

County-wide Housing Assessment Shenandoah County, Virginia



Presented by



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Agenda

- Introductions
- Qualifications
- Project Understanding
- Approach
- Discussion – Q & A

BBPC Qualifications

- Mid-Atlantic Based Market, Economic Planning Firm
- Established 1990, 40 Person Firm
- Fully Qualified Staff: AICP, CEcD
- Significant VA Based Experience (See Map)
- Significant VA Based Education: UVA, VA Tech, GMU, Mary Washington, VCU, Randolph Macon
- Specialized Advisory Services
- Track Record of Success
- Highly Cost Effective

Specializations

Housing Needs Assessments

CDBG Programs

Affordable Housing

Financial Assistance / For Home Purchasing

Housing Management, Marketing, Housing

Commonwealth VA Map



Basile Baumann Prost Cole & Associates, Inc.
Public/Private Development Advisors

COMMONWEALTH OF VIRGINIA

Northern Virginia

Alexandria
Arlington County
Baileys Crossroads
Clarendon
Dunn Loring
Fairfax
Fairfax County
Falls Church
Fort Belvoir
Fredericksburg
Gainesville
Great Falls
Herndon
Leesburg
Lorton
Loudon County
McLean
Prince William County
Quantico
Reston
Spotsylvania County
Stafford County
Vienna
West Falls Church
Winchester

Richmond Area

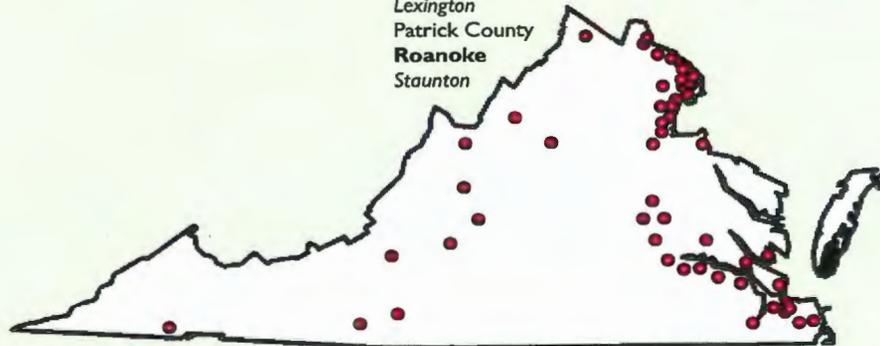
Ashland
Chesterfield County
Ettrick
Hanover County
Petersburg
Prince George County
Richmond

Central / Southwest

Bassett
Bedford
Botetourt County
Bristol
Buena Vista
Charlottesville
Chesterfield
Colonial Beach
Craig County
Fort Lee
Harrisonburg
Lexington
Patrick County
Roanoke
Staunton

Tidewater

Chesapeake
Hampton
Newport News
Norfolk
Poquoson
Portsmouth
Suffolk
Surry County
Virginia Beach
Williamsburg
York County



italics = more than 2 types of BBPC Development Services
boldface + italics = more than 4 types of BBPC Development Services
boldface = more than 6 types of BBPC Development Services

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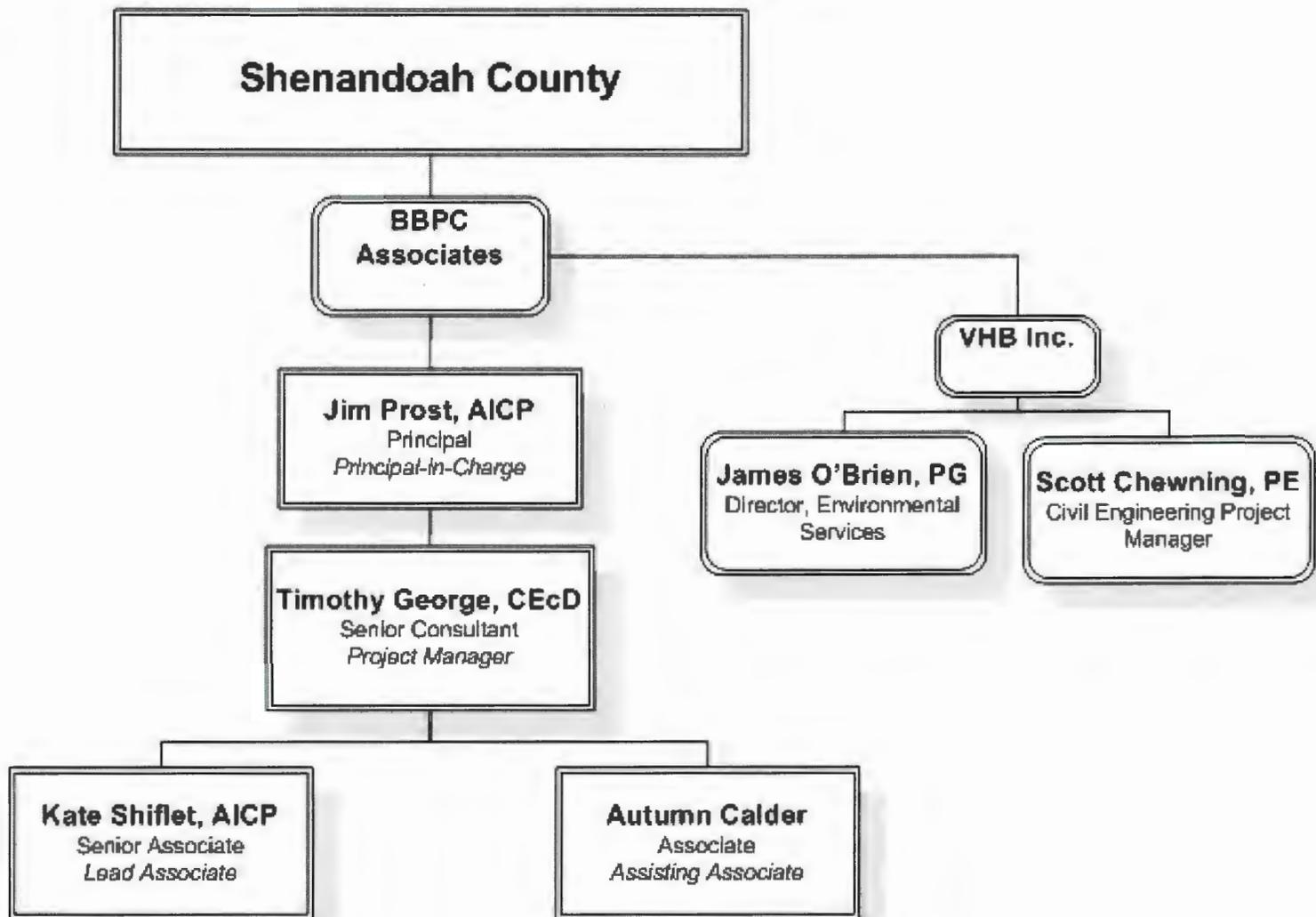


VHB Qualifications

- Technical Support: Engineering, Cost Estimates, Master Planning, Design Support
- Long Standing Joint VHB / BBPC Work
- Significant Virginia / Housing Experience
- Fully Qualified Staff: PE, PG



Key Personnel



Project Understanding

Key Issues

- Market / Demographic Assessment
- Housing Affordability
- Site, Engineering, Environmental Analysis
- Employee Retention / Attraction
- Workforce Housing Needs
- Financial Planning
- Community Improvement Grant Application

Low and Moderate Income Limits

2008 CDBG Income Limits Shenandoah County

	Moderate Income \$ (80%)	Low Income \$ (50%)
Median Income \$	\$57,900	
HH Size: 1	\$32,400	\$20,250
HH Size: 2	\$37,050	\$23,150
HH Size: 3	\$41,650	\$26,050
HH Size: 4	\$46,300	\$28,950
HH Size: 5	\$50,000	\$31,250
HH Size: 6	\$53,700	\$33,600
HH Size: 7	\$57,400	\$35,900
HH Size: 8	\$61,100	\$38,200

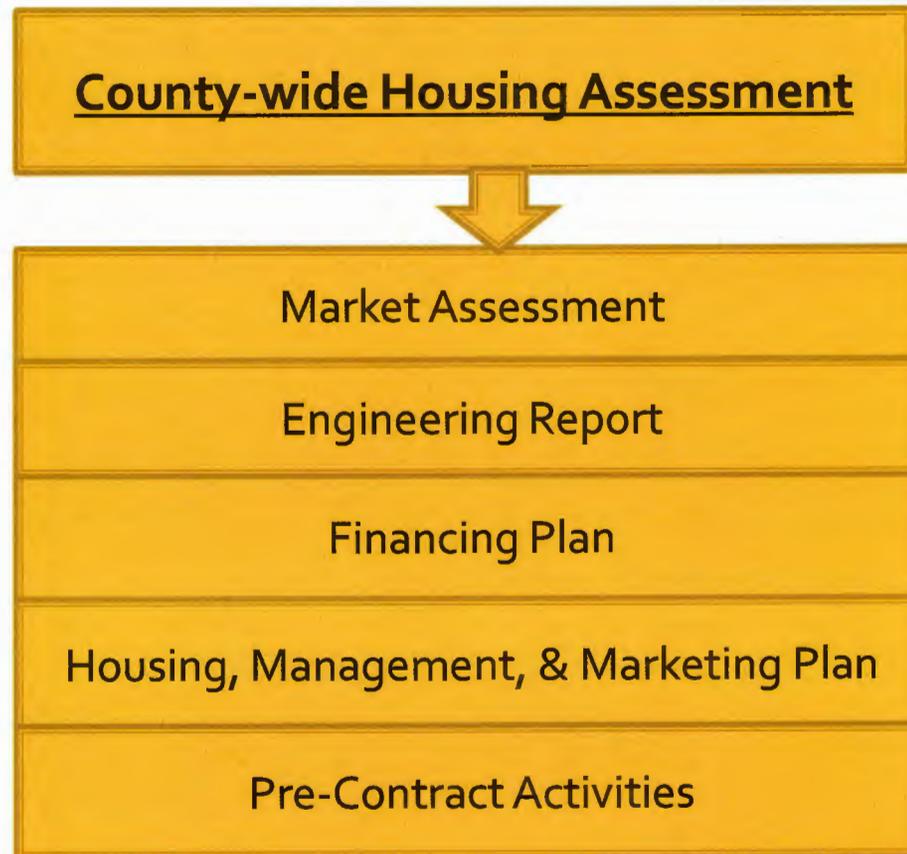
Population / Household Data

	Shenandoah County	Town of Woodstock
	2008	2008
Pop.	41,880	4,878
HH	17,344	2,085
% Owner Occ.	61.9%	54.5%
% Renter Occ.	24.8%	37.4%
% Vacant	13.3%	8.1%
Median HH Inc.	\$48,818	\$48,265

Distribution of Households by Income

	Shenandoah County		Town of Woodstock	
	2008		2008	
	Percent	Number	Percent	Number
< \$15,000	10.3%	1,786	11.4%	238
\$15,000- \$24,999	10.3%	1,786	8.7%	182
\$25,000- \$34,999	11.2%	1,943	11.2%	233
\$35,000- \$49,999	19.6%	3,400	21.3%	444
\$50,000- \$74,999	27.9%	4,839	28.1%	586
> \$75,000	20.7%	3,590	19.3%	402
Total	100%	17,344	100%	2,085

Overall Approach



Approach

- Work Closely with Client
- Project Mobilization Meetings
- Identify Project Goals/Objectives
- Review Interim Findings
- Refine Findings
- Recommendations

Approach

- Build Upon:
 - Updated Comprehensive Plan
 - NSVRC Annual Housing Reports
 - University of VA Data
 - BBPC GIS Capabilities

Approach

- Evaluate Needs /Target Population by Sub Areas As Appropriate
 - Public Service Areas
 - Towns
 - Census Tracts
 - Other

Approach

- Address Housing Production/Rehabilitation
- Examine Ability to Pay
- Document:
 - Housing Conditions
 - Cost Factors
 - Financing Scenarios

Approach

- Address Program Requirements
- Outline Housing Rehabilitation Program Elements
- Outline Housing Production Program Elements
- Estimate Order of Magnitude Project Line Item Costs
- Examination of Grant Assessment and Evaluation Factors
- Final Summary Report

Discussion

Discussion

Why BBPC?

- Significant Relevant Experience - Hit the Ground Running
- Focused Evaluations
- Emphasis on Results
- Track Record of Success
- Cost Effective:
"I think they [BBPC] are the **most reasonable in price** for all the consultants I have used in my twenty years of public service in economic and community development."
- Commitment of Senior Staff
- Desire & Interest to Work With You!

Contact

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Principal

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