

PULASKI COUNTY *is...*

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# HOUSING

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# HOUSING

Housing and neighborhoods play a major role in determining a community's quality of life. Physical location, condition of housing stock, affordability and neighborhood characteristics all factor into how we evaluate our housing stock . As we look to the future, the strength of Pulaski County will lie in the diversity of housing choices. Pulaski County supports housing and development policies that meet current and projected housing needs. Programs and policies that attract working age, young professionals necessary for a thriving locality, while also supporting healthy and affordable housing for existing residents, is the future vision for housing in Pulaski County.



# Housing and Demographics

According to the 2013-2017 American Community Survey there are about 17,289 housing units, which include single family detached and attached units, duplex, triplex, apartments and other types of housing units. In evaluating how the population has changed over time, the median age of Pulaski County residents increased from 44.2 years of age in 2012 to 45.6 years of age in 2016. If trends continue, the County will continue to see an increase in the average age of County residents. Aging-in-place efforts such as ensuring affordability, improving accessibility and providing mobility to common needs such as groceries, health care centers, community centers and other amenities for older adults should be considered by the County. Providing neighborhoods that support social networks and that encourage active and engaged older adults is equally important for aging in place communities.

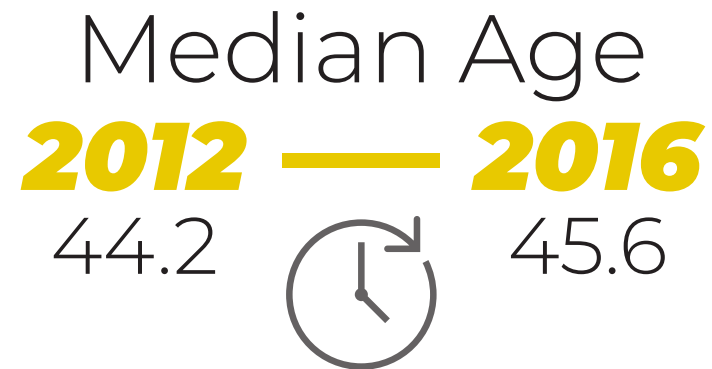
The population of adults between the age group of 20 years in age to 40 years in age is on the decline. In 2010, statistics show that 23% of the population was in this “young adult” age group for Pulaski County, while the national and statewide average was 27%. Trending downward, the population in 2017 for this age group decreased by another 2% to 21% of the population, while the national and state average increased to 28%.

A high priority of the County is to attract a younger demographic to both live and work in the Pulaski community. Looking at historical trends, residential development has typically been defined as low-density single-family units. To attract and retain a younger population, the County will need to encourage housing types that appeal to the younger age group. Housing and neighborhood factors such as housing type, density, diversity in choices, and multi-modal transportation should be encouraged for new development. These projected changes in community demographics, both real and envisioned, suggest that the County will need to work with housing agencies, residential developers and the community at large to encourage diverse housing choices.

Source: US Census, American Community Survey

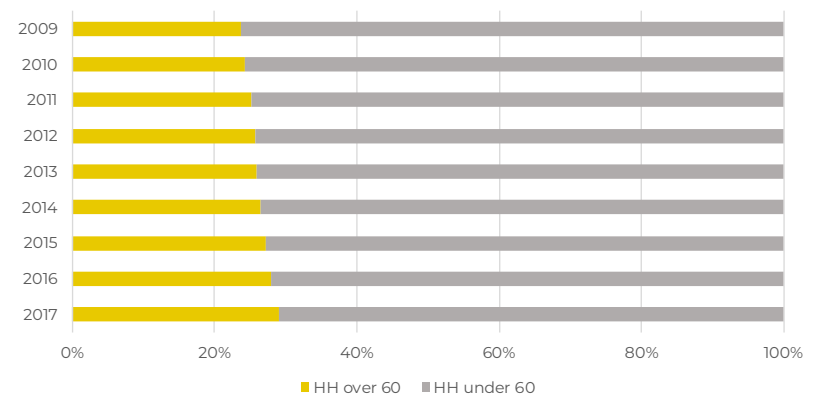
## Regional Housing Study

During the development of this comprehensive plan update the New River Valley Regional Commission (NRVRC) was conducting a regional housing study to collect information about the housing market in communities across the region. The study is still ongoing. The goal of the study is to quantify the unique challenges different jurisdictions face, and then develop unique strategies for each community to address the challenges. The County will consider strategy recommendations of this study to be included in the Housing element of the comprehensive plan.



Age of Householder 2009–2017

Source: 2009-2017 ACS 5-year Estimates



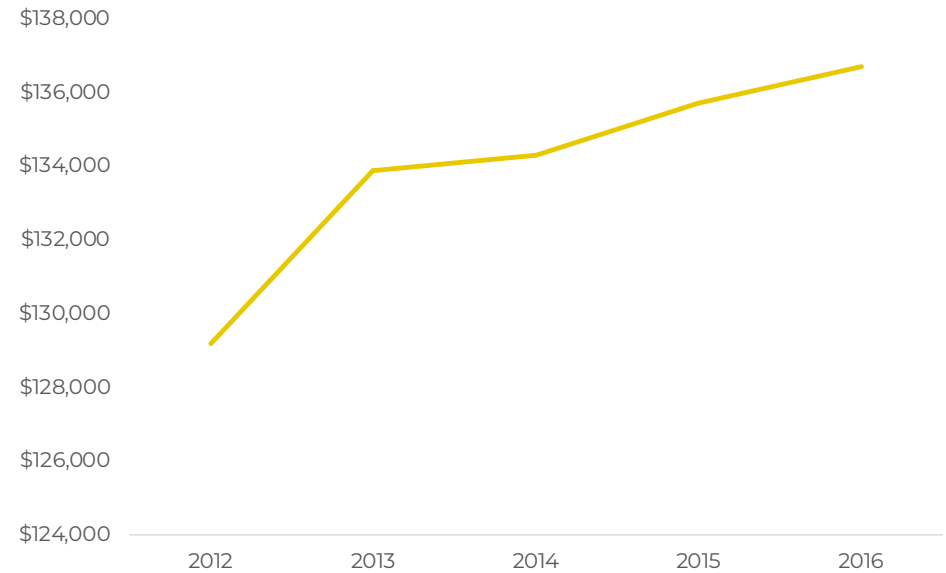
# Existing Housing Stock

Housing data indicates that 40% of the housing units in Pulaski County were built before 1969, and that 34% of housing units were built between 1979 to 1990. Based on this data, a majority of the housing units will be more than 40 years old by 2030. Homes of this age typically experience significant maintenance issues and need costly repairs. Examples include; roof replacement, structural replacement for exposed wood such as decks and porches and fixture replacement.

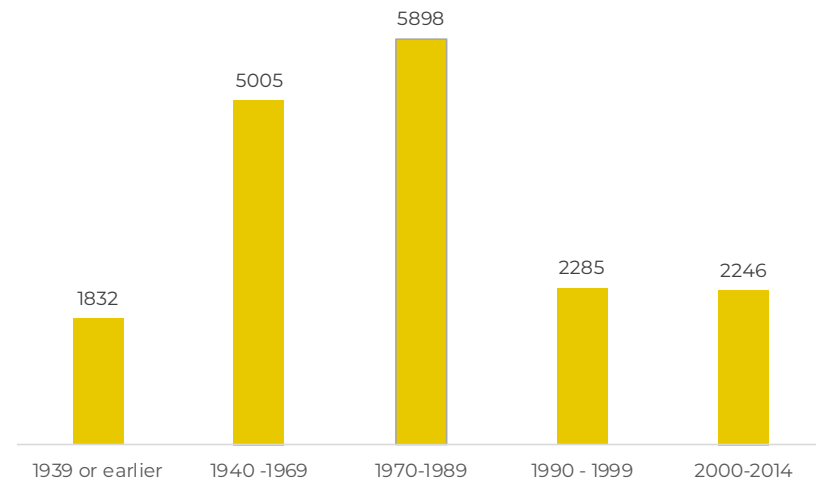
Updates are also needed, often due to inefficient or outdated heating, electrical and plumbing systems. Homes built before 1980 may have used lead base paints and/or asbestos in construction. A number of issues may need to be addressed to make older housing options appealing to incoming buyers and renters. Upgrades may be required to update homes to current codes, efficiency standards and comfort levels required by modern living. The County can encourage property upgrades for older housing units by using financial incentives such as; grants, tax relief, loans and award programs.

Most residential construction in the County occurred between 1970 to 1989. More than 5,000 units were added during this period. The number of new housing units added between 1990 and 1999 was 2,285, while the amount of units between 2000 to 2014 was 2,246. Overall, what we would consider “newer homes” or those built since the year 2000 account for only 13% of the total housing stock, which is slightly higher than the neighboring localities, Radford and Giles County, but lower than Montgomery and Floyd Counties.

### Median Home Value



### Number of Housing Units Built By Year



Source: US Census, American Community Survey



# Housing by the Numbers

**Total Housing**  
**17,289**

Housing Types	Number of Units
Single unit detached	12,670
Mobile homes	2,066
Others <small>(Single family attached, duplex, tri-plex, quadriplex, apartments, etc.)</small>	2,553



## Housing Costs

Median Owner Costs  
w/Mortgage

**\$1,044**

Median Gross Rent

**\$620**



## Homeowners vs Renters

Owner Occupied Housing

**10,615 // 73%**

Renters

**3,962 // 27%**

Source: US Census, American Community Survey

# Affordable Housing

Affordable housing stock is defined as housing which is commonly accessible and available for low-to-moderate income households, along with middle-income households looking to rent or buy. Typically, 30% of gross household income is considered a standard for housing affordability. Households spending more than this amount on housing are considered to be “cost burdened” and are most likely sacrificing other household basic needs to afford adequate housing.

*“Low to Moderate income (LMI) is defined as any household earning at or below 80% of the area median income. In 2015, a family of four making below \$44,550 in Pulaski County would be considered a Low-income household.”*

## Housing Data

<b>Number of LMI families*:</b> .....	<b>5,700</b>	<b>(39.0%)</b>
<b>Households with income less or equal to 50% of area median income:</b> .....	<b>3,475</b>	<b>(23.8%)</b>
<b>Households with income 50% to 80% AMI:</b> .....	<b>2,225</b>	<b>(15.2%)</b>
<b>Households with income 80% to 100% AMI:</b> .....	<b>1,635</b>	<b>(11.2%)</b>
<b>Cost burdened households in Pulaski County:</b> .....	<b>2,645</b>	<b>(18.0%)</b>
<b>Households that are not cost burdened:</b> .....	<b>11,975</b>	<b>(82.0%)</b>

\* LMI is defined as households earning 80% or below the area media income. In 2015: 1 person household = \$31,200; 2 person household = \$35,650; 3 person household = \$40,100; 4 person household = \$44,550.

Source: 2015 CHAS Data



# ***What We Heard from the Survey***

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***“Housing for elderly - not low income but affordable.”***

***“Senior living - townhouse.”***

***“More dining & shopping options along with better-paying jobs & affordable housing & utilities.”***

***“Decent, affordable housing, repair & rental of many of the vacant existing homes.”***

***“A mix of housing from nice apartments, townhouses to small single family to large single family.”***



# Housing Focus Group

In February of 2019 a Housing Focus Group was assembled to discuss housing needs across Pulaski County. Participants included representatives from Housing Connections, New River Community Action, Shah Development, Town of Pulaski and County Staff. Key issues identified at the housing focus group meeting included:

- 1. Bring affordable housing closer to schools, jobs, transit, shopping and recreation areas to meet the needs of these citizens.**
- 2. Incentivizing mixed income residential projects which offer a variety of housing types to reduce income segregation.**
- 3. Evaluate new ideas to assist with repairing existing housing stock.**
- 4. Aging in Place and accommodating older populations**
- 5. Avoid concentrations of low-income housing in certain areas**
- 6. Attracting new housing types for younger demographics**
- 7. Encourage more building trades and construction professionals to rehabilitate existing homes**
- 8. Preserve historical properties**





# Priority Areas

The County recognizes the importance of affordable housing. Preservation and rehabilitation of structures may be more affordable to low, moderate and middle-income households.

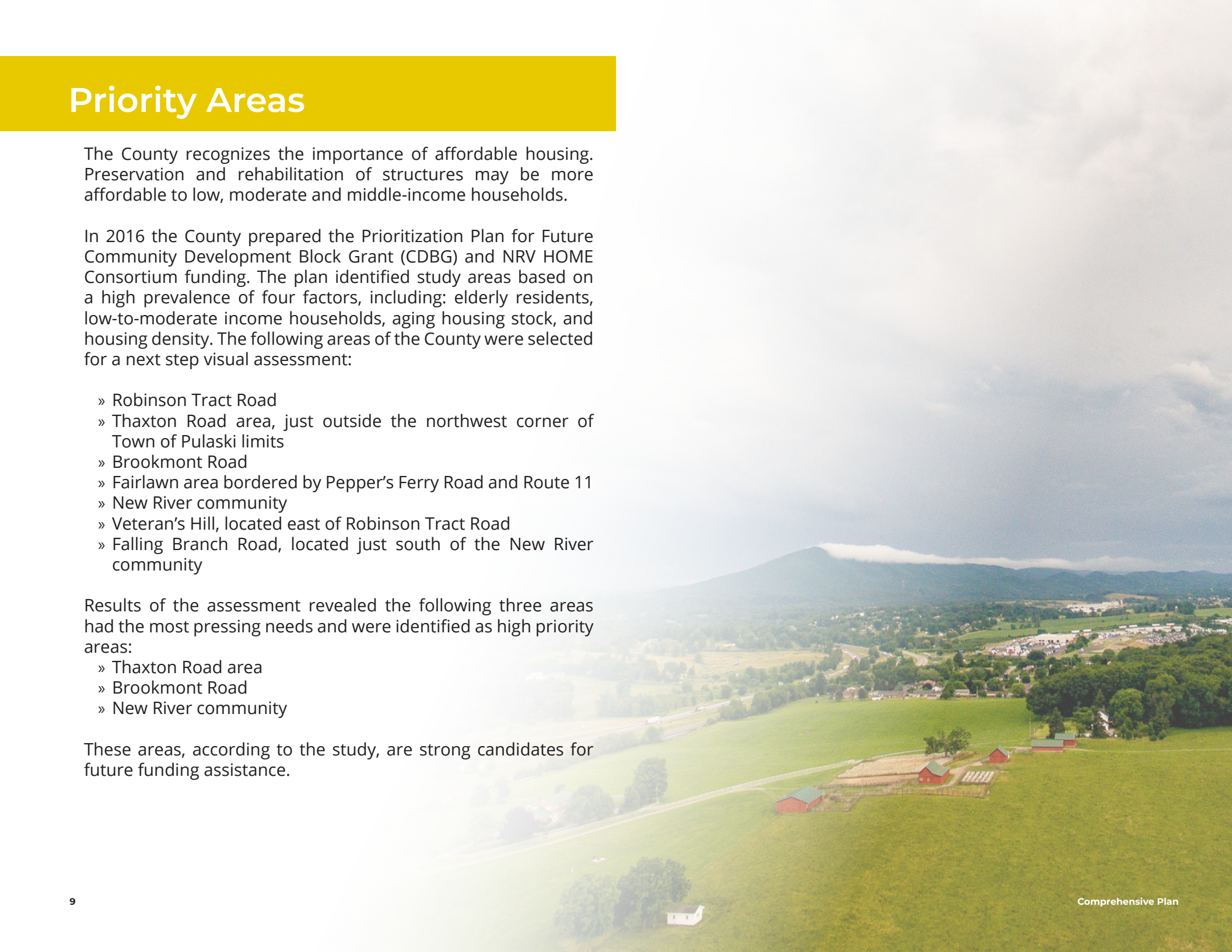
In 2016 the County prepared the Prioritization Plan for Future Community Development Block Grant (CDBG) and NRV HOME Consortium funding. The plan identified study areas based on a high prevalence of four factors, including: elderly residents, low-to-moderate income households, aging housing stock, and housing density. The following areas of the County were selected for a next step visual assessment:

- » Robinson Tract Road
- » Thaxton Road area, just outside the northwest corner of Town of Pulaski limits
- » Brookmont Road
- » Fairlawn area bordered by Pepper's Ferry Road and Route 11
- » New River community
- » Veteran's Hill, located east of Robinson Tract Road
- » Falling Branch Road, located just south of the New River community

Results of the assessment revealed the following three areas had the most pressing needs and were identified as high priority areas:

- » Thaxton Road area
- » Brookmont Road
- » New River community

These areas, according to the study, are strong candidates for future funding assistance.



## Housing Partners, Programs and Resources

***HOME Consortium***

***Housing Connections***

***New River Community Action***

***New River Valley Agency on Aging***

***Habitat for Humanity***

***Pulaski Department of Social Services***

***New River Valley Senior Services Inc.***

***New River Valley Disability Resource Center***

***Retired Senior Program***

***Town of Pulaski Senior Center***

***Housing Resource Guide***



# Housing Goals, Objectives, Policies

## Goal 1: Provide housing opportunities for all citizens of the County.

### Objective 1.1: Encourage a mix of housing choices.

**Policy 1.1.1:** Develop incentives for residential developments that meet high priority housing needs of the County.

**Policy 1.1.2:** Address demand for high-end housing and promote availability of appropriate housing option to capture this demand.

**Policy 1.1.3:** Promote universal design features to improve housing stock that address accessibility and age-friendliness.

**Policy 1.1.4:** Promote community development designs that appeal to young professionals.

**Policy 1.1.5:** Promote the use of green technologies for housing construction, renovation and rehabilitation that reduce energy and water consumption, and cost for utilities, maintenance and repair.

### Objective 1.2: Promote and support fair and open housing practices for all.

**Policy 1.2.1:** Partner with regional housing organizations, such as, New River Community Action, Housing Connections, Community Housing Partners, Habitat for Humanity and others, to provide information about housing programs and regional connections to housing resources.

**Policy 1.2.2:** Promote implementation of Fair Housing Act in housing and planning activities.

### Objective 1.3: Support affordable housing within the County.

**Policy 1.3.1:** Identify and explore options to address affordable housing needs for low to moderate income families.

**Policy 1.3.2:** Incentivize mixed-income housing to avoid concentrations of affordable housing in certain areas.

**Policy 1.3.3:** Foster diverse affordable housing types.

**Policy 1.3.4:** Guide development of affordable housing to opportunities areas with easy access to transportation, and in close proximity to jobs, schools, childcare, food access, commercial and recreational areas.

**Policy 1.3.5:** Assist community organizations that provide affordable housing products for low to moderate income households.

**Policy 1.3.6:** Partner with entities who administer housing assistance programs and provide affordable housing options to very-low, low, and moderate-income households.

**Policy 1.3.7:** Continue to participate in federal, state and regional housing assistance programs.



# Housing Goals, Objectives, Policies

## Goal 1: Provide housing opportunities for all citizens of the County.

### **Objective 1.4: Preserve and improve quality of existing housing.**

**Policy 1.4.1:** Develop cost share programs to encourage upgrades, improvements or rehabilitation of existing affordable housing stock.

**Policy 1.4.2:** Support the Building Department in their code compliance efforts.

**Policy 1.4.3:** Support building trades workforce development and workforce retention for those critical trades needed for housing rehab, repair and construction, such as; electricians, plumbers, mechanical/HVAC, carpenters etc. Encourage youth to pursue building trades occupation paths and encourage training for the next generation of contractors.

**Policy 1.4.4:** Conduct a conditions inventory of housing stock within target areas.

**Policy 1.4.5:** Consider financial incentives to encourage rehabilitation or reconstruction of substandard housing.

**Policy 1.4.6:** Pursue federal, state and local funding for demolition or rehabilitation of substandard housing.

### **Objective 1.5: Coordinate residential development types and locations with availability and capacity of roadways, water, sewer and other infrastructure.**

**Policy 1.5.1:** Encourage residential development in areas where water and/or sewer infrastructure is available or can be made easily available.

**Policy 1.5.2:** Promote mixed use development to support smart growth patterns within the County.

**Policy 1.5.3:** Residential development type and density shall be compatible to adjacent roadway capacity and classification.

**Policy 1.5.4:** Support infill development by prioritizing public infrastructure in and around existing developed areas.