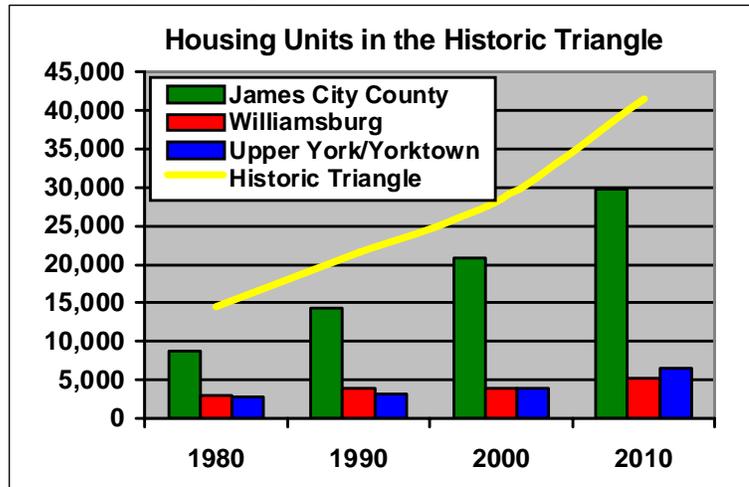


HOUSING IN THE HISTORIC TRIANGLE

According to the 2010 Census, there are 41,458 housing units in the Historic Triangle – an increase of 45% (12,932 units) since 2000. This includes both year-round units and units that are for seasonal, recreational, or occasional use. Most of the growth in the area’s housing stock between 2000 and 2010 was in James City County, which grew by 9,025 units, followed by upper York/Yorktown, which had a net increase of 2,609 units. The City of Williamsburg experienced a net increase of 1,296 units. (At least a portion of the net increase in York County appears to be attributable an under-count of time-share units by the Census Bureau in 2000.)

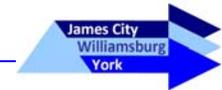


Single-family detached homes dominate the area housing market, constituting over two-thirds of the housing stock in the Historic Triangle. Apartments, townhouses, and duplexes are most prevalent in Williamsburg, where they represent half of the housing stock. Since the College does not provide enough on-campus housing for all of its students, multi-family housing is in high demand in Williamsburg. Single-family detached homes are most prevalent in upper York/Yorktown, where they make up 86% of all housing.

The development of two higher-density neo-traditional mixed-use developments – New Town in James City County and High Street in Williamsburg – has introduced a new type of compact urban form to the Historic Triangle that brings residential and commercial development together into vibrant, walkable environments where people can live, work, and shop. These two developments have greatly increased the number of townhouses and apartments in the area. Nevertheless, Census Bureau statistics indicate that single-family detached housing has actually *increased* from 67% of the housing stock in 2000 to 69% in the latter part of the decade (based on the American Community Survey for 2005-09).



With the rapid rate of home construction activity in recent decades, the Historic Triangle’s housing stock is much newer, on average, than in the metropolitan area or the state. For example, almost half the homes (48%) were built since 1990, compared to 29% in Virginia and 25% in the MSA. Likewise, only 10% of the housing was built before 1960 vs. 23% in the MSA and 24% in Virginia. This is reflected in the fact that homes in the Historic Triangle tend to be larger and have higher assessed values than in the metropolitan area or the state as a whole (see Table 1), although



Williamsburg has comparatively few rooms per unit, which likely can be attributed to the large proportion of rental apartments. Still, the Census Bureau estimates that 3% of the housing units in the Historic Triangle are more than seventy years old. The majority of these older units are in Williamsburg, where they represent 10.2% of the housing stock.

Table 1: Comparative Housing Data

Jurisdiction	Median Rooms per Unit	Median House Value
James City County	6.6	\$334,100
Williamsburg	5.6	\$311,200
York County	6.7	\$316,100
Virginia Beach MSA	5.8	\$233,600
Virginia	5.9	\$247,100

Source: U.S. Census Bureau, American Community Survey, 2005-09

According to the 2010 Census, 87% of the housing in the Historic Triangle is occupied. This is slightly lower than both the statewide occupancy rate of 91%, and the metropolitan area rate of 92%. The overall homeowner vacancy rate is 2.8%, while the vacancy rate for rental housing is 8.0%, both of which are higher than the corresponding vacancy rates for both the metropolitan area and the state.

One-fifth (19.9%) of the housing units in the Historic Triangle are classified by the Census Bureau as being “for seasonal, recreational, or occasional use,” including time-share units. This is significantly more than in either the MSA (2.2%) or the state (2.4%) as a whole. Of the 2,906 seasonal units in the area, almost half (49.5%) are located in James City County, while York County and Williamsburg account for 44.3% and 3.5% respectively.

Homeownership is high in the Historic Triangle, where 72% of occupied housing units are owner-occupied. A relatively high percentage (56%) of the occupied units in Williamsburg are renter-occupied in comparison with the surrounding counties (24%). The City of Williamsburg’s large college student population accounts for some of the disparity between rental occupancy in Williamsburg and the surrounding areas, but cities generally tend to have higher rental rates than suburban counties; in the Cities of Hampton and Newport News, for example, rental units account for 42% and 49% of all occupied units respectively. Because William and Mary houses about 76% of its full-time undergraduate students and 18% of full-time graduate students, the demand for rental housing near campus remains high.

People who live in group quarters (dormitories, correctional facilities, military quarters, nursing homes, etc.) represent 6% of the Historic Triangle’s population. Almost three-quarters of these 5,541 residents are William and Mary students who live on campus, while the Virginia Peninsula Regional Jail and the Merrimac (juvenile detention) Center in James City County account for another 471 residents, followed by the Naval Weapons Station Yorktown with 270. Nursing facilities and skilled nursing facilities in James City County and Williamsburg account for most of the remainder (492).

Table 2: Group Quarters Population in the Historic Triangle

	James City County	City of Williamsburg	York County*	Historic Triangle
Group quarters population	1,100	4,171	270	5,541
Institutionalized population	970	116	0	1,086
Correctional facilities for adults	432	0	0	432

Table 2: Group Quarters Population in the Historic Triangle

	James City County	City of Williamsburg	York County*	Historic Triangle
Juvenile facilities	39	0	0	39
Nursing facilities/Skilled-nursing facilities	376	116	0	492
Other institutional facilities	123	0	0	123
Non-institutionalized population	130	4,055	0	4,185
College/University student housing	0	4,051	0	4,051
Military quarters	0	0	270	270
Other non-institutional facilities	130	4	0	134

*Includes upper York and Yorktown only

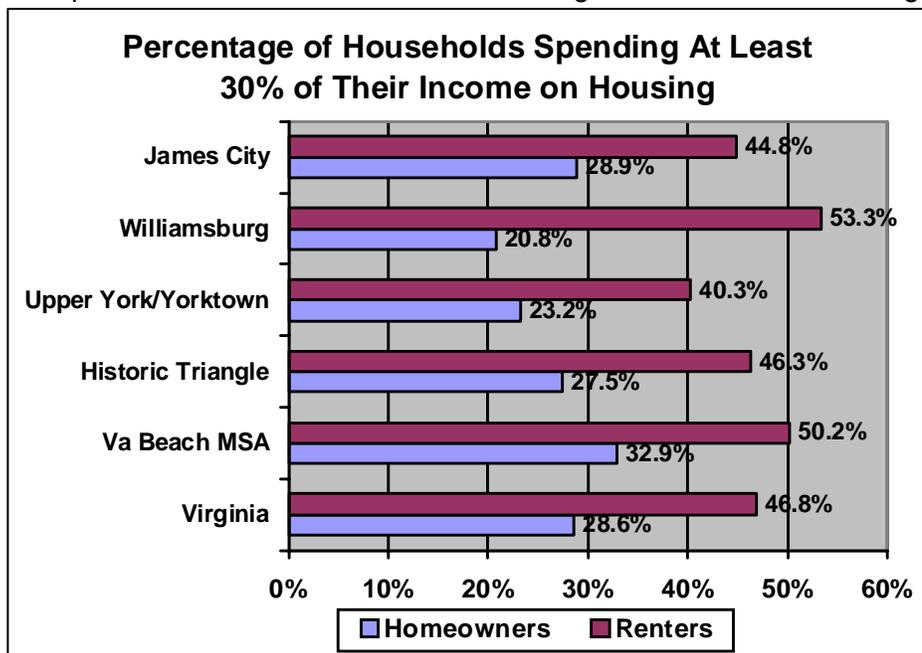
Source: 2010 Census

HOUSING AFFORDABILITY

In general, housing values are higher in the Historic Triangle than in the MSA or the state of Virginia as a whole. At \$334,100, James City County has the highest median house value in the area, followed by York County (\$316,100) and Williamsburg (\$311,200). The MSA and state averages are somewhat lower at \$233,600 and \$247,100 respectively. Similarly, rents also tend to be higher in the Historic Triangle, with the median gross monthly rent ranging from \$950 in Williamsburg to \$1,124 in York County; the median rent is \$1,017 in James City County. For the MSA and the state, the figures are \$918 and \$931 respectively.

Although house values and rents are generally higher in the Historic Triangle than in the rest of the metropolitan area, Census figures indicate that housing affordability affects a smaller proportion of households. A common measure of housing affordability is the general rule that no household should have to spend more than 30% of its annual gross income on housing.

According to the Census Bureau's American Community Survey for 2005-09, 27.5% of households living in owner-occupied homes in the Historic Triangle were paying at least 30%. The figures are 32.9% and 28.6% for the metro area and the state respectively. For rental housing, the figures are 46.3% for the Historic Triangle, 50.2% for the MSA, and 46.8% for the state.



Among the three localities in the Historic Triangle, Williamsburg has the smallest proportion of homeowners – but the highest proportion of renters – spending more than 30% of their income on housing. This most likely reflects the City's disproportionately large proportion of homeowners who do not have a mortgage (44%) and the large number of college students living in off-campus rental housing.

Each of the three localities in the Historic Triangle has developed programs for meeting the housing needs of the community. In James City County, some major successes include 661 units voluntarily proffered at reduced rents or sale prices within new developments between 2000 and 2008, implementation of a Cluster Overlay District that gives density bonuses for developments that provide significant public benefits (including affordable housing), and development of a housing fund to use as leverage for state and federal grants or for other revitalization projects. In addition, approximately 100 of the 661 total proffered units have utilized a soft-second mortgage held by James City County. These soft-second mortgages reduce the amount borrowed by the buyer, while still allowing the unit to have a higher sales price. The amount of the soft second equals the difference between the contract sales price and the proffered affordable sales price. This “discount,” secured by James City County, is forgiven to the homeowner over a period of time as long as the property is not sold or leased. Some noteworthy affordable housing projects in James City County are the Ironbound Square Redevelopment, Michelle’s Point, and the Longhill Grove Apartments, which have a combined total of 332 units, 212 of them affordable.

In the City of Williamsburg, recommendations in the 1953 and 1968 Comprehensive Plans led to the establishment of the Williamsburg Redevelopment and Housing Authority (WRHA) in 1969. Projects sponsored by the WRHA include Crispus Attucks Place, a 19-lot subdivision; Strawberry Plains Redevelopment Area, a 56-lot subdivision; the Blayton Building, a 38-unit elderly housing apartment complex on Scotland Street; and three subsidized apartment complexes on Mimosa Drive (14 units), in Highland Park (29 units), and on New Hope Road (28 units). This a total of 75 single family lots and 104 subsidized rental units. The City’s 2006 Comprehensive Plan recognizes the need for more affordable low- and moderate-income housing and has identified several areas as being suitable for this use. These include the undeveloped portion of the Wales subdivision on Ironbound Road, which will support at least 19 additional single-family homes; the Mixed-Use area on Strawberry Plains Road south of Berkeley Middle School, which will support up to 140 dwelling units; a 12-acre undeveloped parcel in the Highland Park neighborhood located on the east side of North Henry Street north of the 29-unit WRHA-subsidized apartment complex on Dunning Street; and the Blayton Building property on Scotland Street, which can support approximately 39 additional elderly housing units.



York County encourages the construction of moderately priced housing through the *Affordable Housing Incentive Provisions*, which are set forth in the Planned Development regulations of the Zoning Ordinance. This is accomplished through the reduction or elimination of otherwise applicable planned development open space requirements depending on whether the proposed lots are less than or greater than 7,500 square feet. In exchange, these provisions require either modular dwelling units or other approved single-family detached dwelling units and establish a maximum unit size, all with the objective of promoting affordability. Four planned developments, with a combined total of 385 units, have been developed under the Affordable Housing Incentive Provisions since their inception in 1986. One of these developments – the 88-lot Bruton Glen subdivision is located in the upper County, as is the 22-lot Sunset Meadows (formerly Cherry Tree Villas) subdivision, which is approved but not yet developed.