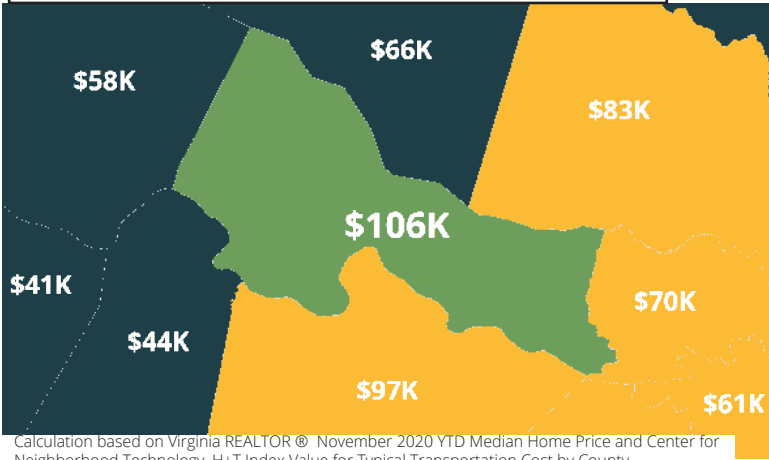
Goochland County

Housing Fact Sheet



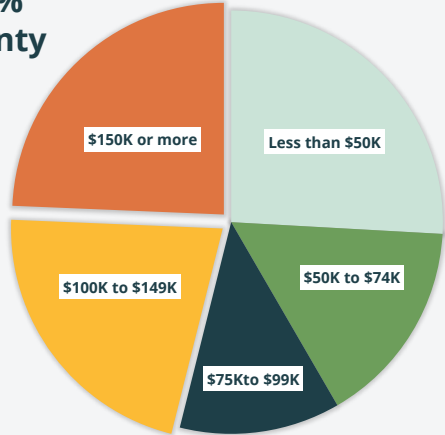
A family must make approximately **\$106K** in order to afford the median home for sale on the market in Goochland County.

Income needed to afford median home sold in 2020



Calculation based on Virginia REALTOR® November 2020 YTD Median Home Price and Center for Neighborhood Technology, H+T Index Value for Typical Transportation Cost by County.

Approximately **53%** of Goochland County households earned less than \$100K in 2018.



Source: American Community Survey, 5-Year Estimates 2013-2018, Table S1901

Estimated Salaries in Goochland County



Sheriff's Deputy

\$48K



EMT Firefighter

\$48K



GCPS Teacher

\$50K



Grocery Store Cashier

\$19K



Health Care and Social Assistance

\$39K



Professional, Scientific, and Tech Services

\$56K



Construction Industry

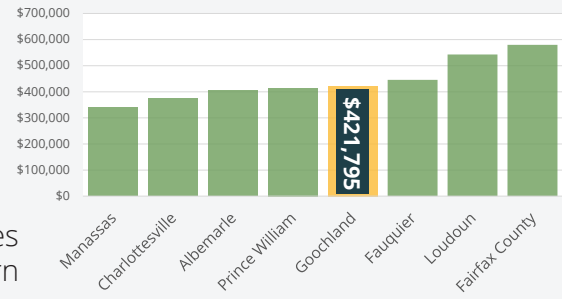
\$70K

Source: Goochland County Human Resources/Virginia Employment Commission Community Profiles



Median home prices are closer to values in the Northern Virginia region.

Source: Virginia REALTOR® November 2020 YTD Median Home Price



Only 9%

of people employed in the county live in the county. The majority of employees commute in.

Source: U.S. Census Bureau, 2020. LEHD Origin-Destination Employment Statistics (2002-2017).



26%

of Goochland household budgets go towards transportation costs.

Source: Center for Neighborhood Technology, 2021, H+T Affordability Index, Goochland County, VA

15%

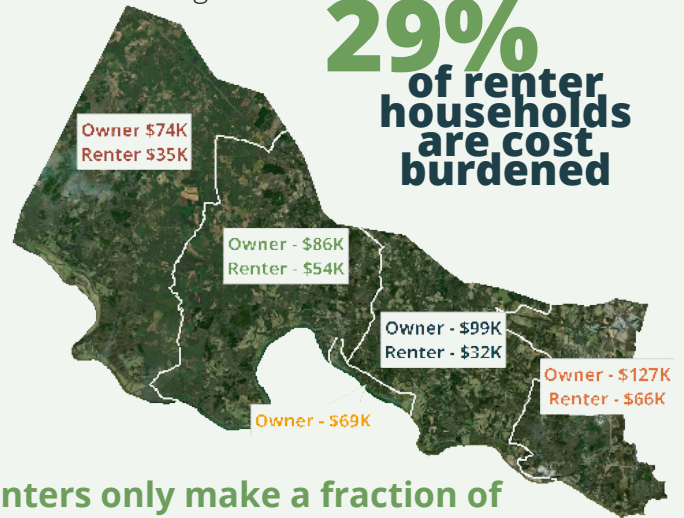


of households are now renters, an increasing trend across the state and nation. Many live in single-family, detached homes.

Source: American Community Survey, 5-Year Estimates 2013-2018, Table DP04 & Table S2504

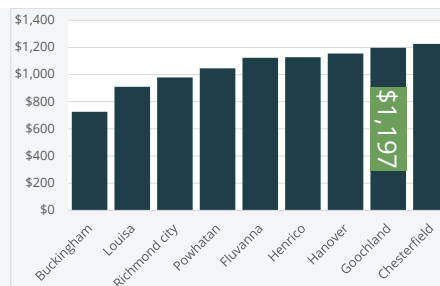
But more renters are *cost burdened* than homeowners in the county, meaning they spend more than 30% of their income on housing costs.

29% of renter households are cost burdened



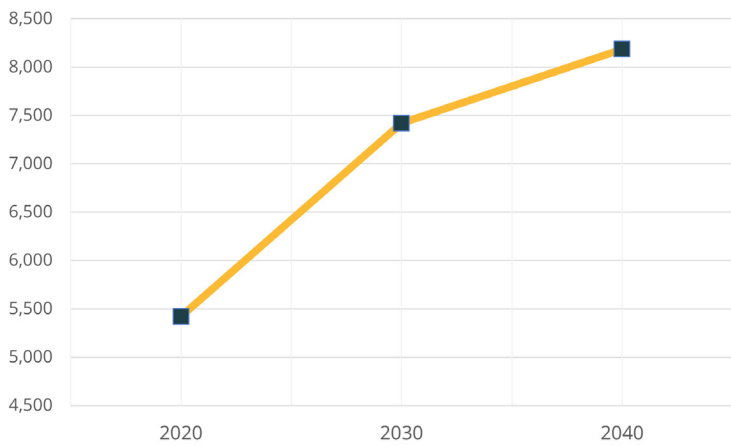
Renters only make a fraction of what homeowners do.

Source: 2013-2017 Comprehensive Housing Affordability Strategy Data, Table 7 and American Community Survey, 5-Year Estimates 2013-2018, Table S2503



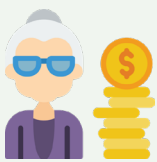
Rents in the county are some of the highest in the region with a median of **\$1,197**

Source: American Community Survey, 5-Year Estimates 2013-2018, Table DP04



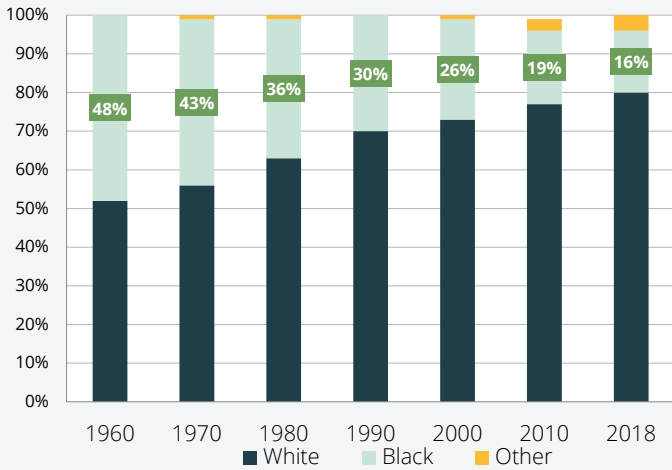
The senior population will almost double by 2040. The 65 year and older population is expected to increase from 4,686 to 8,187 by 2040, a 75% increase.

Source: UVA Weldon Cooper Center Population Projections 2020-2040 and American Community Survey, 5-Year Estimates 2013-2018, Table DP05



1 in 3 seniors who are living alone are cost burdened.

Source: 2013-2017 Comprehensive Housing Affordability Strategy Data, Table 7



The county has become significantly less diverse since the 1960s. From 48% Black in the 1960s to only 16% in 2018. The Black population has grown only slightly, as the white population continues to grow rapidly.

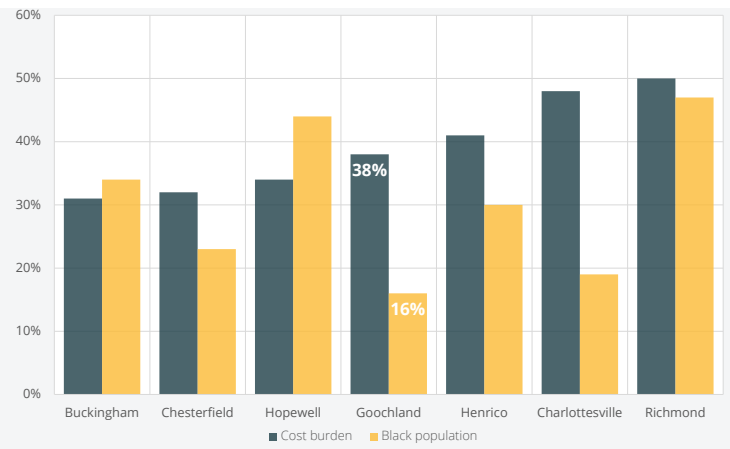
Source: U.S Census Bureau, Decennial Census 1960-2010 and American Community Survey, 5-Year Estimates 2013-2018, Table DP05

38% of African-American households in the county are cost burdened.



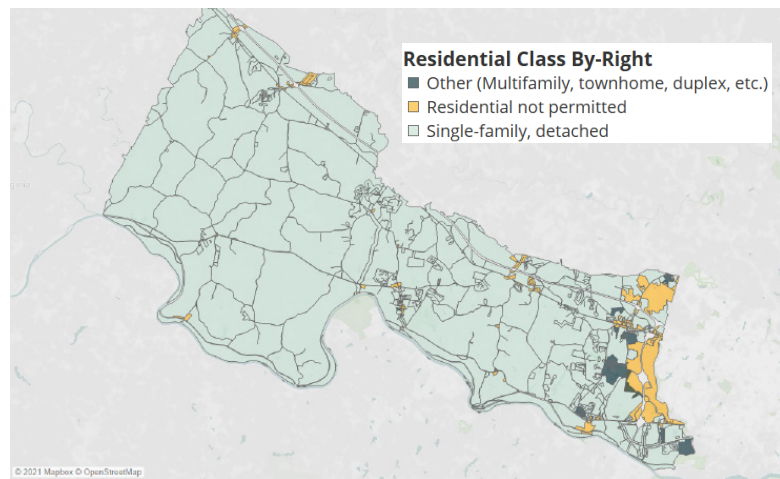
This is more than double that of white households which are only 15% cost burdened.

Source: 2013-2017 Comprehensive Housing Affordability Strategy Data, Table 9



The number of **Black Goochland households experiencing cost burden (38%)** is very high relative to the **Black population (16%)**.

Source: 2013-2017 Comprehensive Housing Affordability Strategy Data, Table 9 & American Community Survey, 5-Year Estimates, 2018, Table S02001



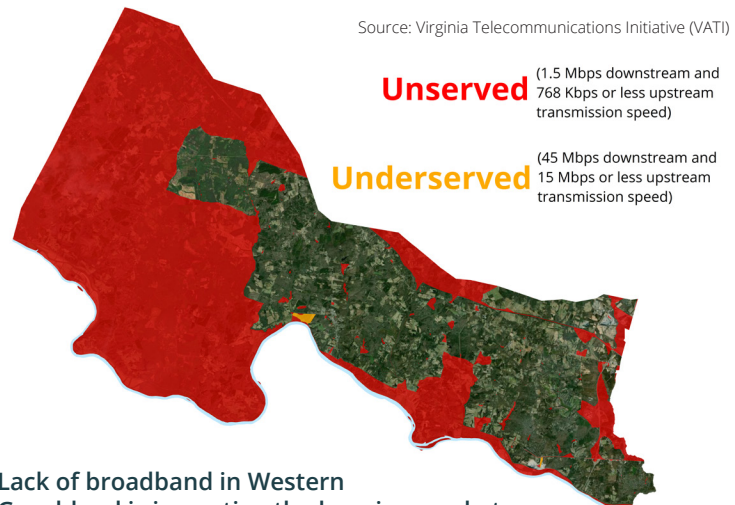
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Only 1% in the county permits diverse housing types (duplexes, townhomes, etc.) by-right.

By-right zoning means that the approval process is streamlined and does not require a discretionary review process if the development or project complies with local zoning standards.

Source: Goochland County Zoning Ordinance, 2020

Source: Virginia Telecommunications Initiative (VATI)



Lack of broadband in Western Goochland is impacting the housing market and equity in the county.

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