

HOUSING

Since the housing needs of the Town's residents can be expected to change and because the provision of housing is affected by the actions of the Town government, it is necessary for Woodstock to have a plan for meeting the expected housing needs of its citizens.

The objective of this housing section is to identify the housing needs of the current and prospective population and recommend strategies to meet those needs, ensuring a choice of housing types and locations.

The analysis begins with a look at the most recent census data on Woodstock's housing stock and its adequacy, moves to current estimates of the housing stock, then considers projections of households, housing stock losses, and the resulting dwelling needs. This analysis is followed by a discussion of strategies for meeting the needs identified.

Some of the material in this section is taken from the Housing Market Analysis: Shenandoah County, as updated, which may be consulted for more information concerning the County's housing market as a whole.

NOTE: Most of the following data is based on the 1990 Census and will change as the 2000 Census results are acquired.

HOUSING CHARACTERISTICS

Woodstock had a total of 1,477 housing units as of April 1, 1990, with 1,352 occupied units and 125 vacant units, for a vacancy rate of 8.5 percent. The housing stock consists primarily of single-family, detached homes, which represented 66 percent of the total housing stock in 1990. Between 1980 and 1990, single family units increased by 11 percent, while multi-family units (all structures with 2 or more dwelling units) increased by 97 percent. The major change occurring in the housing market is a shift from owner occupied homes to renter homes. In 1980, owner occupied units represented 57.7% of the total units. By 1990, only 49.6 percent of the total units were owner occupied.

Maintaining this level of home-ownership is likely to be a challenging goal for the Town since housing costs continue to increase and household size continues to decrease. Strategies for dealing with this challenge are addressed at the end of this chapter.

Woodstock's 1980 and 1990 housing stock is profiled in Table A.

Adequacy of the housing stock is measured only indirectly by the Census Bureau. The two most common indicators of a substandard unit are overcrowding (defined as 1.01 or more persons per room) and a lack of complete plumbing facilities for exclusive use of the household.

There were 14 occupied units with more than 1.01 persons per room in 1980 and 1990. In 1990, sixteen occupied units (1.1%) lacked complete plumbing facilities for the exclusive use of the occupants. This could mean that the unit did not have complete plumbing facilities (lacked a flush toilet, sink, or so forth) and/or the occupants had to share the plumbing facilities with occupants of other housing units. No units were considered both overcrowded and lacking complete plumbing facilities for exclusive use. In total, 2.2 percent of the occupied housing units and 2.0 percent of all housing units (including vacant units) were considered substandard.

TABLE A
WOODSTOCK HOUSING STOCK - 1980 & 1990

	<u>1980</u>	<u>1990</u>
Total Year Round	1,114	1,477
Vacant	80	125
For Sale Only	19	18
For Rent	23	34
Held for Occasional Use	5	10
Other Vacant	63	
Lacking complete plumbing	9	24
Occupied		
Owner Occupied	643	732
Renter Occupied	391	620
More than 1.01 persons per room	14	14
Lacking complete plumbing for exclusive use	24	16
Occupied units with 1.01+ persons per room lacking complete plumbing facilities for exclusive use	3	0
Units at Address		
Single unit	878	975
2-9 units	158	29
10 or more units	76	232
Mobile homes, trailers and other*	2	41

*Other - This category is for any living quarters as a housing unit that does not fit the previous categories. Examples that fit into this category are houseboats, railroad cars, campers, and vans.

Source: Census of Housing, Bureau of Census, 1980
Summary Tape File STF1A, Bureau of Census, 1990
Summary Tape File STF 3A, Bureau of Census, 1990

Another measure of adequacy has to do with the cost of a unit compared to household income. If the household is paying more than 25 to 30 percent of its gross income for housing, including utilities, then the unit (structurally standard or not) can be considered too costly relative to the household income. In some respects this is a measure of the adequacy of the income; however, it also indicates to what degree the market does not provide adequate housing at certain price levels.

Table B shows the 1980 and 1990 housing stock for the Town and for Shenandoah County. During the decade, Woodstock's housing stock increased from being 9.5 percent of the County's total housing stock to 9.7 percent. This increase helps to accomplish a major goal of the Shenandoah County Comprehensive Plan to guide and direct growth into the incorporated towns and other public service areas.

TABLE B
1980 and 1990 HOUSING STOCK
WOODSTOCK and SHENANDOAH COUNTY

	Woodstock	Shenandoah Co.	Woodstock as % of County
Total Housing Stock - 1990	1,477	15,160	9.7%
Total Housing Stock - 1980	1,114	11,770	9.5%

Sources: U.S. Census of Population, 1980.
Summary Tape File 1A, Bureau of Census, 1990

HOUSING PROJECTIONS

The housing market must supply enough units to meet the growth in households and, in addition, provide enough surplus units to allow for an adequate vacancy rate and for replacement of substandard or destroyed dwellings. To complete this analysis, a projection of households/occupied housing units will be calculated. Then, using an appropriate vacancy rate, the necessary vacant units will be determined. Finally, the replacement of substandard or destroyed units will be computed which will result in a total dwelling units count for the year 2000, 1020, and 2020.

Households. As discussed in the Population chapter, the average household size has been declining for many years, and this trend is projected to continue. Table C below,

shows the projections of household size and the total number of households in Woodstock. Assuming Woodstock's household size maintains its 1990 rate of 80.6% of the national average and persons living in group quarters remains 90.8% of the total population, the average household in the Town in 2000 will have 2.00 persons. A projected 27.% increase in population between 1990 and 2000 (to 4,056 persons), combined with a decline in the average household size will mean a need for a 35.4% increase in the number of households, or an additional 478 occupied units.

Beyond the year 2000, a projected 20% increase in population between 2000 and 2020 (to 4,876 persons), along with the decline in household size will mean a need for a further 35% increase in the number of households, or an additional 641 occupied units.

TABLE C
PROJECTIONS OF HOUSEHOLDS

	Actual		Projections*		
	1980	1990	2000	2010	2020
Total Population	2,627	3,182	4,056	4,466	4,876
Persons in Households	2,440	2,869	3,659	4,028	4,398
Persons per Household	2.36	2.12	2	1.89	1.78
Number of Households	1,034	1,352	1,830	2,131	2,471

* (Population projections are based on the average projections included in the Population Chapter.)

Source: 1980 Census of Housing and Population
Summary Tape 1A, U.S. Bureau of Census, 1990.
Lord Fairfax Planning District Commission

Vacancy Rates. An adequate vacancy rate should be maintained in the housing market to provide for movement of households and the creation of new households. The Virginia Housing Development Authority in its Statewide Housing Needs Analysis, 1975 identified three recommended levels of vacancy rates based on population growth rates (derived from annual percentage increases.) They follow:

- A. Areas of slow growth - less than 1% annual increase:
Owner vacancies = 1.0%
Renter vacancies = 4.0%
- B. Areas of moderate growth - between 1% and 5% annual increase:
Owner vacancies = 1.25%
Renter vacancies = 5.0%
- C. Areas of fast growth - greater than 5% annual increase
Owner vacancies = 1.75%
Renter vacancies = 7.0%

Based on the population projections in Table C, the Town's population is expected to grow at an average annual rate of 2.4 percent between 1990 and 2000. With these projections of moderate growth, the vacancy rates in B should be met.

As of 1990, of the occupied units there was a 54% - 46% split between owner and renter-occupied units. Projecting a 54%-46% split to 2000 and factoring in an average household size of 2.00 persons results in the following estimates of total owner and renter households with the required number of vacant units:

Owner	988
1.25% Vacancy	12
Renter	842
5.0% Vacancy	42
Households/Occupied Units	1,830
Vacant Units	54
Total Dwelling Units	1,884

Between 2000 and 2020, the Town's population is expected to grow at an average annual rate of only 0.9 percent. The vacancy rates for areas of slow growth would apply for this time frame. Maintaining the 54/46 owner/renter ratio, and factoring in an average household size of 1.89 persons, the following owner and renter households would be needed in 2020:

Owner	1,334
1.0% Vacancy	13
Renter	1,137
4.0% Vacancy	45
Households/Occupied Units	2,471
Vacant Units	58
Total Dwelling Units	2,529

Replacement of Dwellings. All substandard units should either be brought up to standard by rehabilitation or removed from the housing stock. Due to the high costs of new construction, it is expected that most such units would be rehabilitated. Many homeowners cannot afford to move, and therefore choose to improve their current homes. Some families purchase older but larger and perhaps substandard structures and gradually improve them, which gives them more square footage of living space than they could purchase outright in perfect condition. Other substandard units may have to be replaced.

In addition to planned replacement of substandard units, other losses can be expected to occur in the housing stock. Units are lost due to: deterioration to a point where they are unfit for habitation; natural disasters such as fire and flood; man-made changes such as conversion to non-residential uses, or to group quarters, or removal from

site. Based on previous changes, documented by the U.S. Bureau of Census Components of Inventory Change, approximately 6.4 percent of each decades beginning housing stock is lost. A total 95 such losses may be projected between 1990 and 2000. Projected losses through 2020 are shown in Table D, which summarizes Woodstock's housing projections.

TABLE D
DWELLING UNIT PROJECTIONS BY DECADE

DECADE	2000	2010	2020
Total Dwelling Units, beginning	1,477.00	1,884.00	2,194.00
Loss for Decade (6.4%)	95.00	121.00	140.00
Net Dwelling Unit Base	1,382.00	1,763.00	2,054.00
New Households and Replacement Units	502.00	431.00	475.00
Total Dwelling Units, end projection	1,884.00	2,194.00	2,529.00

Note: All other decades derived by subtracting the dwelling unit base from the dwelling unit projection.

SUMMARY

In order to meet Woodstock's projected needs of an increasing population with a smaller average household size, enabling the removal of substandard units that can't be economically rehabilitated from the housing stock, and providing an adequate vacancy rate for the housing market, an additional 502 units will be required by the year 2000. This translates into an annual average of 50 new units.

As with all projections, these projections are based on assumptions about the continuation of recent growth trends into the future, making periodic re-evaluation of the trends, and projections necessary for proper planning.

Several strategies will have to be followed in order to promote an adequate housing supply. These include having adequate acreage designated in the plan and zoning ordinance for residential growth, and procedures to ensure that adequate utilities and other public facilities are provided for planned growth areas.

Finally, an evaluation mechanism is needed that will periodically check the real world conditions against the projections, and make adjustments as necessary.

GOAL AND OBJECTIVES

GOAL: To maintain a balanced community with a wide range of housing and opportunities and services for present and future residents.

OBJECTIVES:

- Preserve the quality of the Town's existing housing stock.
- Promote a variety of housing styles and densities.

- Preserve neighborhood identity and keep the neighborhood as the Town's basic organizational unit.
- Encourage development of large parcels in a comprehensive and balanced manner.
- Protect existing residential uses from commercial intrusion.
- Promote revitalization of substandard housing.
- Provide adequate housing for all income levels and age groups, especially the elderly and first-time homeowners.