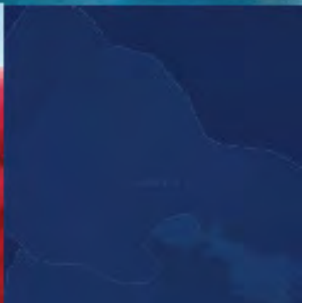
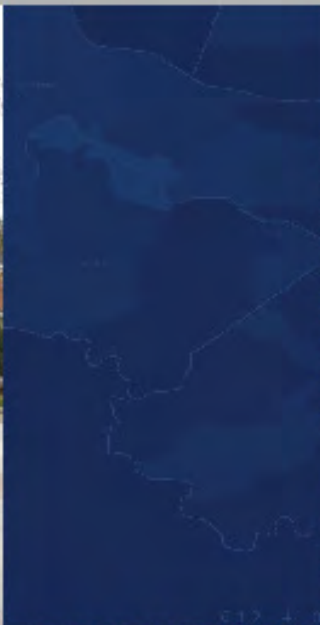
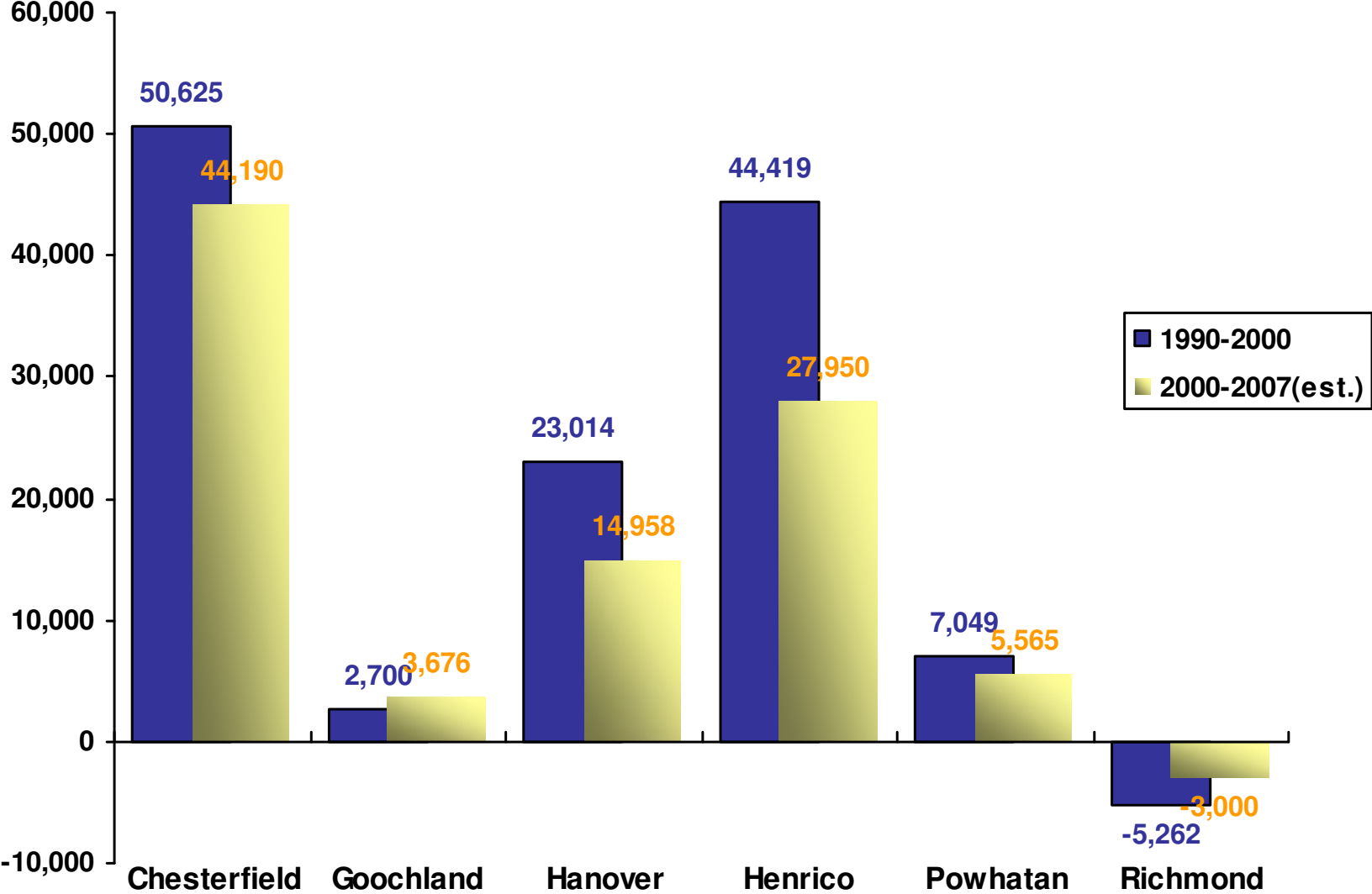


# Connections AND Choices

**Affordable Housing and Smarter Growth  
in the Greater Richmond Area**

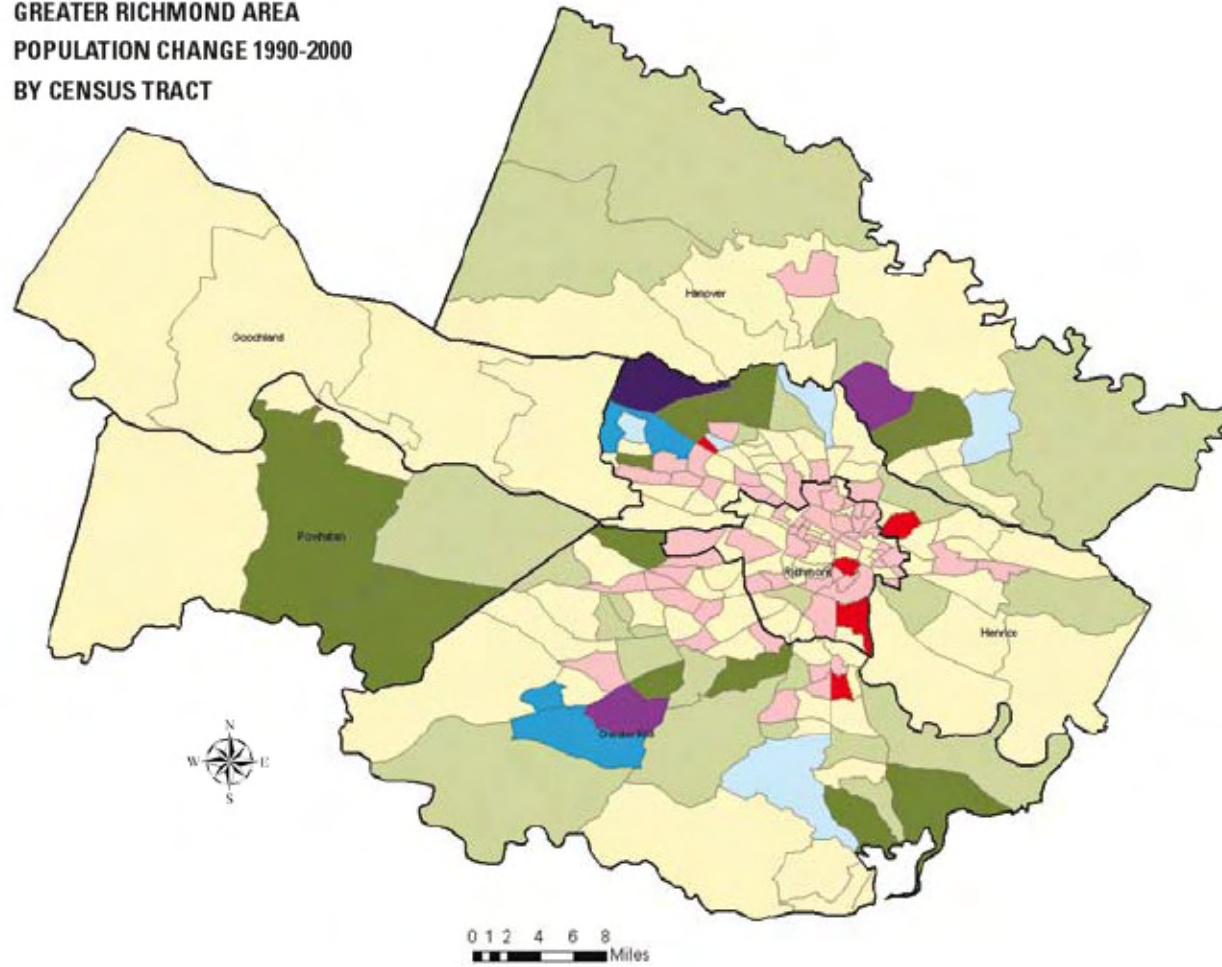


# POPULATION CHANGE

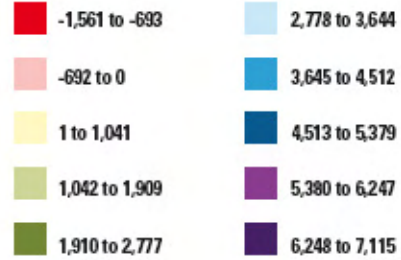


Source: ESRI Business Analyst

**GREATER RICHMOND AREA  
POPULATION CHANGE 1990-2000  
BY CENSUS TRACT**

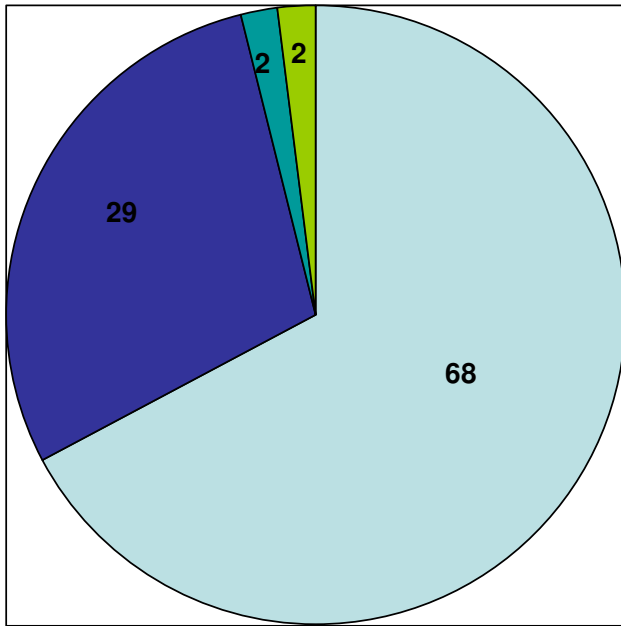


**NUMBER CHANGE**



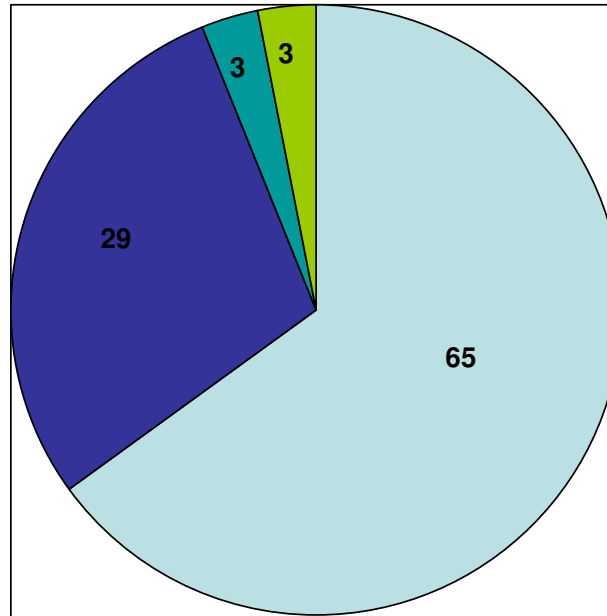
Source: US Census and ESRI

**Population by Race and Ethnicity 2000**



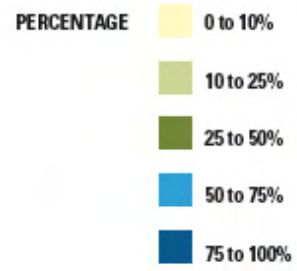
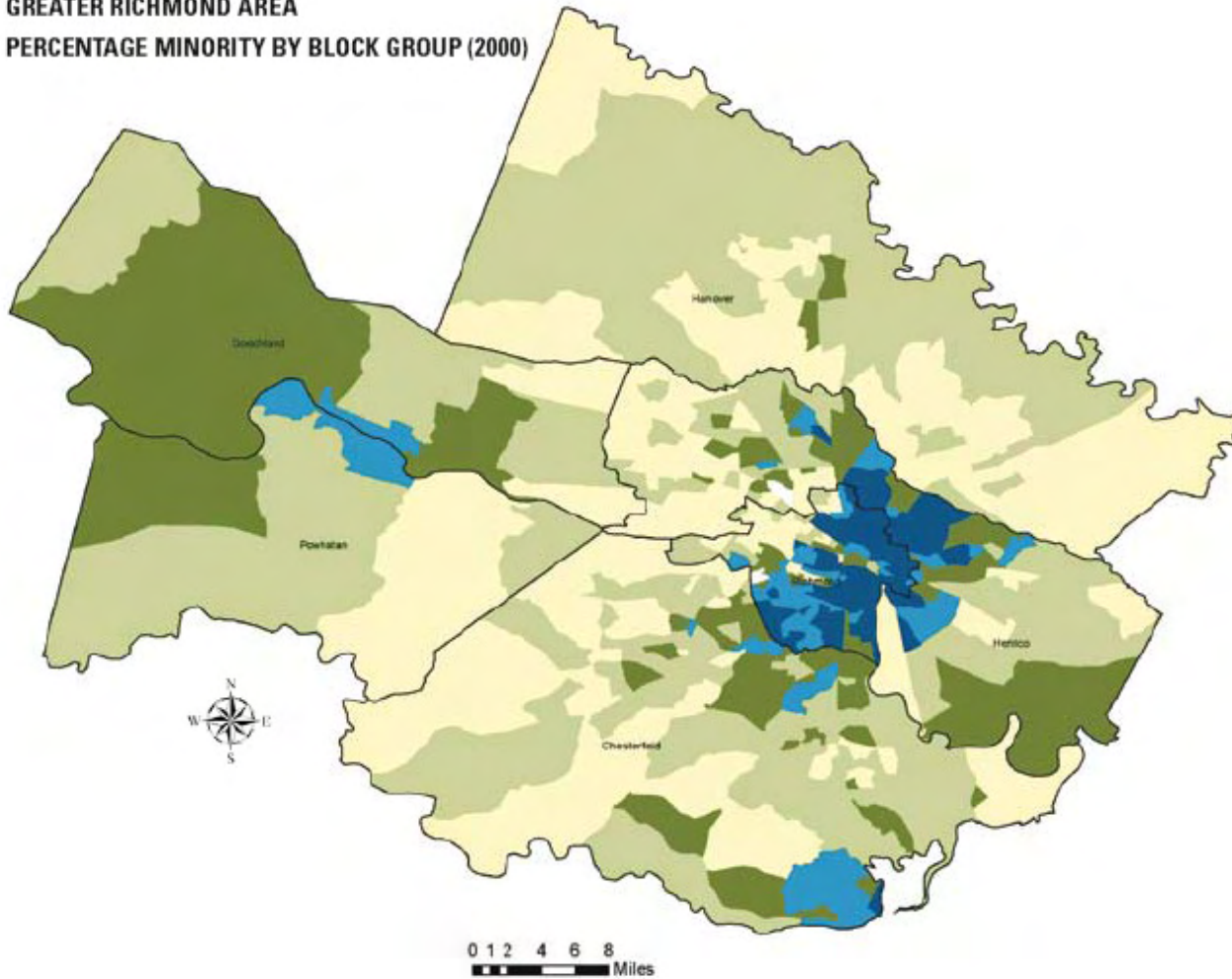
Diversity Index 50%

**Population by Race and Ethnicity 2007 (est)**



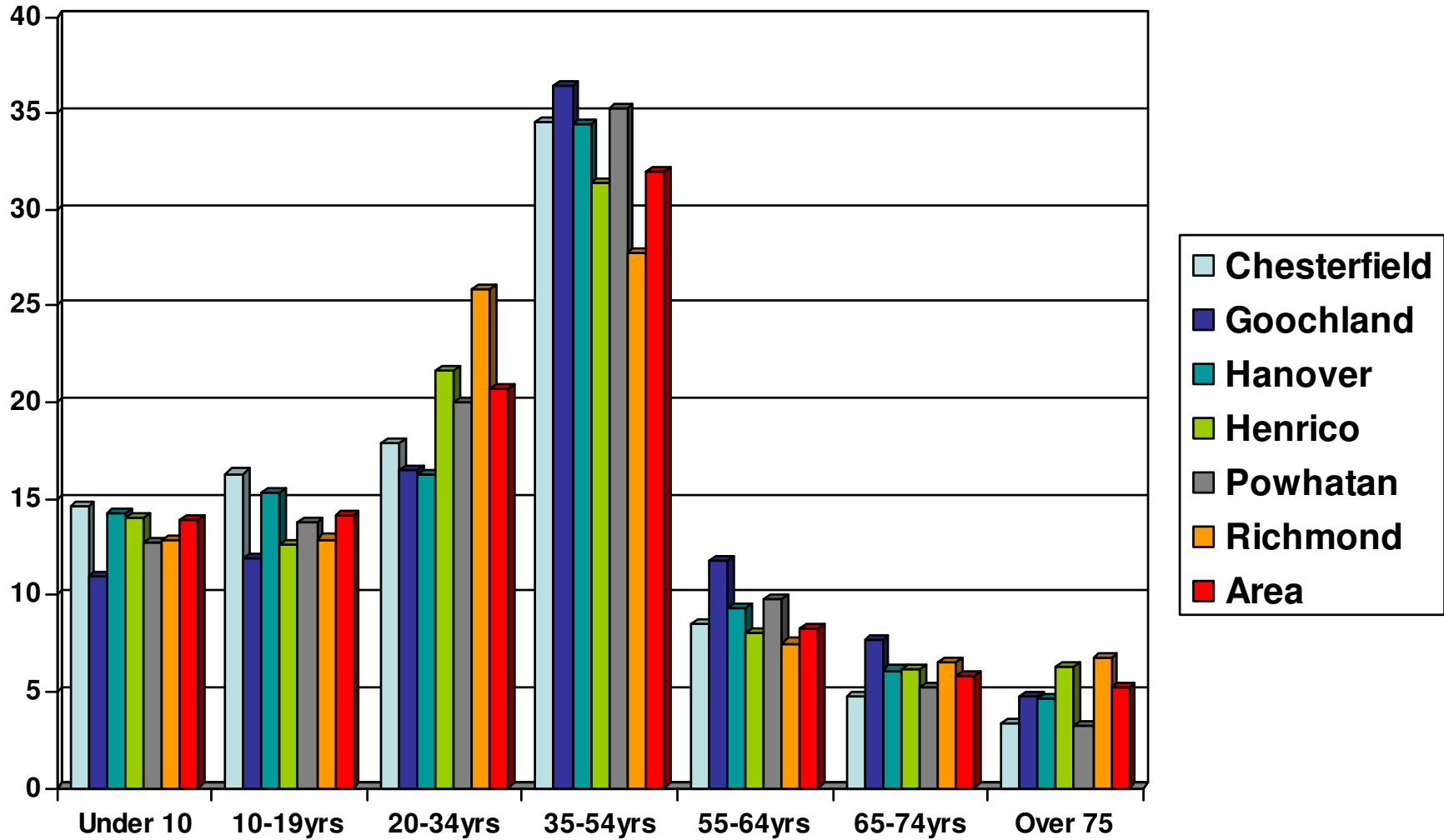
Diversity Index 53%

**GREATER RICHMOND AREA  
PERCENTAGE MINORITY BY BLOCK GROUP (2000)**

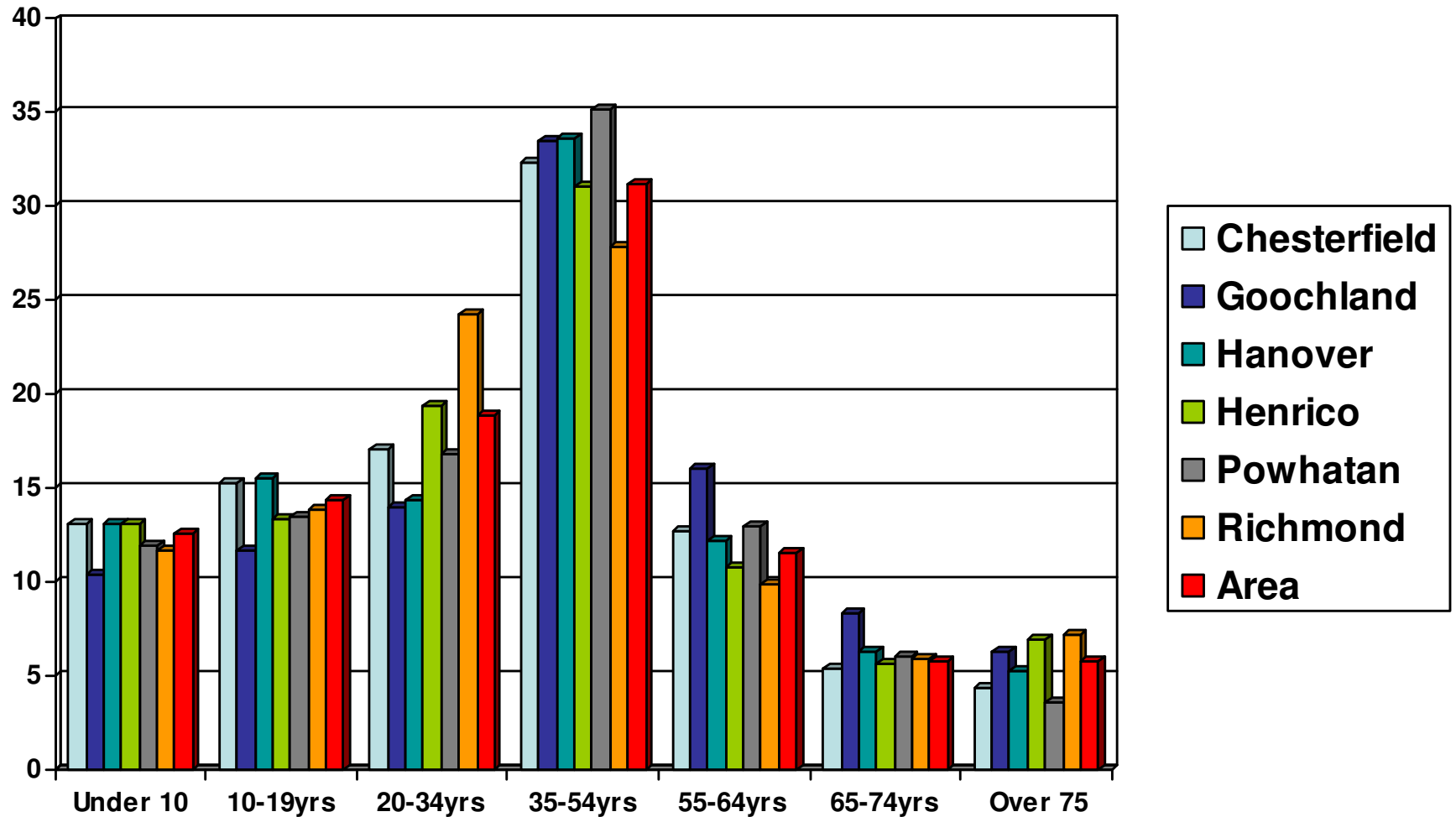


Source: US Census and ESRI

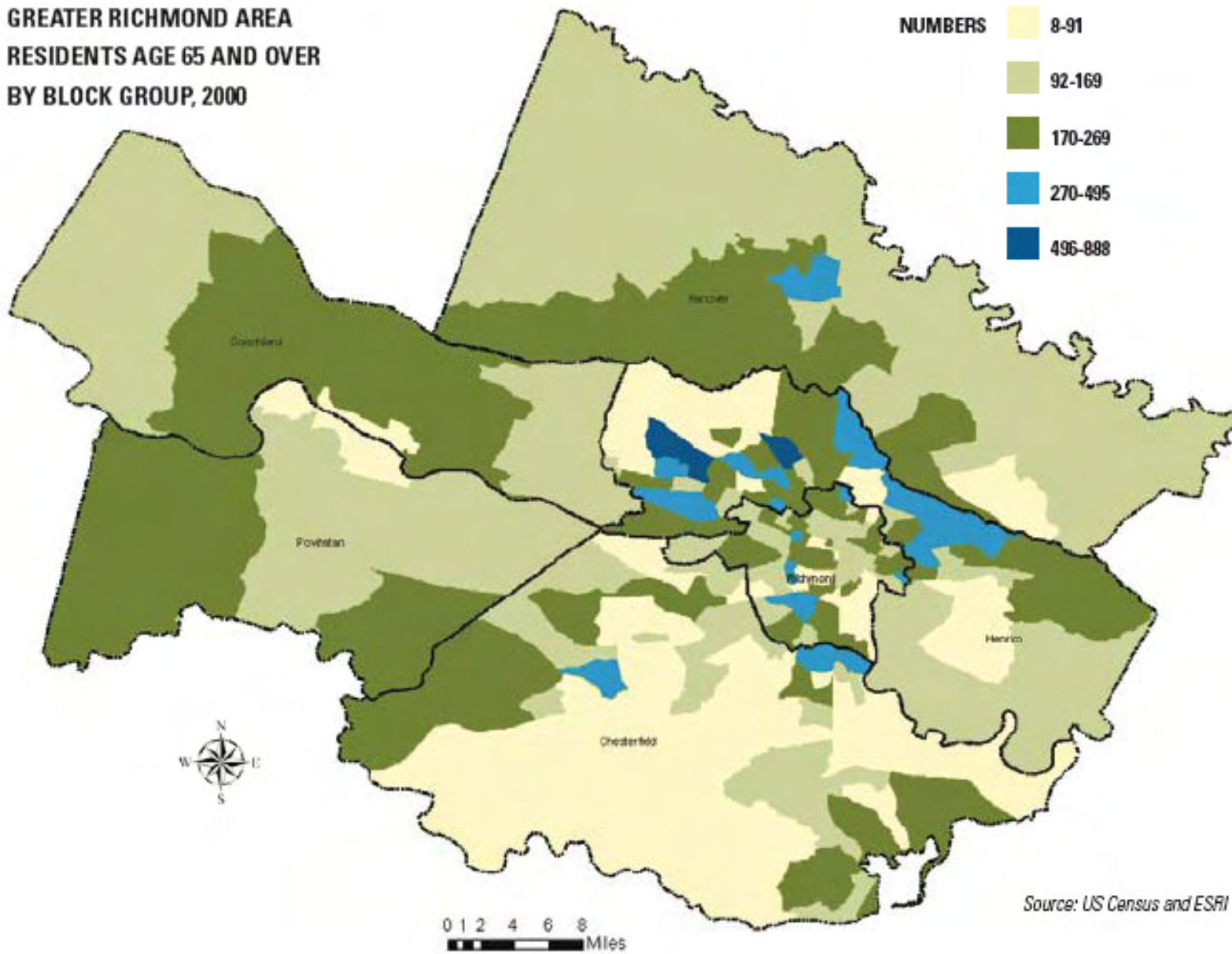
# Age Group Percentage of Population 2000



## Age Group Percentage of Population 2007(est.)



**GREATER RICHMOND AREA  
RESIDENTS AGE 65 AND OVER  
BY BLOCK GROUP, 2000**



## NUMBER OF HOUSEHOLDS (1990-2000)

	Area	Chesterfield	Goochland	Hanover	Henrico	Powhatan	Richmond
1990	280,096	73,442	4,880	22,628	89,138	4,672	85,336
2000	330,979	93,772	6,158	31,121	108,121	7,258	84,549
<b>Number Change</b>	50,883	20,330	1,278	8,493	18,983	2,586	-787
<b>Percent Change</b>	18%	28%	26%	38%	21%	55%	-1%

Source: ESRI Business Analyst

## TYPE OF HOUSEHOLDS (1990-2000)

	1990	Percent of Total	2000	Percent of Total	Percent Change 1990-2000
Family	190,788	68.1%	220,698	66.7%	16%
Married Couple	145,431	51.9%	163,145	49.3%	12%
With Children	70,667	25.2%	79,470	24%	12%
Other Family (no spouse present)	45,357	16.2%	57,553	17.4%	27%
With Children	28,306	10.1%	38,818	11.7%	37%
Nonfamily	89,308	31.9%	110,281	33.3%	23%
Living Alone	71,611	25.6%	88,192	26.6%	23%
Not Living Alone	17,697	6.3%	22,089	6.7%	25%
<b>Total</b>	280,096	100%	330,979	100%	18%

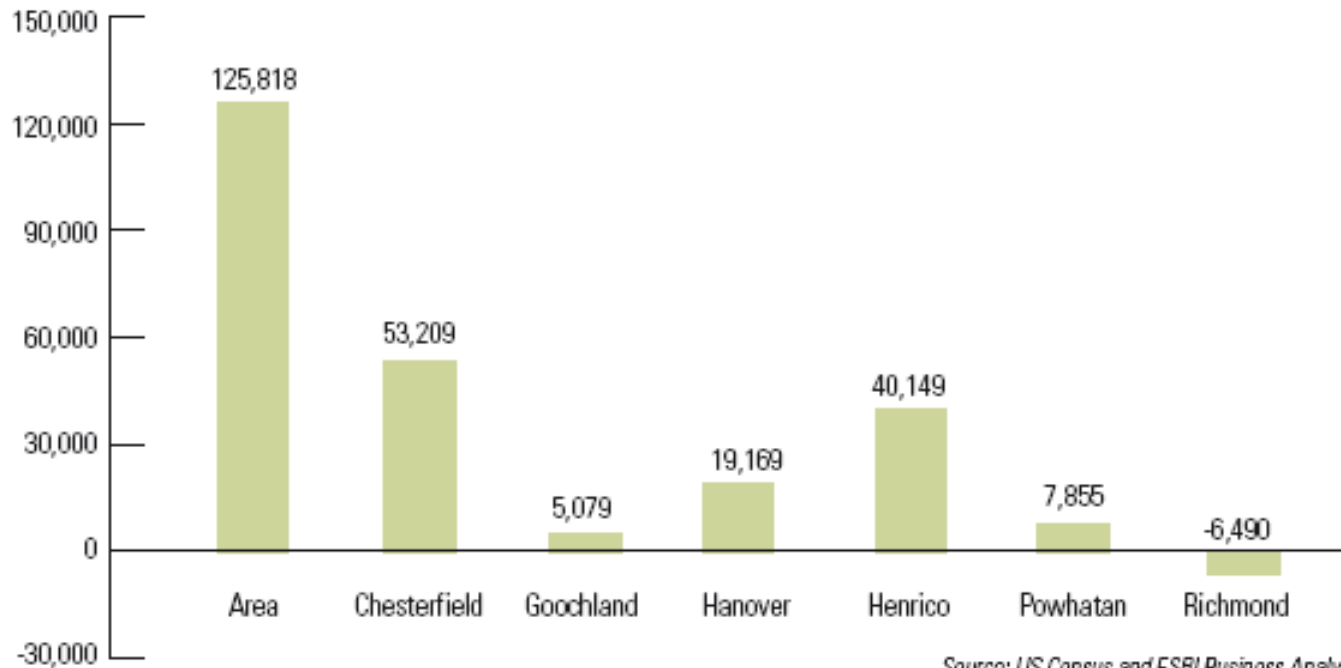
Source: ESRI Business Analyst

**AVERAGE HOUSEHOLD SIZE (1980-2000)**

	Area	Chesterfield	Goochland	Hanover	Henrico	Powhatan	Richmond
1980	Not available	3.0	3.0	3.0	2.7	3.2	2.4
1990	2.51	2.82	2.70	2.73	2.41	2.84	2.25
2000	2.48	2.73	2.51	2.71	2.39	2.74	2.21

Source: ESRI Business Analyst

**PROJECTED ADDITIONAL HOUSING UNITS NEEDED (2000-2030)**



Source: US Census and ESRI Business Analyst

## Income Ranges in the Greater Richmond Area 2005

- Extremely Low Income: Less than \$17,828
- Very Low Income: \$17, 829 - 29,713
- Low Income: \$29,714 - 47,541
- Moderate Income: \$47,542 - 71,312

### RICHMOND MSA AVERAGE INCOME FOR VARIOUS OCCUPATIONS (2005)

Occupation	Hourly Median Wage	Annual Median Income	AMI Category
Fast Food Cooks	7.02	14,600	<30%
Home Health Aides	8.3	17,260	<30%
Hairstylists	9.08	18,880	30-50%
Travel Agents	13.70	28, 500	30-50%
Fire Fighters	17.15	35,680	50- 80%
Police and Sheriff Deputies	18.34	38,140	50-80%
Elementary School Teachers	NA	48,330	80-100%
Computer Programmers	27.82	57,860	80-100%
Biology Professors	NA	60,920	>100
Veterinarians	46.44	96,590	>100

Source: [www.bls.gov/soc/home.htm](http://www.bls.gov/soc/home.htm)

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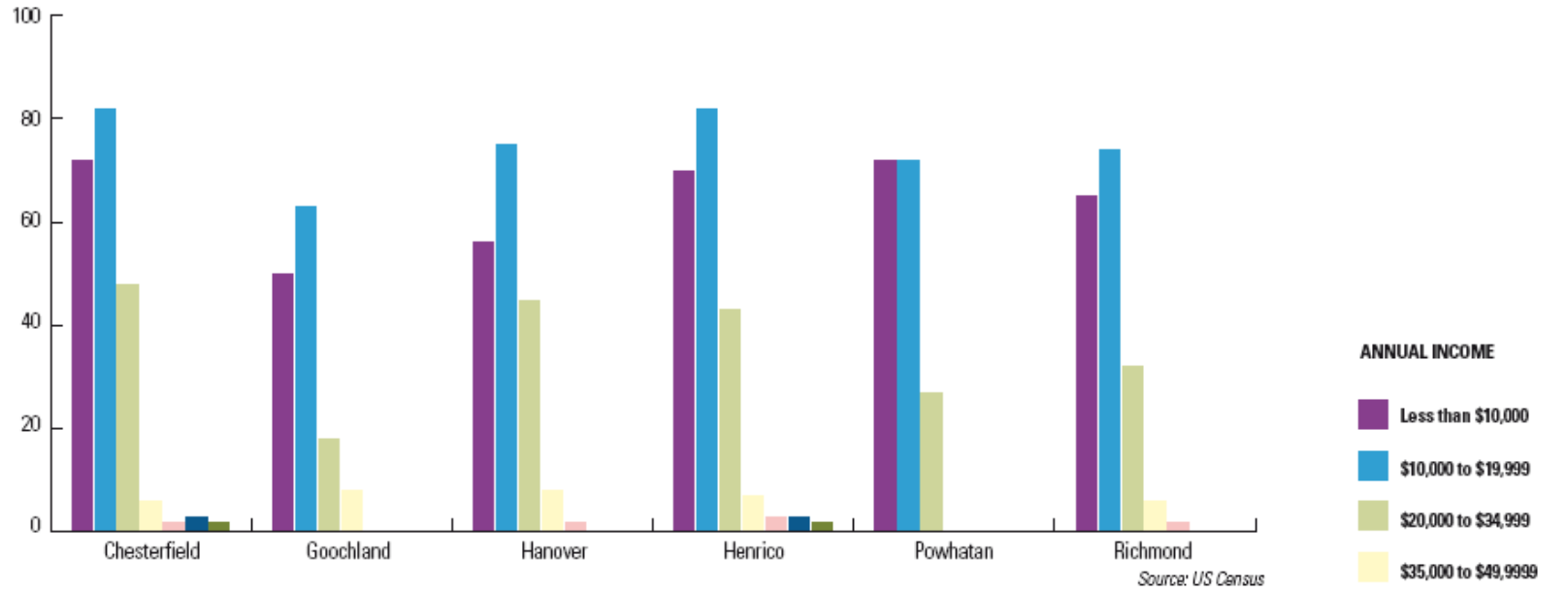
**PERCENTAGE AREA RENTERS AND OWNERS  
SPENDING OVER 30% OF INCOME ON HOUSING  
IN 2000**

	<b>Renters</b>	<b>Owners</b>
Chesterfield	32%	17%
Goochland	30%	20%
Hanover	32%	17%
Henrico	33%	19%
Powhatan	29%	18%
Richmond	41%	26%

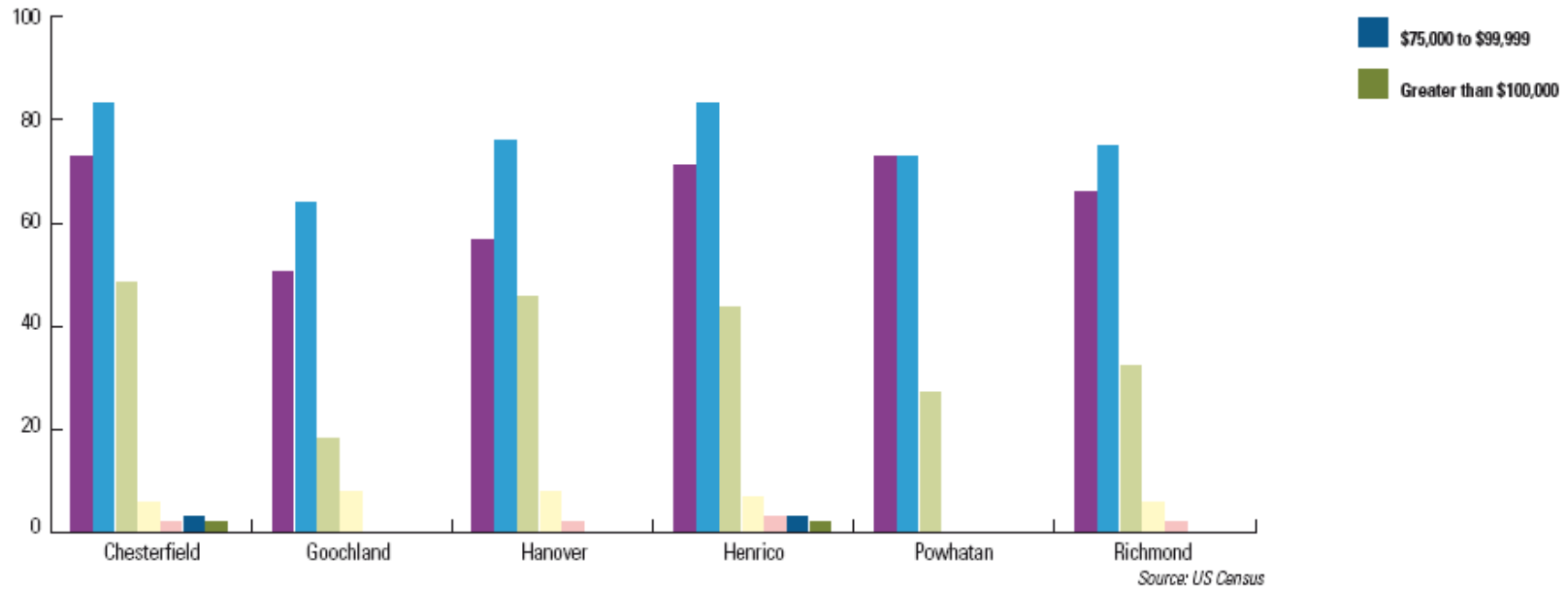
*Source: US Census*

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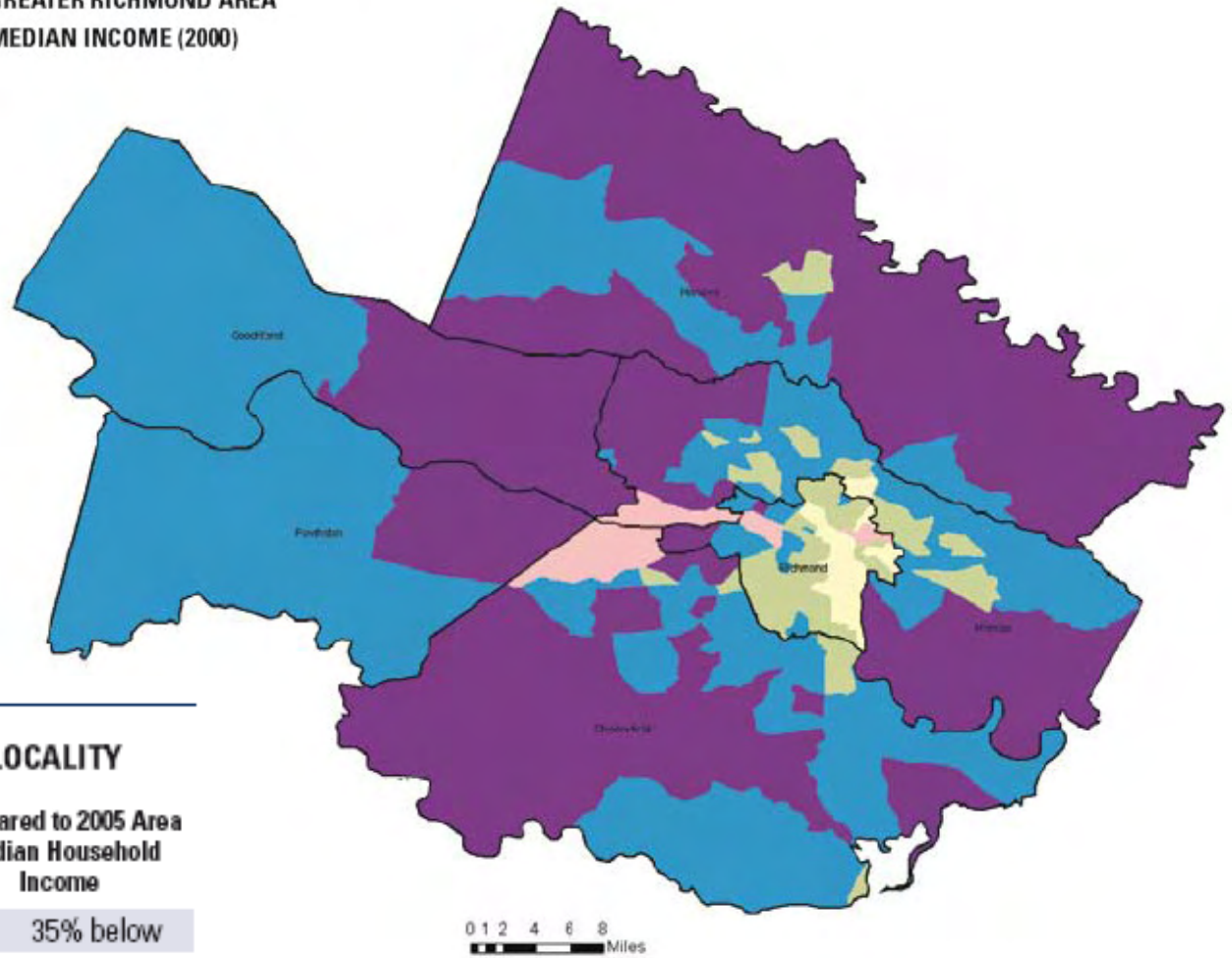
**PERCENT OF AREA RENTERS PAYING GREATER THAN 30% FOR HOUSING BY INCOME (2000)**



**PERCENT OF AREA OWNERS PAYING GREATER THAN 30% FOR HOUSING BY INCOME**



**GREATER RICHMOND AREA  
MEDIAN INCOME (2000)**



**MEDIAN HOUSEHOLD INCOME BY LOCALITY**

	2005 Median Household Income	Compared to 2005 Area Median Household Income
Richmond	\$38,316	35% below
Henrico	\$59,943	1% above
Powhatan	\$65,600	10% above
Goochland	\$70,756	19% above
Chesterfield	\$69,546	17% above
Hanover	\$70,690	19% above

BASED ON AREA  
MEDIAN INCOME  
(AMI) OF \$48,220

- Greater than 120% AMI
- 81% to 120% AMI
- 50% to 80% AMI
- 30% to 50% AMI
- Less than 30% AMI

Source: ESRI Business Analyst

Source: US Census and ESRI

## MEDIAN VALUE AND MONTHLY COSTS FOR OWNER-OCCUPIED HOUSING

	Area	Chesterfield	Goochland	Hanover	Henrico	Powhatan	Richmond
2000 Median Value	\$119,891	\$119,267	\$150,845	\$146,787	\$119,867	\$139,993	\$87,445
2000 Monthly Costs*	\$971	\$967	\$1,202	\$1,172	\$971	\$1,121	\$730
2005 Median Value	\$180,444	\$179,427	\$213,110	\$220,689	\$179,742	\$209,949	\$133,550
2005 Monthly Costs*	\$1,422	\$1,414	\$1,665	\$1,721	\$1,417	\$1,641	\$1,073
2010 Median Value	\$241,063	\$237,887	\$281,388	\$289,684	\$241,187	\$274,494	\$177,855
2010 Monthly Costs*	\$1,873	\$1,849	\$2,173	\$2,235	\$1,874	\$2,122	\$1,403

\*Assumes fixed rate (6.3%), 30-year mortgage, zero down, good credit; includes principal and interest, taxes and mortgage insurance.

Source: <http://cgi.money.cnn.com/tools/mortgagecalc/> and data based on U.S. Census, purchased from Environmental Systems Research Institute (ESRI), Business Analyst Online ([www.esri.com/bao](http://www.esri.com/bao)).

## WHAT PRICE HOUSE CAN YOU AFFORD TO BUY?

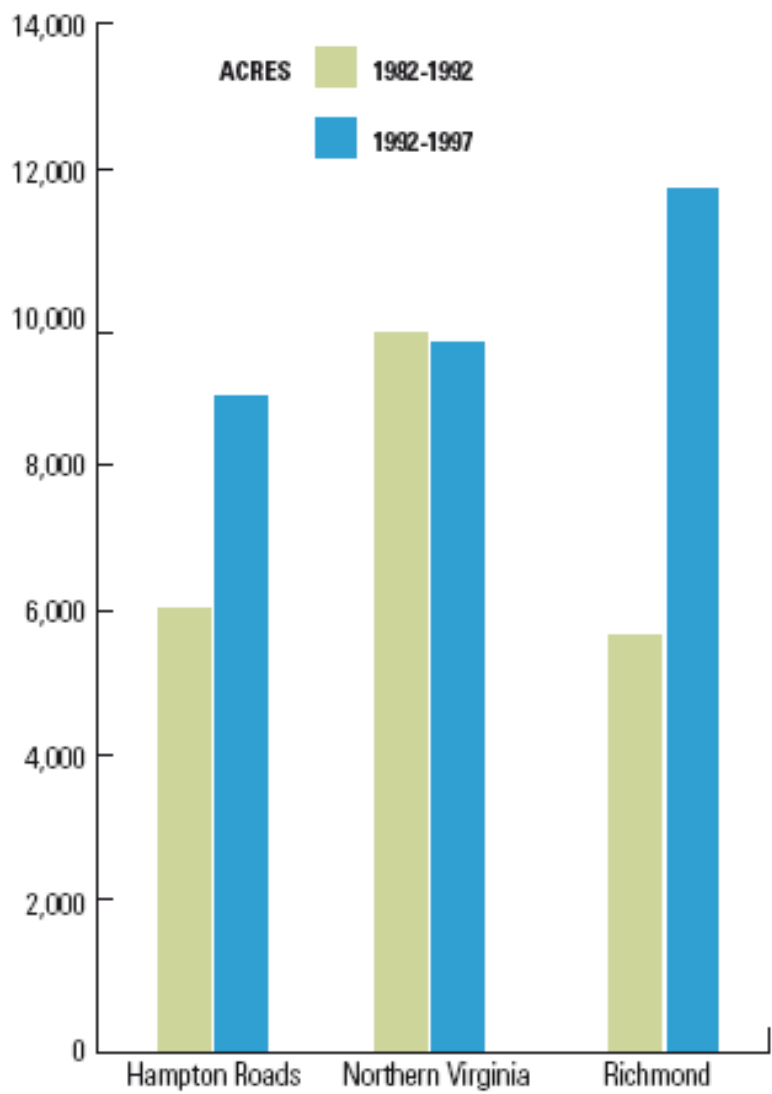
Occupation	Annual 2004 Median Income	Price of House
Fast Food Cooks	\$14,600	\$ 55,750
Home Health Aides	\$17,260	\$ 65,908
Hairstylists	\$18,880	\$ 72,094
Travel Agents	\$28,500	\$108,828
Fire Fighters	\$35,680	\$145,639
Police and Sheriff Deputies	\$38,140	\$150,641
Elementary School Teachers	\$48,330	\$184,550
Computer Programmers	\$57,860	\$220,941
Biology Professors	\$60,920	\$232,625
Veterinarians	\$96,590	\$368,833

Source: [www.hsh.com](http://www.hsh.com) (assumes 6.3 rate, zero down payment, 30 year loan)

## 2006 Number of Sales and Prices

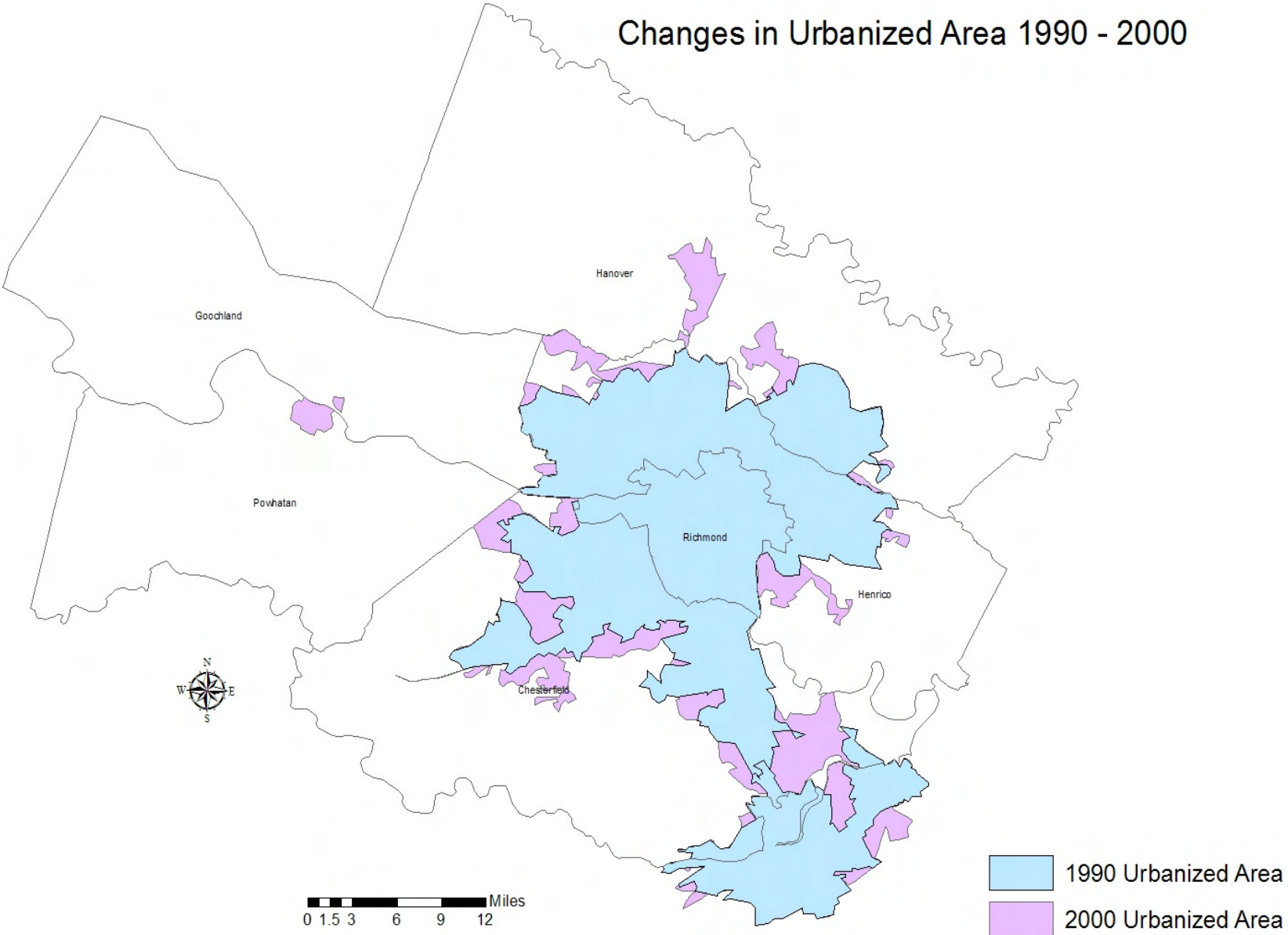
<b>Locality 2006</b>	<b>Sales&lt;2000 sqft</b>	<b>Avg Sale Price</b>	<b>Sales&gt;2000 sqft</b>	<b>Avg Sale Price</b>
Richmond MLS	10,827	\$176,420	7,620	\$393,167
Richmond	2,206	\$162,276	677	\$421,917
Chesterfield	2,663	\$185,723	2,973	\$366,767
Henrico	2,548	\$188,256	1,868	\$428,751
Hanover	583	\$220,932	736	\$387,498
Goochland	86	\$211,168	223	\$611,937

**AVERAGE AMOUNT OF LAND DEVELOPED ANNUALLY  
(1982-1997)**



Source: Natural Resource Conservation Service

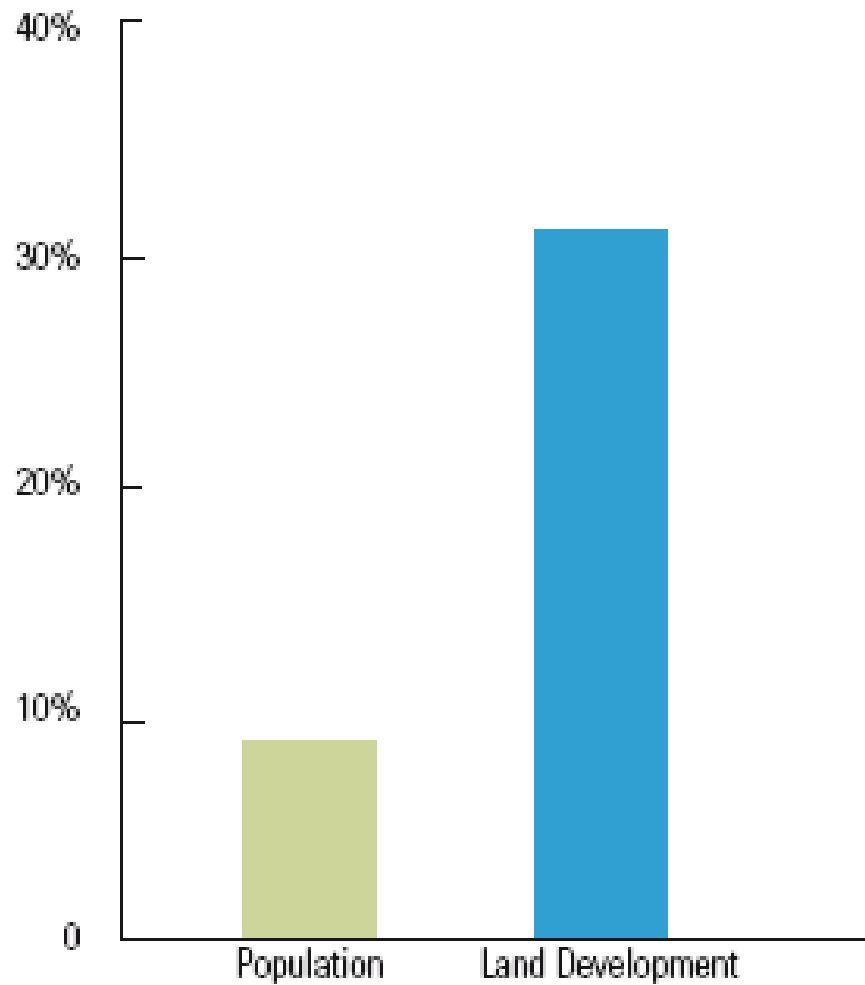
# Changes in Urbanized Area 1990 - 2000



1990 Urbanized Area  
2000 Urbanized Area

Source: US Census

### INCREASE IN POPULATION AND LAND DEVELOPMENT IN THE RICHMOND AREA (1992-1997)



*Source: Natural Resource Conservation Service  
and Weldon Cooper Center for Public Service*

## HOUSING UNITS (1990-2000)

Total Housing Units	Area	Chesterfield	Goochland	Hanover	Henrico	Powhatan	Richmond
1990	299,849	77,381	5,203	23,727	91,539	4,910	94,139
2000	348,819	97,707	6,555	32,196	112,570	7,509	92,282
Number Change	8,970	20,326	1,352	8,469	21,031	2,599	-1,857
Percent Change	16%	26%	26%	36%	23%	53%	-2%

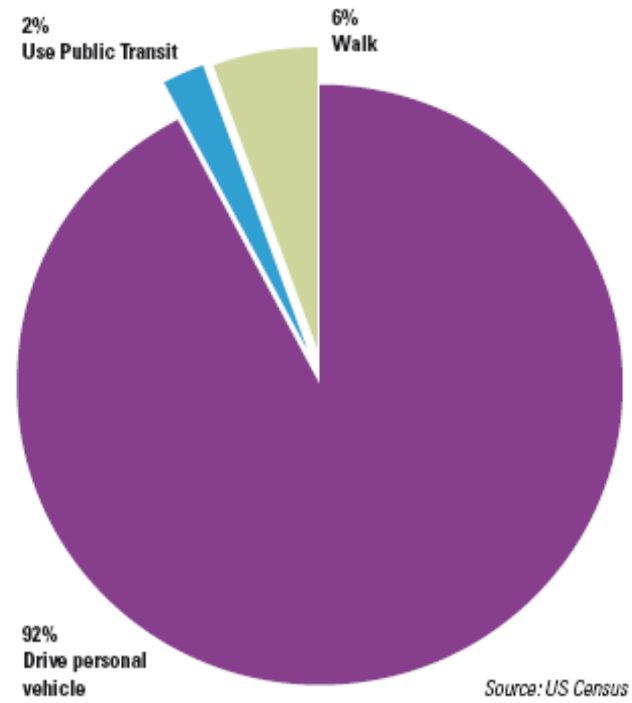
Source: ESRI Business Analyst

## PERCENTAGE OF HOUSING UNITS THAT ARE SINGLE-FAMILY, DETACHED HOMES (1990-2000)

	Area	Chesterfield	Goochland	Hanover	Henrico	Powhatan	Richmond
1990	64.0	80.1	84.6	86.5	62.2	91.9	46.8
2000	68.6	81.8	91.2	88.4	64.7	94.2	48.7

Source: ESRI Business Analyst

**COMMUTER TRANSPORTATION IN THE GREATER RICHMOND AREA (2000)**



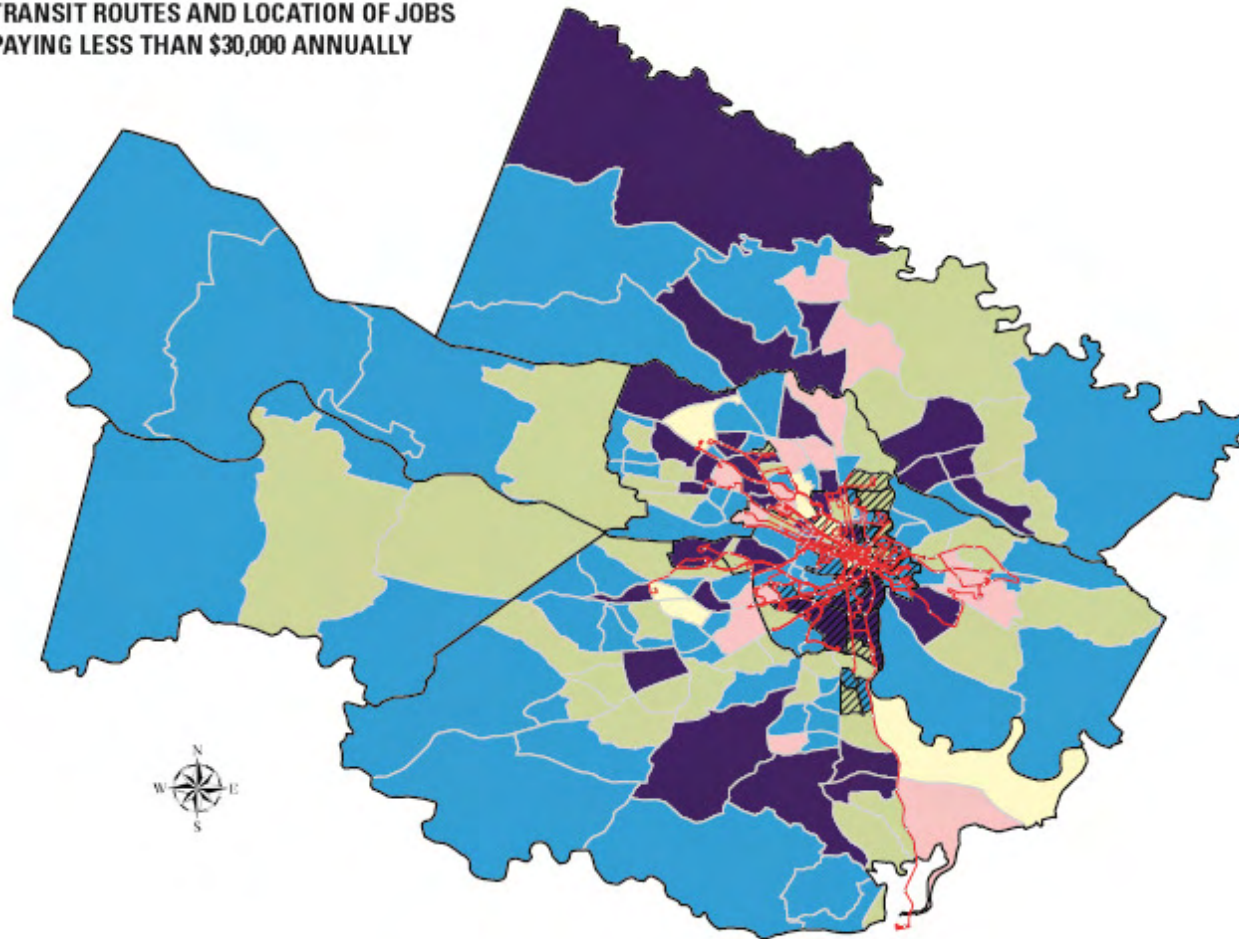
# Soccer Moms Become Cab Driver Moms

## Everything is a Drive Away

Suburban mothers spend **17** full days a year behind the wheel, more than the average parent spends dressing, bathing and feeding a child

Source: Surface Transportation Policy Project

**TRANSIT ROUTES AND LOCATION OF JOBS  
PAYING LESS THAN \$30,000 ANNUALLY**



**NUMBER OF JOBS  
PAYING LESS THAN  
\$30,000 ANNUALLY**

- Under 500
- 500 - 1,000
- 1,000 - 2,000
- 2,000 - 4,000
- Over 4,000

- GRTC Bus Routes**
- Annual Median Income  
is less than \$30,000**

Source: US Census and ESRI, Census Transportation Planning Package - [www.uwm.edu/Dept/ETI/drilldowns/index.html](http://www.uwm.edu/Dept/ETI/drilldowns/index.html) and GRTC