

TJPDC Regional Housing Study

TJPDC Commission Meeting | June 5, 2025



Mel Jones
Co-Director
Virginia Center for Housing
Research at Virginia Tech



HousingForward
VIRGINIA

Jonathan Knopf
Executive Director for Programs
HousingForward Virginia

1

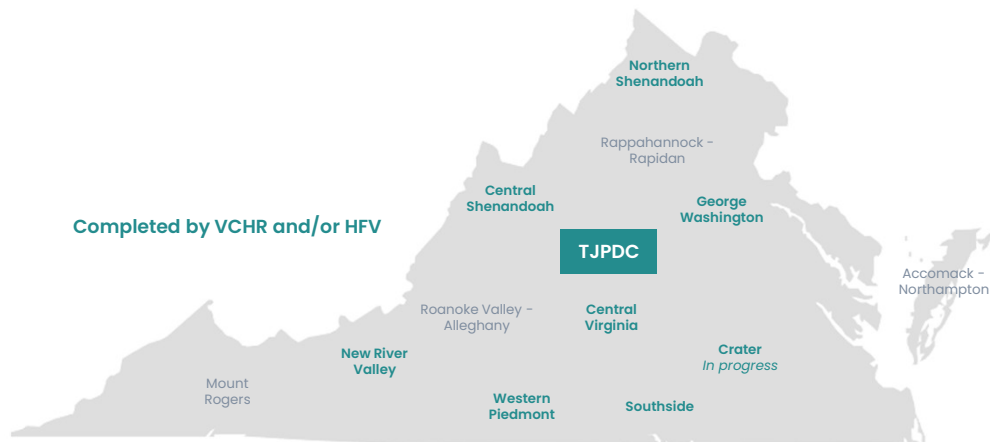
Why a regional housing study?



2

2

Recent PDC regional housing studies



Start with the data + issues

Qualitative

Listening sessions with
local decision makers

Realtors

Builders

Service
Providers

Focus groups and
interview with local
experts

Educators

Employers

Local
Government

Economic
Development

Lenders

And others!

5

5

Quantitative

- U.S. Census Bureau, Center for Economic Studies, LEHD OnTheMap data (commuting patterns)
- American Community Survey (ACS) 5-year estimates
- HUD Consolidated Housing Affordability Strategy (CHAS)
- Lightcast/BLS occupation wage data
- Virginia Association of REALTORS home sale data
- National Housing Preservation Database
- CoStar rent and vacancy data (multi-family rental)
- Local real estate tax assessment data
- Local certificate of occupancy data

Compare **supply**
with **demand**

6

6

Literature Review

- Housing and community development
- Housing and community stability
- Housing and workforce sustainability/development
- Housing and economic opportunity for individuals and families (wealth building, inter-generational wealth, employment stability, educational achievement)
- Displacement (impacts of eviction, homelessness, community displacement)
- Tenure choice and barriers to tenure choice
- Homebuyer preferences
- Interest rate and inflation impacts
- Relevance of urban housing issues in rural places

7

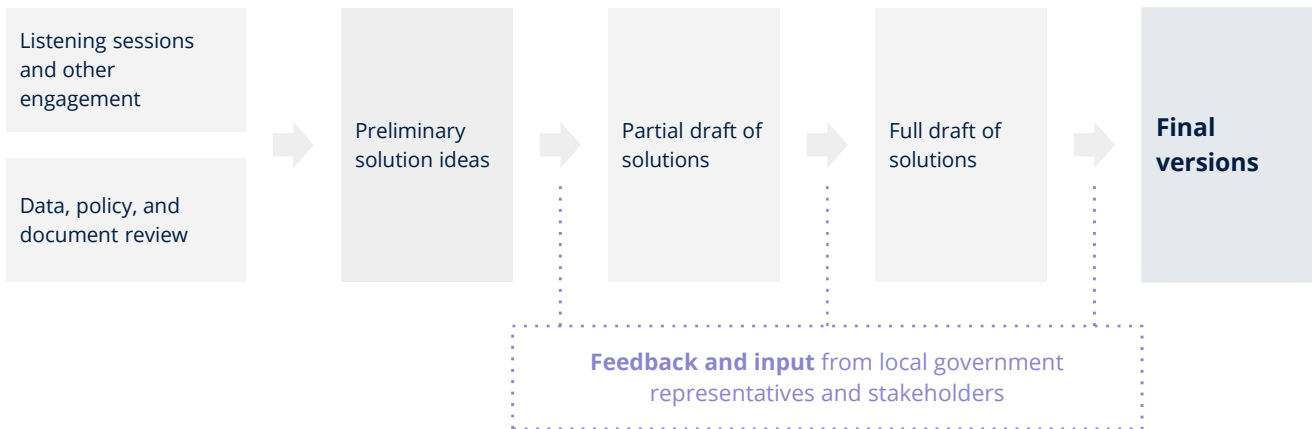
7

Design policy solutions

8

8

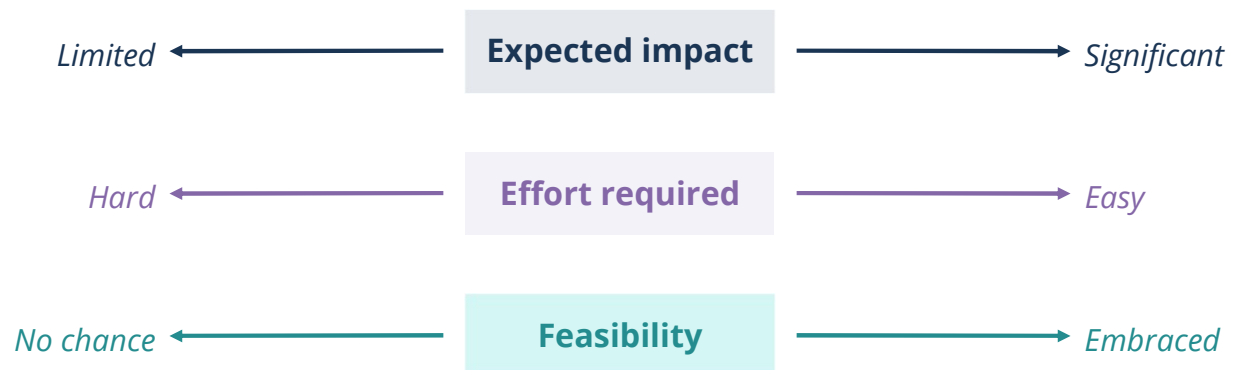
How we craft solutions



9

9

Important considerations for solutions



10

10

Regional and local solutions provided

REGIONAL

Address common issues and require high-level coordination across all localities

PARTNERSHIPS

Strategies to tackle similar challenges among subset of localities

LOCAL

Tailored to particular jurisdictions to address their community's specific needs

- Albemarle County
- Fluvanna County
- Greene County
- Nelson County
- City of Charlottesville

11

11

What each solution includes

! **ISSUE** — Problem to be addressed

? **HOW IT WORKS** — Detailed outline and explanation

🔧 **HOW TO DO IT** — 6 month, 1 year, and 2 year action steps

👤 **WHO DOES WHAT** — Roles and responsibilities

💰 **HOW TO FUND IT** — Potential public and private funding sources

☑️ **HOW TO MEASURE SUCCESS** — Metrics to track progress

12

12

Expected deliverables

13

13

TECHNICAL REPORT

Full unabridged version

Includes appendices and other supplementary materials

Intended audience:

Local government staff, program administrators, and other practitioners

CONSUMER REPORT

Infographic-style summary version

Produced by graphic designer with input from project team

Intended audience:

Elected officials, community leaders, advocates, and public writ large

Central Shenandoah PDC Consumer Report



Southside PDC Consumer Report



14

14

We're here to help!

✉ jonathan@housingforwardva.org

🌐 housingforwardva.org

✉ mel.jones@vt.edu

🌐 mlsoc.vt.edu/research/vchr

15