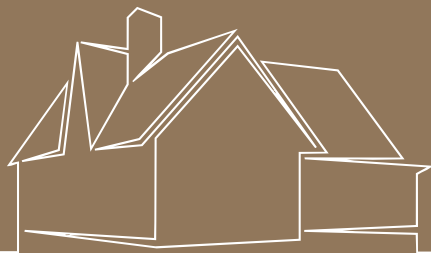


CHAPTER X

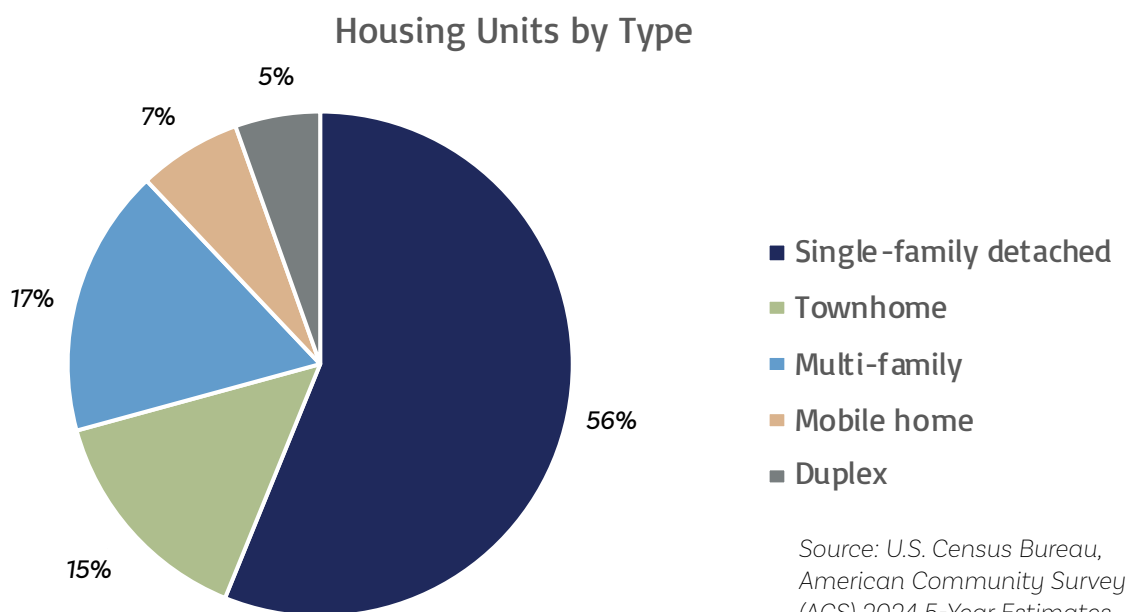
HOUSING



HOUSING

Housing is an important factor of quality of life and community well-being. The availability of decent, safe, affordable, and diverse housing options helps support the social, economic, and physical health of residents and contributes to the long-term stability of the community. Housing needs are influenced by a variety of factors, including housing cost and supply, demographics (e.g. age, household size), household income, infrastructure availability, and proximity to employment and quality of life amenities.

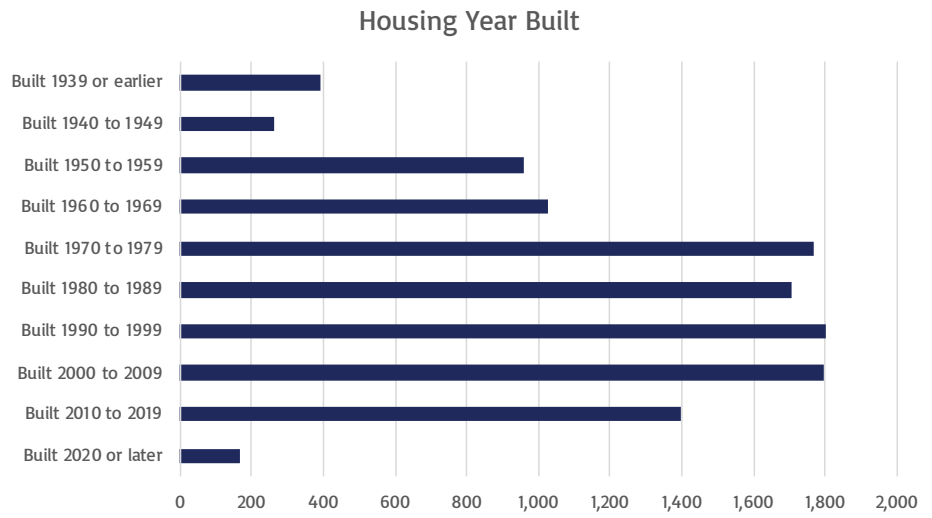
Housing needs also vary at different stages of life. Young professionals, families with children, seniors, individuals with disabilities, and workforce households often require different housing types, sizes, price points, and neighborhood amenities. As the community continues to evolve, it is important to provide a range of housing opportunities that can accommodate changing household needs, support aging in place, and meet the needs of both current and future residents. The Town's housing inventory and analysis shows that single-family detached housing makes up the majority of the Town's housing stock, while townhomes, multifamily units, duplexes, and manufactured housing provide additional housing options.



The Census housing year-built data provides a general picture of the age of the Town’s housing stock, but it may not fully capture recent residential growth or new units currently under construction. Town permit data and the New Residential Development map show that new housing development is occurring in multiple areas of Christiansburg, including clusters of activity in several parts of Town. This suggests that while portions of the housing stock are aging and may require reinvestment, the Town is also experiencing continued residential development that will help expand housing supply and respond to changing community needs.

Tenant-occupied housing has **increased** in the Town since 2010, now comprising **40% of all units**.

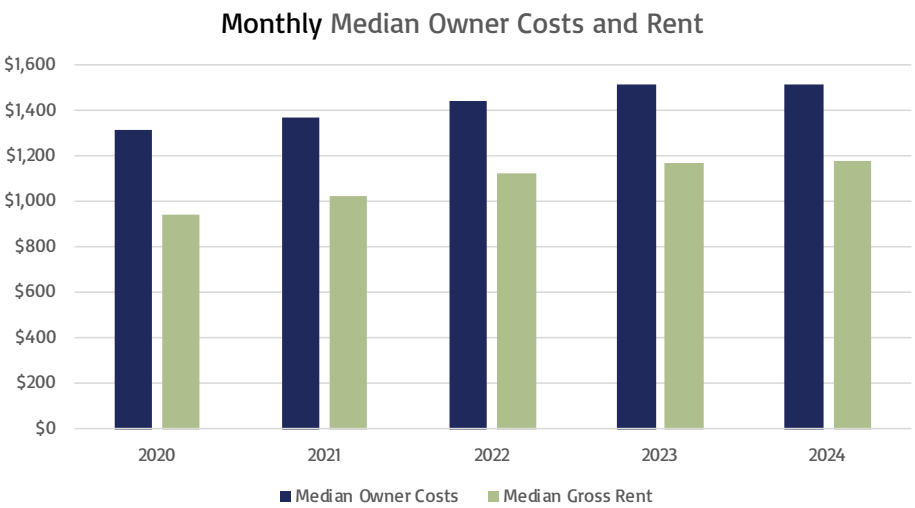
Median owner housing costs **increased** by approximately **15.4%**, from 2020 to 2024, while median gross rent increased by approximately 25.5% during the same period. These increases reflect regional and national housing market trends and rising housing costs.



Source: U.S. Census Bureau, American Community Survey (ACS) 2024 5-Year Estimates.



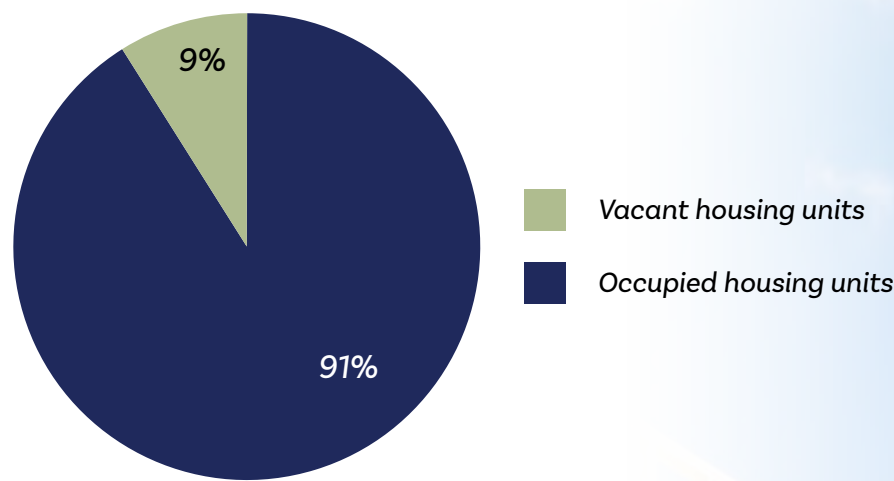
Source: U.S. Census Bureau, American Community Survey (ACS) 2024 5-Year Estimates.



Source: U.S. Census Bureau, American Community Survey (ACS) 2024 5-Year Estimates.

Most of the housing units in the Town are **occupied**, indicating continued demand for housing and relatively limited housing vacancies.

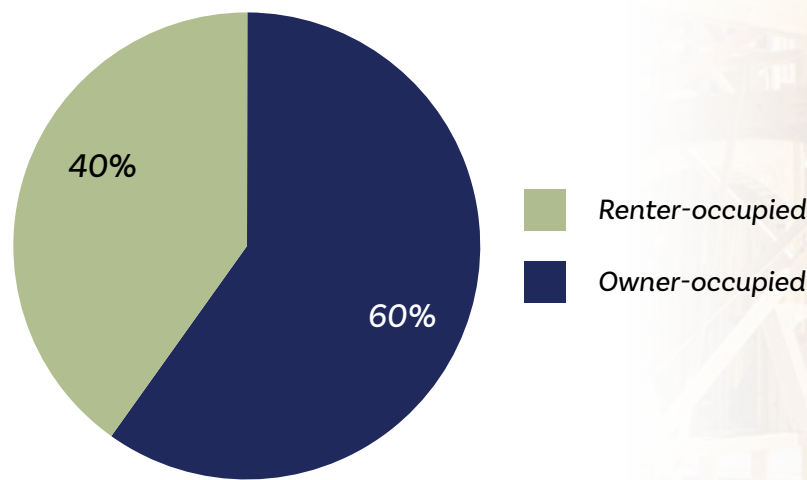
Housing Occupancy



Source: U.S. Census Bureau, American Community Survey (ACS) 2024 5-Year Estimates.

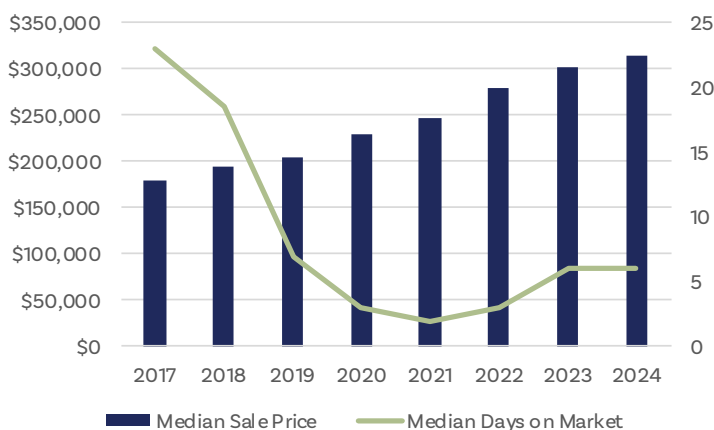
While **owner-occupied housing represents the majority** of occupied housing units in the Town, Christiansburg has the third largest proportion of renter-occupied units in the region after the Town of Blacksburg and City of Radford. Housing affordability continues to be a challenge for many residents. In Christiansburg, approximately 16 percent of homeowners and 39 percent of renters are considered cost-burdened, meaning **households are spending more than 30% of their income on housing and utility costs.**

Housing Tenure

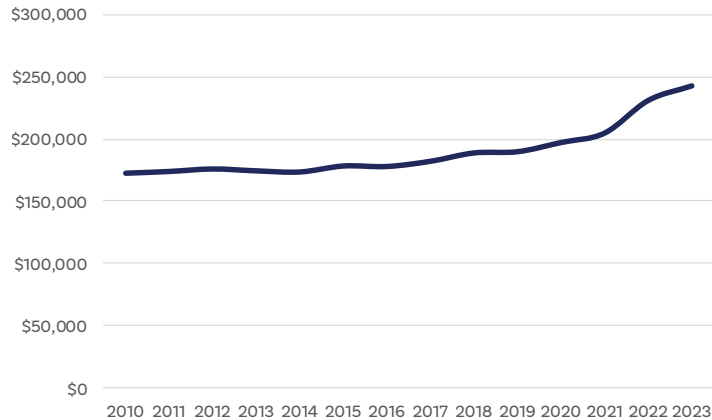


Source: U.S. Census Bureau, American Community Survey (ACS) 2024 5-Year Estimates.

Median Sale Price and Days on Market



Median Home Value



Median home sale prices have steadily increased since 2017, while the median number of days homes remain on the market has sharply declined. A leveling of days on market occurred with the 2022 increase in mortgage interest rates. This trend suggests continued demand for housing within the Town.

Median home values have steadily increased over the past two decades, with the most significant growth occurring in recent years.

Source: U.S. Census Bureau, American Community Survey (ACS) 2024 5-Year Estimates.

Source: U.S. Census Bureau, American Community Survey (ACS) 2024 5-Year Estimates.

In addition to housing supply and affordability, **many households face additional barriers** to obtaining suitable housing. These barriers may include mortgage readiness, limited savings for down payments or security deposits, poor credit history, consumer or student loan debt, and other personal or financial challenges that can affect a household's ability to purchase or rent a home.



Key Housing Terms

Housing Affordability: Regardless of income, a home is considered “affordable” if a household pays less than 30% of their income on rent/mortgage and utilities.

Affordable Housing (definition): typically, a home for rent or sale that was subsidized by funding aimed at keeping the rent or sales price attainable for households earning less than 80% of the area median income.

Workforce housing (definition): Housing typically affordable for young professionals or entry to mid-level workers and loosely correlated to households earning 81-150% of the area median income.

Universal Design (definition): A housing design approach that makes a home accessible to all people—regardless of age, size, or ability level—without requiring specialized adaptation

Cost burdened: a household is considered cost burdened if it spends more than 30% of its income on housing. Severely cost-burdened households pay 50% or more of their income for housing and are likely making choices between housing and other necessities.

HOUSING PROGRAMS:

New River Valley HOME Consortium: Since 2007, the NRV has received a federal allocation of housing funding from the Department of Housing and Urban Development (HUD). This funding is shared throughout the region and can be used towards homeownership, rental, or homeowner rehab

New River Valley Housing Fund: created in 2023, the NRV Housing Fund is a locally-derived pool of funds for the creation or preservation of affordable housing in the NRV.

Homeless Prevention: The Town has utilized HUD funding to assist local non-profits in

administering homeless prevention programs. These funds provide necessary financial relief to qualifying Christiansburg residents in danger of losing their housing stability.

Housing Repair Program: The Town has utilized HUD funding to empower local nonprofit work to conduct repairs on qualifying properties. This program allows for residents to find aid in critical home repair needs and accessibility assistance.

Regional Housing Study: The Regional + Local housing study, completed in 2021, identified several strategies to help address existing and future housing needs within Christiansburg and the region. Based on data findings, stakeholder input and observations, the study identified the following strategies to address existing and future housing needs within Christiansburg:

- Preserve and Improve Aging Townhouses
- Consider Expansion of Accessory Dwelling Unit Allowances
- Improve/Strengthen Code Enforcement and Inspection Programs
- Promote Adaptive Reuses of Institutional Properties
- Align Housing and Community Development Efforts

These strategies helped inform and shape portions of the Housing Policies within this Element. An update to the Regional + Local housing study is slated to begin in late 2026.





Survey and Focus Group Findings:

Survey responses identified housing availability and affordability as the community's highest priority.

Public comments highlighted concerns regarding the lack of affordable housing, limited senior housing options, and insufficient rental housing opportunities within the Town.

Survey responses reflected mixed levels of satisfaction with the housing choices currently available in the Town. Many respondents expressed support for redevelopment and additional residential development opportunities. Public input emphasized the importance of creating walkable neighborhoods connected to services, amenities, employment opportunities, and community destinations.

Focus group discussions also emphasized the need for a greater diversity of housing types, balancing new residential development with preservation and maintenance of the existing housing stock, and identifying strategies to support affordable workforce housing opportunities.

These existing conditions analysis, demographic trends, housing focus group discussions, community input, issues, opportunities and challenges identified through the planning process helped inform and shape the goals, objectives, and policies within this Housing Element.

HOUSING

Goals, Objectives, & Policies:



Variety of Housing & Community Connectivity

Goal H.1: *Promote a variety of housing opportunities to meet community needs and enhance connectivity to improve the overall quality of life of the community.*

Objective H.1.1: Increase diverse housing types to cater to the different needs of residents of different ages, income levels and preferences.

Policy H.1.1.1:

Expand the variety of housing options to meet needs of various community members such as young families, seniors, professionals, and service workers. This includes accommodation of different needs and preferences for housing size, design, location, and price.

Policy H.1.1.2:

Identify and implement zoning regulations that support a diverse mix of housing types.

Policy H.1.1.3:

Encourage infill development on vacant or under-utilized land to maximize the efficient use of land.

Policy H.1.1.4:

Provide strategic investments in public infrastructure to encourage mixed -use development in downtown areas, incorporating residential component to the development.

Policy H.1.1.5:

Develop and implement incentives to promote environmental protection and encourage efficient-energy design.

Policy H.1.1.6:

Encourage integration of green building practices in new housing developments to reduce environmental impacts and lower utility cost for residents.

Policy H.1.1.7:

Evaluate zoning and development regulations to allow or expand the use of accessory dwelling units (ADUs) as a way to increase housing options, support aging in place, and provide additional affordable housing opportunities.

Policy H.1.1.8:

Encourage the adaptive reuse of vacant or underutilized institutional properties such as schools and churches, and civic buildings for residential or mixed-use development where appropriate.



Objective H.1.2: Enhance neighborhood connectivity and link housing areas to amenities and essential services.

Policy H.1.2.1:

Assess existing neighborhoods to identify opportunities to create connections to trails and sidewalks.

Policy H.1.2.2:

Identify gaps in trail and sidewalk networks.

Policy H.1.2.3:

Promote neighborhood designs with sidewalks, crosswalks, and pedestrian amenities such as benches and lighting.

Policy H.1.2.4:

Strive to ensure that all roadways are designed for safe access by all users, including pedestrians, cyclists, and transit riders.

Policy H.1.2.5:

Encourage mixed-use zoning that integrate residential, commercial, and recreational spaces fostering vibrant and walkable communities.

Policy H.1.2.6:

Prioritize projects connecting residential areas to parks, schools, and commercial centers.

Affordability

Goal H.2: *Facilitate the provision of housing that is affordable for all income levels.*

Objective H.2.1: Encourage the private and non-profit sector to build a diverse range of dwelling units in various types, sizes and costs to meet the affordable housing needs of both existing and future populations of the Town. Additionally pursue partnership for affordable housing initiative and support the preservation of existing affordable housing.

Policy H.2.1.1:

Create incentives for developers and non-profit to build affordable housing.

Policy H.2.1.2:

Collaborate with private developers and non-profit organizations to create a mixed-income housing development.

Policy H.2.1.3:

Continue supporting local and regional partnerships to provide affordable housing opportunities to residents.

Policy H.2.1.4:

Support the development of affordable housing and provide financial assistance programs.

Policy H.2.1.5:

Preserve existing affordable housing by assisting property owners in securing grants or subsidized loans to prevent physical deterioration.

Policy H.2.1.6:

Encourage the preservation and revitalization of aging townhouse communities through reinvestment, property maintenance, and partnerships that support rehabilitation and homeownership opportunities to maintain housing affordability and long-term neighborhood stability.

Policy H.2.1.7:

Align community development efforts, including the expansion of infrastructure, amenities, and economic development, with housing initiatives to ensure balanced community growth.

Safety & Accessibility

Goal H.3: *Enhance the availability of safe and accessible housing for all community members.*

Objective H.3.1: Create safe and accessible housing options to meet the needs of the community, including individuals with special needs and the elderly.

Policy H.3.1.1:

Upgrade and maintain infrastructure to improve safety and accessibility.

Policy H.3.1.2:

Continue enforcing maintenance standards on rental housing.

Policy H.3.1.3:

Enhance safety of housing through building codes, regular inspections and community safety programs.

Policy H.3.1.4:

Continue to implement and improve the Building Department's program for condemning dilapidated properties.

Policy H.3.1.5:

Promote the design and maintenance of public spaces within neighborhoods, such as parks and playgrounds, with safety features like clear sightlines, adequate lighting, and regular maintenance.

Policy H.3.1.6:

Offer incentives to developers and non-profit who include affordable and accessible housing units in their projects.

Policy H.3.1.7:

Encourage a wide range of housing types and choices within neighborhoods including accommodations for those with special needs.

Policy H.3.1.8:

Foster housing with universal design features to support aging in place and ensures accessibility for people with special needs.

Policy H.3.1.9:

Promote housing maintenance and safety through partnerships with community organizations, collaboration among local departments, education and outreach to residents and property owners regarding housing conditions, potential hazards, and available resources.

