

Housing Needs and Trends in Central Appalachia and Appalachian Alabama

MEL JONES,

VIRGINIA CENTER FOR HOUSING RESEARCH
AT VIRGINIA TECH



Scope & Study Area

- Examined housing and household data from the
 - American Community Survey (ACS) published tables,
 - Consolidated Housing Affordability Strategy data, and
 - ACS Public Use Microdata Sample.
- Examined data for the Appalachian areas of Virginia, West Virginia, Kentucky, Tennessee and Alabama

Notes on Geography & Markets

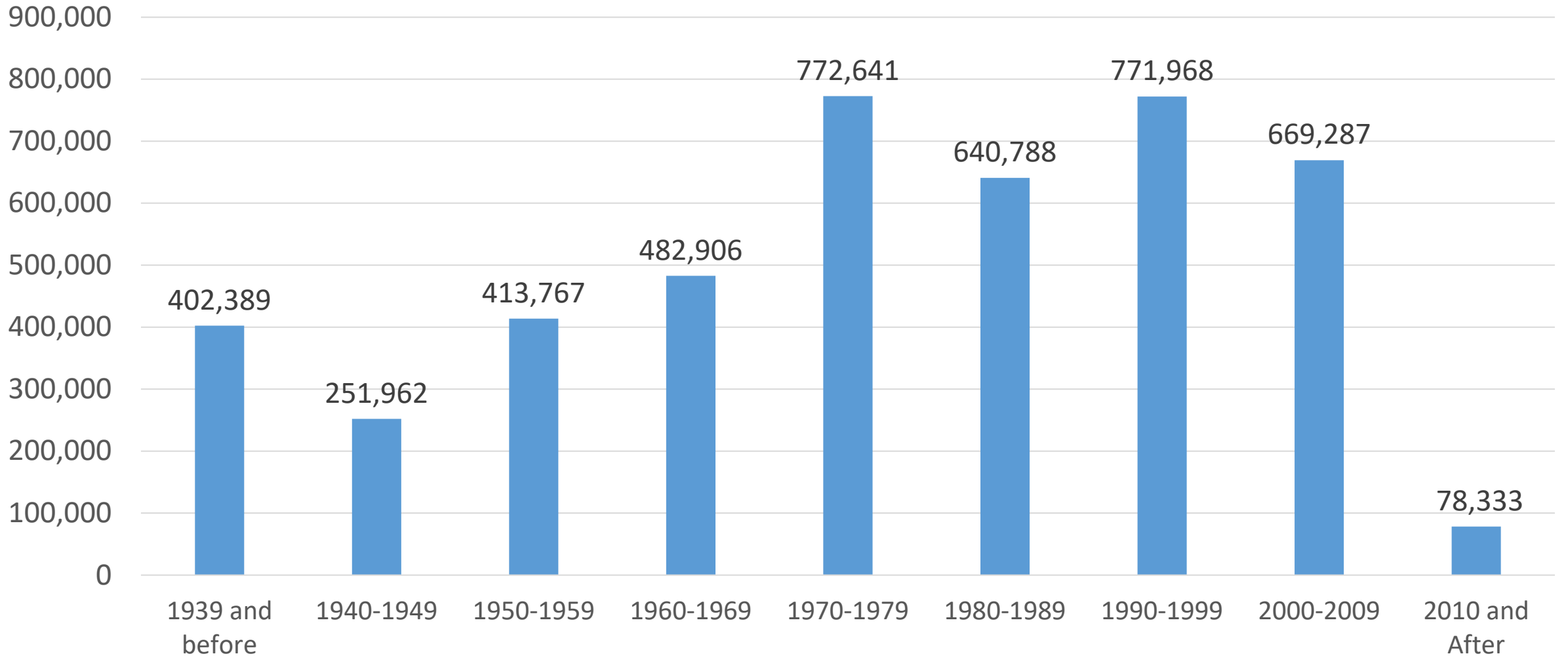
- 58% of our study area is Urban, located within a Metropolitan Statistical Area and a well-defined market
 - More rural markets gravitate toward MSAs, towns, corridors, or employment centers
- **Conditions, challenges and opportunities vary widely throughout the region**

Broad Conclusions: The Market

- Challenges:
 - new construction
 - decreasing values
 - irrelevant housing
- Opportunities:
 - millennials
 - manufactured housing
 - affordability

Housing Units by Year Built

Source: VCHR Tabulation of 2015 ACS 5-year Estimates

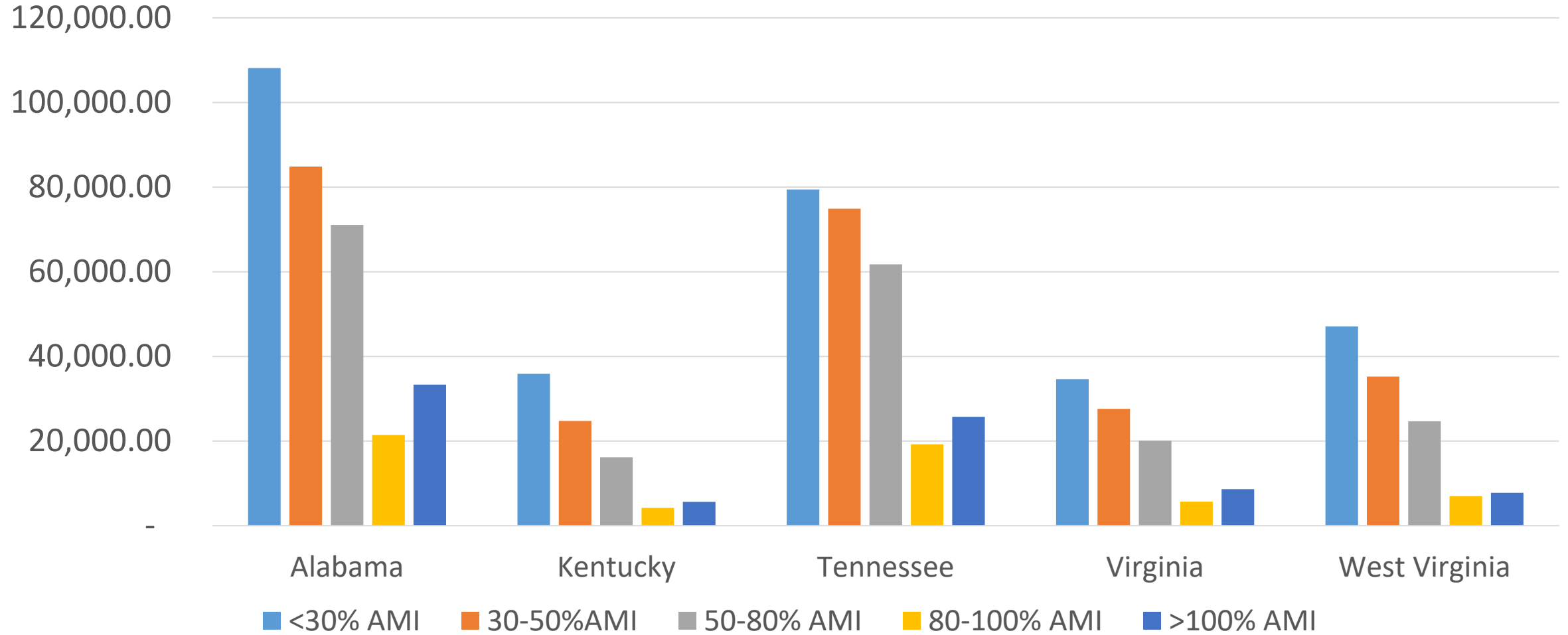


Broad Conclusions: The Market

- Challenges:
 - new construction
 - decreasing values
 - irrelevant housing
- Opportunities:
 - millennials
 - manufactured housing
 - affordability

Cost-Burdened Households By Income Level and State

Source: VCHR tabulation of 2010-2014 CHAS data



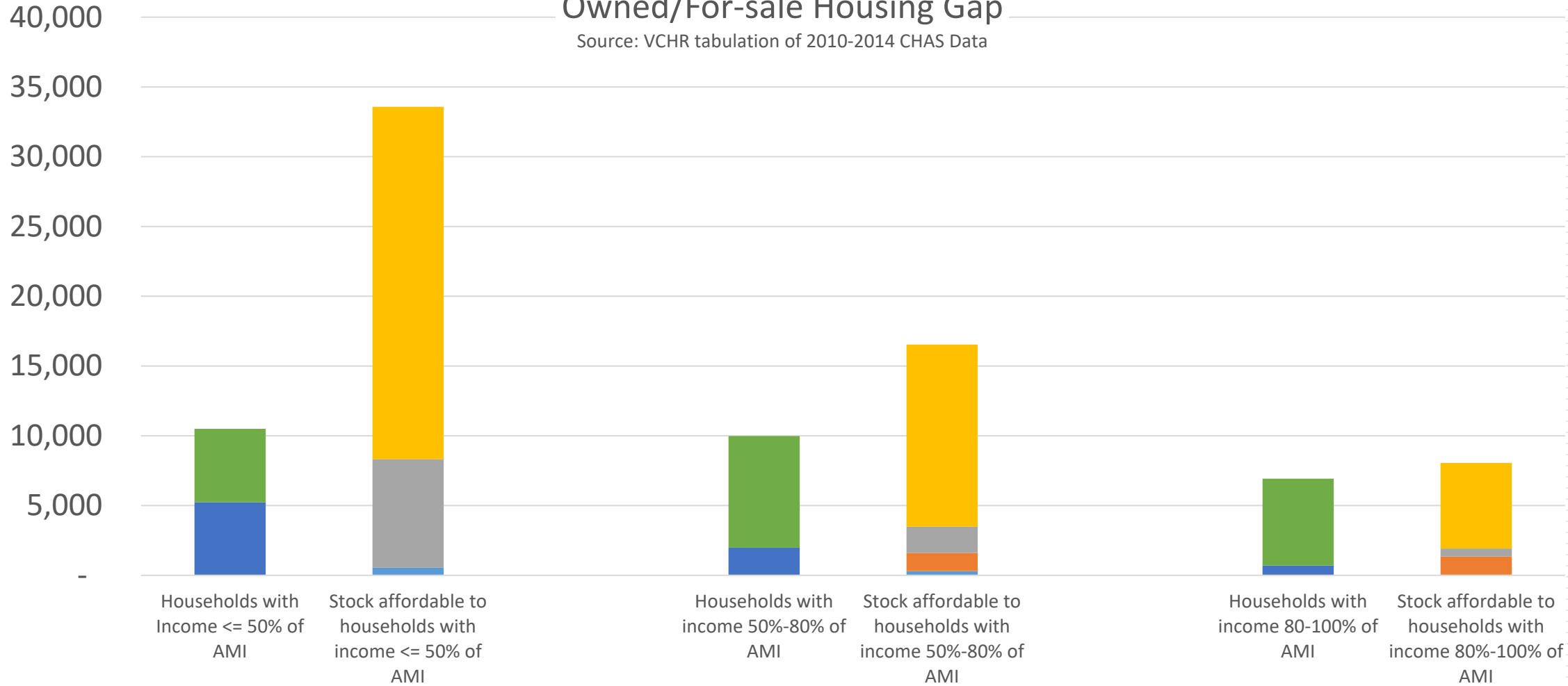
Affordability Challenges

- Urban
 - High rents
 - Intense competition for affordable units
- Rural
 - Few rental units
 - High utility expenditures
 - Low-quality housing

Charleston, WV MSA

Owned/For-sale Housing Gap

Source: VCHR tabulation of 2010-2014 CHAS Data

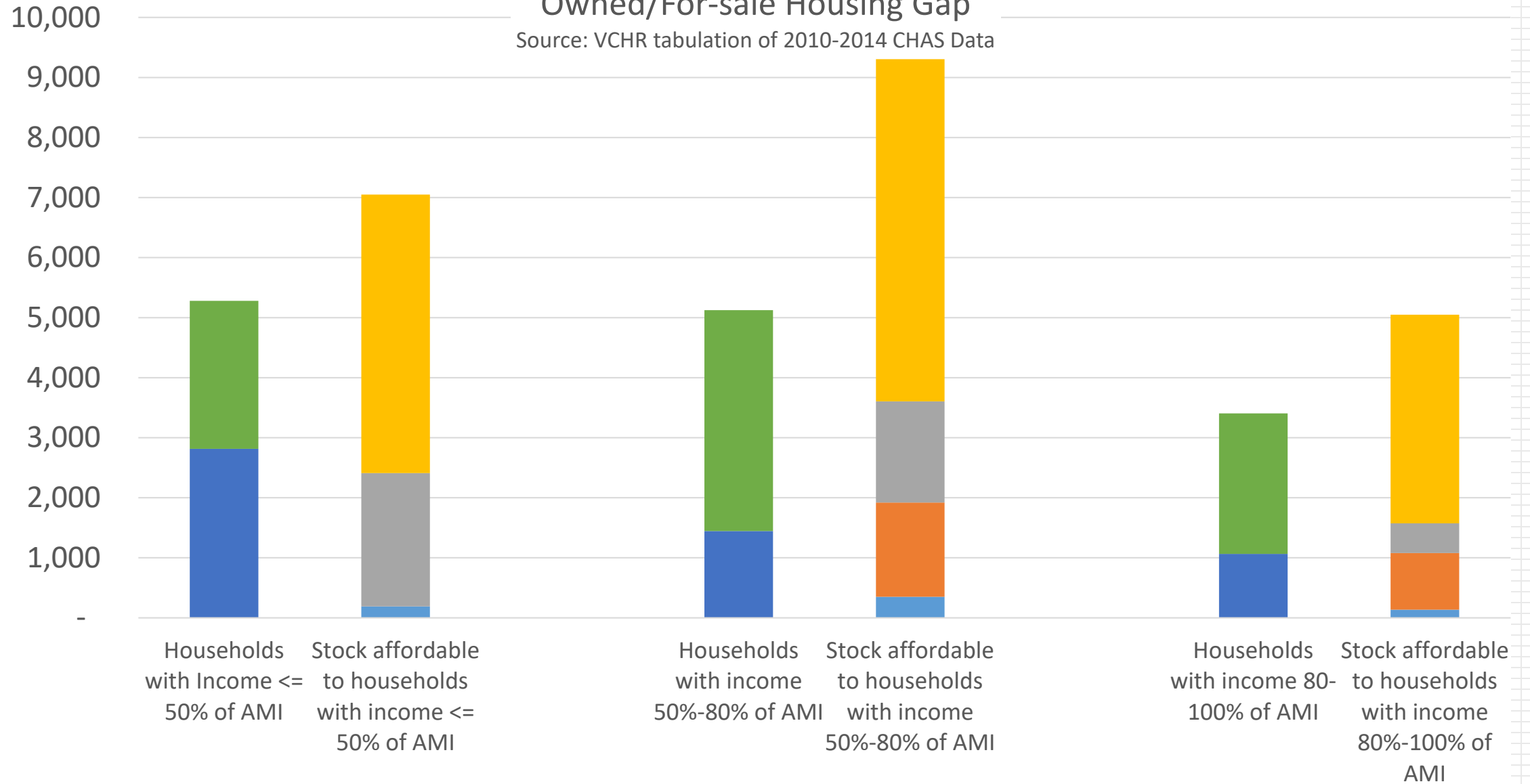


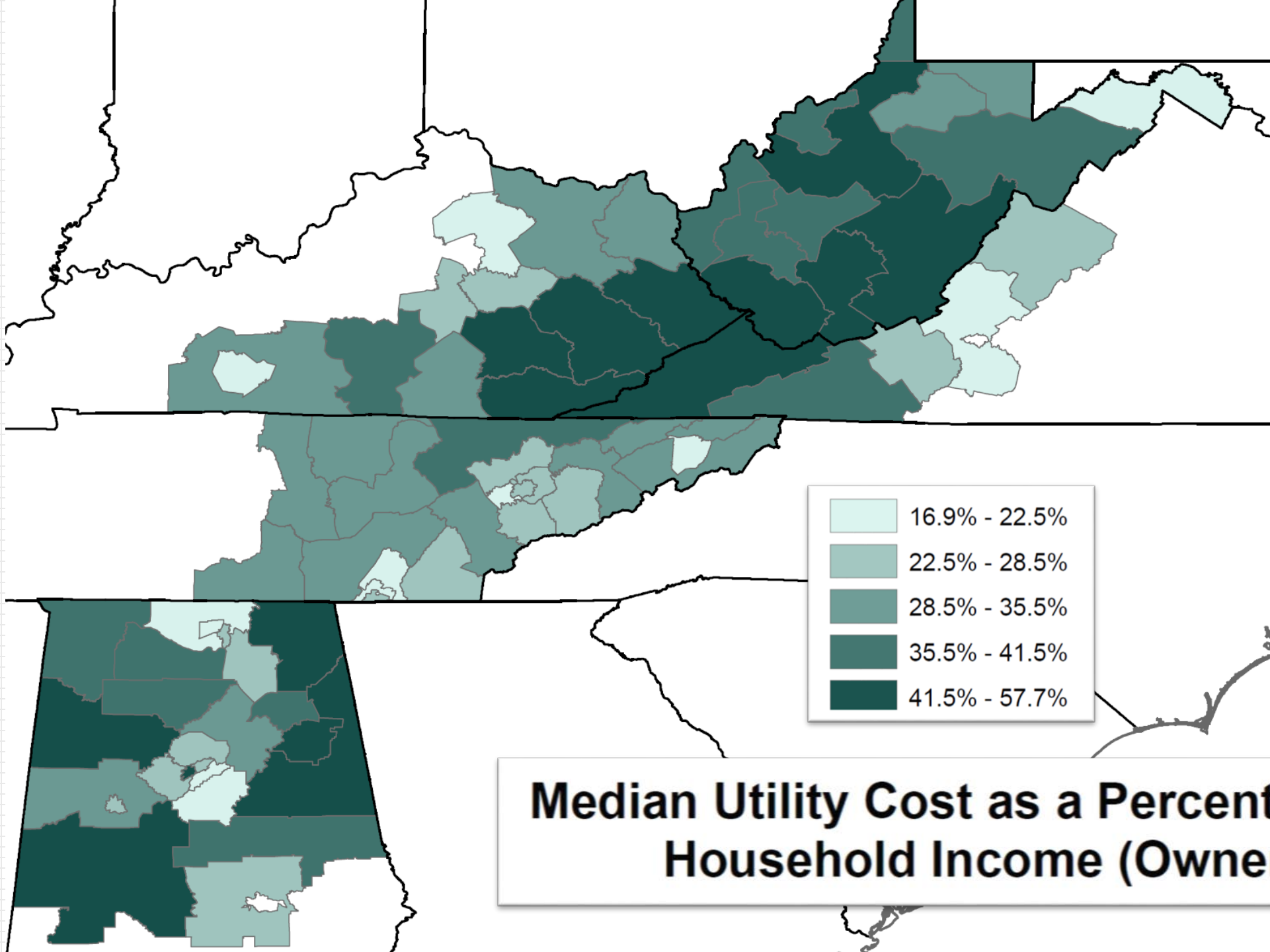
- Households that are not cost burdened
- Cost Burdened Households
- Units Occupied by Owners with Household Income > Affordability Income Range
- Units Occupied by Owners within Affordability Income Range
- Units Occupied by Owners with Household Income < Affordability Income Range
- Vacant

Winchester, VA-WV MSA

Owned/For-sale Housing Gap

Source: VCHR tabulation of 2010-2014 CHAS Data





Median Utility Cost as a Percentage of Household Income (Owner)



Let's talk!

- Mel Jones, Virginia Tech
 - 540-231-3993
 - Mel.jones@vt.edu