

Patrick County

As of 2021, 17,661 people (7,732 households) lived in Patrick County. The County has a high homeownership rate of 78 percent. Although Patrick County has the second smallest population in the WPPDC region, according to the U.S. Department of Housing and Urban Development it has the second highest median income at \$73,500 in 2023. In 2021, the county also had the lowest poverty level of the other five localities in the study.

17,661

Residents

7,732

Households

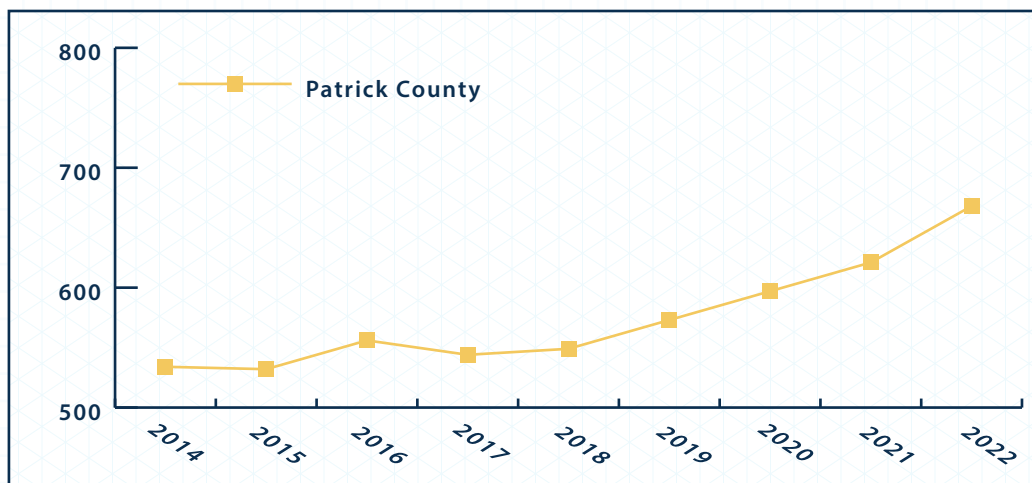
78%

Homeowners



Even with the low poverty level, 1,235 households have difficulty making monthly housing payments. Of those, 1,115 households spend more than 50% of their income on housing costs. This may cause them to choose between housing and other necessities. The median gross rent in the county was \$668 per month in 2022. The increase in rent between 2018 and 2022 indicates a need for rental housing. County stakeholders discussed limited availability of housing, especially rental housing, that is attractive to prospective residents and workers.

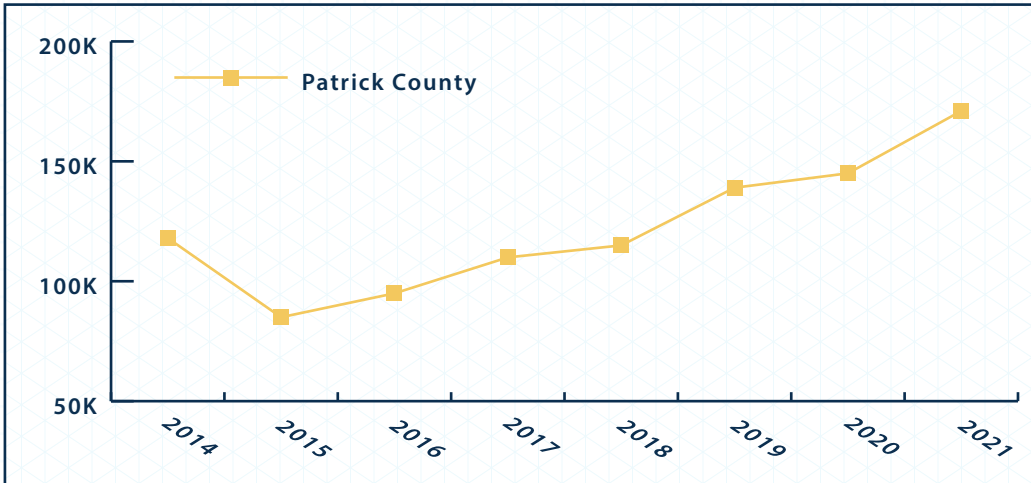
Median Gross Rent



Source: VCHR tabulation of 2015-2022 ACS 5-year, not adjusted

The median sale price of homes in Patrick County has increased at a steady rate since 2015. In 2021 the median sale price has almost doubled the 2014 price. In the same time period, the number of days that a house was on the market decreased from 188.5 to 78. This shows an increasing demand for homeownership.

Median Sold Price

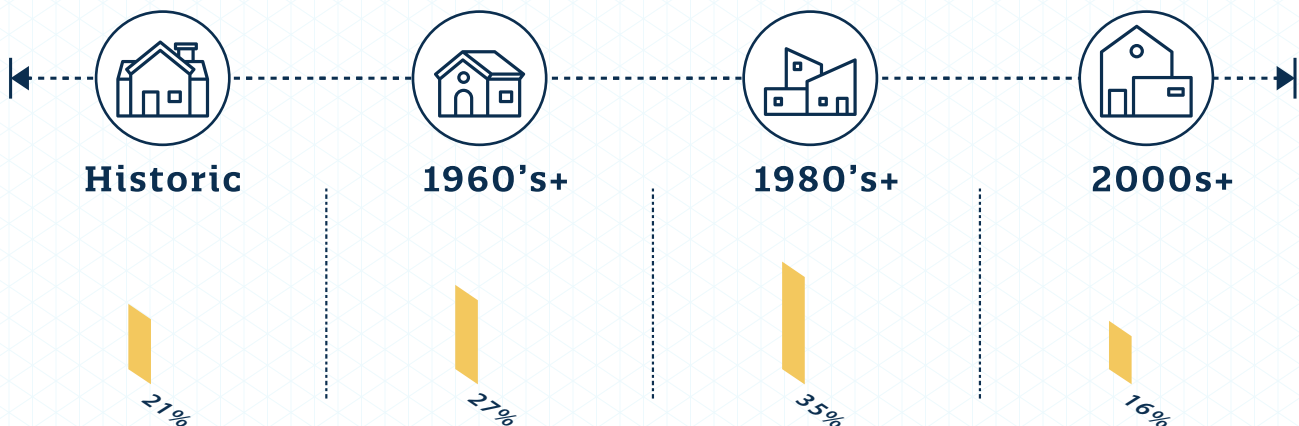


Source: VCHR
Tabulation
of 2014-2021
MLS Data

Many of Patrick County homes were built over 40 years ago. These homes likely need significant maintenance and energy efficiency improvements. Improvements to older housing can help alleviate cost burden among residents and lower energy cost. An estimated 1,627 households in Patrick County have high energy costs. There are 691 households that have low incomes and high energy costs which result in an energy burden.

Housing Units by Year Built

Patrick County



Source: VCHR tabulation of 2021 ACS 5-year Estimates



Improve existing housing conditions

Local governments can play a pivotal role in accelerating the repair and rehabilitation of deteriorating homes. This involves establishing partnerships with local nonprofits and housing agencies that have expertise in home rehabilitation. The local government can also serve as a vital link between homeowners and funding sources, including state and federal grants earmarked for home repairs.

Moreover, the local government can initiate proactive code enforcement to identify homes most in need of repair, particularly in manufactured home communities. By working closely with community leaders, the local government can ensure that residents are fully informed about the resources and assistance programs available to them.

Leverage water/sewer service expansion

An upcoming expansion of public water and sewer utilities will inherently make residential development easier and more attractive to builders. The County can take advantage of this opportunity to encourage developers to focus their efforts on smaller “starter” homes that are easier for existing residents to purchase. In lieu of any new zoning ordinance or formal growth management regulations, the County can proactively design utility service policies to serve this goal.

The primary tool for the County will be its power to issue hookup permits for new homes. For areas included in the service expansion, the County can design permit fees and the application review process to incentivize preferred housing types. The County can also find ways to align its subdivision regulations to supplement these measures. For example, current regulations require new lots served by water and sewer to be at least one-half acre. This lot size minimum could be reduced (to one third or one quarter) to coincide with applicable criteria created for favorable permits. Offering lower or waived application fees, or expedited approvals, could also be offered to proposals that would increase the supply of lower-cost homes within the service area.

Increase Piedmont Community Services capacity to develop housing

Persons with physical or intellectual disabilities, or who have mental health or substance use challenges, have few appropriate housing options. Patrick County is not immune to this nationwide problem. In Virginia, Community Service Boards (CSBs) are often the primary provider of services for this population. Piedmont Community Services (PCS), the CSB serving Patrick County and nearby localities, successfully operates several properties that provide supportive housing. However, none are located in Patrick County.

Patrick County can help PCS expand its offerings in the county with a range of technical and financial assistance. Patrick County can help PCS identify and assess potential locations for new housing, to include both vacant parcels and existing residential properties that are on the market. If PCS moves forward with a specific property, Patrick County can offer incentives to help lower costs and streamline the process. These might include reducing or waiving fees for permits and utility hookups, proactively addressing any permit barriers, and reducing property taxes in accordance with applicable state enabling authority. The EDA could also offer grants to support for property acquisition, site planning, and other pre-development costs.