A family must make approximately $106K in order to afford the median home for sale on the market in Goochland County.

Income needed to afford median home sold in 2020

Approximately 53% of Goochland County households earned less than $100K in 2018.

Estimated Salaries in Goochland County

Renters only make a fraction of what homeowners do.

Rents in the county are some of the highest in the region with a median of $1,197.
The senior population will almost double by 2040. The 65 year and older population is expected to increase from 4,686 to 8,187 by 2040, a 75% increase.

Source: UVA Weldon Cooper Center Population Projections 2020-2040 and American Community Survey, 5-Year Estimates 2013-2018, Table DP05

1 in 3 seniors who are living alone are cost burdened.

Source: 2013-2017 Comprehensive Housing Affordability Strategy Data, Table 7

The county has become significantly less diverse since the 1960s. From 48% Black in the 1960s to only 16% in 2018. The Black population has grown only slightly, as the white population continues to grow rapidly.

Source: U.S Census Bureau, Decennial Census 1960-2010 and American Community Survey, 5-Year Estimates 2013-2018, Table DP05

38% of African-American households in the county are cost burdened. This is more than double that of white households which are only 15% cost burdened.

Source: 2013-2017 Comprehensive Housing Affordability Strategy Data, Table 9

The number of Black Goochland households experiencing cost burden (38%) is very high relative to the Black population (16%).

Source: 2013-2017 Comprehensive Housing Affordability Strategy Data, Table 9 & American Community Survey, 5-Year Estimates, 2018, Table S02001

Only 1% in the county permits diverse housing types (duplexes, townhomes, etc.) by-right.

By-right zoning means that the approval process is streamlined and does not require a discretionary review process if the development or project complies with local zoning standards.

Source: Goochland County Zoning Ordinance, 2020

Lack of broadband in Western Goochland is impacting the housing market and equity in the county.

Source: Virginia Telecommunications Initiative (VATI)

HDA Advisors are your affordable housing experts. We offer organizational development, real estate development, and research & policy for non-profits in the affordable housing industry. // hdadvisors.net // 203 N. Robinson St., Richmond, VA 23220