

HOUSING ANALYSIS

The housing analysis chapter reviews the trends in housing using the 1980, 1990, and 2000 Census of Housing documents of the U.S. Bureau of the Census and other documentation from the U.S. Department of Housing and Urban Development and Franklin County Building Inspector's Office. The analysis considers quantitative, qualitative, and economic aspects of the County's housing stock.

The housing inventory and building permit data are principal sources of information on quantities of housing units and growth trends of the housing market. While the Census publications and their surveys have additional data regarding housing quality, three qualitative aspects are addressed in this chapter: lack of complete plumbing, degree of crowding, and age of housing. These measures are commonly used in publications that review housing quality. Housing cost/economics for the local housing market is addressed in a series of analyses and tables that review the values placed on homes by owners, median cost to rent, median price asked for homes for sale, and other similar data. Much of the housing cost data included in the Census is based on sample data; therefore, not all units for sale or rent during the Census survey period will appear in the tables. However, the sample sizes were made adequate to at least set the trends for the local market.

Housing Inventory

The County's total housing units increased by 35.8 percent over the period from 1980 to 1990, but the rate of growth slowed to 29.6 percent over the period from 1990 to 2000. Both of these increases were quite significant, however. The Housing Inventory table, entitled "Total Housing Units," represents the total of the following: seasonal or migratory units which is included in the vacant units count; year-round units which includes both owner-occupied and renter-occupied units; and vacant units. Thus, the total housing unit figures represent the County's housing stock of all types of housing.

Seasonal and migratory units are those units that are not occupied as full-time, year-round units. The number of seasonal, migratory units is a significant percent of the total housing stock in the County. With incremental rates of 441.7 percent from 1980 to 1990 and 32.5 percent thereafter, by 2000, seasonal units made up 11.4 percent of the total County housing stock. The area around Smith Mountain Lake has great numbers of seasonal units which are used as second-home, recreational dwellings. Many of these units have historically been mobile home units in mobile home parks, subdivisions, or campgrounds. The more recent trend has been toward basic single-family stick built or modular homes.

There were 910 and 1,137 vacant year-round type units in the County as of 1990 and 2000, respectively. A vacancy rate was developed considering the vacant units as a percentage of total year-round units. The vacancy rates were 16.4 percent in 1990 and 16.5 percent in 2000. This rate includes units for sale and rent as well as seasonal/migratory units. Franklin County's statistics indicate that a good supply of housing is available and could meet the demands if new jobs were created in the County.

The number of occupied units grew at a 23.6 percent rate from 1980 to 1990 and at 29.4 percent from 1990 to 2000, which was a more rapid increase than at which the population grew. This means that the population is being spread over more homes than before. This is validated by the reduction in the numbers of persons per unit. Persons per unit declined from 1980 to 2000 for both owner- and renter-occupied units. Between 1980 and 1990, persons per unit fell from 2.9 to 2.6; persons per unit between 1990 and 2000 fell from 2.6 to 2.4. Both owner- and renter-occupied units increased at a steady amount -- a 29.4 and 29.5 percent increase respectively between 1990 and 2000; their occupancy characteristics, in respect to persons per unit, fell about the same amount as well, declining from 2.6 persons per unit to 2.5 (owner-occupied) and 2.4 to 2.3 persons per unit (renter-occupied), 1990-2000.

The Housing Inventory includes an analysis of vacant unit status. In 1980, 95 vacant units were for sale in the County. This figure grew to 199 and 233 in 1990 and 2000, respectively—a large increase. Vacant units for rent increased substantially, but at a lower rate than for vacant units for sale. A third category of vacant units includes units not placed in the sale or rental market. Some of these units are being held for later occupancy by purchasers; some are for occasional use (not seasonal or migratory); and some are being held subject to estate settlement or litigation.

The Housing Inventory also illustrates the housing preferences of the County's citizens as to home ownership. According to the statistics available, persons living in owner-type units increased by 9.7 percent from 1980 to 1990 in the County, and by 21.2 percent from 1990 to 2000. Conversely, persons in renter-type units increased by 17.8 percent from 1980 to 1990, and by 24.9 percent in 2000.

Housing Inventory

Summary of Housing Changes: 1980-2000

	1980	1990	% Change	2000	% Change
Total Housing Units	12,906	17,526	35.8	22,717	29.6
Occupied Housing Units	11,856	14,655	23.6	18,963	29.4
Owner-Occupied	9,616	11,893	23.7	15,386	29.4
Renter-Occupied	2,240	2,762	23.3	3,577	29.5
Vacant Housing Units	1,050	2,871	173.4	3,754	30.8
For Rent	207	230	11.1	241	4.8
For Sale	95	199	109.5	233	17.1
Rented or Sold, Not Occupied*	NA	138	NA	204	47.8
For Seasonal or Migratory Use	362	1,961	441.7	2,617	33.5
Other Vacant	386	343	-11.1	459	33.8
Vacancy Rate	8.1%	16.4%	--	16.5%	--
Population in Occupied Units	34,179	37,947	11.0	46,240	21.9
Persons in Owner Units	28,588	31,363	9.7	38,014	21.2
Persons in Renter Units	5,591	6,584	17.8	8,226	24.9
Persons per Occupied Unit	2.9	2.6	--	2.4	--
Persons per Owner Unit	3.0	2.6	--	2.5	--
Persons per Renter Unit	2.5	2.4	--	2.3	--

Source: 1980, 1990, and 2000 U.S. Census of Population and Housing.

*NOTE: "Rented or Sold, Not Occupied" was not a classification in 1980.

Housing Units--Structural Characteristics

The 2000 Census compares three housing unit types in Franklin County: single-family units; multi-family units; and mobile homes. The overwhelming unit of choice is single-family units--with 73.4 percent of the total inventory of housing units devoted to single units. The second choice is mobile homes--with 20.6 percent of the total. While 9,571 persons occupy mobile homes, 34,772 persons occupy single-family units. The popularity of mobile homes provides a means of housing for low-income families. There is a cost factor in the selection of single-family units over multi-family units. The average value of an owner-occupied single-family unit is \$145,753 compared to the lower cost of \$130,262 for a multi-family unit, which is the reverse of the 1990 figures.

Housing Unit Structural Characteristics: 2000

	Total	Single-Family	Multi-Family	Mobile Home	Other
Total Units	22,717	15,945	1,653	5,049	70
Vacant Units	3,754	2,023	521	1,140	70
Occupied Units	18,963	13,922	1,132	3,909	0
Aggregate Persons	46,232	34,772	1,889	9,571	0
Owner Occupied Units	15,398	12,350	143	2,905	0
Aggregate Persons	38,387	31,044	255	7,088	0
Average Value	\$126,843	\$145,753	\$130,262	\$46,283	\$0
Renter Occupied Units	3,565	1,572	989	1,004	0
Aggregate Persons	7,845	3,728	1,634	2,483	0

SOURCE: U.S. Bureau of the Census, 2000.

The table below depicts data on housing by structural type from the 1990 Census. The table, in conjunction with the 2000 data above, illustrates that from 1990 to 2000 single-family, stick-built units or modular homes increased 30.3 percent, multi-family units rose by 20.0 percent, and mobile homes, being the fastest growing segment of housing in the County, rose by 35.0 percent. It should be noted that Total Units is a combination of year-round units and vacant seasonal or migratory type units.

Housing Unit Structural Characteristics: 1990

	Total	Single-Family	Multi-Family	Mobile Home	Other
Total Units	17,526	12,240	1,378	3,739	169
Vacant Units	2,871	1,463	512	841	55
Occupied Units	14,655	10,777	866	2,898	114
Aggregate Persons	37,947	28,541	1,626	7,522	258
Owner Occupied Units	11,893	9,440	65	2,320	68
Aggregate Persons	31,363	24,974	142	6,085	162
Average Value	\$71,539	\$83,259	\$107,138	\$23,084	\$63,699
Renter Occupied Units	2,762	1,337	801	578	46
Aggregate Persons	6,584	3,567	1,484	1,437	96

SOURCE: U.S. Bureau of the Census, 1990.

Housing Costs--General Overview

The following table cites the housing costs in the County and the State and displays them in comparison format, 1980 vs. 1990 vs. 2000. The table includes cost measures for both renter and owner occupied housing units; cost measures are also presented for vacant rental units and vacant owner type units up for sale. Median value for owner occupied units reflects the owner's estimate of the value of the dwelling unit. The occupants of rental units are surveyed for their monthly rent paid. The Census performs surveys to determine prices for vacant, owner-type units placed on sale and for expected rents asked for vacant rental units.

Housing Costs 1980-2000

	1980		1990		2000	
	Franklin County	Virginia	Franklin County	Virginia	Franklin County	Virginia
Median Value of Owner-Occupied Units:	\$35,100	\$48,000	\$63,400	\$91,000	\$105,000	\$125,400
Median Price Asked for Vacant Dwelling Units for Sale:	\$42,500	\$53,700	\$85,000	\$92,900	\$75,000*	\$87,600*
Median Monthly Contract Rent for Occupied Rental Units	\$114	\$207	\$206	\$410	\$320	\$550
Median Monthly Rent Asked for Vacant Rental Units:	\$129	\$192	\$239	\$429	\$335	\$465

*NOTE: In 2000 Census, this figure was based on sample data, not 100% count. This change in the reporting method may account for the differences from the 1990 to 2000 Census.

SOURCE: Bureau of the Census, 1980, 1990, and 2000.

The basic statement on housing costs in the County is that 1980 costs have risen in the magnitude of 2 to 3 times to reach the 2000 housing cost levels. From 1980-1990 alone, costs almost doubled. The County changes, 1980-2000, were compared to changes that took place across the Commonwealth over the same period. Where the same data for both the County and the State was available upon which comparisons could be made, it was found that the County's percentage increases in housing costs actually exceeded those of the State from 1990 to 2000.

The Housing Costs Table indicates that the median price asked for owner-type units for sale in the County was \$85,000 in 1990 and \$75,000 in 2000. The statewide median was \$92,900 in 1990 and \$87,600 in 2000. The consistent decline in the median price asked may apparently be due to a change in reporting methods used by the Census Bureau for the two decennial periods reported. The County figure for 1980 was low compared to the State figure and some adjacent counties; however, substantial numbers of new units have been placed on the market in the Smith Mountain Lake area of the County since the 1980 Census figures were developed. These new units account for the upward movement of the County's median price asked. Many of the new units are priced higher than the State average. The median asked price differential, county versus state, has decreased as can be seen from the preceding table.

The County median rent asked for vacant units was \$239 in 1990 and \$335 in 2000. The statewide figure for 1990 was \$429 and \$465 for 2000. While the County rents asked are far below the State figure, local rent asked is similar to neighboring counties. It should be stated that new multi-family units at higher rents were built in the 1980's. This trend will continue to increase the median rent asked figure.

Owner-Occupied Housing Units, By Value

For the first time, the 2000 Census applied a sampling based on the actual count or total number of owner-occupied housing units when figuring the values for owner-type housing. In the 1990 Census, there was only a 58 percent sampling utilized or 6,816 of the 11,893 owner-occupied housing units in the County. The table below has allocated the units into various home value ranges which make it possible to examine number and percentage of units in each range displayed. The data represents the values that the one in six households sampled placed on their homes at the time that the Census was taken in 2000.

Owner-Occupied Housing Units

Value By Owner: 2000

Value Range	Units	% of Total
less than \$15,000	740	4.8
\$15,000 to \$19,999	299	1.9
\$20,000 to \$24,999	297	1.9
\$25,000 to \$29,999	230	1.5
\$30,000 to \$34,999	349	2.3
\$35,000 to \$39,999	345	2.2
\$40,000 to \$49,999	709	4.6
\$50,000 to \$59,999	818	5.3
\$60,000 to \$69,999	918	6.0
\$70,000 to \$99,999	3,480	22.6
\$100,000 to \$124,999	1,961	12.7
\$125,000 to \$149,999	1,428	9.3
\$150,000 to \$174,999	878	5.7
\$175,000 to \$199,999	634	4.1
\$200,000 to \$249,999	855	5.6
\$250,000 to \$299,999	506	3.3
\$300,000 to \$399,999	458	3.0
\$400,000 to \$499,999	257	1.7
\$500,000 or more	236	1.5
TOTAL	15,398	100.0

SOURCE: Bureau of the Census, 2000.

The County statistics indicate that nearly 34 percent of homes are valued at between \$50,000 and \$99,999, but almost 47 percent are valued at over \$100,000. In 1990, only 20 percent of homes were valued at over \$100,000. The median value of owner-occupied homes in 2000 was \$105,000 compared to a 1990 reported median of \$63,400. It is probable that lake area development influenced the higher figures for 2000 along with new housing starts across other parts of the County.

The following table displays the 1990 sample statistics for owner-occupied housing units. As will be noted, a different set of value ranges were employed in 1990.

Significant changes took place 1990-2000 for homes less than \$20,000 in value; the percent increased from 4.9 to 6.7. However, homes valued between \$20,000 and \$100,000 decreased from 76.4 percent to 46.4 percent.

Owner-Occupied Housing Units

Value By Owner: 1990

Value Range	Units	% of Total
less than \$15,000	183	2.7
\$15,000 to \$19,999	147	2.2
\$20,000 to \$24,999	197	2.9
\$25,000 to \$29,999	259	3.8
\$30,000 to \$34,999	324	4.8
\$35,000 to \$39,999	359	5.3
\$40,000 to \$44,999	398	5.8
\$45,000 to \$49,999	422	6.2
\$50,000 to \$59,999	833	12.2
\$60,000 to \$74,000	1,278	18.7
\$75,000 to \$99,999	1,141	16.7
\$100,000 to \$124,999	425	6.2
\$125,000 to \$149,999	255	3.7
\$150,000 to \$174,999	170	2.5
\$175,000 to \$199,999	102	1.5
\$200,000 to \$249,999	140	2.1
\$250,000 to \$299,999	81	1.2
\$300,000 to \$399,999	70	1.0
\$400,000 to \$499,999	17	0.2
\$500,000 or more	15	0.2
TOTAL	6,816	100.0

SOURCE: Bureau of the Census, 1990.

Occupied Rental Units, by Rent Paid

The following table cites the number of renter-type units by amount of rents paid in ranges for 2000. Rents paid in the County could be evaluated and compared to similar figures for other localities by firms that are selecting future locations for industry or commercial sites and must be concerned with housing costs for workers.

Occupied Rental Housing Units

Rent Paid: 2000

Monthly Rental Range	Units	% of Total
Less than \$100	117	3.6
\$100 to \$149	109	3.4
\$150 to \$199	111	3.5
\$200 to \$249	390	12.2
\$250 to \$299	422	13.2
\$300 to \$349	406	12.7
\$350 to \$399	412	12.9
\$400 to \$449	300	9.4
\$450 to \$499	150	4.7
\$500 to \$549	53	1.7
\$550 to \$599	42	1.3
\$600 to \$649	29	0.9
\$650 to \$699	36	1.1
\$700 to \$749	3	0.1
\$750 to \$999	32	1.0
\$1000 or more	<u>17</u>	<u>0.5</u>
TOTAL WITH CASH RENT	2,629	82.2
NO CASH RENT	570	17.8
TOTAL	3,199	100.0
MEDIAN RENT	\$320	- - -

SOURCE: U.S. Bureau of the Census, 2000.

The 2000 median rent for occupied rental units in the County was \$320 versus \$206 in 1990. The County's 1990 gross rent was \$281 with an increase of 40.6 percent or \$395 in 2000; gross rent includes monthly contract rent plus the estimated average monthly costs of utilities and fuels, if these are paid by the renter.

The County shows only 6.6 percent of rental housing units that have monthly rates over \$500 per month in 2000. Of the County units, 75.6 percent rent for less than \$500; 17.8 percent had no cash rent. In 1990, 2.3 percent of the units rented for over \$500; 15.3 percent had no cash rent. It is probable that the recently built multi-family units at or near Smith Mountain Lake account for the increase in monthly rents specified by the 2000 Census. The newer construction and its attendant financing requirements have inevitably elevated the numbers of units in high rent brackets and both median and average monthly rents. The table includes units with no cash rent. These units are occupied by friends and relatives of the owners of the units for rent.

The 1990 comparative data on rent paid (contract rent) is displayed in the following table. The median rent in 1990 of \$206 increased to \$320 in 2000 for a 55 percent increase over the ten-year period. Units with rent of less than \$100 declined from 261 in 1990 to 117 in 2000. Only 317 units rented for more than \$300 in 1990; whereas, by 2000, there were 1,480 units renting for more than \$300.

Occupied Rental Housing Units
Rent Paid: 1990

Monthly Rental Range	Units	% of Total
Less than \$100	261	11.2
\$100 to \$149	264	11.3
\$150 to \$199	414	17.7
\$200 to \$249	444	19.0
\$250 to \$299	276	11.8
\$300 to \$349	140	6.0
\$350 to \$399	75	3.2
\$400 to \$449	38	1.6
\$450 to \$499	12	0.5
\$500 to \$549	13	0.6
\$550 to \$599	5	0.2
\$600 to \$649	13	0.6
\$650 to \$699	8	0.3
\$700 to \$749	4	0.2
\$750 to \$999	4	0.2
\$1000 or more	5	0.2
TOTAL WITH CASH RENT	1,976	84.7
NO CASH RENT	358	15.3
TOTAL	2,334	100.0
MEDIAN RENT	\$206	- - -

SOURCE: U.S. Bureau of the Census, 1990.

Building Permit Analysis

The countywide trends in building activity are shown in the following table. This data was provided by the Franklin County Building Inspector's Office.

Housing Units Authorized--Residential

Building permits: 1990-2005

Year	Residential Permits	Residential Value (\$)	Nonresidential Permits	Nonresidential Value (\$)	Addition/Alteration Permits	Addition/Alteration Value (\$)	Mobile Home Permits	Demolitions	Total Permits	Total Value (\$)
1990	272	23,146,492	397	10,836,579	380	3,815,520	283	23	1,355	37,861,452
1991	272	20,082,327	288	6,210,757	279	7,950,734	299	20	1,158	34,336,768
1992	310	25,557,757	151	2,557,598	208	2,343,951	293	11	973	30,491,779
1993	369	29,932,116	328	5,313,284	396	5,705,305	300	20	1,413	41,000,800
1994	441	35,055,168	318	5,839,820	450	5,806,516	233	15	1,457	46,748,774
1995	492	42,433,110	319	22,413,825	428	10,859,677	162	16	1,417	75,622,563
1996	381	38,456,446	287	15,432,671	400	9,229,252	198	13	1,279	66,304,892
1997	345	39,178,224	321	12,931,945	465	8,610,535	266	32	1,429	70,451,876
1998	337	44,824,977	336	10,909,032	496	11,092,198	254	45	1,468	77,440,886
1999	386	63,788,664	324	14,543,934	497	10,099,564	346	28	1,581	100,399,08
2000	379	57,463,438	341	12,106,737	544	20,888,527	337	16	1,617	101,047,87
2001	386	64,453,692	352	16,736,455	538	9,775,933	298	25	1,599	99,860,525
2002	411	80,512,211	338	13,031,405	581	19,508,082	240	17	1,587	121,063,60
2003	495	92,316,356	571	29,834,159	709	12,432,761	255	13	2,043	142,429,19
2004	514	104,041,141	254	17,223,368	610	18,098,595	233	17	1,628	147,097,95
2005	540	157,325,013	324	35,396,286	707	35,254,858	194	16	1,781	231,840,20

Source: Franklin County Building Inspections Department.

The previous table shows trends in building permits issued and values for residential, non-residential, and mobile homes in the County over the period from 1990 to 2005. As shown, there was a considerable increase in the annual residential

construction values over the period, with a peak in 2005. Data also indicate that the average cost per project has steadily increased over the decade. There was also a significant increase in the number of residential building permits issued from 1998 to 2005.

The number of non-residential building permits fluctuated for the period from 1990 to 2005, but decreased dramatically from 2003 to 2005, while the value of non-residential construction increased over the same period.

The number of permits for additions and alterations steadily increased, for the most part, from 1996 to 2003 and varied for the remaining years (2004-2005). However, the value of additions and alterations fluctuated through the period with a significant increase of 94.8 percent in the last year.

The number of mobile home permits issued in the County increased from 1995 through 1999 and steadily declined for the remaining period. The number of demolitions increased from 1994 through 1998, with a sharp, steady decrease in the years following.

Housing Conditions

A substantial number of questions are included on Census forms in an effort to provide detailed information on housing conditions. The data is, in turn, often used to examine the area surveyed for housing needs in an effort to determine level of efforts needed to remedy any deficiencies that are uncovered by analysis. Census years 1980 through 2000 detailed housing data was available for use in this Comprehensive Plan update.

The Census provides information for two major statistical measures of conditions: 1) the crowding factor or persons per room and 2) the provision of facilities or whether or not complete plumbing facilities are available. Obviously, these measures are not perfect. Roof, under pinning, siding, paint, and insulation conditions are not assessed, nor the fit of windows, doors, flooring, and ceilings. However, the Census statistics are useful, in absence of house-by-house surveys, in making comparisons over time for an area and, secondly, in comparing the area under review with other areas. The trends within the County compare favorably when examining State figures.

Plumbing Conditions

The plumbing conditions for homes in the County are illustrated in the following table. The number of year-round units, occupied and vacant, that lack complete plumbing are compared to total year-round units. The general plumbing standard assumes a unit with hot and cold piped water, a flush toilet, and a bathtub or shower inside a housing unit for the exclusive use of the occupants of the unit.

Plumbing In Housing Units 1980-2000

	1980	1990	2000
Units Lacking Complete Plumbing	1,029	446	159
Total Units	12,906	17,526	22,717
Countywide Percent of Total	8.0	2.5	0.7
Statewide Percent of Total	5.1	1.8	0.7

SOURCE: U.S. Bureau of the Census, *Census of Housing*.

The percentage of units lacking complete plumbing was 8.0 across the County in 1980 and 2.5 in 1990. The percentage of units across the State that lacked complete plumbing was 5.1 percent in 1980 and 1.8 percent in 1990. The percentages for the County and State in 2000 were both at 0.7. Thus, the County home plumbing deficiencies were substantially reduced from 1980 to 2000, and thus, the gap between the statewide condition of homes in respect to plumbing and similar conditions for the County has been closed. Due to this established trend and the comparatively high volume of new housing unit construction in the Smith Mountain Lake area of Franklin County since 1980, the County fared slightly better than the State in reducing the percentage of homes with poor plumbing conditions. Through the use of Indoor Plumbing Rehabilitation (IPR) monies, the County has been active in upgrading and providing new plumbing to a number of housing units.

Crowded Conditions

The Census for 1980, 1990, and 2000 included data that allowed for tabulations of housing units by number of persons occupying available bedroom space. Tabulations consider three ranges: 1.0 persons per room or less; 1.01 to 1.5 persons per room; and 1.51 persons or more per room. Generally, units that have more than 1.01 persons per room are considered to be crowded for statistical purposes.

The Bureau of Census notes that "Persons per Room" is a derived measure obtained by dividing the number of persons in each occupied housing unit by the number of rooms in the unit. The Bureau defines "Rooms" as living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or pullman kitchens, bathrooms, open porches, balconies, halls, half-rooms, utility rooms, unfinished attics or basements, or other space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling.

Comparison Of Persons Per Room: 1980-2000

	Units with 1.0 or less	Units with 1.01 to 1.50	Units with 1.51 or more	Total Units
1980	11,334	437	85	11,856
1990	14,264	316	75	14,655
% Change 1980-1990	25.9	-27.7	-11.8	23.6
2000	18,661	261	41	18,963
% Change 1990-2000	30.8	-17.4	-45.3	29.4

Units with 1.01 or More Persons Per Room as a Percentage of Total Occupied Units

Year	Franklin County	State
1980	4.4	3.4
1990	2.7	2.8
2000	1.6	3.2

SOURCE: U.S. Bureau of the Census.

The tabulations show that by 1990 the degree of crowding for Franklin County differed very little from comparable statistics across the State. In 1990, 2.7 percent of occupied units could be considered crowded in the County; whereas, 2.8 percent of the units were crowded across the State. The differential between the County and State became greater in 2000 with only 1.6 percent of units in the County remaining crowded in comparison with the State at double the County figure or 3.2 percent; secondly, the County experienced a much more significant reduction in the percentage of crowded, occupied units between 1980 and 2000 in comparison with the State which remained closely the same from 1980 to 2000. The County's change in units with 1.01 to 1.50 persons per unit declined 40.3 percent, 1980 to 2000. Units with 1.51 or more declined 51.8 percent over the same period.

Age of Housing Stock

The Census of Housing that is taken every ten years includes questions regarding the year that a householder's home was built. Homes built earlier than 1939 are all tabulated into a single figure. Then successive increments of years are tabulated through the month of March for the Census year, the month immediately preceding April of the Census year in which Census forms are mailed out. Age of housing stock does not necessarily correlate with the condition of the housing since many older homes are modernized and kept in good repair periodically so that many older homes are as livable as many newer homes. However, large numbers of older homes in an area can be used to make inferences about the probability that there are homes that may need rehabilitation and modernization.

The new development near Smith Mountain Lake and the northeast part of the County has resulted in Franklin County having a high percentage of homes built since 1990. Over 27 percent of the County's housing has been built since 1990, compared to approximately 17 percent of the region's housing stock. The percentages of pre-1960 housing (now 40 years old or older) are just over 19 percent for the County and over 32 percent for the Planning District.

It should be recognized that -- with almost 8 percent of units built in 1939 or earlier in the County -- there are still substantial numbers of homes 60 years old or older. It can be assumed that there are significant numbers of these homes that might be considered for rehabilitation, modernization, weatherization, and other improvements. However, the scope of the housing problems may not be as great as that for other areas within the West Piedmont Planning District.

The following table compares the age of housing stock for Franklin County and the West Piedmont Planning District.

Age of Housing Inventory
Year-Round Units As of March 2000

Period Structure Built	Franklin County	% of Total Units	WPPD	% of Total Units
1999 - March 2000	672	3.0	2,520	2.1
1995-1998	2,655	11.7	8,324	7.1
1990-1994	2,813	12.4	9,538	8.2
1980-1989	4,800	21.1	17,640	15.1
1970-1979	4,565	20.1	22,729	19.5
1960-1969	2,850	12.5	18,176	15.6
1940-1959	2,635	11.6	24,890	21.3
1939 or Earlier	1,727	7.6	13,012	11.1
TOTALS	22,717	100.0	116,829	100.0

SOURCE: U.S. Bureau of the Census, *2000 Census of Housing*.

Housing Summary

- The County's total housing units increased 35.8 percent from 1980 to 1990, and another 29.6 percent from 1990 to 2000. Seasonal and migratory units and vacant year-round type units are substantial proportions of the housing stock -- particularly in the Smith Mountain Lake area. The County vacancy rate (including seasonal/migratory units) increased from 8.1 percent in 1980 to a significantly higher 16.5 percent in 2000.
- There was a considerable increase in the annual residential construction values over the period from 1990 to 2005. Data also indicates that the average cost per project has steadily increased over the decade. There was also a significant increase in the number of residential building permits issued from 1993 to 1995; from 1996 to 2001, the number of permits issued stayed in the range of 337 to 386 units, and then increased substantially from 2002 to 2005.

- The number of permits for additions and alterations steadily increased, for the most part, from 1996 to 2005, with significant increases in 2003 and 2005. The value of additions and alterations fluctuated through the period; in 2005, the value increased sharply.
- The number of mobile home permits issued in the County increased from 1995 through 1999 and continued to decline from 2000 to 2005. The number of demolitions remained relatively constant from 1994 through 1996, at which time there was a sharp increase from 1997 to 1998; a decrease occurred for the remaining period through 2005.
- The occupancy characteristics exhibited some moderate change from 1980 to 2000; persons per unit fell from 2.9 to 2.4 across the County. This is attributable to a more rapid increase in units available than in population. Another factor that led to this was the increase in new households with only one to two persons created by the rates of divorce and separations; a third factor is the number of persons of retirement or near retirement age that are taking residence in the County where only a householder and spouse with no children reside in the unit.
- Housing values for owner-type units rose 199 percent across the County and rose 161 percent across the State from 1980 to 2000. Monthly contract rents rose 181 percent across the County and 166 percent across the State from 1980 to 2000.
- Two measures of housing quality--plumbing and crowding--indicate that progress was made between 1980 and 2000. A decline of 84.5 percent in number of units lacking complete plumbing for exclusive use was experienced in the County. Units with more than 1.0 persons per room declined by over 40 percent in the County. A continuation of improvements has extended into the future, especially with the surge of construction of new housing units in the Smith Mountain Lake area. The County now fares better compared to State statistics in housing conditions.
- Compared to most nearby localities in the West Piedmont Planning District, the County's housing stock is significantly newer. This factor plus probable losses in the older housing stock should combine to produce improved housing condition statistics. The great expansion in new housing stock in the Smith Mountain Lake area has been a major factor in the increased percentage of countywide housing stock constructed in the last two decades.