

**AG E N D A**  
**JAMES CITY COUNTY BOARD OF SUPERVISORS**  
**READING FILE**  
**County Government Center Board Room**  
**101 Mounts Bay Road, Williamsburg, VA 23185**  
**December 13, 2016**  
**6:30 PM**

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**A. FOR YOUR INFORMATION**

1. Final Housing Conditions Study for James City County
2. Amblers Residence Property Conditions Assessment

## ITEM SUMMARY

DATE: 12/13/2016

TO: The Board of Supervisors

FROM: Rebecca Vinroot, Director of Social Services and Paul Holt, Director of Community Development

SUBJECT: Final Housing Conditions Study for James City County

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### ATTACHMENTS:

	Description	Type
▣	Staff Report	Staff Report
▣	Housing Conditions Study Executive Summary and James City County Housing Program Accomplishments Summary	Exhibit

### REVIEWERS:

Department	Reviewer	Action	Date
Development Management	Holt, Paul	Approved	11/18/2016 - 3:18 PM
Publication Management	Burcham, Nan	Approved	11/18/2016 - 3:21 PM
Legal Review	Kinsman, Adam	Approved	11/18/2016 - 4:00 PM
Board Secretary	Fellows, Teresa	Approved	11/23/2016 - 7:56 AM
Board Secretary	Purse, Jason	Approved	12/6/2016 - 9:26 AM
Board Secretary	Fellows, Teresa	Approved	12/6/2016 - 9:38 AM

## MEMORANDUM

DATE: December 13, 2016

TO: The Board of Supervisors

FROM: Rebecca Vinroot, Director of Social Services  
Paul D. Holt, III, Director of Community Development and Planning

SUBJECT: Final Housing Conditions Study for James City County

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As the Board may recall from its February 23 work session, James City County commissioned the Virginia Center for Housing Research (VCHR) at Virginia Tech and czb, LLC to survey housing conditions in the County. VCHR and czb collected and analyzed data, which included a field survey of nearly 20,000 homes, resident responses to a detailed questionnaire about their housing conditions and five focus group sessions attended by James City County residents.

The final report has been completed and is ready for public distribution.

A few highlights from the study include:

- There are about 72,583 people (29,312 households) living in James City County.
- Approximately 65% of the housing in James City County are single-family detached units, 10% are mobile homes, 7% are townhouses and the remainder are apartments or condominiums.
- More than 10,000 households include seniors, 65 or older. Approximately 3,198 (30%) of those households are seniors living alone. There are about 3,449 (13%) Millennial households in James City County.
- The number of households with housing affordability challenges is severe: more than 13,000 households (48%) cannot afford to buy a home in the County and more than 5,300 cannot afford to rent.
- Most of James City County's households are working and have one or two earners. About 5% of households have three workers. About 8,772 (32%) households have no workers. Many non-working households are likely retired, senior households.
- Approximately 8,035 (43%) households are "cost burdened"; paying more than 30% of their income for housing, with 3,340 of those households paying more than 50% of their income for housing.
- Fifty-six percent of James City County households are moderate-to-high income households. The remaining 44% of households have extremely low to moderate incomes. In 2015, HUD defined a moderate-income, 4-person household as having less than \$56,700 in income per year. About one-third of workers in JCC (29.4% or 7,634) earned \$7.81 per hour, which is \$1,354 per month or \$16,245 per year if they are working full-time.
- A person earning \$1,354 per month can afford \$406 per month for housing, at most. If they are doubled up with someone earning equal wages, they can afford \$812 per month.

- The average wage for James City County is \$16/hr, which is \$2,560 per month or \$30,720 per year if they are working full-time.
- It takes an annual household income of at least \$35,000 to secure decent housing in the County, and every worker with less income is a household that is likely to commute (adding to congestion) or under-maintain their housing.
- When lower-wage workers struggle to find decent, affordable housing options, it is harder for employers to retain or attract new workers.

The final report has been developed as a web site containing the study, related reports and interactive graphs.

The final draft of the study is available for the Board's review at:

<http://www.jamescitycountyva.gov/3051/Housing-Conditions-Study>

Also at the Board work session, staff was asked to compile the accomplishments of the Housing programs offered in the County. These accomplishments are listed in the attached document and represent a comprehensive summary of funding and outputs from housing or related program from 1979 to the present.

#### Next Steps

Staff anticipates the Final Conditions Report website going live for public review on January 1. Staff would appreciate any feedback from the Board prior to that time.

Further, as noted in the 2035 Strategic Plan, James City County's economic development patterns have followed those of many affluent suburban counties. Lower wage jobs in the County are filled primarily by people commuting from adjacent localities, while an even greater number of residents commute to other localities. This disconnect between jobs and housing can cause many challenges for the community, including high housing and transportation costs and traffic congestion, and can dampen desirable economic development due to a lack of diversity in the local labor force. The provision of affordable housing is an important tool which is often used as a strategy to balance this disconnect between jobs and housing. The strategy to address workforce housing needs is to establish a workforce housing task force to evaluate the findings of the Housing Conditions Study and to make recommendations to the Board of Supervisors on strategies to address workforce housing challenges, including exploring partnerships and funding sources. The Department of Social Services and the Department of Community Development will also work to better understand the link between poor housing conditions and poverty.

Additionally, staff anticipates having discussions with the Board and Planning Commission in the spring about needed changes to the Zoning Ordinance as a result of the county no longer accepting proffers (e.g., Housing Opportunity Policy) for new residential development.

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Attachment:

- 1.) Housing Conditions Study Executive Summary and James City County Housing Program Accomplishments Summary



# Housing Conditions Study

James City County commissioned the Virginia Center for Housing Research (VCHR) at Virginia Tech and czb, LLC to survey housing conditions in the county. VCHR and czb collected and analyzed data, which included a field survey of nearly 20,000 homes, resident responses to a detailed questionnaire about their housing conditions, and five focus group sessions attended by James City County residents.

Some highlights from the study<sup>1</sup>:

- ◇ There are about 72,583 people (29,312 households) living in James City County.
- ◇ Approximately 65% of the housing in James City County are single-family detached units, 10% are mobile homes, 7% are townhouses and the remainder are apartments or condominiums.
- ◇ More than 10,000 households include seniors, 65 or older. Approximately 3,198 (30%) of those households are seniors living alone. There are about 3,449 (13%) Millennial households in James City County.
- ◇ The number of households with housing affordability challenges is severe: more than 13,000 households (48%) cannot afford to buy a home in the County and more than 5,300 cannot afford to rent.
- ◇ Most of James City County's households are working and have one or two earners. About 5% of households have three workers. About 8,772 (32%) households have no workers. Many non-working households are likely retired, senior households.
- ◇ Approximately 8,035 (43%) households are "cost burdened"; paying more than 30% of their income for housing, with 3,340 of those households paying more than 50% of their income for housing.
- ◇ Fifty-six percent of James City County households are moderate-to-high income households. The remaining 44% of households have extremely low to moderate incomes. In 2015, HUD defined a moderate-income, 4-person household as having less than \$56,700 in income per year. About one-third of workers in JCC (29.4% or 7,634) earned \$7.81 per hour, which is \$1,354 per month or \$16,245 per year if they are working full-time.
- ◇ A person earning \$1,354 per month can afford \$406 per month for housing, at most. If they are doubled up with someone earning equal wages, they can afford \$812 per month.
- ◇ The average wage for James City County is \$30,720, if they are working full-time. It takes an annual household income of at least \$35,000 to secure decent housing in the County, and every worker falling under that line is a household that is likely to commute (and thus add to congestion) or under-maintain their housing.
- ◇ Having too little affordable housing to accommodate the local low-wage workforce increases commuting by these workers, which causes higher infrastructure costs and lowers quality of life for everyone.
- ◇ Increased commuting not only creates traffic pressures, but is also an additional trigger for sprawling development.
- ◇ When lower-wage workers struggle to find decent, affordable housing options, it is harder for employers to retain or attract new workers.

<sup>1</sup> The complete Study with citations can be found at <http://www.jamescitycountyva.gov/278/Neighborhood-Development>

## Neighborhood Improvement Projects

1979 to 2016

## Outputs

# of Neighborhoods Assisted	10
New Housing/Lots Created	223
Units Rehabilitated or Reconstructed	194
Septic and Wells Repaired or Constructed	148
Connected to Public Water and/or Sewer for first time	178
Dilapidated Buildings Demolished	40
Households Assisted with Neighborhood Improvements	311
Neighborhood Parks Built or Improved	6
BMP and Regional Ponds Built	6



Parker View Senior Housing facility which is part of the Ironbound Square redevelopment project

## Sources of Funds for Neighborhood Improvement Projects

### SOURCES OF FUNDS

#### **NON-LOCAL FUNDS**

State CDBG	\$9,430,469
State - Other	\$2,683,476
Private	\$1,773,913
Federal	\$5,294,222
Other	\$898,472
<b>TOTAL NON-LOCAL</b>	<b>\$20,080,552</b>

#### **LOCAL FUNDS**

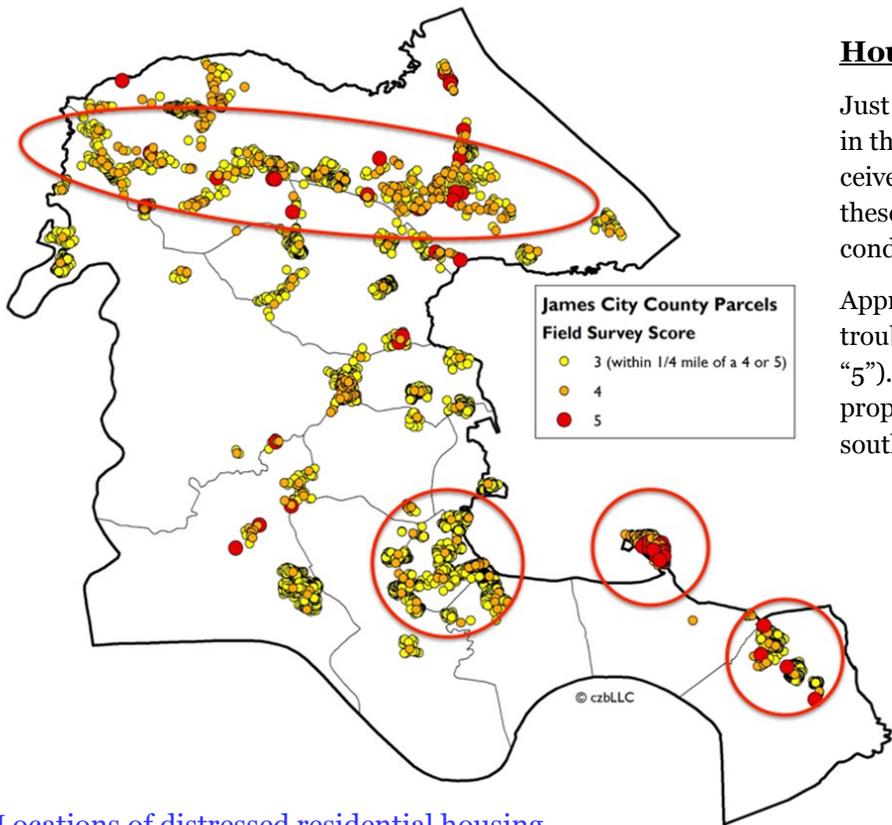
Local Expended	\$6,993,435
Less Program Income received or anticipated	-\$2,488,392
<b>NET LOCAL COSTS</b>	<b>\$4,505,043</b>

**TOTAL FUNDS (over 37 years) \$24,585,595**

Program Accomplishments 1979-2016

Households Assisted

Energy Efficiency Community Block Grant (EECBG) - Commercial Units Improved	2
H.E.L.P- Home Energy Loss Prevention	8
Dry Wells Replaced	9
EECBG - Residential Units Improved	11
EECBG - Contractors Trained	12
Rural Rehab	14
Blight Removed (Scattered Site)	38
Energy audits and retrofit improvements	39
Homes Weatherized	40
EECBG - Energy Audits Performed	41
Financial Education	46
Indoor Plumbing Repair	46
Family Self Sufficiency (FSS) - Assisted to become more self-sufficient	56
County Employees Receiving Employee Assistance Homeownership Program	69
FSS—Lifetime of program	116
Public Water/Sewer connections	355
Households receiving Down Payment Assistance	412
First-Time Homebuyers Buying Homes	501
Homebuyers Educated	609
Emergency Home Repairs	855
Low Income Housing Tax Credit units assisted	874
Housing Choice Voucher (HCV) New Vouchers Issued	924
Homelessness Prevented	1287



**Housing Conditions Survey Results**

Just over 90% of the 19,259 properties sampled in the driving Housing Conditions Study received a score of “2” or “3,” indicating that these homes were in average or above average condition.

Approximately 1,000 houses sampled were in troubled condition (receiving scores of “4” or “5”). The highest concentrations of troubled properties were found in the northern and southern-most regions of the county.

czb estimates that there are least 82 dilapidated single-family residential structures built before 2000 in JCC.

Locations of distressed residential housing as identified in the Housing Conditions Study

## Examples of Local Housing Projects



Ironbound Road before



Ironbound Road after



Forest Heights before



Forest Heights after



Ironbound Square before



Ironbound Square after



Chickahominy Haven Flood mitigation before



Chickahominy Haven Flood mitigation after

## ITEM SUMMARY

DATE: 12/13/2016

TO: The Board of Supervisors

FROM: The Historical Commission

SUBJECT: A Letter from the Historical Commission that includes a link to the Amblers Residence Property Conditions Assessment Report

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The link in the letter provides access to a report that includes a site and building assessment, prioritized recommendations and budget cost projections for maintenance and reuse of the Amblers Residence at Jamestown Event Park.

### ATTACHMENTS:

Description	Type
□ Historical Commission Letter with Link to Report	Cover Memo

### REVIEWERS:

Department	Reviewer	Action	Date
Planning	Holt, Paul	Approved	11/23/2016 - 11:36 AM
Development Management	Holt, Paul	Approved	11/23/2016 - 11:36 AM
Publication Management	Babbitt, Katterina	Approved	11/23/2016 - 12:39 PM
Legal Review	Kinsman, Adam	Approved	12/1/2016 - 2:30 PM
Board Secretary	Fellows, Teresa	Approved	12/1/2016 - 2:50 PM
Board Secretary	Purse, Jason	Approved	12/6/2016 - 9:24 AM
Board Secretary	Fellows, Teresa	Approved	12/6/2016 - 3:19 PM



James City County Historical Commission

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[jamescitycountyva.gov](http://jamescitycountyva.gov)

November 22, 2016

James City County Board of Supervisors  
101 Mounts Bay Road  
Williamsburg, VA 23185

Dear Members of the Board:

The James City County Historical Commission has completed and reviewed the Property Conditions Assessment of the Amblers Residence on Jamestown Road, James City County, Virginia. Amblers is the historic County property located at Jamestown Event Park. As the appointed advisory body to the Board of Supervisors on historic preservation matters, the Commission strongly recommends that, as stewards of its rich history, the County undertake the needed repairs outlined in the report for the continued maintenance and adaptive reuse of the property.

Historic preservation experts on the state and national levels have deemed the property to be of great significance, as it was placed on the Virginia Landmarks Register in 2014 and the National Register of Historic Places in 2015. Although many of the interior structures have been reworked and lived in until 2006, they are prime candidates for rehabilitation without compromising the historic fabric that makes them important.

The need for continuing progress at Jamestown Event Park is essential. Ongoing uses of the park during the last 10 years as a venue for recreational, sports, musical, historical, botanical and educational events require the consideration of Amblers as a prime facility to strengthen and enhance these programs for the general public. Amblers is an integral part of the historic character and ambience of the Jamestown experience. The potential to secure grants for improvements to this property, including the main dwelling and two small outbuildings, increase significantly if the County clearly demonstrates its support.

The James City County Historical Commission looks forward to working with all members of the Board of Supervisors to determine the best way to conduct an historic rehabilitation of Amblers for modern use. We would be pleased to arrange for you to visit the property to discuss the recommended improvements while on-site.

An electronic copy of the report is available at: <https://guernseytingle.sharefile.com/d-s2a05298bf364e1b8>.

Sincerely,

Frank J. Abbott  
Chair  
James City County Historical Commission