

“A Housing Needs Assessment for York County”

November 6, 2019

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Overview

- Scope of Work
- Main Findings
 - Residential real estate market in York County is robust and active
 - Sales exist at many price points
 - Newer houses tend to “flip” more often
 - Housing affordability is a challenge, especially for renters
 - This issue is concentrated in some census tracts
- Conclusion



Research Questions/Scope of Work

- Housing Stock
- Population
- Pricing and Market Trends
- Housing Affordability
- Commuting Distance



Research Methods

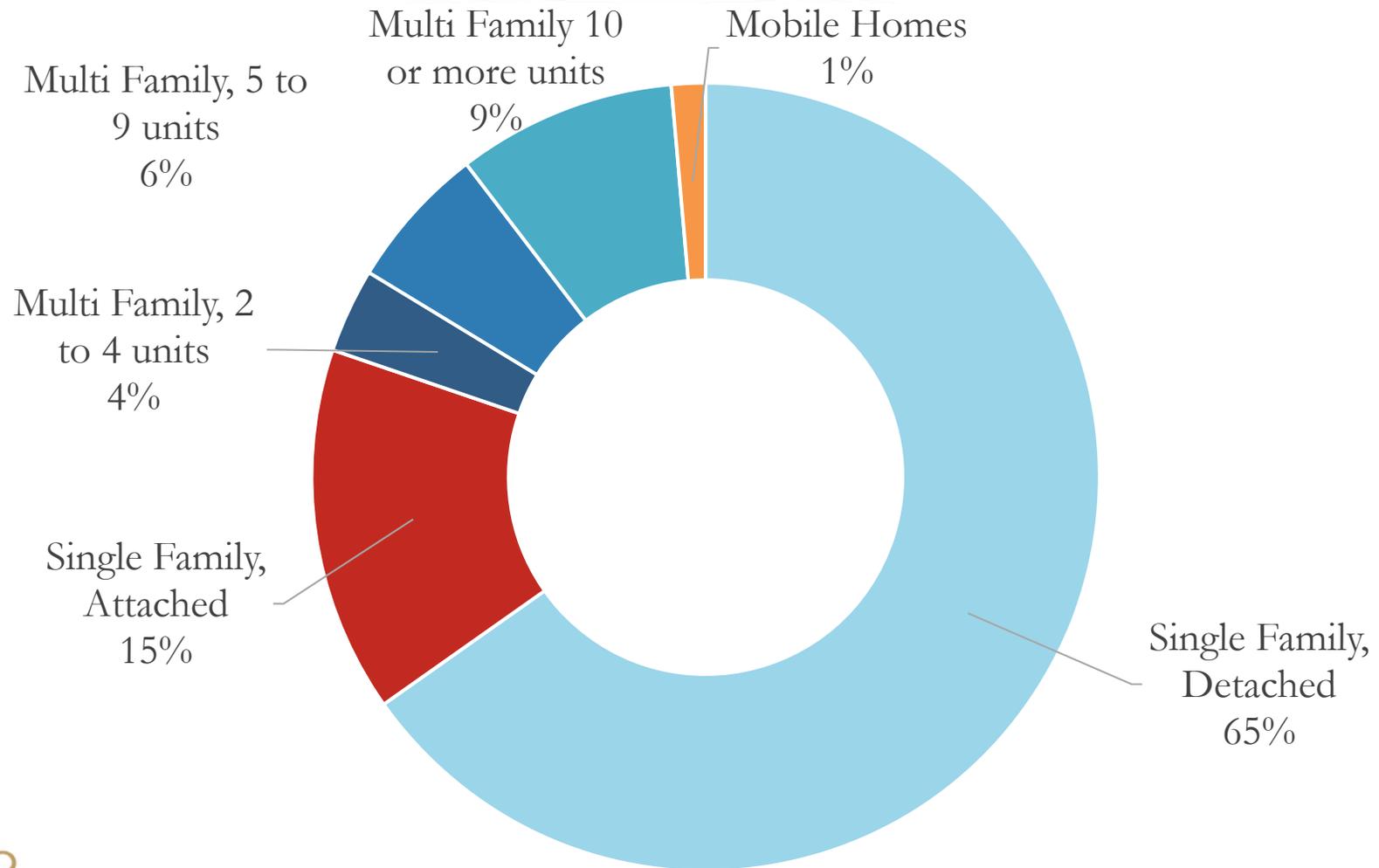
- When quantitative data are available, we use statistical analysis
 - Supplemented by survey results (ACS), covers 2013-17
 - Blend of REIN and Williamsburg MLS data for different areas of York County, covering 2010-18
- Sources indicated throughout
- When appropriate, we compare York County to its “housing competitors”
 - Hampton, JCC/Williamsburg, Newport News, Norfolk, Virginia Beach



CURRENT HOUSING STOCK AND POPULATION



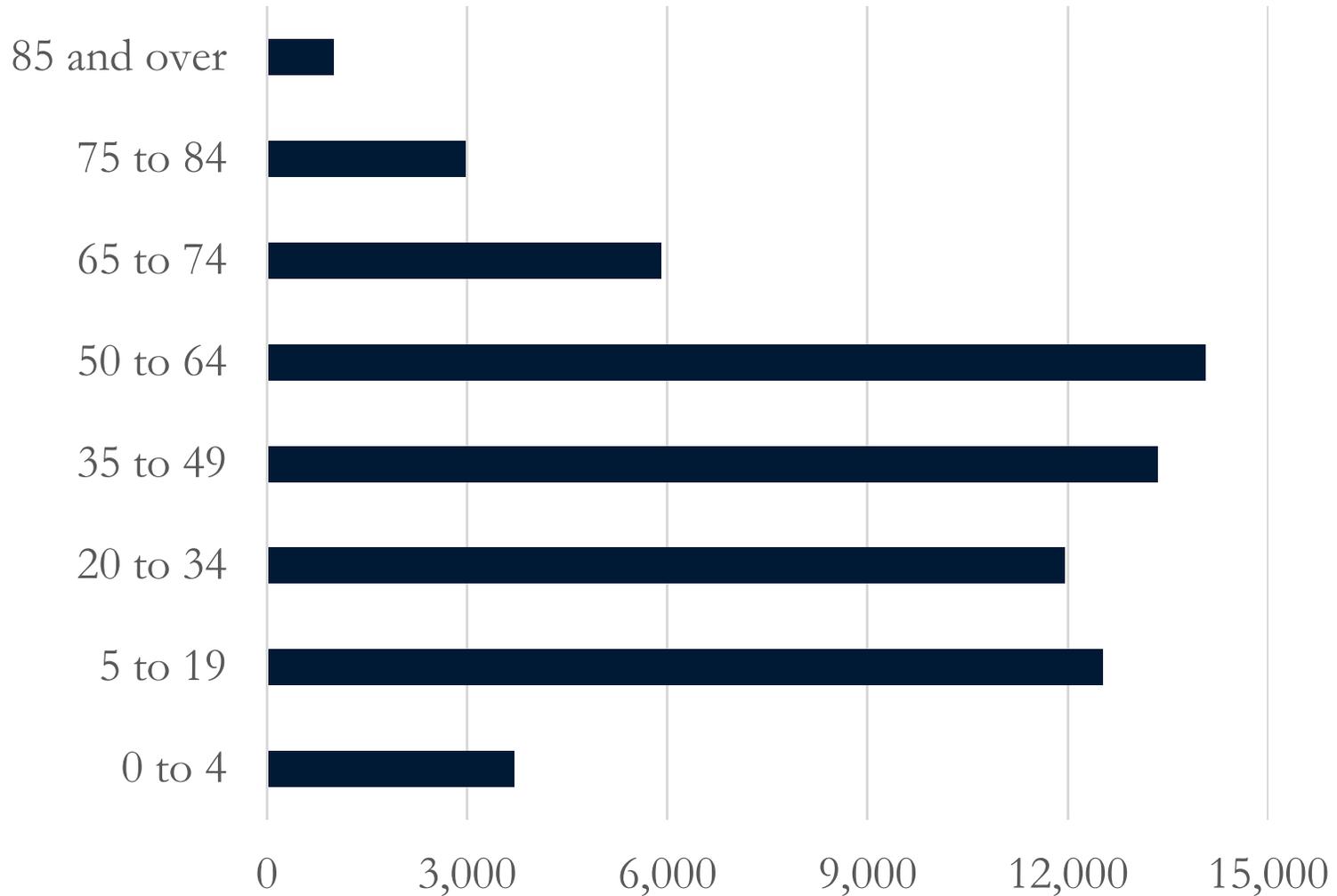
Existing Housing Stock (by unit type)



Source: American Consumer Survey (five-year average, 2013-17)



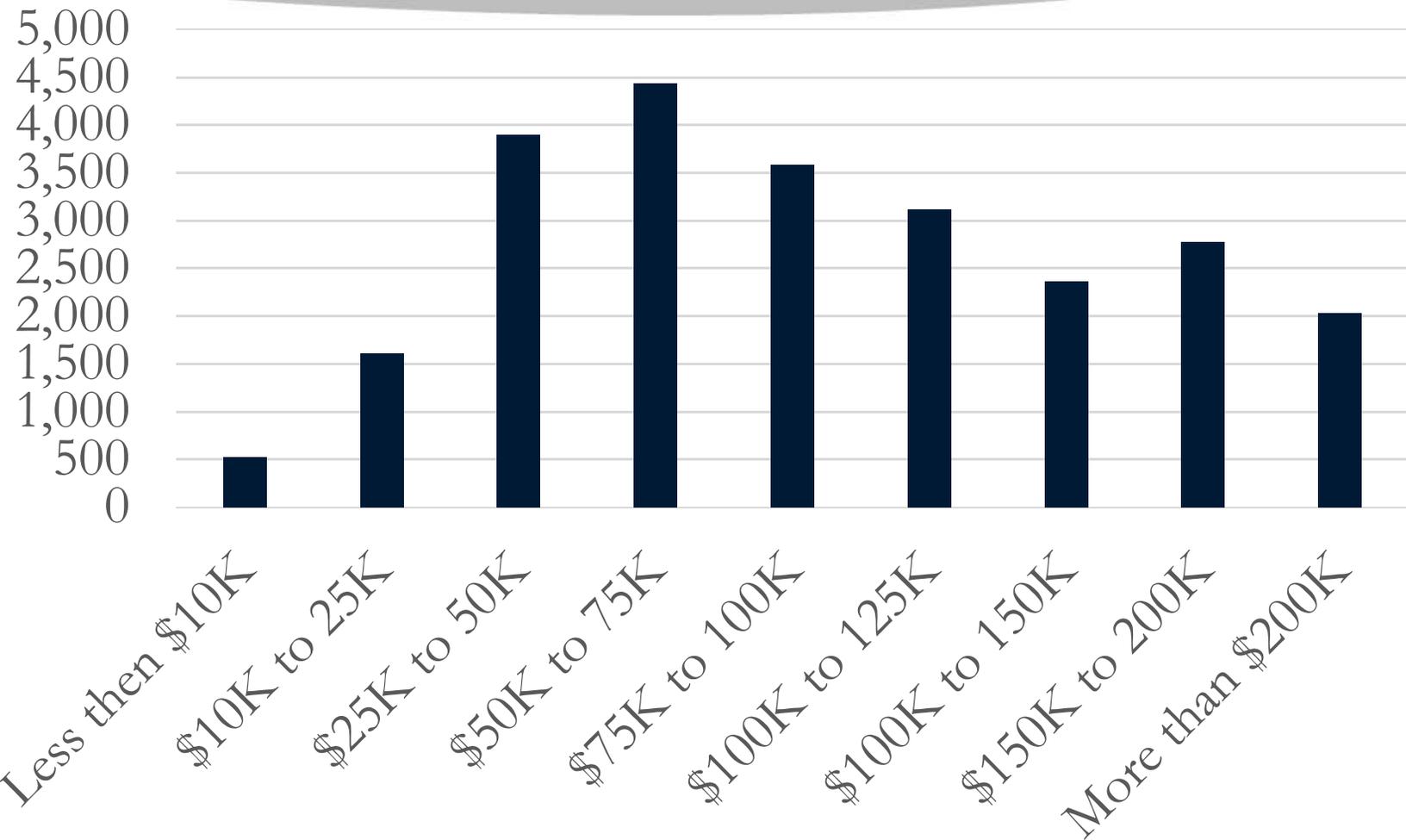
Current Population by Age



Source: American Consumer Survey (five-year average, 2003-17)



Households by Income Group



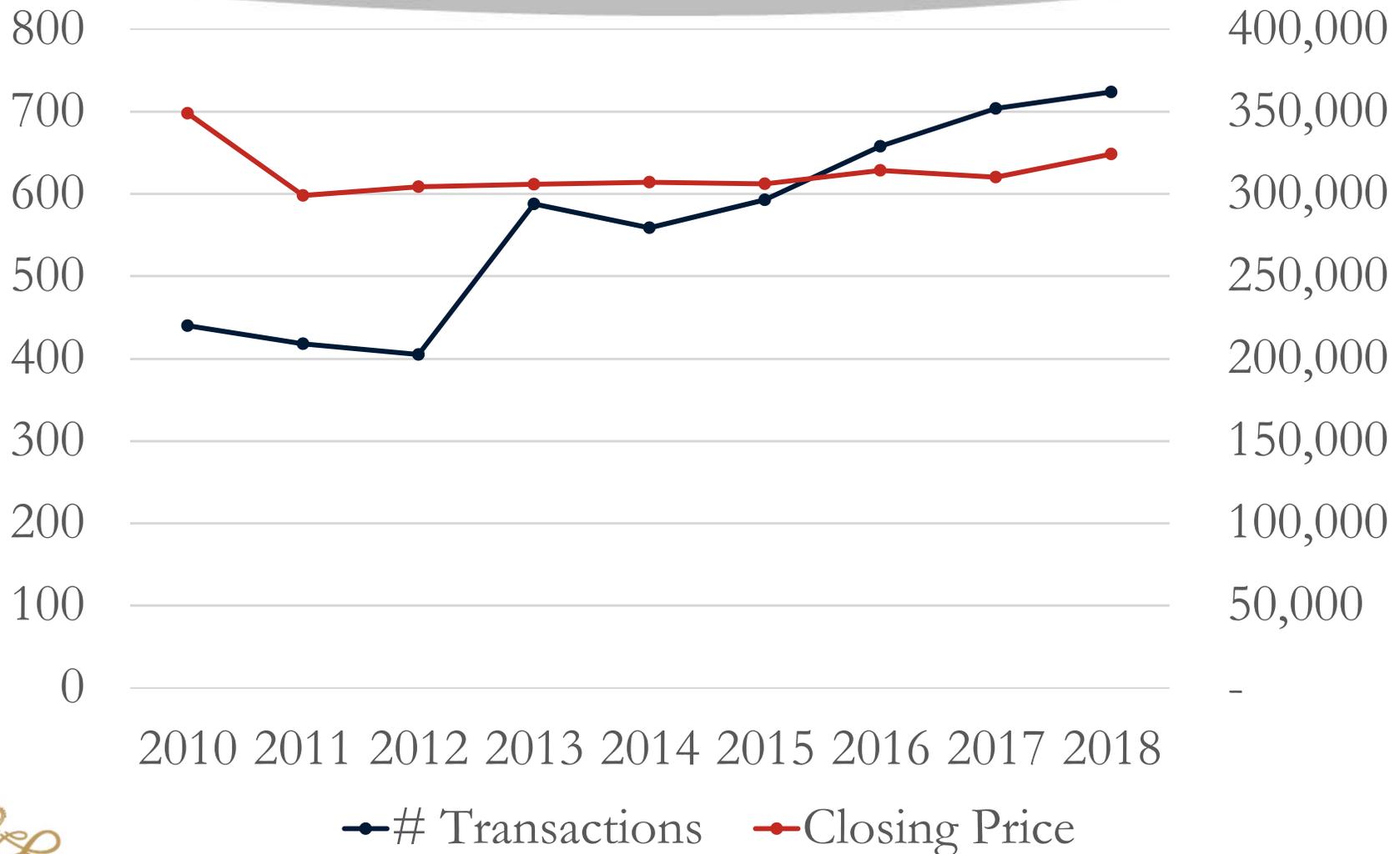
Source: American Consumer Survey (five-year average, 2013-17)



PRICING AND MARKET TRENDS



Average Sale Value and Number of Transactions

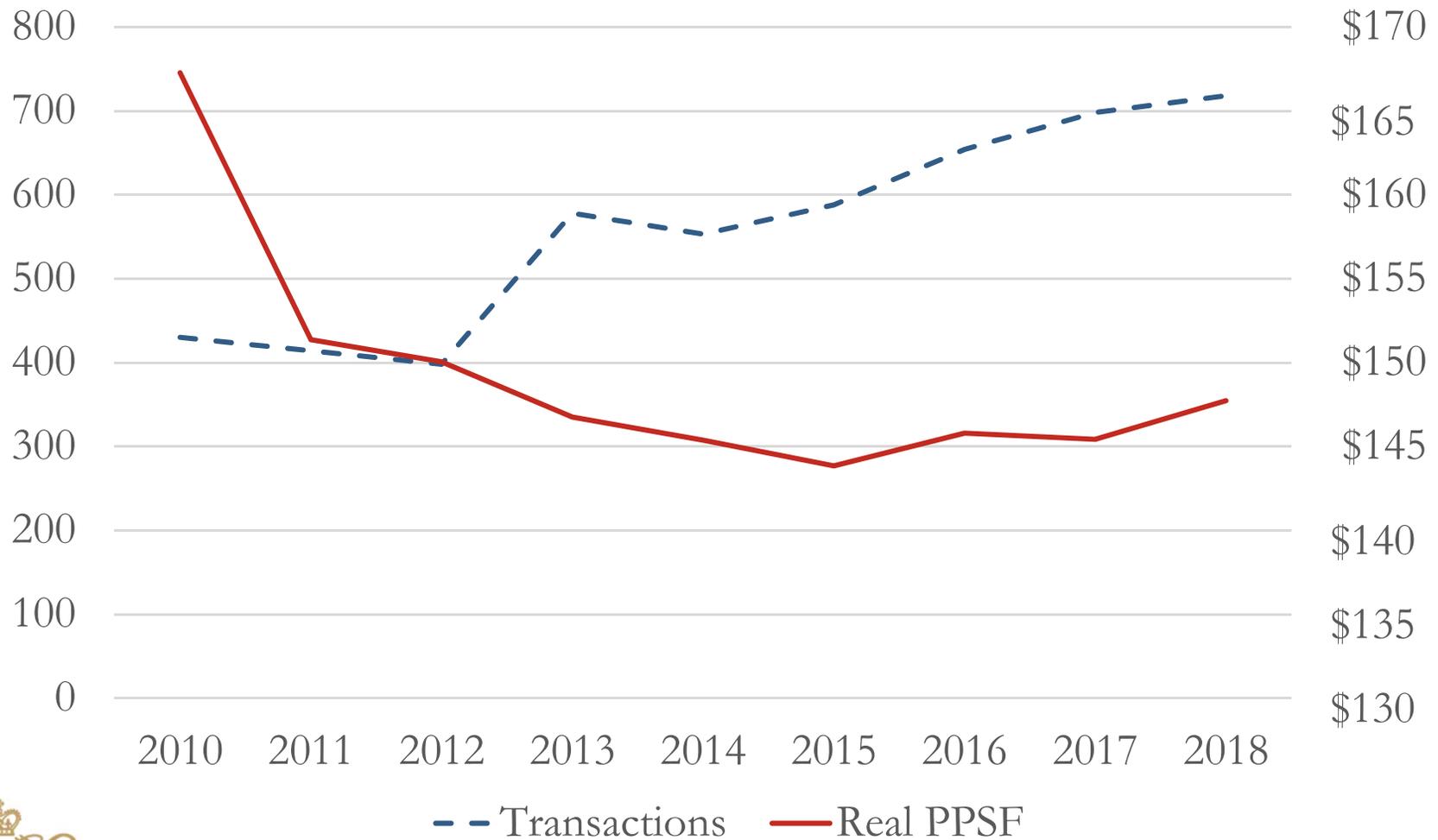


Source: REIN data, author calculations



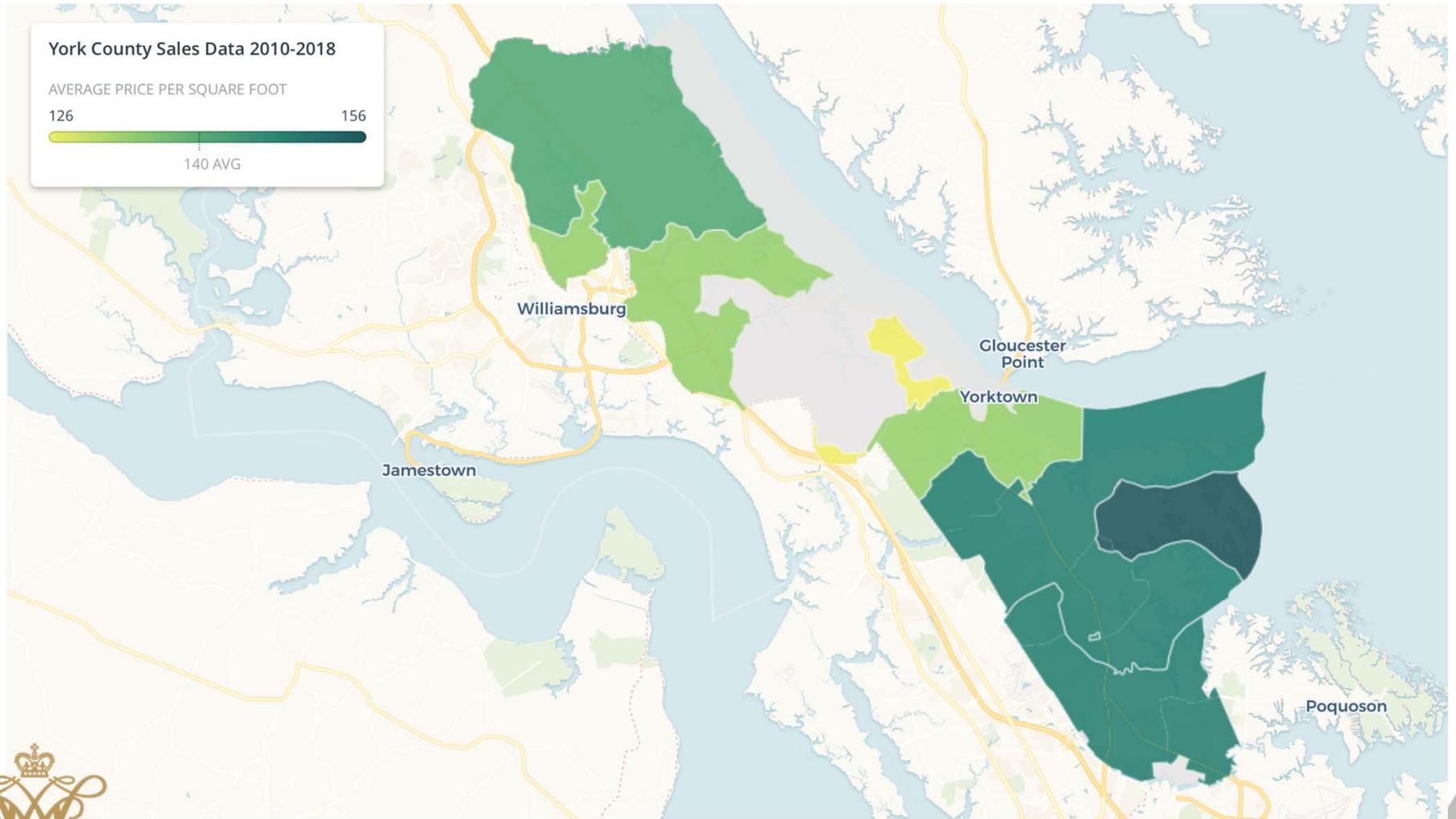
Price per square foot

(inflation-adjusted, outliers eliminated)



Price per Square Foot

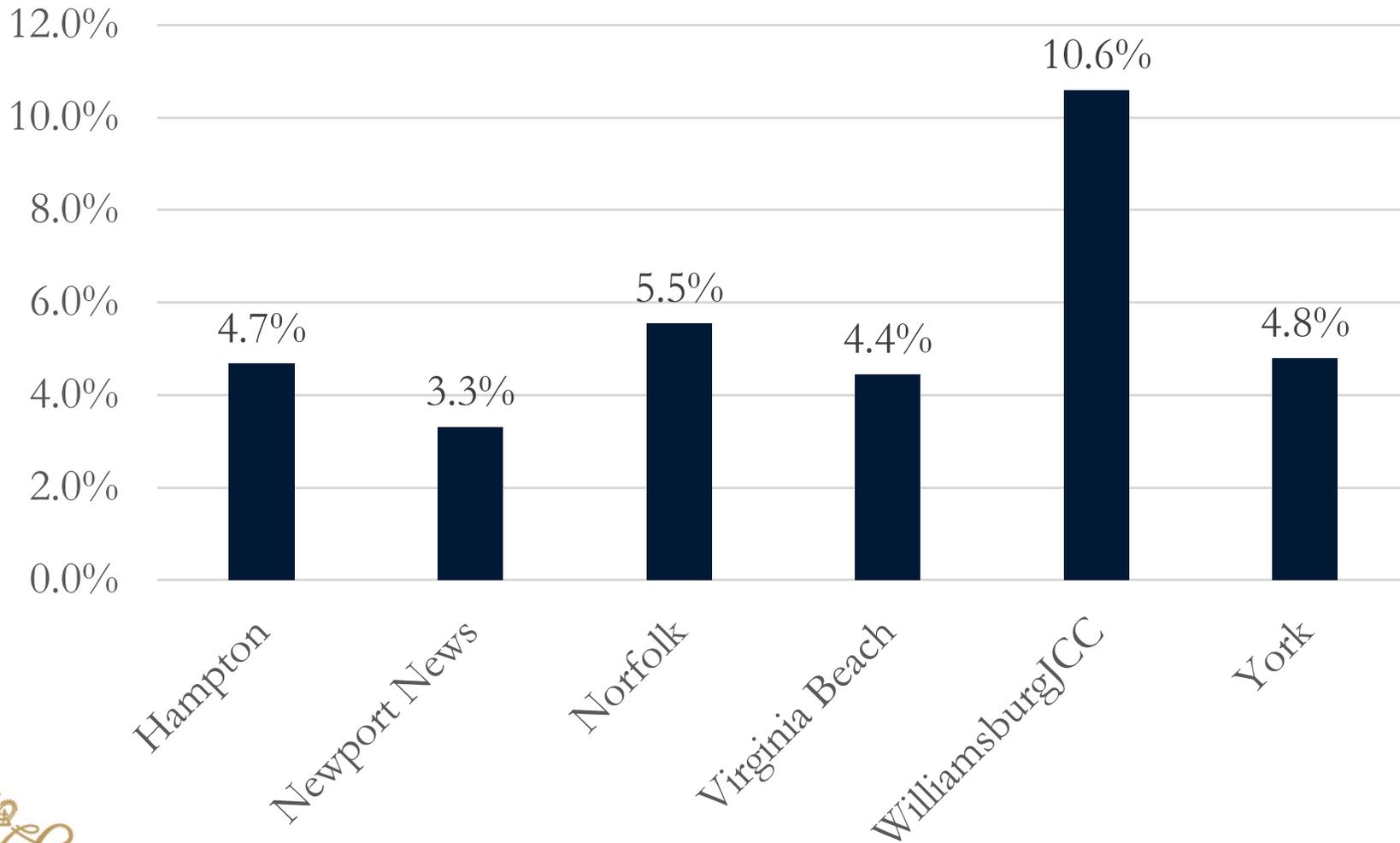
(Inflation adjusted, 2010-2018)



Source: REIN MLS Sales Data, Williamsburg MLS Sales Data, Author Calculations

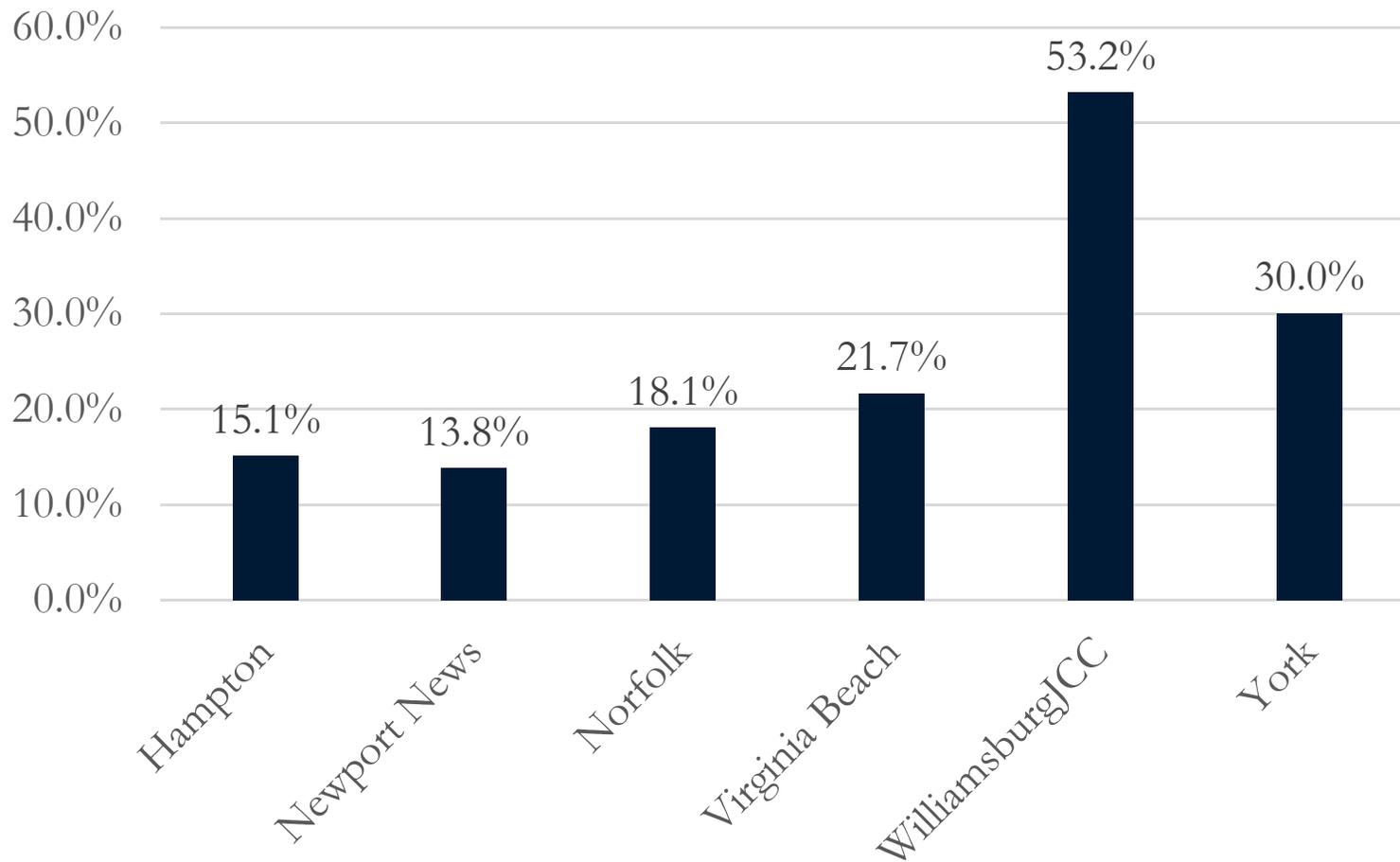
“New” (built year-of) Houses

(Percentage of All Sales, 2010 – 2018)



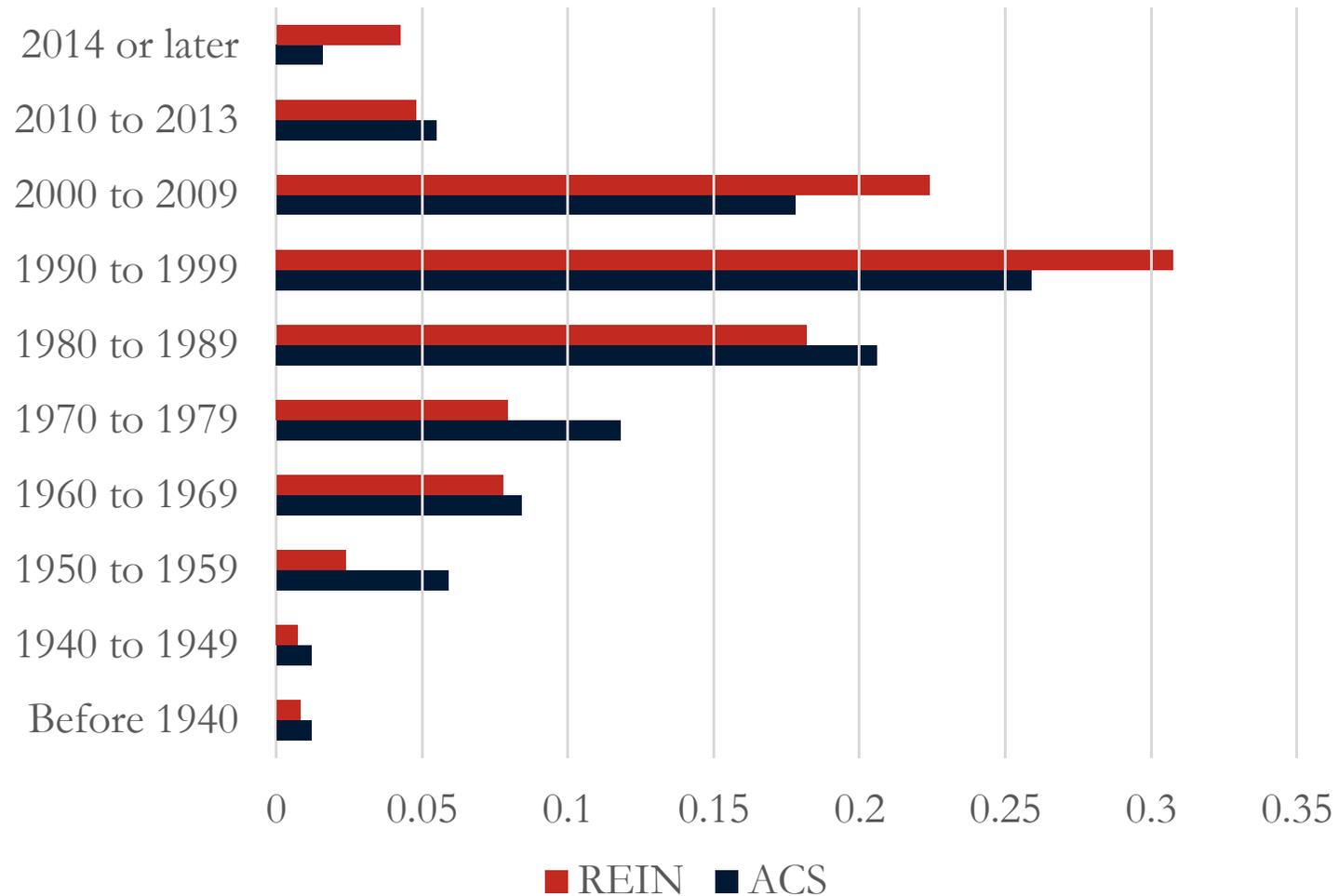
Homes Built Since the Year 2000

(Portion of 2010-2018 Sales)



Which Vintage Flips Most?

(REIN Sales Data vs. ACS Housing Stock Data)



Source: REIN; American Consumer Survey (2017, 5-year average); Author Calculations



**DOES YORK COUNTY HAVE
ENOUGH AFFORDABLE
HOUSING?**



What is “Affordable” Housing?

- Census Definition
 - For Renters: GRAPI = “gross rent as a portion of income”
 - If you pay less than 30% → Affordable
 - If you pay more than 30% → Too expensive
 - If you pay more than 35% → Really too expensive
 - For Homeowners
 - Applies to those with mortgages
 - If you have paid off your mortgage, probably “affordable”

- Formula:

$$\text{Housing Cost} / \text{Income}$$

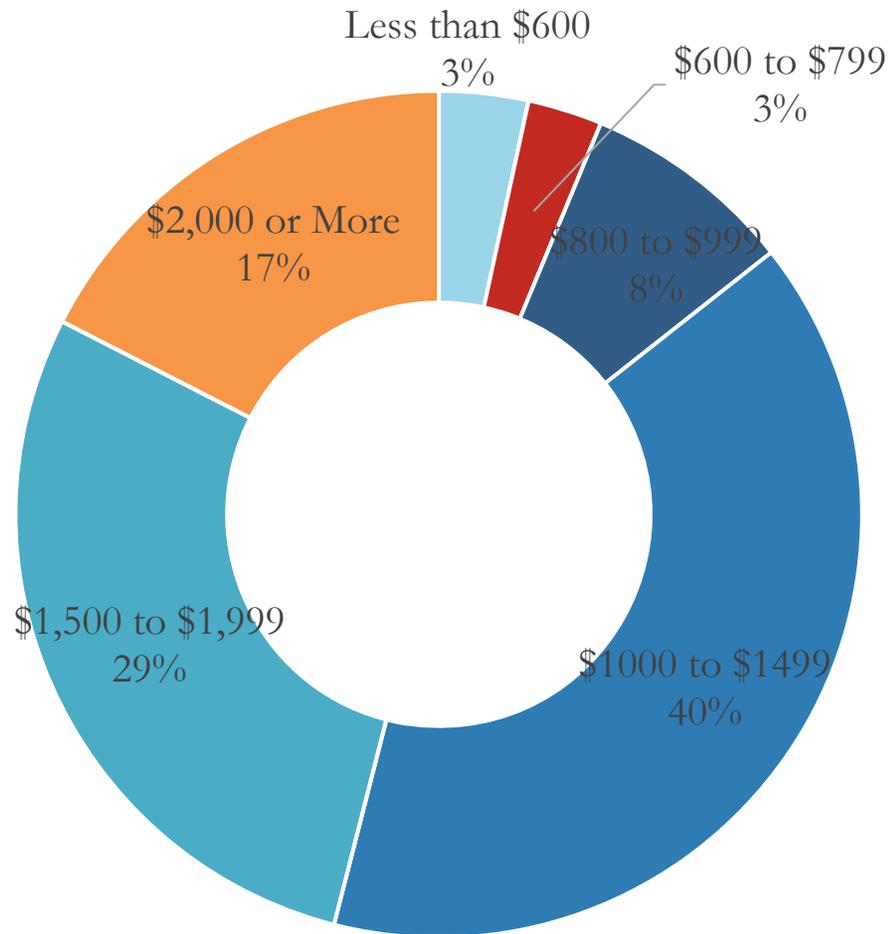
- Both the numerator and the denominator matter!
 - Ratio can be easily reduced through lower housing costs AND/OR increased income



- Housing cost and income levels represent equilibria in the markets for shelter and labor



Rental Costs in York County (Monthly)



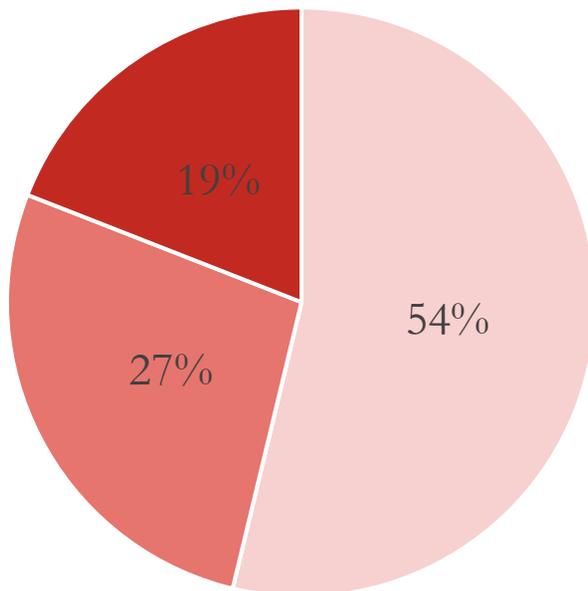
Source: American Consumer Survey (five-year average, 2013-17)



Affordable Housing: Renters & Owners

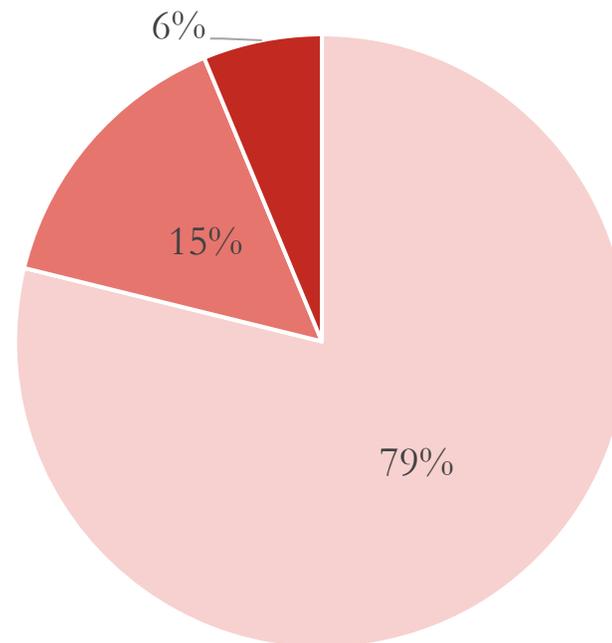
(Portion with “affordable” housing)

Renters



- <30% of MAPI
- 30-50% of MAPI
- >50% of MAPI

Owners



- <30% of MAPI
- 30-50% of MAPI
- >50% of MAPI

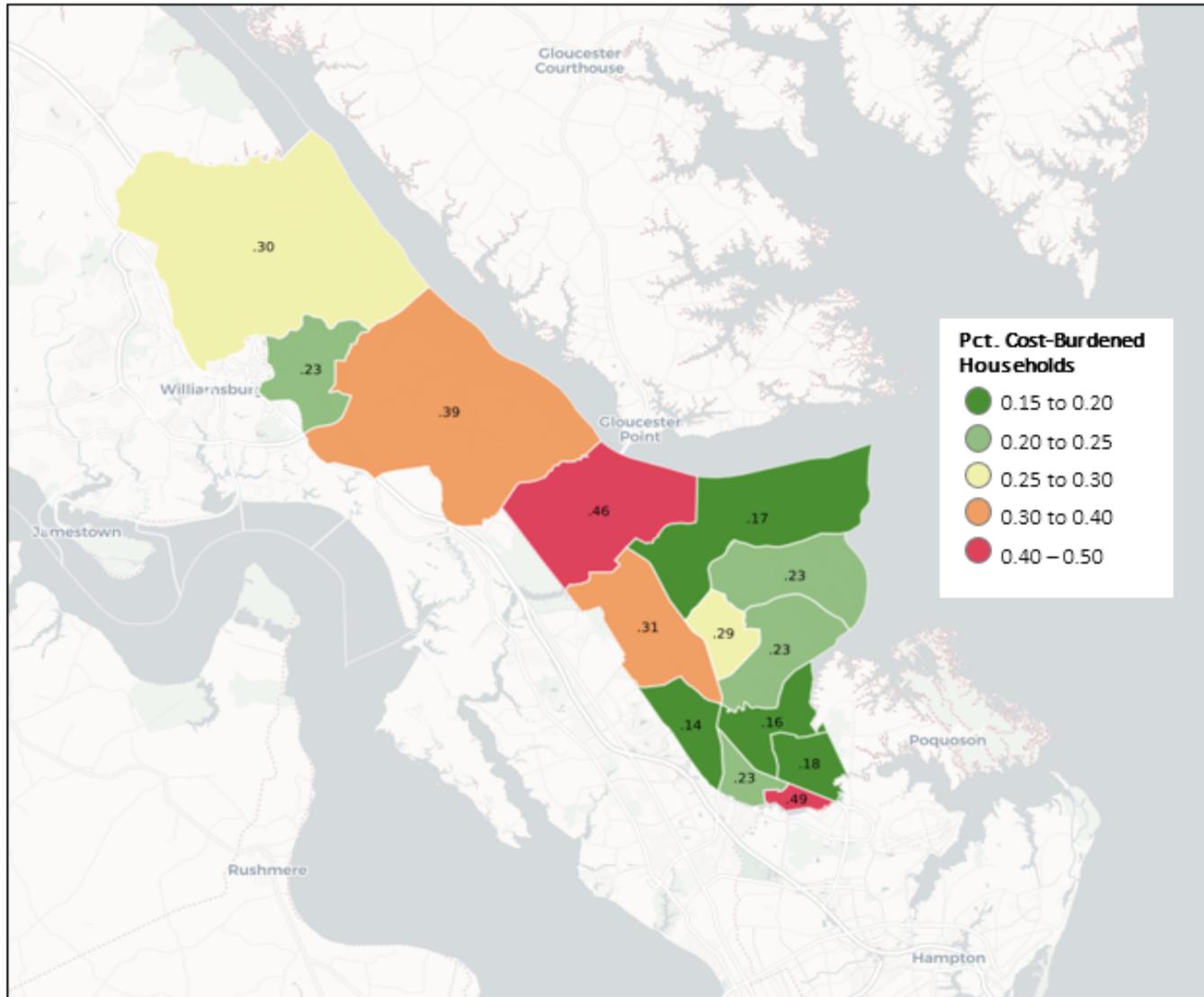


Source: American Consumer Survey (five-year average, 2013-17)



Affordability by Census Tract

(Green is “good”)

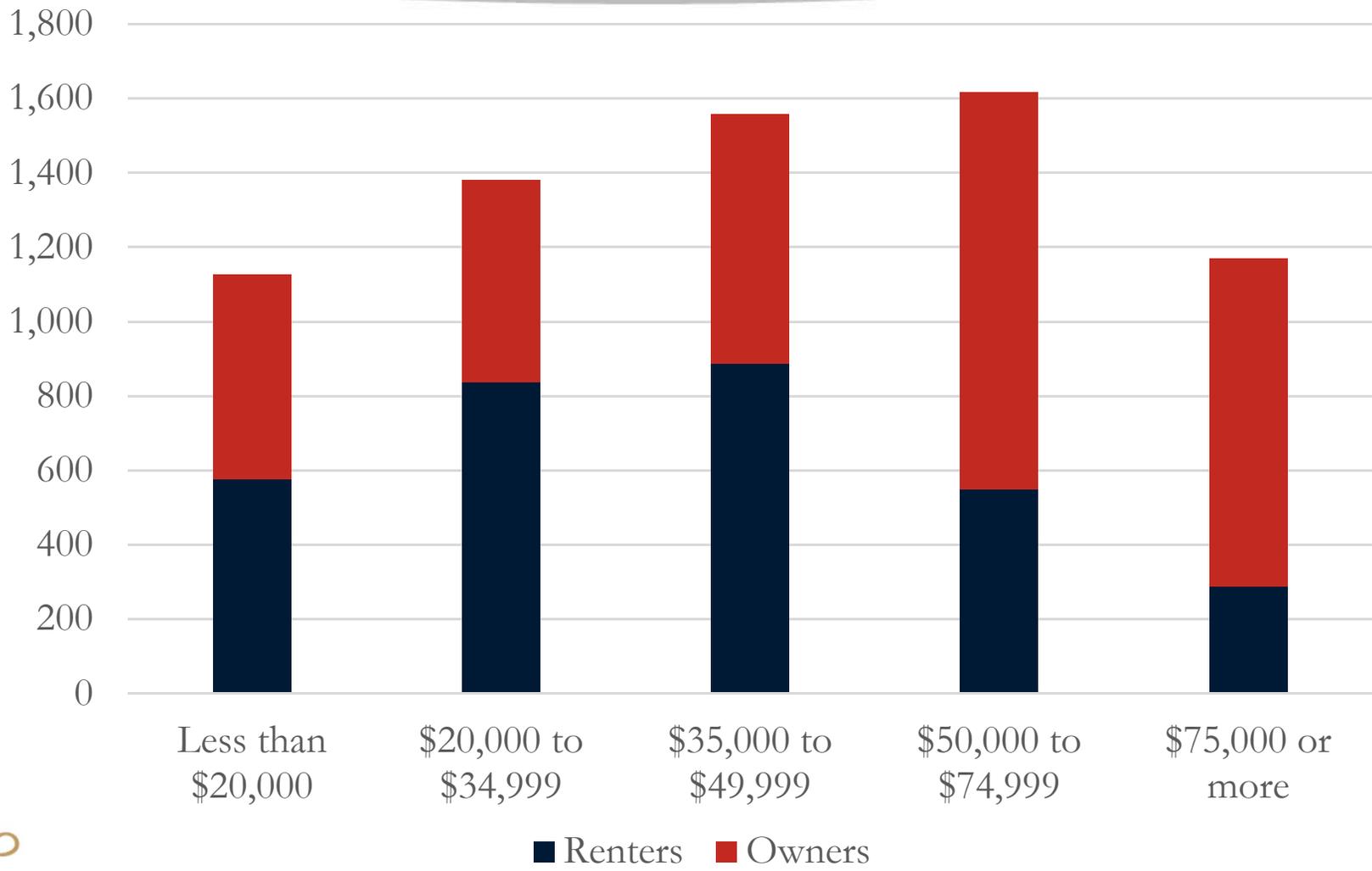


Source: American Consumer Survey (five-year average, 2013-17)



Households in Unaffordable Housing

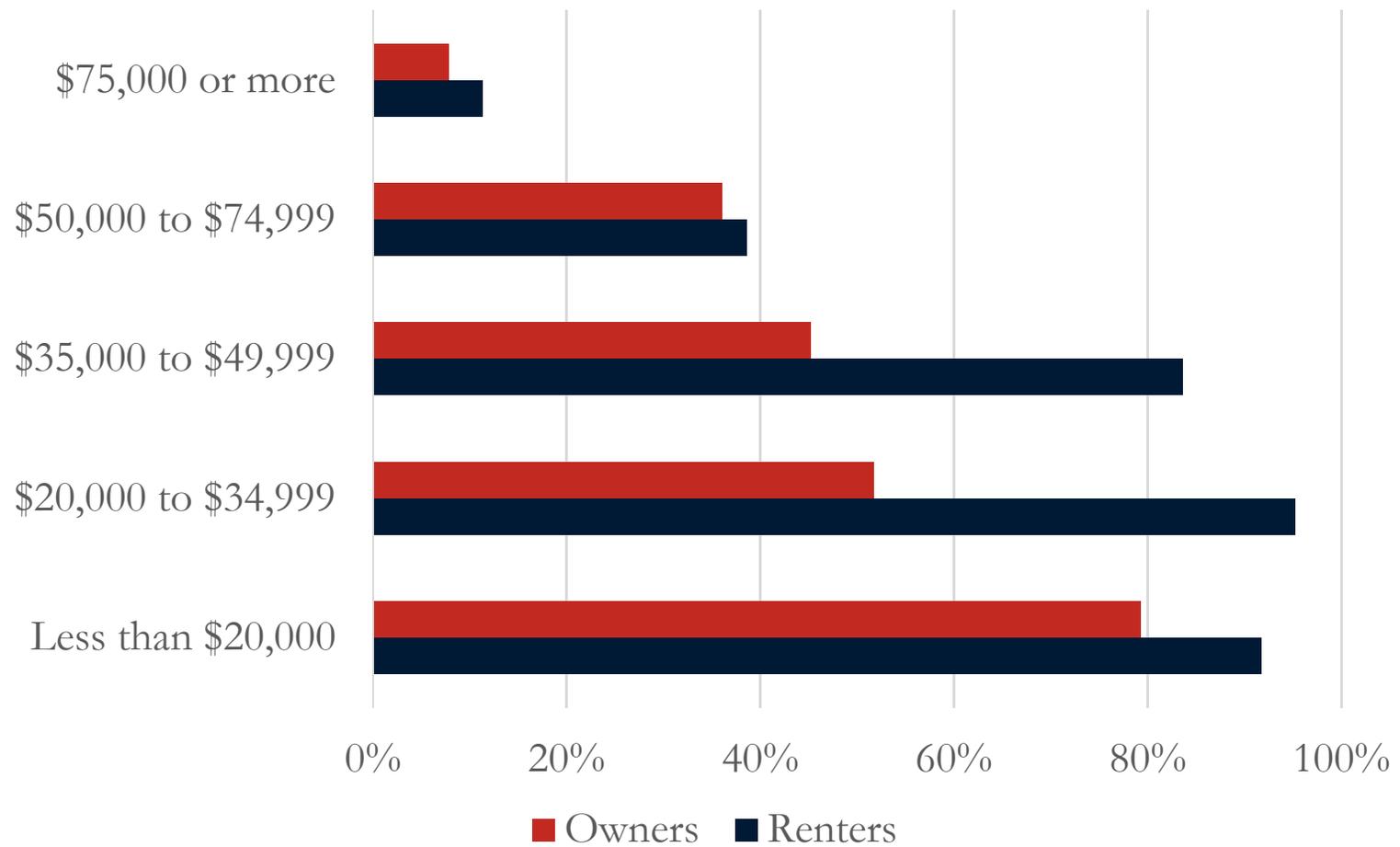
(by annual income)



Source: American Consumer Survey (five-year average, 2013-17)



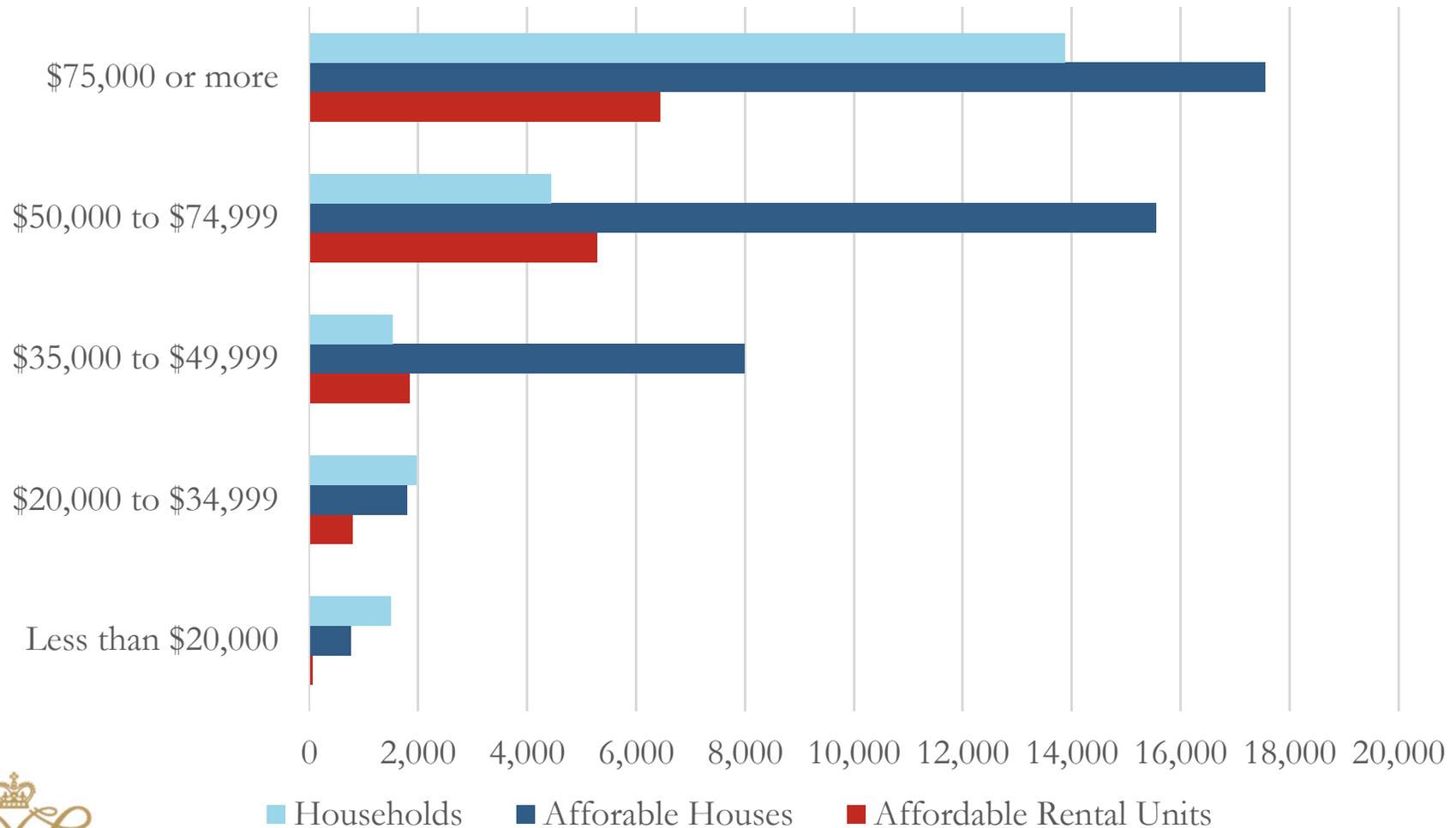
Portion in Unaffordable Housing (by income group)



Source: American Consumer Survey (five-year average, 2013-17)



Relative Demand and Supply of Affordable Units by Income Level



Source: American Consumer Survey (five-year average, 2013-17)



Upshot: Affordable Housing

- Strong demand for “affordable housing” exists
 - The supply of affordable housing is not sufficient to meet demand
- This is especially true for renters, and especially true for individuals of below-average income
- Concentrated in certain census tracts



WHO COMMUTES TO/FROM YORK COUNTY?



Commuting Patterns

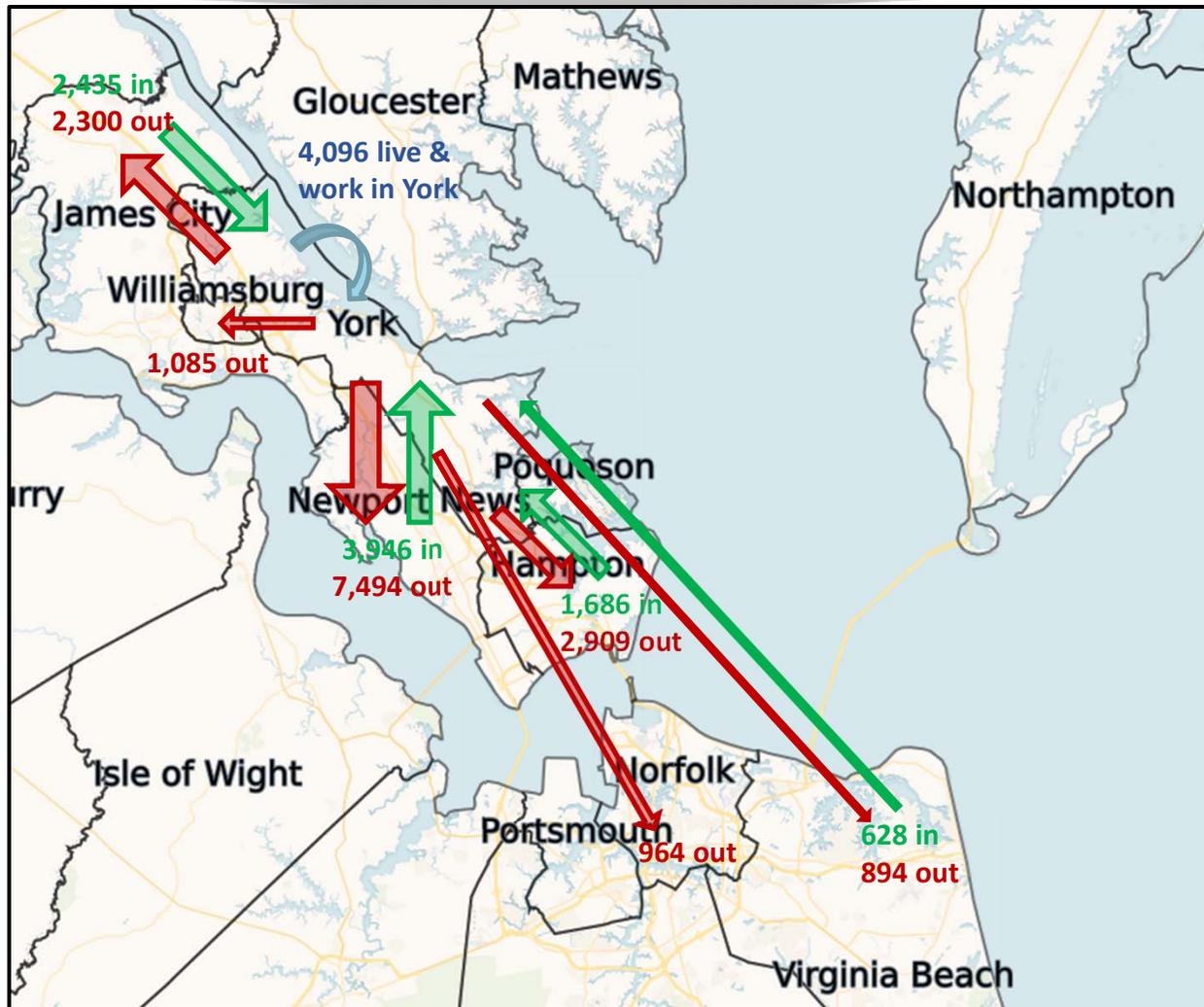
Location	Commuters To York County	Commuters From York County
York	4,096	4,096
Newport News	3,946	7,494
James City County	2,435	2,300
Hampton	1,686	2,909
Gloucester	*	1,222
Williamsburg	*	1,085
Norfolk	*	964
VA Beach	628	894
Henrico	*	650
Fairfax	*	562
Poquoson	396	*
Chesapeake	382	535
Suffolk	357	*
Portsmouth	354	*
Other	5,022	4,866



Source: LEHD Origin-Destination Employment Statistics, U.S. Census Bureau 2017.



Commuting Patterns (Map)



Source: LEHD Origin-Destination Employment Statistics, U.S. Census Bureau 2017



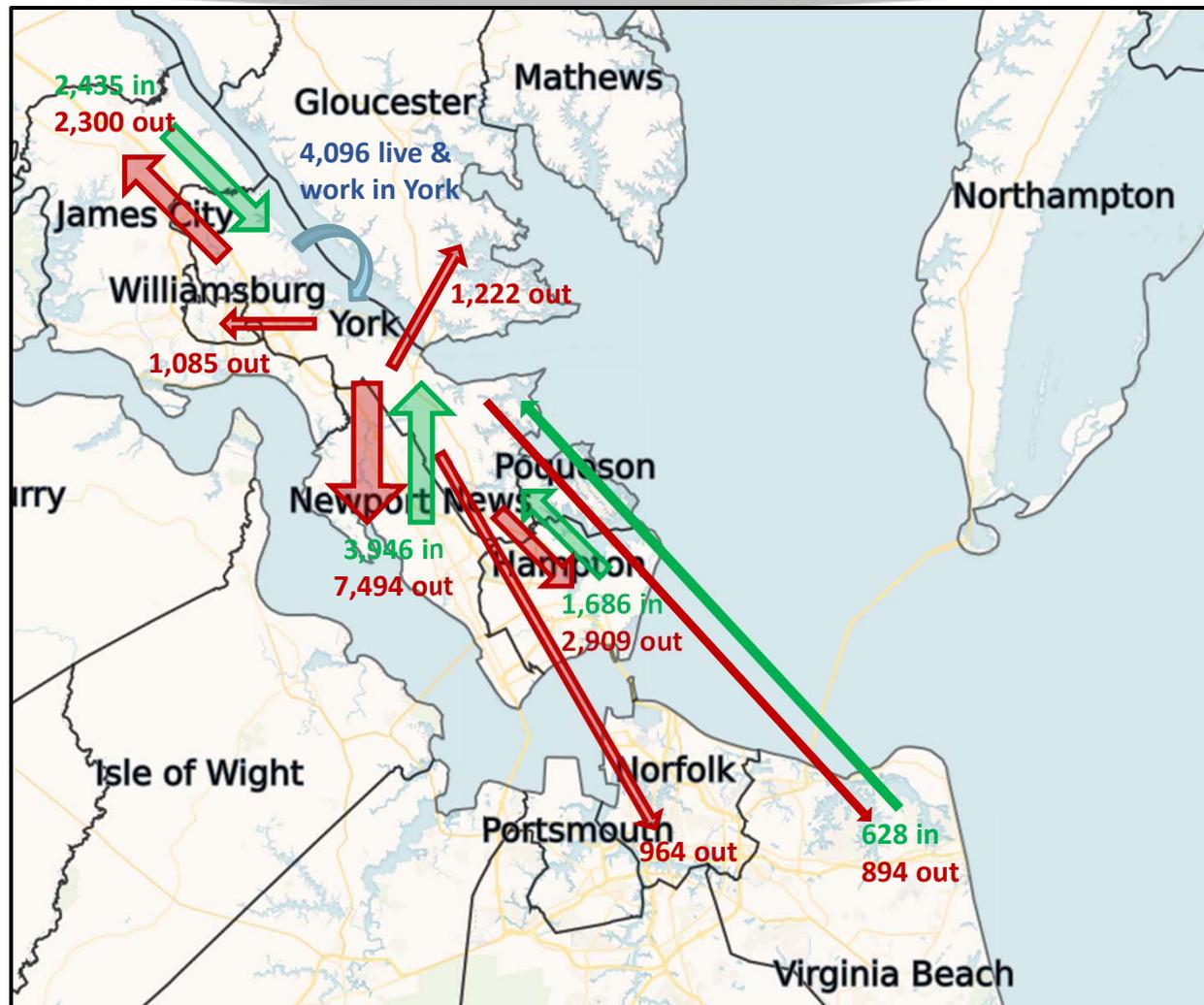
THANKS FOR YOUR
ATTENTION!



SUPPLEMENTAL SLIDES



Commuting Patterns (Map)



Source: LEHD Origin-Destination Employment Statistics, U.S. Census Bureau 2017



Going back further...

(Inflation-adjusted price and transactions)

