2018

ROCKINGHAM COUNTY
TODAY AND TOMORROW
Population
Historic and Projected Growth

Average annual increase from 2010-2017 is .8%
Percentages represent the percent change from the previous decade.

### Median Age Over Time

**Rockingham County**

- **1990**: 34.5
- **2000**: 37.9
- **2010**: 40.4
- **2017**: 41.1

**State of Virginia**

- **1990**: 32.7
- **2000**: 35.7
- **2010**: 37.5
- **2017**: 38.1

- **1990 to 2000** change: 9.9%
- **2000 to 2010** change: 6.6%
- **2010 to 2017** change: 1.7%
Rockingham’s Unemployment Rate

- 3.3%

Virginia’s Unemployment Rate

- 3.8%

From 2006-2017: Rockingham has consistently maintained a lower rate than its neighbors or the state.

Source: US Census Bureau
Online Job Postings
on July 23, 2018

Occupation Groups with the Most Job Postings

1. Installation, Maintenance, and Repair
2. Personal Care and Service
3. Production
4. Office and Administrative Support
5. Management
6. Transportation and Material Moving

Source: Virginia Labor Market Information
Median annual wage for an individual employee is $38,600.

In a household with one person employed, this wage can cover a house value of $153,000.

The median value of an owner-occupied house was $215,700.
2016 Household Economics

Median household income
• $57,655

Median household size
• 2.7 persons

A household with this income:
• Using 30% of its gross monthly income for a mortgage (principle, interest, taxes, and insurance)
• Could purchase a house priced at $232,000.

The median value of an owner-occupied house was $215,700.

Source: Virginia Employment Commission, Weldon Cooper Center, Mortgage Lender
## 2018 Entry Level Wages’ Home-Buying Power

Home purchase prices were calculated using 30% of gross monthly income for a mortgage.

<table>
<thead>
<tr>
<th>Entry Level Position</th>
<th>Wage</th>
<th>House Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poultry plant package pricer</td>
<td>$27,560</td>
<td>$109,000</td>
</tr>
<tr>
<td>Plumber</td>
<td>$28,080</td>
<td>$111,000</td>
</tr>
<tr>
<td>Poultry plant shipper</td>
<td>$29,640</td>
<td>$125,000</td>
</tr>
<tr>
<td>HVAC Tech</td>
<td>$31,200</td>
<td>$111,429</td>
</tr>
<tr>
<td>Firefighter</td>
<td>$33,000</td>
<td>$132,000</td>
</tr>
<tr>
<td>Deputy sheriff</td>
<td>$35,000</td>
<td>$140,000</td>
</tr>
<tr>
<td>Social worker</td>
<td>$35,000</td>
<td>$140,000</td>
</tr>
<tr>
<td>Entry level teacher</td>
<td>$43,000</td>
<td>$173,000</td>
</tr>
<tr>
<td>Master degree teacher</td>
<td>$45,500</td>
<td>$182,000</td>
</tr>
<tr>
<td>HVAC Project Manager</td>
<td>$50,000</td>
<td>$200,000</td>
</tr>
</tbody>
</table>
## Average Monthly Homes for Sale

<table>
<thead>
<tr>
<th>Year</th>
<th>Monthly Average of Homes on Sales Market</th>
<th>Monthly Average of Homes on Sales Market for January-May</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>426</td>
<td>413</td>
</tr>
<tr>
<td>2014</td>
<td>446</td>
<td>429</td>
</tr>
<tr>
<td>2015</td>
<td>434</td>
<td>410</td>
</tr>
<tr>
<td>2016</td>
<td>397</td>
<td>418</td>
</tr>
<tr>
<td>2017</td>
<td>296</td>
<td>308</td>
</tr>
<tr>
<td>2018</td>
<td>---</td>
<td>232</td>
</tr>
</tbody>
</table>
A single-income household of $35,000 could buy a $140,000 house.

A median household income of $57,655 could buy a $232,000 house.
Housing Analysis

EXISTING HOUSING STOCK

• Current counts

EXPECTED DEVELOPMENT

• Vacant parcels in a named subdivision ready to build

POTENTIAL DEVELOPMENT

• Residentially zoned parcels not in a named subdivision that could develop
• In the Towns, agriculturally zoned land is also included
EXISTING UNITS 35,398
EXPECTED UNITS 3,346
POTENTIAL UNITS 7,078
Rockingham County

Dayton - Bridgewater
Mt. Crawford

EXPECTED UNITS
42

POTENTIAL UNITS
268

EXPECTED UNITS
77

POTENTIAL UNITS
195

EXPECTED UNITS
1

POTENTIAL UNITS
159

Estimated Buildout:
Calculated potential development on vacant land zoned residential or agricultural
Rockingham County

Grottoes

Expected Units: 22
Potential Units: 263

Estimated Buildout:
Calculated potential development on vacant land zoned residential or agricultural
Public Schools

Overall Facility Capacity

• 15,178

Enrollment in 2018

• 11,250
Department of Fire and Rescue
Total Water Capacity
• 3.67 MGD
• Current Use is ~2.4 MGD

Total HRRSA Capacity
• 4.6 MGD
• Current Use is ~2.6 MGD
Department of Public Works

Water Usage Under City-County Agreement

FY2016-2017  176,542 Gallons Per Day

FY2017-2018  180,603 Gallons Per Day
Department of Public Works

Sewage Usage Under City-County Agreement

FY2016-2017  87,103 Gallons Per Day
FY2017-2018  76,548 Gallons Per Day
Landfill Capacity

Capacity of Current Cell
April 2020

Cell 5A
Year 2026

Cell 5B
Year 2035

Cell 5C
Year 2050
Comprehensive Plan
Comprehensive Plan

Community Residential areas are planned for:

- variety of housing types
- 2 to 6 dwelling units per acre

Residential development at the high end of this density range is encouraged in order to:

- make efficient use of land within growth areas
- prevent suburban sprawl.
Comprehensive Plan

The County will consider:
• innovative townhouse & apartment layouts
• small-lot single-family detached housing types like patio homes & zero lot-line

For approvals of residential densities at the higher-end range, new development is expected to:
• provide the necessary infrastructure (roads, sidewalks, civic sites, & utilities), and
• be designed in a pedestrian-friendly manner with interconnected streets.
Comprehensive Plan

Land Use Strategies

- Efficient & convenient land use patterns within growth areas.
- Coordinate development with adjoining localities.
- 80% of new housing in compact growth areas served by community facilities
- Variety of affordable housing alternatives
Comprehensive Plan

Public Facilities Strategy

- Locate public facilities in designated Urban Growth Areas to promote compact development & reduce service costs.
- Develop a school facilities plan to accommodate fluctuations in enrollments.
- Improve the flexibility of school facilities to expand & contract in response to changing short-term needs.
- Design school sites to be conveniently accessible from adjacent neighborhoods by both vehicles and pedestrians.
Comprehensive Plan

Economic Resources Strategy

• Achieve a diversity of employment in industries that are compatible with the County’s desire for environmental protections, high & stable employment levels, increasing incomes, & a strong agricultural sector.

• Increase the diversity & stability of the local economy.
Board Questions and Discussion
FUTURE LAND USE
in the Annexation Perimeter of the
Town of Bridgewater, Virginia

LEGEND
R-1 Single Family Residential
R-2 Conditional (Single Family or Duplex)
R-3 Multi-family
C/I Commercial/Industrial
P-1 Green Space
Current Town Limits
Designated Growth Area