

2018

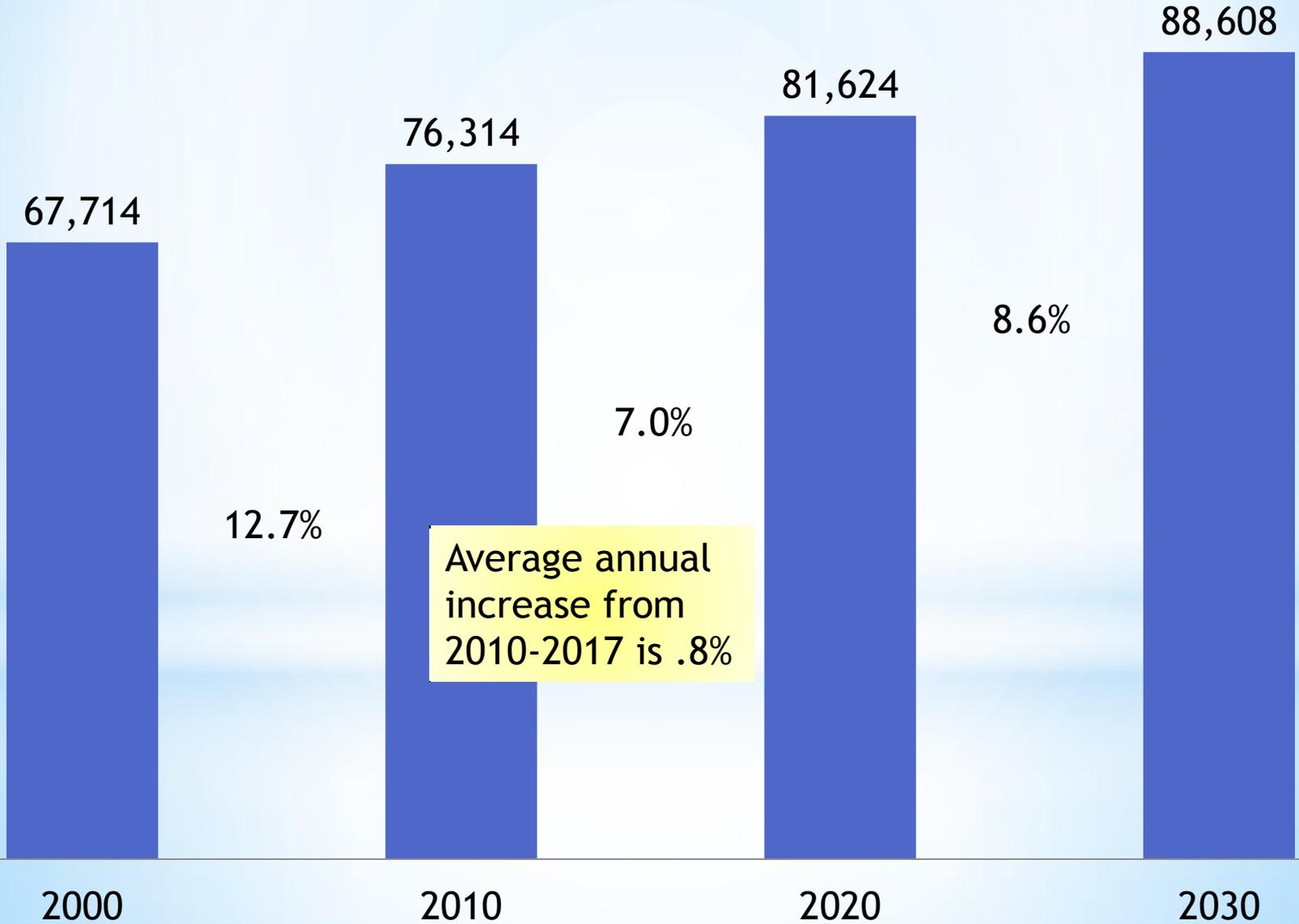


ROCKINGHAM  
COUNTY

TODAY AND TOMORROW

# Population

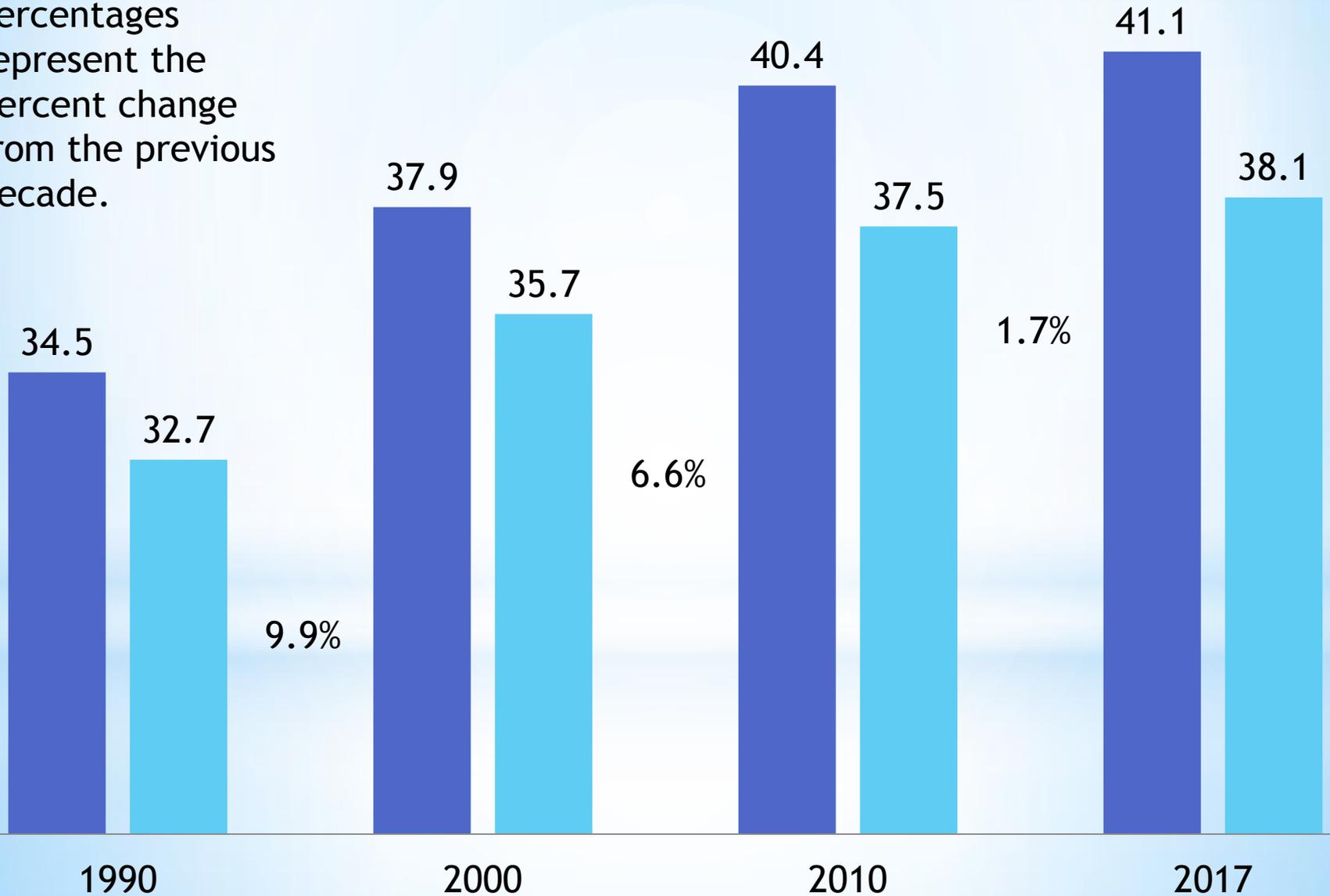
## Historic and Projected Growth



# Median Age Over Time

■ Rockingham County   ■ State of Virginia

Percentages represent the percent change from the previous decade.



# 2017 Unemployment Rate

## 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.**

# 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

# 2015

## Median Individual Income by Occupation

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.**

# 2018 Entry Level Wages' Home- Buying Power

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

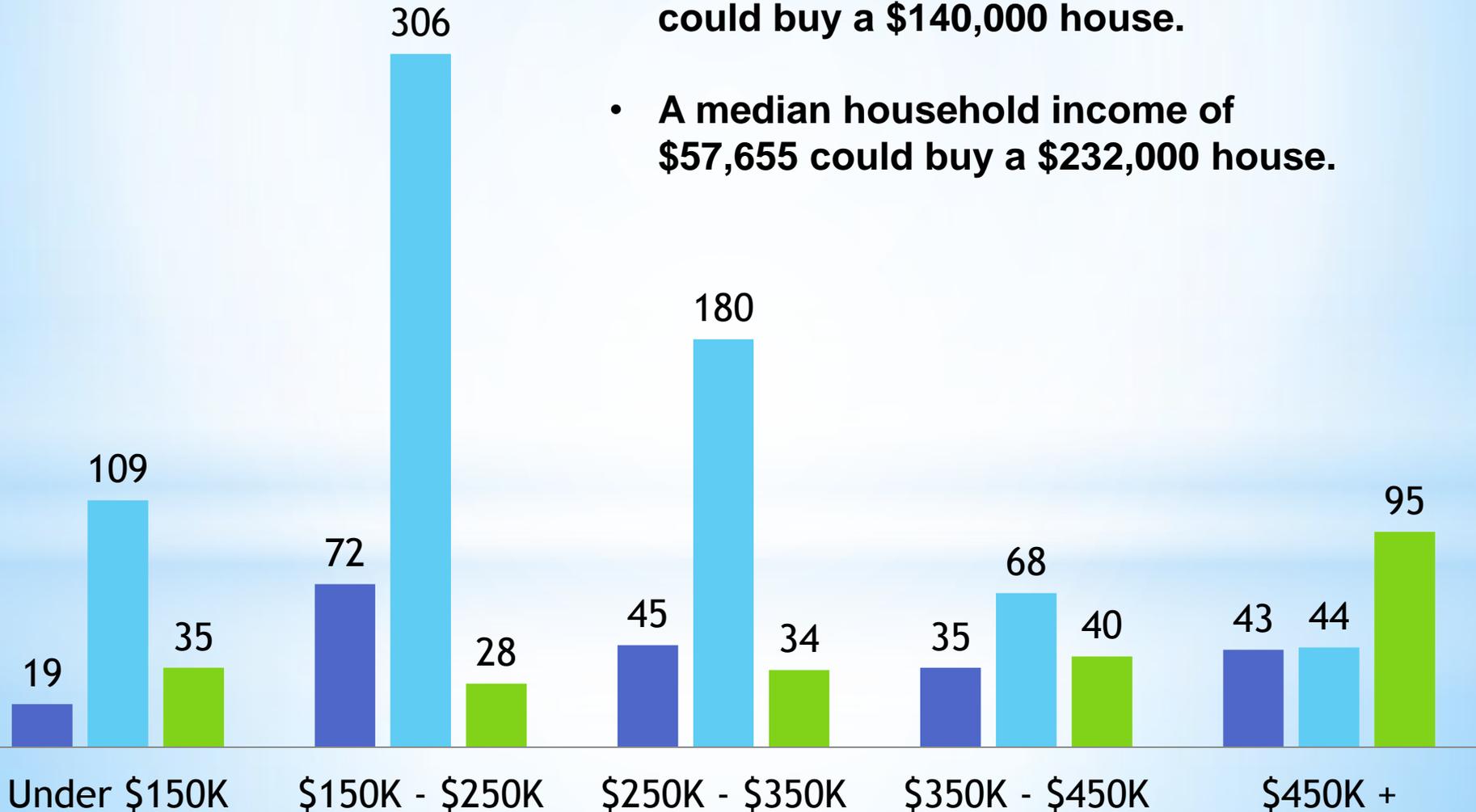
Entry Level Position	Wage	House Price
Poultry plant package pricer	\$27,560	\$109,000
Plumber	\$28,080	\$111,000
Poultry plant shipper	\$29,640	\$125,000
HVAC Tech	\$31,200	\$111,429
Firefighter	\$33,000	\$132,000
Deputy sheriff	\$35,000	\$140,000
Social worker	\$35,000	\$140,000
Entry level teacher	\$43,000	\$173,000
Master degree teacher	\$45,500	\$182,000
HVAC Project Manager	\$50,000	\$200,000

# Average Monthly Homes for Sale

Year	Monthly Average of Homes on Sales Market	Monthly Average of Homes on Sales Market for <u>January-May</u>
2013	426	413
2014	446	429
2015	434	410
2016	397	418
2017	296	308
2018	---	232

# Single Family Detached Home Sales

■ Current Listings   ■ Sold July 2017 - June 2018   ■ Median Days on Market July 2018-June 2018



- 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

# Rockingham County

## State Of Housing



EXISTING UNITS

**35,398**

EXPECTED UNITS

**3,346**

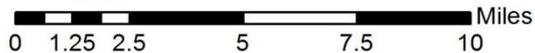
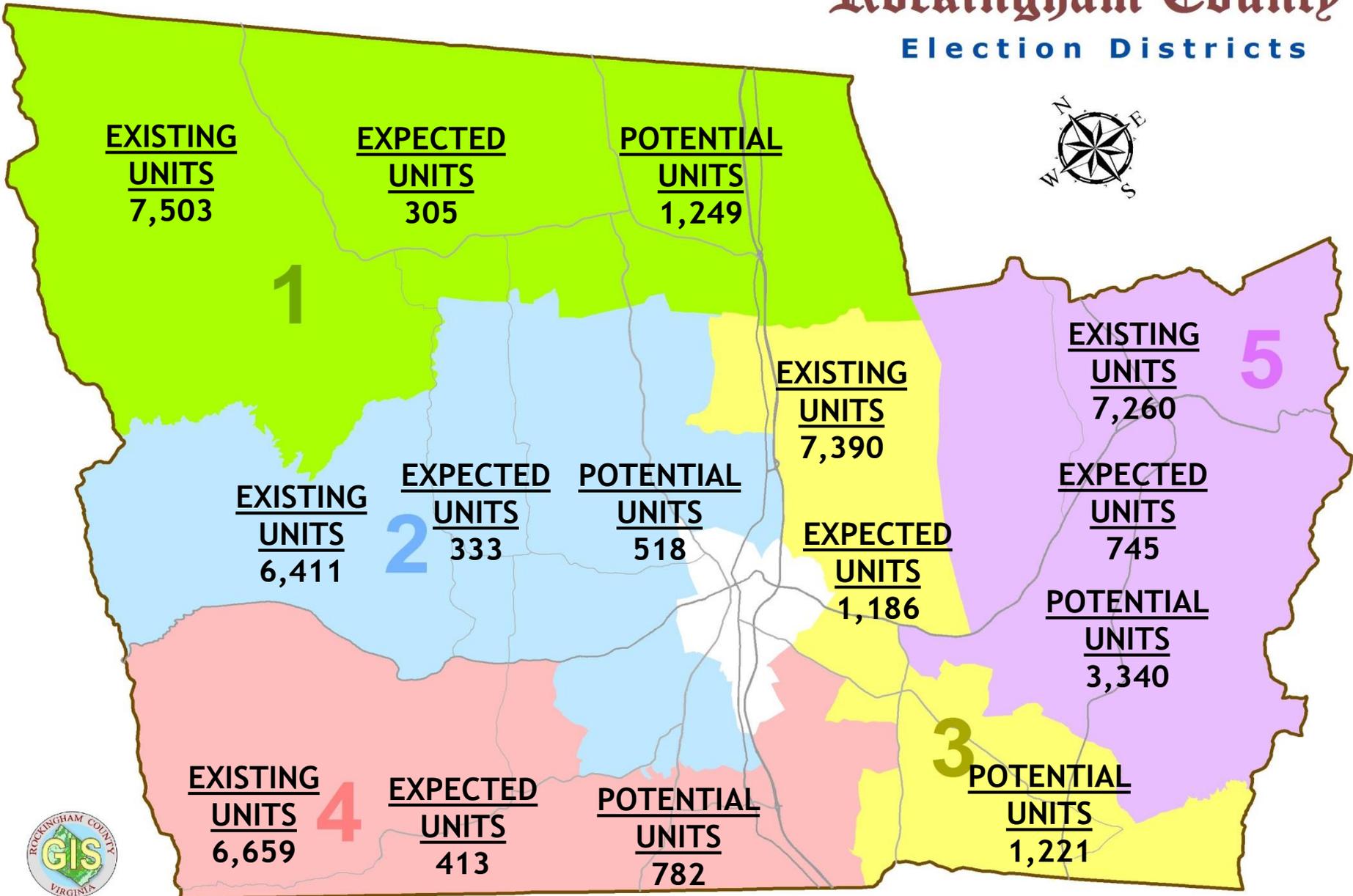
POTENTIAL UNITS

**7,078**



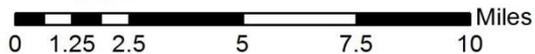
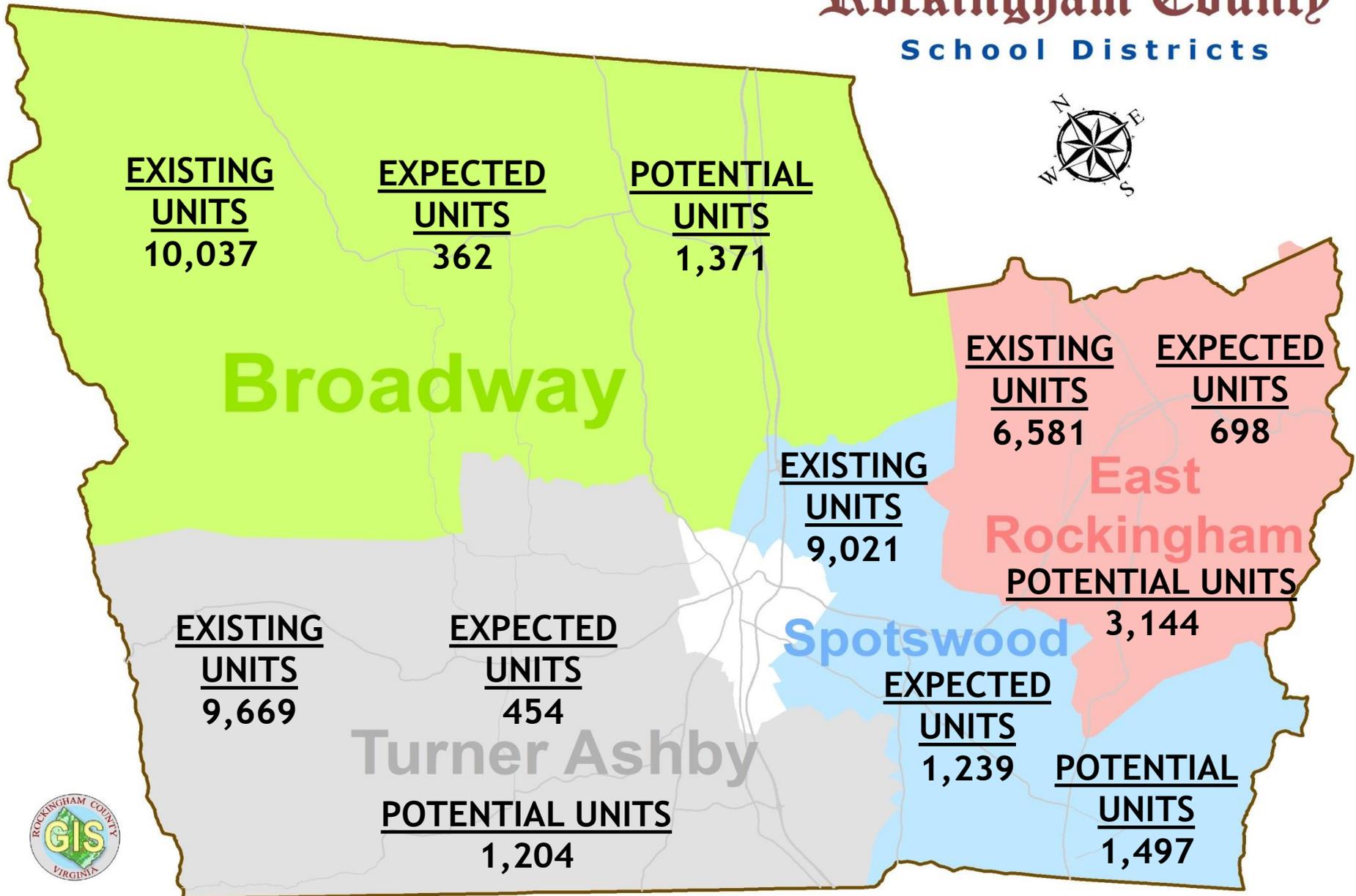
# Rockingham County

## Election Districts



# Rockingham County

## School Districts



# Rockingham County

## Broadway - Timberville

EXPECTED UNITS  
197

POTENTIAL UNITS  
429

EXPECTED UNITS  
53

POTENTIAL UNITS  
208



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

# Rockingham County

Dayton - Bridgewater  
Mt. Crawford

EXPECTED UNITS

42

POTENTIAL UNITS

268

Dayton

Harrisonburg

EXPECTED UNITS

77

POTENTIAL UNITS

195

Bridgewater

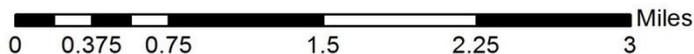
EXPECTED UNITS

1

POTENTIAL UNITS

159

Mt Crawford



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

# Rockingham County

Elkton

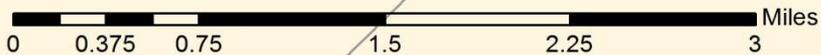
EXPECTED UNITS

121

POTENTIAL UNITS

1,869

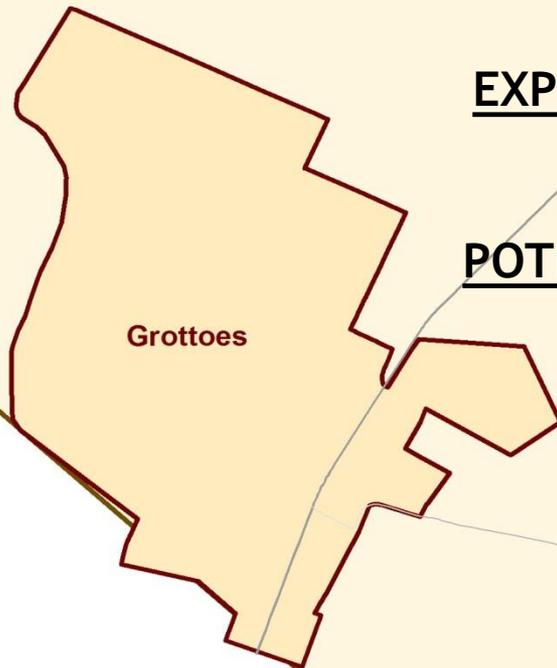
Elkton



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

# Rockingham County

Grottoes



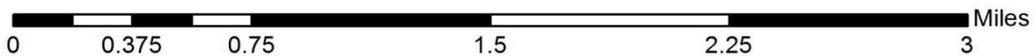
**EXPECTED UNITS**

22

**POTENTIAL UNITS**

263

Grottoes



**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**

# Sheriff's Office Calls For Service



# Department of Public Works

## 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

<b>FY2016-2017</b>	<b>87,103 Gallons Per Day</b>
<b>FY2017-2018</b>	<b>76,548 Gallons Per Day</b>

# 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**