



DATA and HOUSING OPPORTUNITY in Culpeper County, Virginia

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Greater Piedmont AOR



- Culpeper, Fauquier, Madison, Orange & Rappahannock Counties
- Known as “Virginia’s Piedmont Region”
- Horses, Agriculture, Viniculture, Tourism
- Large Land Masses
- Growing Populations as DC/NOVA boundaries expand



Culpeper County

Comprehensive Plan



- Comprehensive Plans in Virginia Localities
 - Set out a Vision every five years
 - Used as a guide – not de facto law
 - Incorporates every local government service
 - ***INCLUDING HOUSING GOALS***
 - Maps out future local land use
 - Implemented through the Zoning Ordinance
 - Very public-oriented and stakeholder-intense process
 - Usually 18-24 months in development

WHY WE NEED THE INFO



- Most communities base their comprehensive plans on long-range population and employment forecasts produced by demographers or transportation planners.
- These plans typically give little thought to the housing market conditions that will affect buyer and renter demand and risk ending up out of step with market conditions.
- In order to ensure that plans are based on correct assumptions about supply and demand, a housing market analysis is critical.

WHY WE NEED THE INFO



- In most communities, the housing needs of the future population will be vastly different from the existing housing stock in terms of size, character, amenities, and location.
- Communities must understand what the next generation of buyers and renters will be seeking when deciding where to live.

Culpeper County

Comprehensive Plan



● ***THE COUNTY***

- Limited Resources
- Limited Expertise
- Need for Data
- Desire to plan for growth
- Trusts GPAAR

● ***GPAAR***

- HOP Grant Opportunity
- We are housing experts!
- MRIS
- Supports Smart Growth
- STRONG relationships with County staff and leadership

NOW, CHAPTER 8



[http://web.culpepercounty.gov/Portals/0/Departments/Planning and Zoning/Final%202015%20comp%20plan/9-2-15%20Chapter%208%20-HOUSING.pdf](http://web.culpepercounty.gov/Portals/0/Departments/Planning%20and%20Zoning/Final%202015%20comp%20plan/9-2-15%20Chapter%208%20-HOUSING.pdf)

THE VALUE and ROI

Culpeper County Comprehensive Plan



8. HOUSING

INTRODUCTION

The following chapter was derived primarily from “A Housing Needs and Market Analysis for Culpeper County, Virginia” prepared for the Greater Piedmont Area Association of Realtors in April, 2015 by the George Mason University Center for Regional Analysis. This report was funded through the National Association of Realtors 2014 Housing Opportunity Program Grant.

The report is divided into four sections, as follows:

1. Profile of Existing Households and Housing Stock
2. Housing Market Overview
3. Future Housing Forecasts
4. Summary of Future Housing Needs

THE VALUE and ROI



“...the study, almost in its entirety, was able to be translated into a Chapter of our Comprehensive Plan. That is pretty powerful.”

Laura Loveday, AICP

COMPREHENSIVE PLANNER

CULPEPER COUNTY