

# HANOVER COUNTY, VA – HOUSING AFFORDABILITY DATA

As of 2013, there are 36,420 households in Hanover County. The FY2014 HUD Area Median Income (AMI) for the Richmond Metropolitan Statistical Area (MSA) is \$72,900 for a four person household. Forty-five percent of county households have incomes greater than 120 percent of the Area Median Income (AMI). Twenty-nine percent of county households have incomes less than 80 percent of AMI. The remaining 26 percent of households in Hanover County have incomes between 80 and 120 percent of AMI. Figure 1 shows all households in Hanover County, sorted by their income and level of cost burden. While the majority of households make more than the AMI, 27 percent of all households are cost burdened.

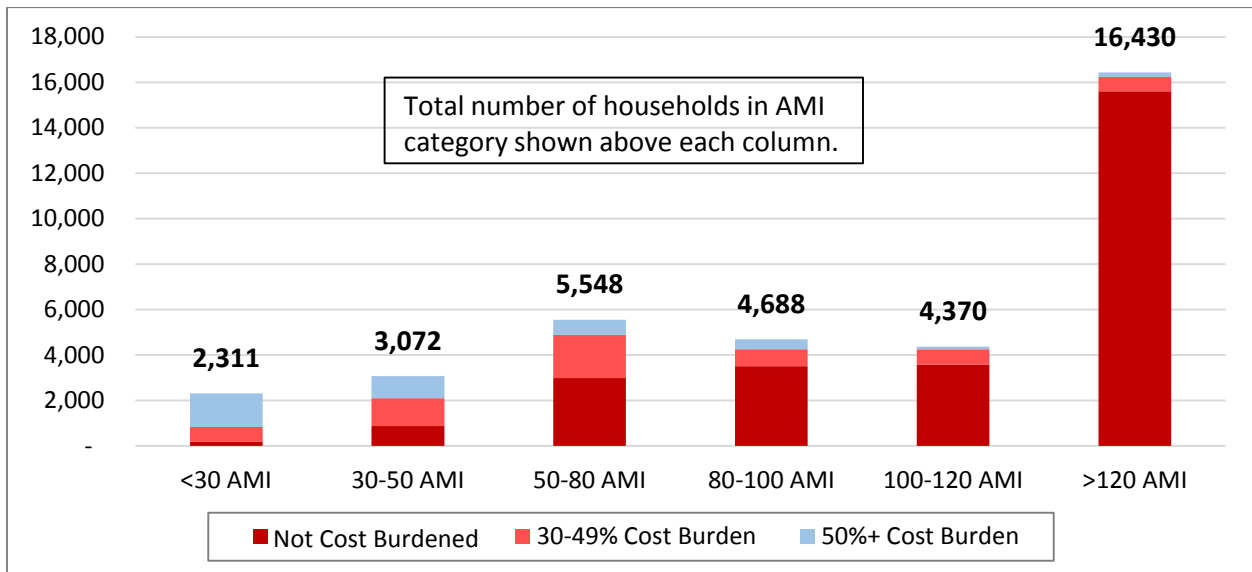
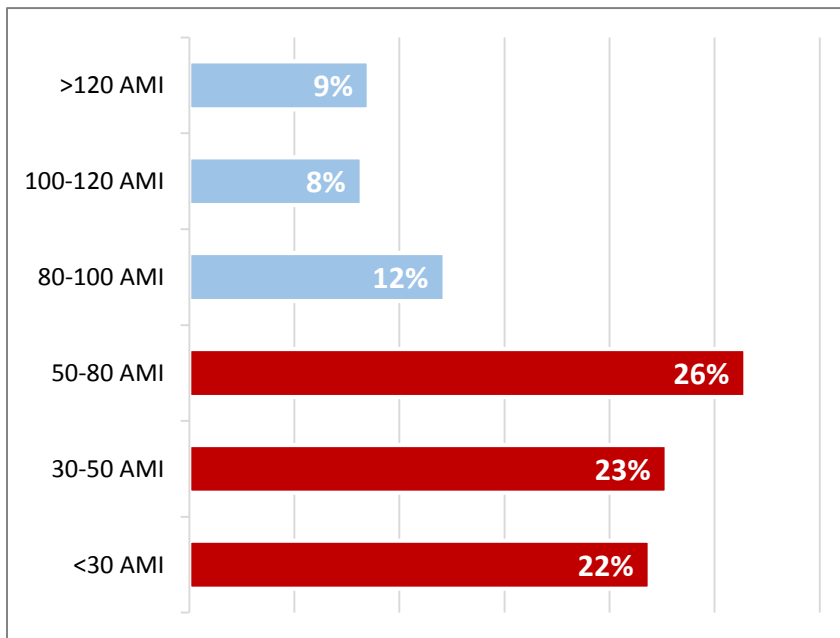


Figure 1, Households by Cost Burden and Income



A household is cost burdened when the residents spend 30 percent or more of their income on housing costs. Figure 2 shows the portion of cost burdened households in each income category from Figure 1. The majority of cost burdened households in Hanover County are in the low income categories: extremely low (less than 30 percent of AMI), very low (between 30 and 50 percent of AMI), and low (between 50 and 80 percent of AMI), but nearly 3,000 households with incomes greater than 80 percent of the AMI are cost burdened.

Figure 2, Percentage of Cost Burdened Households by Income

Of the 30,577 homeowner households in Hanover County, 7,413 (24 percent) are cost burdened. Of the 5,752 renter households, 2,756 (48 percent) are cost burdened. Figure 3 compares the percent of cost burdened homeowners and renters, by income category. For both housing tenures, the majority of households that are cost burdened make less than 80 percent of AMI. More than 90 percent of both homeowners and renters making less than 30 percent of AMI in Hanover County are cost burdened. For households making more than 80 percent of AMI, the portion of households that are cost burdened decreases as income increases. There are a total of 2,806 cost burdened households making more than 80 percent of AMI, approximately 85 percent of which are homeowners.

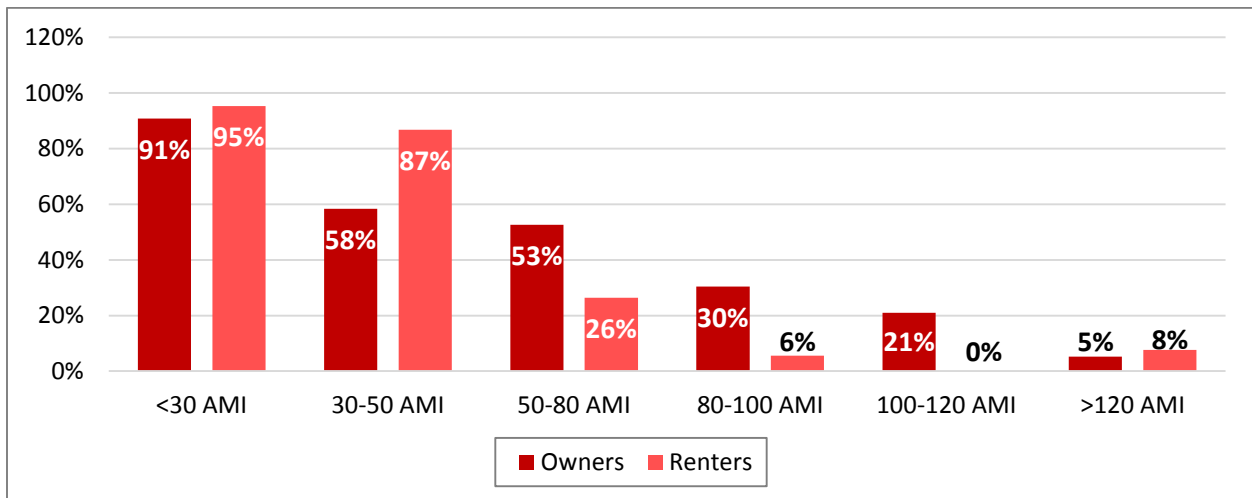


Figure 3, Percentage of Cost Burdened Households by Tenure and Income

Several factors influence future housing demand in the county, including population growth, employment, income trends, and consumer preferences for housing types and locations within the region. In Hanover County, the demographic segment with the most growth is senior housing. As depicted in Figure 4, Virginia Center for Housing Research’s projections show a 117 percent growth in housing for the population 65 years old and older from 2010 to 2030. Senior households will account for 87 percent of the total growth of households in the county.

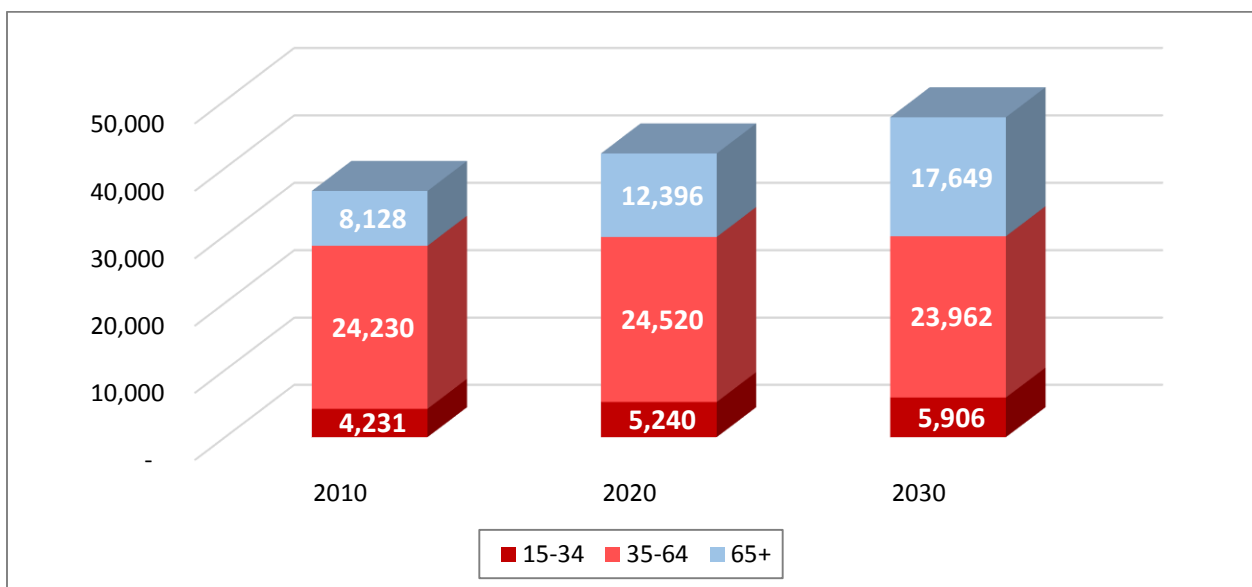


Figure 4, Housing Demand Projection, 2010-2030