

Accomack-Northampton Planning District  
Commission

# EASTERN SHORE OF VIRGINIA REGIONAL HOUSING STUDY

March 2022



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# Chapter I. Introduction

This Accomack-Northampton Planning District Commission (A-NPDC) selected consultants to develop this Regional Facilitation Services and Housing Needs Analysis between July 2021 and March 2022. This report serves to provide the region, local units of government, housing developers, and the community with a meaningful sense of the bi-county housing market in order to formulate affordable housing priorities and detail actions for the foreseeable future.

The report consists of ten chapters to present a holistic understanding of the Eastern Shore's housing market. A community engagement process helped inform this effort, which included four public meetings at venues throughout Northampton and Accomack Counties to solicit citizen input on housing topics. Customized surveys collected information from three groups: residents, landlords, and employers. This surveying effort gathered 495 resident responses, 24 replies from landlords, and 17 responses from employers. The appendix includes a complete record of engagement results, and the following chapters incorporate notable comments from the public meetings and surveys.

## **Chapter II. Defining Affordability**

In Defining Affordability, the various income levels and terms related to housing affordability are classified and listed for each county. These graphics aim to assist in understanding the references to various income references throughout the study.

## **Chapter III. Socioeconomic and Demographic Analysis**

In the Socioeconomic and Demographic Analysis, a profile of Eastern Shore residents emphasizes how these trends reflect the availability and affordability of housing in Accomack and Northampton Counties. Every household needs a housing unit, but many Eastern Shore households are cost-burdened, paying more than 30% of their income on housing costs. Cost burden is much more prevalent among renter households whose incomes tend to be lower than owner households.

## **Chapter IV. Home Ownership Market Analysis**

The housing inventory across the two counties consists primarily of single-family detached units with very few multi-family options. Generally, multi-family housing is more affordable and presents a higher density of dwellings to address significant demand.

## **Chapter V. Rental Market Analysis**

The landscape of rental housing consists of slightly more diverse housing types than owner-occupied housing. This chapter reviews the breakdown of housing types, unit characteristics, and household characteristics. Overall, the Eastern Shore reveals much less diversity of housing types than the Commonwealth. Both counties also exhibit considerably fewer examples of other housing types compared to the state. The missing middle problem affects the rental market as well, leaving renters with few options other than detached single-family houses or mobile homes, polar opposites on the spectrum of housing affordability.



## **Chapter VI. Housing Gap Analysis**

The Housing Gap Analysis reveals where there are inadequate inventories of housing units that are affordable and available to both renters and owners at the lowest and highest income tiers. As a result, a lack of inventory for higher income households forces them to rent and buy down-market, thereby squeezing out lower income households who have the fewest resources.

## **Chapter VII. Housing with Supporting Services**

Housing with Supportive Services includes an assessment of supportive housing need, recognized as an effective housing strategy for people with special needs. It combines affordable housing with intensive supportive services to help vulnerable populations stabilize and maintain housing.

## **Chapter VIII. Projected Growth and Housing Demand**

Projected Growth and Housing Demand is a discussion on how future resident households will impact the need for more, or less, affordable housing units in the two counties. Long-term projections anticipate population decline in both counties.

## **Chapter IX. Neighborhood Assessments**

The Neighborhood Assessments chapter is a detailed physical survey and assessment of five neighborhoods selected by the PDC to represent the state of housing on the Eastern Shore.

## **Chapter X. Local Barriers**

An inventory of barriers, which helps to provide greater context to the subsequent recommendations.

## **Chapter XI. Recommendations**

The recommendations included in this section are linked directly to the trends, conditions and barriers identified throughout the Regional Housing Study. The recommendations will require a well-coordinated strategy within each county to set the stage for encouraging and facilitating new housing development.

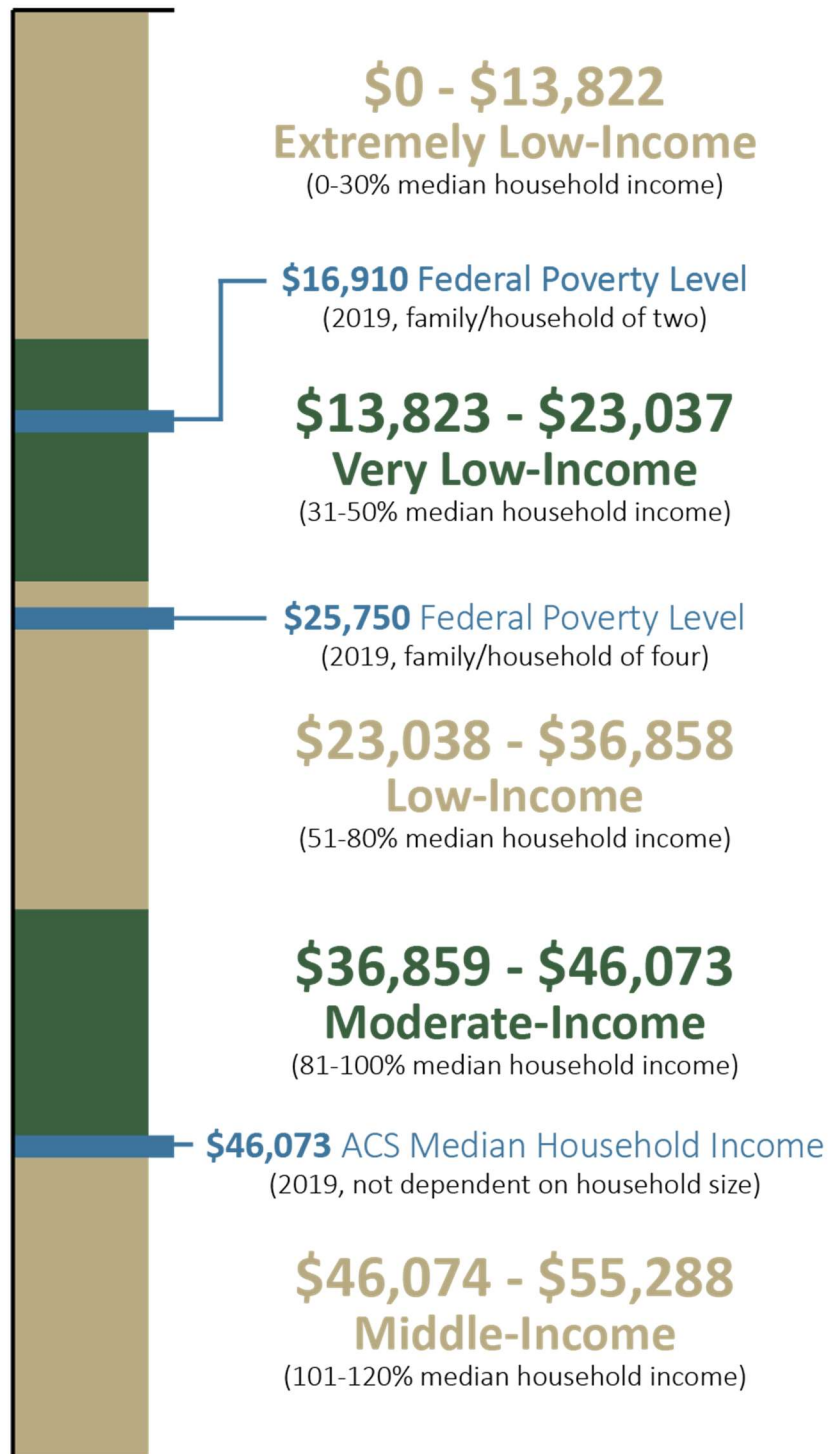
## Chapter II. Defining Affordability

The concept of affordability is a key focus when analyzing how well a housing market meets housing demand for all income levels in a community. A number of terms are used consistently throughout this report to refer to specific housing concepts, many of which are based on the level of affordability. All incomes are shown for 2019 for consistency.

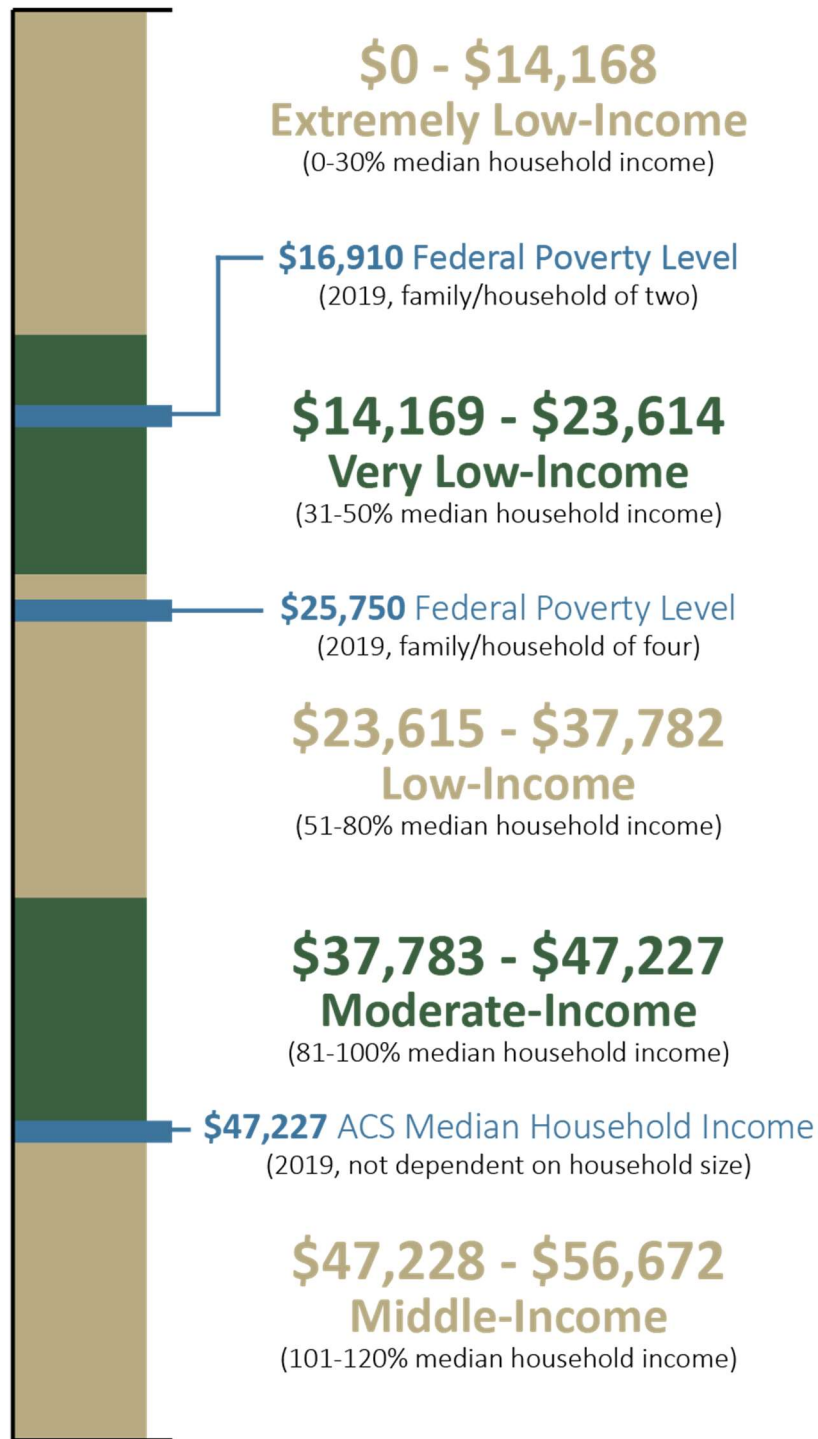
- **Housing costs:** Homeownership costs include mortgage principal and interest, taxes, insurance and utilities. Rental costs include rent and utilities.
- **Affordability:** Housing is affordable if a household pays no more than 30% of their income on all housing costs.
- **HUD Adjusted Median Family Income:** Income calculations published by HUD for states, counties, cities and large urban areas that are adjusted for household size.
- **Area Median Income:** This household income calculation comes from the American Community Survey for a given geographic area as a reference point. This income is not adjusted for household size like the median family income, and so it is usually a smaller number.
- **Extremely low-income:** 30% or less of the area median income
- **Very low-income:** 31% to 50% of the area median income
- **Low-income:** 51% to 80% of the area median income - “Low-income” can also be used as a catch-all term for any household earning up to 80% of the area median income.
- **Moderate-income:** 81% to 100% of the area median income
- **Middle-income:** 101% to 120% of median income
- **Workforce Housing:** typically, refers to middle-income households who do not qualify for most federally subsidized housing assistance such Low-Income Housing Tax Credit units or the Housing Choice Voucher program. The Urban Land Institute defines this as 60% to 120% of the area median income.
- **Poverty:** The federal poverty threshold for a family of four in 2019 was \$25,750 per year. This was equal to 50% of Accomack County’s 2019 median family income as determined by HUD. It was equal to 46% of Northampton County’s 2019 median family income.
- **Cost burden:** HUD defines any household paying more than 30% of income on housing expenses as “cost-burdened.”
- **Severe cost burden:** This applies to any household paying more than 50% of income on housing expenses.

The graphics on the following page illustrate these income levels for each of the two counties. Unless otherwise noted, the income ranges listed in the following graphics are derived from the 2019 ACS median household income level for each county.

# ACCOMACK COUNTY



# NORTHAMPTON COUNTY



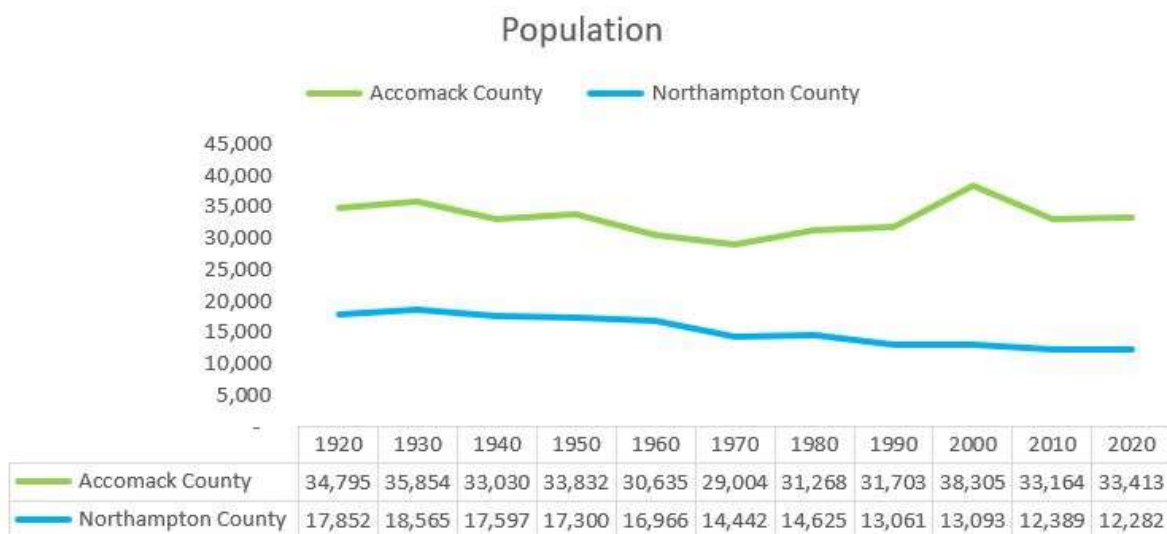
# Chapter III. Socioeconomic and Demographic Analysis

Socioeconomic and demographic changes significantly influence housing markets and household needs. This chapter documents past trends and provides meaningful analysis of the data. The following analysis address population trends, race and ethnicity characteristics, age characteristics, educational attainment, household size and income, community characteristics, and residential vacancy.

## Population Trends

The Eastern Shore's population has remained relatively stable over the last century but exhibits a trend of decline. The 2020 population is 13% less than it was in 1920. Northampton County exhibits more consistent population loss, with a net change of -31% over the last century. Accomack County's population has fluctuated but has experienced a net loss of 4%. **Figure 2.1** shows the population trends for Accomack and Northampton counties<sup>1</sup>. The declining trends are in sharp contrast to Virginia's 247% population increase over the same period.

Figure 2.1 Population trends, source: 2020 Decennial Census



**Table 2.1** shows the population change over the last three Decennial Census years. Accomack grew by 0.8% over the last decade, while Northampton lost a smaller percentage of its

<sup>1</sup> According to the 2002 Regional Housing Assessment and Strategic Plan, the anomalous spike in Accomack's population between 1900 and 2000 is possibly inaccurate. The increase was largely due to a large population increase reported for Census Tract 9902. Officials knew of no obvious explanation for the increase and consequently suspected a tabulation error or miscounting of seasonal visitors. Officials reported the possible discrepancy to Census Bureau shortly after the 2000 Decennial Census, but the count remains unchanged.

population than it did in the previous decade. Minimal or negative population growth suggests that housing issues on the Eastern Shore likely concern the quality and affordability of existing housing stock as well as a lack of housing for new residents.

Figure 2.2 Race and ethnicity, source: 2020 Decennial Census, Table P1

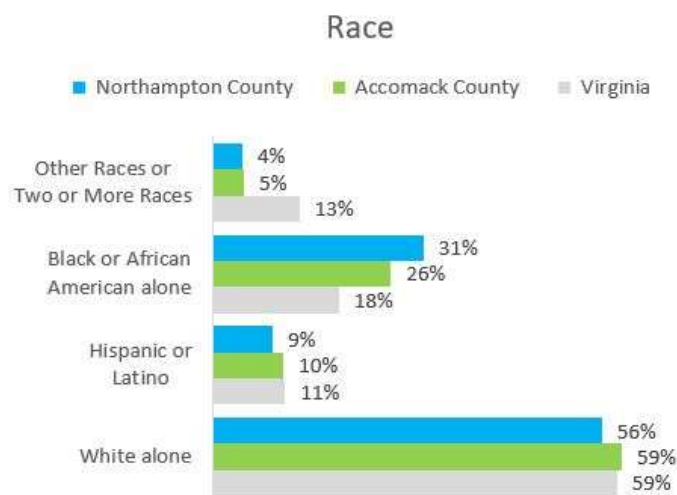


Figure 2.3 Population pyramids, 2015-2019 ACS 5-Year Estimates, Table S0101

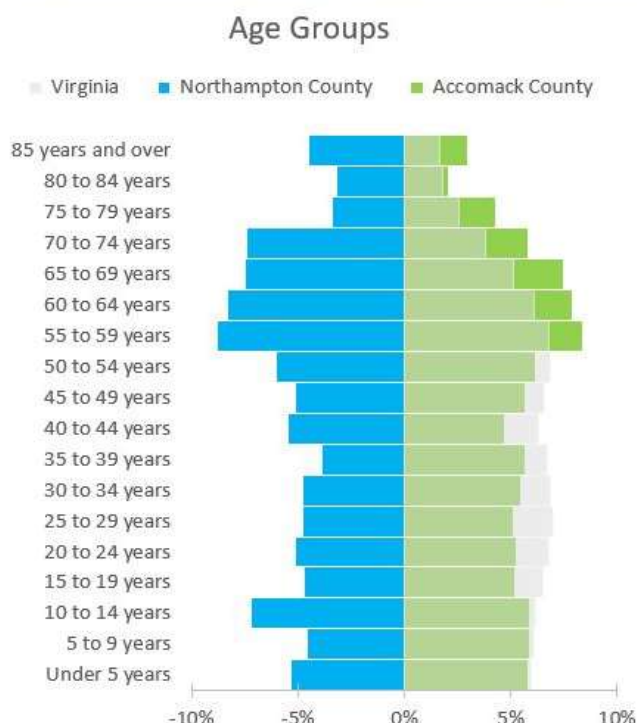


Table 2.1 Recent population trends, source: 2020 Decennial Census, Table P1

Total Population	Virginia	% Change	Accomack County	% Change	Northampton County	% Change
2000	7,078,515		38,305		13,093	
2010	8,001,024	13.0%	33,164	-13.4%	12,389	-5.4%
2020	8,631,393	7.9%	33,413	0.8%	12,282	-0.9%

## Race and Ethnicity Characteristics

The Eastern Shore's racial composition is relatively similar to Virginia as a whole. Like the Commonwealth, both counties are roughly 60% white and 10% Hispanic or Latino. The composition of minorities on the Eastern Shore shows a higher proportion of African Americans and a lower proportion of other races and multiple races compared with Virginia. **Figure 2.2** shows the breakdown of races on the Eastern Shore. Systemic racism presents special challenges for minority homeowners and renters, particularly African Americans. African Americans face structural barriers to purchasing and renting housing, and to maintaining the



value and quality of housing already obtained.<sup>2,3</sup> Discrimination may be an important housing issue on the Eastern Shore, where about one in four residents are African American.

## Age Characteristics

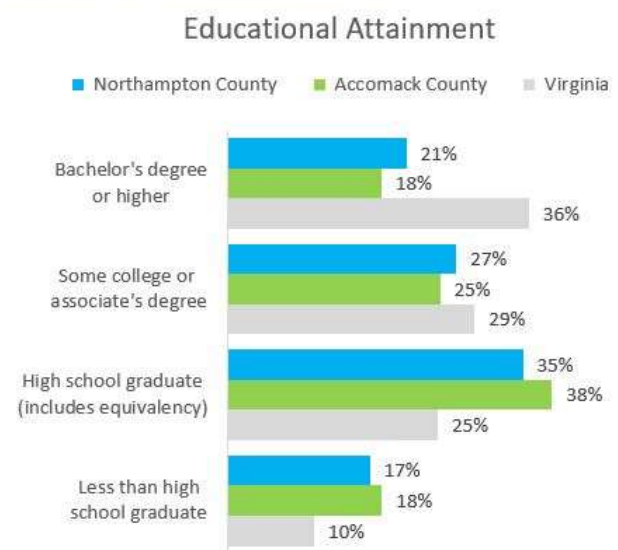
The Eastern Shore's population is older than the state. Northampton's median age of 49 is almost eleven years older than Virginia's median age of 38.2 years. Accomack County's median age is 45.9. **Figure 2.3** shows the breakdown of different age groups on the Eastern Shore compared to the state. In both counties, roughly 40% of residents are over 55, and about one in four residents are 65 or older. Virginia exhibits a smoother distribution, with two clusters between 20 and 39 years and 45 to 59 years. Elderly people have special housing considerations, including physical accessibility, access to in-home care services, and the need for group housing. Additionally, most retirees live on fixed income, which makes affordability particularly important for elderly housing.

*Housing affordability for elderly residents was a concern for survey respondents. 48% of respondents said that **senior housing** should be the Eastern Shore's priority for affordable housing.*

## Educational Attainment

The Eastern Shore shows lower rates of educational attainment than the state. Both counties exceed the state's share of residents with high school education or less, whereas the state outpaces both counties in the proportion of people with some college education or more. Northampton County has slightly higher rates of educational attainment than Accomack County. **Figure 2.4** shows the attainment rates for various levels of education. Education is positively correlated with income and negatively correlated with unemployment rates.<sup>4</sup> Income and employment bear heavily on housing affordability and home ownership. Consequently, lower educational attainment may contribute to housing affordability issues on the Eastern Shore.

Figure 2.4 Educational attainment, source: 2015-2019 ACS 5-Year Estimates, Table S1501



<sup>2</sup> <https://www.americanprogress.org/article/racial-disparities-home-appreciation/>, Accessed Nov. 16, 2021.

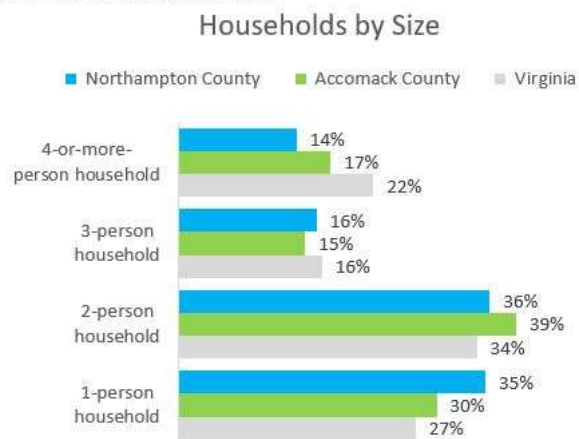
<sup>3</sup> <https://www.brookings.edu/research/devaluation-of-assets-in-black-neighborhoods/>, Accessed Nov. 16, 2021.

<sup>4</sup> <https://www.bls.gov/emp/chart-unemployment-earnings-education.htm>, Accessed Nov. 16, 2021.

## Household Size and Income

Households tend to be smaller on the Eastern Shore compared to statewide trends. Both counties have higher shares of 1- and 2-person households than the state and lower shares of 3- and 4-or-more-person households. The relative prevalence of smaller households is likely due to the older ages of households on the Eastern Shore. **Figure 2.5** shows the percentages of various household sizes. Higher proportions of small households suggest that the Eastern Shore has a high number of housing units per capita.

Figure 2.5 Household size, source: 2015-2019 ACS 5-Year Estimates, Table S2501



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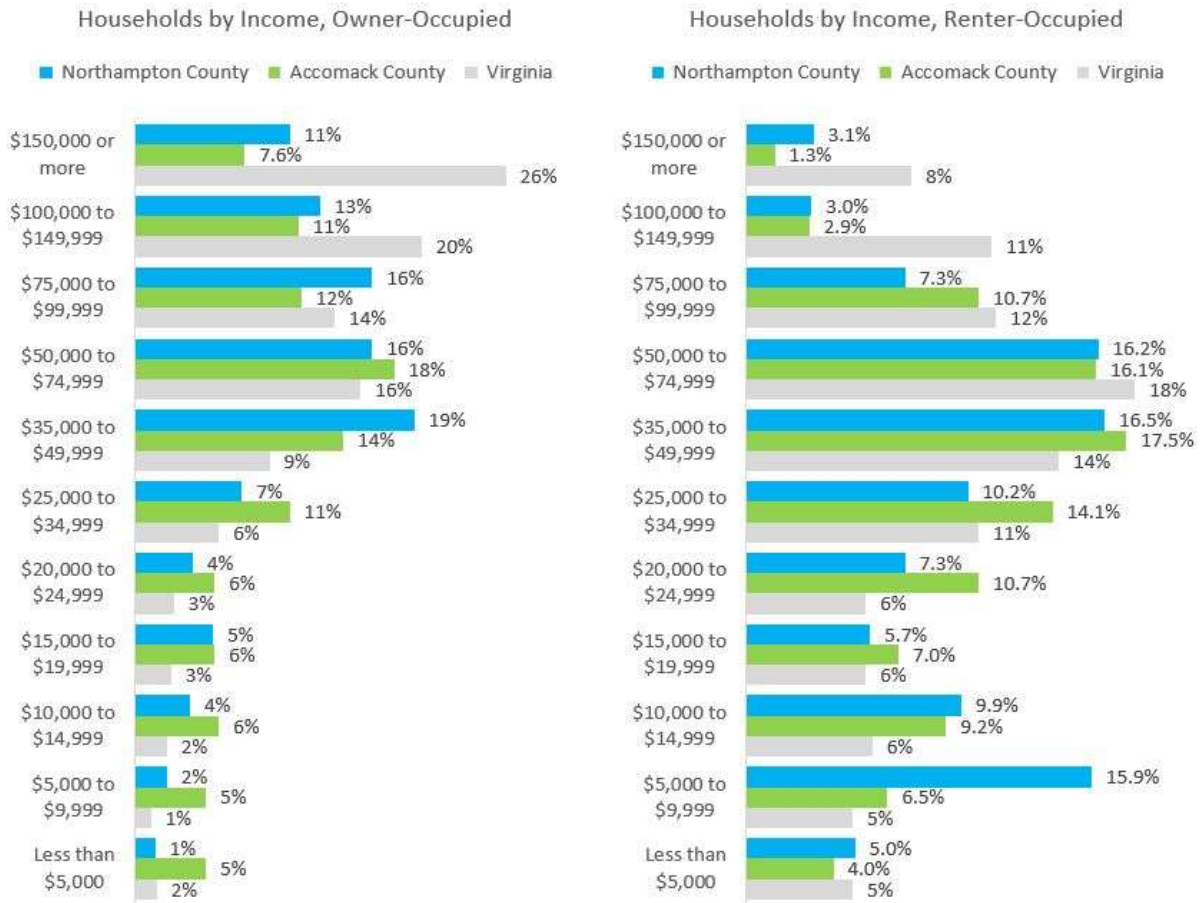
*Housing prices are an obstacle to residents finding new housing on the Eastern Shore. 46% of survey respondents that **the inability of finding a house within their budget** would prevent them from moving to a different house. Additionally, 46% of respondents said that **housing units for lower income households to purchase** was the most important housing need for current and future residents.*

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Like educational attainment, the Eastern Shore lags in the statewide trends for higher household income. **Figure 2.6** shows household income distributions for owners and renters. Compared to the state, the Eastern Shore generally has higher shares of owner- and renter-occupied households at lower income levels and lower or comparable shares of middle- and higher-income households. The same pattern holds for homeowners between the two counties, with Northampton County having higher proportions of more affluent homeowners. The inter-county trend is reversed among renters, however, suggesting a sharp income divide between homeowners and renters in Northampton County. Northampton County has a particularly high concentration of very low-income households, with about one in five renter-occupied households earning less than \$10,000 per year, possibly due to the older age of the county's population. The distribution of household incomes suggests that affordability issues in Accomack might concern homeowners more so than renters, whereas affordability issues in Northampton might be a bigger concern for renters than homeowners.



Figure 2.6 Household income by tenure, source: 2015-2019 ACS 5-Year Estimates, Table S2503



## Commuting Characteristics

Eastern Shore residents tend to have shorter commutes than most Virginia residents. **Figure 2.7** shows the commute times for the two counties and the state. The median travel time to work for Accomack and Northampton Counties are six and eight minutes shorter than the state's median time of 28.7 minutes. Over half of Eastern Shore residents have a commute shorter than twenty minutes, and two-thirds live within 25 minutes of their workplace. The short commute time is due to the fact that over half of Eastern Shore residents in the workforce live and work on the Eastern Shore, as shown in **Figure 2.8**

Figure 2.7 Travel time to work, source: 2015-2019 ACS 5-Year Estimates, Table S0801

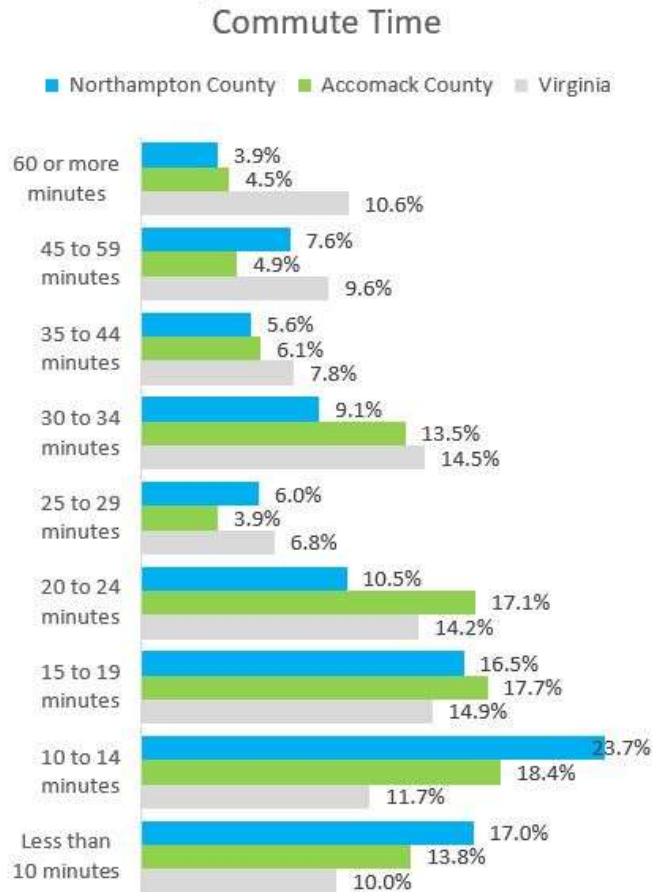
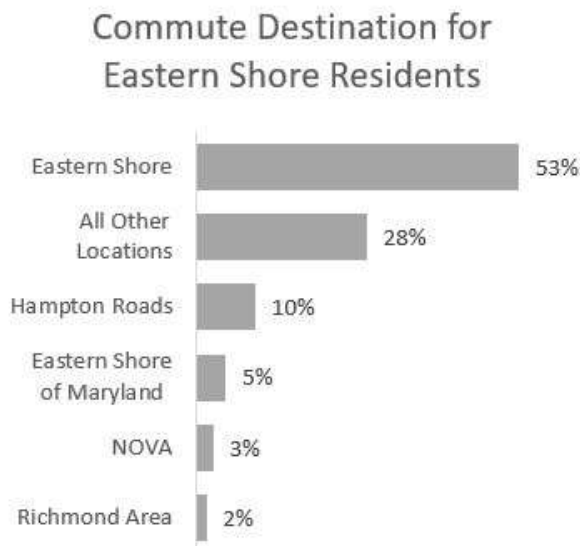


Figure 2.8 Commute destinations, source: U.S. Census Bureau, LEHD 2019

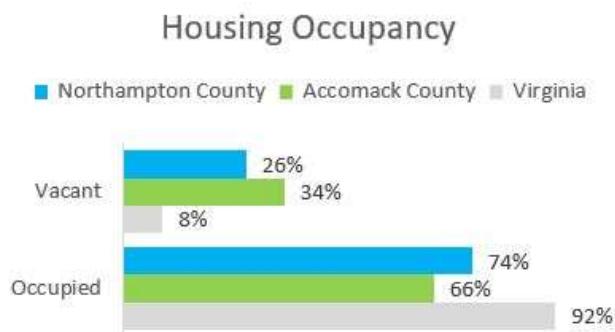


## Residential Vacancy

Vacant housing units are far more common on the Eastern Shore than in the state as a whole.

**Figure 2.9** shows the proportions of occupied and vacant housing. The disparity is largely caused by vacation homes on the Eastern Shore. **Figure 2.10** shows the status of vacant units, 56% of which are reserved for seasonal or other occasional use. The prevalence of vacation homes and short-term rentals, like Airbnb, constrain the supply of housing units that are available for year-round residents. Only 5% of the 10,083 vacant units on the Eastern Shore are available for rent or for sale, a much smaller share than the Commonwealth's 25%.

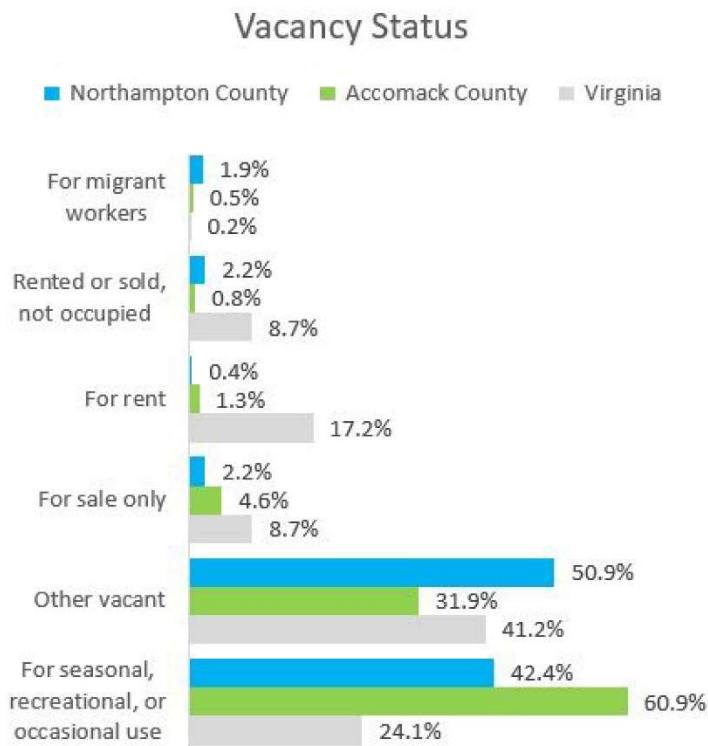
Figure 2.9 Housing occupancy, source: 2020 Decennial Census, Table H1



Also significant is the percentage of units categorized as “other vacant”.

These are units that are off the market and unavailable for rent. Typically, this includes units that are uninhabitable, being used for storage by the owners, owned by financial institutions, tied up in heirship or other legal situations, among other reasons.

Figure 2.10 Vacancy status, source: 2015-2019 ACS 5-Year Estimates, Table B25004



# Chapter IV. Home Ownership Market Analysis

## Number and Composition of Units

According to the 2020 Decennial Census, there are just over 29,000 housing units on the Eastern Shore. **Table 3.1** shows the breakdown of occupied and vacant units in the two counties.

*Table 3.1. Number of housing units, source: \*2020 Decennial Census, Table H1, \*\*2015-2019 ACS 5-Year Estimates, Table CP04*

Housing Units	Accomack County	Northampton County	Virginia
<b>Total units*</b>	21,703	7,373	-
<b>Occupied*</b>	14,302	5,457	-
<b>Vacant *</b>	7,401	1,916	-
<b>Owner-occupied**</b>	66.8%	65.2%	66.3%
<b>Renter-occupied**</b>	33.2%	34.8%	33.7%
<b>Average household size of owner-occupied unit**</b>	2.23	2.15	2.67
<b>Average household size of renter-occupied unit**</b>	2.6	2.44	2.48

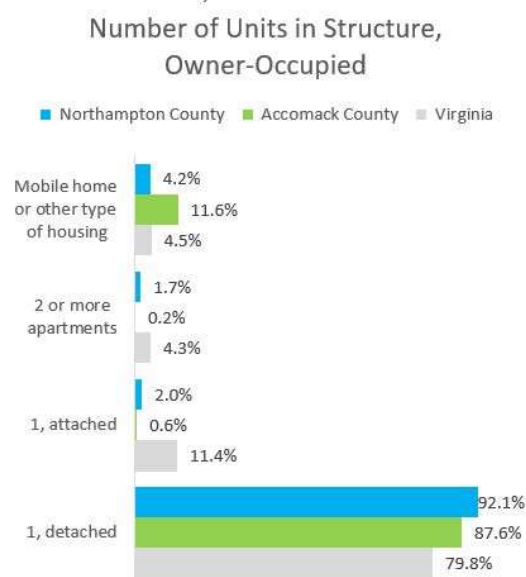
Accomack and Northampton have around 9,000 and 3,500 owner-occupied units, respectively. Both counties' occupied housing stock consist of around two-thirds owner-occupied and one-third renter-occupied units, similar to the State's composition. Both counties, particularly Northampton County, exhibit smaller average household sizes, likely due to the age composition discussed in Chapter 2.

## Unity Type

The Eastern Shore lacks a diversity of housing options for homeowners. **Figure 3.1** shows the unit types of owner-occupied housing in both counties and Virginia as a whole. Single-family detached houses are the most common housing type on the Eastern Shore. While there is a small share of mobile homes, other housing types, such as duplexes or triplexes, are virtually non-existent in the area. Accomack has particularly low numbers of attached housing types and a relatively higher share of mobile homes than Northampton County and Virginia.

Detached single-family houses tend to be the most expensive form of housing. Consequently, the lack

*Figure 3.1. Types of owner-occupied housing units, source: 2015-2019 ACS 5-Year Estimates, Table S2504*



of options in housing types can create a lack of affordable housing. There are a variety of attached housing types that can increase affordability, often referred to as the “missing middle”.<sup>5</sup> Increasing the diversity of housing types increases choice for prospective homeowners and makes for a more visually rich built environment.

## Unit Characteristics

Owner-occupied housing units tend to be older on the Eastern Shore. **Figure 3.2** shows the distribution of units by year built. Over half of the units in the region were built before 1979. The age groups suggest that homebuilding peaked in the late 20<sup>th</sup> century for Accomack County and in the early 2000s for Northampton County.

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*The condition and quality of existing housing is an issue for Eastern Shore residents seeking new housing. Per the Resident Survey, 32% of respondents said that the **difficulty of finding a house to buy that wouldn't require a lot of rehabilitation or improvements** would prevent them from moving to another house on the Eastern Shore.*

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**Figure 3.3** shows the breakdown of units by the number of bedrooms. Most units on the Shore are mid-sized, with two or three bedrooms. Compared to the state, both counties show a higher proportion of two- or three-bedroom units than units with four or more bedrooms. Like the Commonwealth, both counties have very few one-bedroom or studio units. Around 99% of units in both counties have complete kitchen and plumbing facilities.

Median home values on the Eastern Shore are roughly two-thirds of the statewide median home value of \$273,100. Accomack County's median home value is \$171,800 and Northampton's is

Figure 3.2. Units by year built, source: *ibid.*

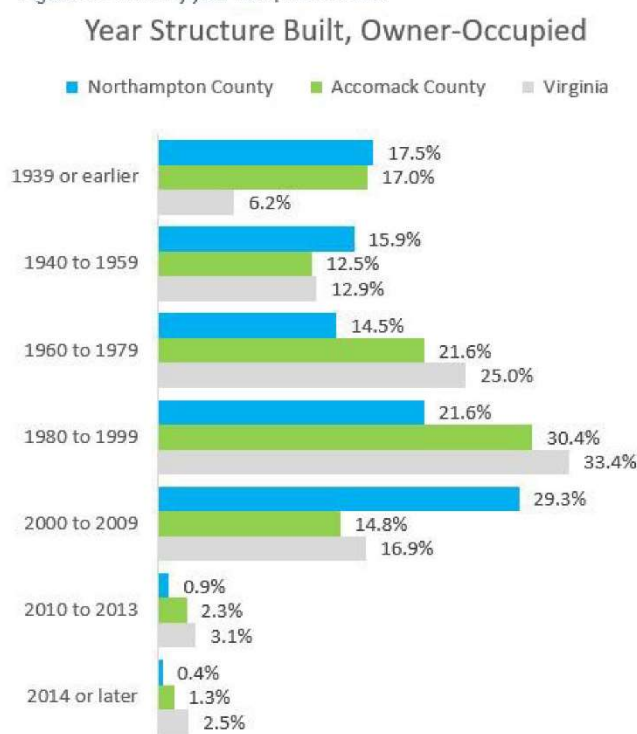
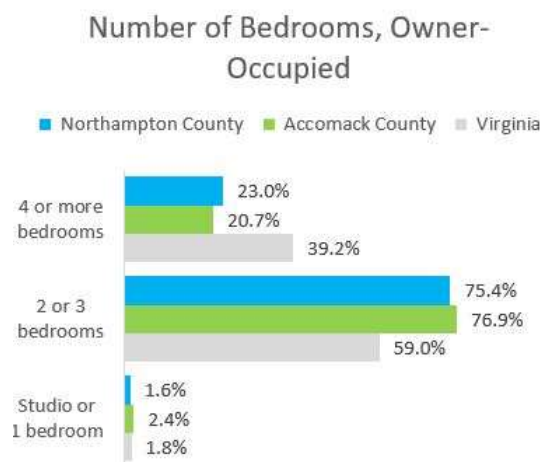


Figure 3.3 Units by number of bedrooms, source: *ibid.*

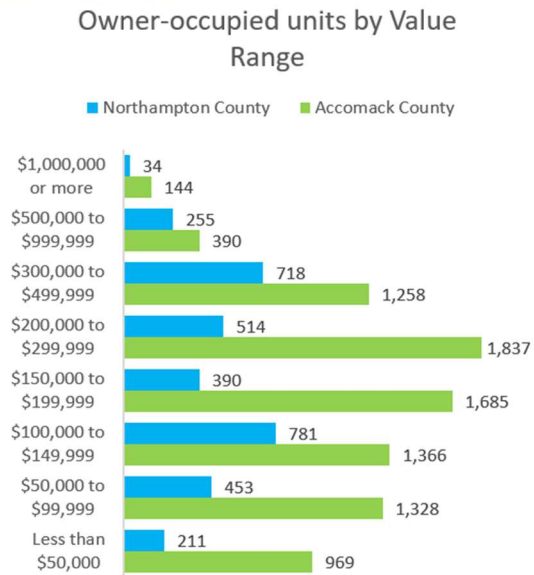


<sup>5</sup> <https://www.nahb.org/Advocacy/Industry-Issues/Land-Use-101/What-is-the-Missing-Middle-of-Housing>, Accessed Dec. 16, 2021.



\$176,800. **Figure 3.4** shows the number of owner-occupied units on the Eastern Shore by different home-value ranges. The chart shows the higher proportion of more valuable homes in Northampton County, which explains its higher median home value.

Figure 3.4, Owner-occupied units by value source: 2015-2019 ACS 5-Year Estimates, Table B25064



## Household Characteristics

Homeowners on the Eastern Shore tend to have fewer vehicles available than those in Virginia as a whole. **Figure 3.5** shows the number of vehicles available to owner-occupied units. Both counties have higher shares of no or one vehicle households than the state, and lower proportions of two or more vehicle households, which indicates a need for expanded public transportation.

Both counties exhibit similar rates of cost burden among owner-occupied units compared with the Commonwealth. **Figure 3.6** shows the shares of the owner-occupied housing units with and without mortgages with relatively low household incomes. The charts show the percent of homeowners whose household incomes are less than 30% or more than 30% but less than 50% of the HUD Adjusted Median Family Income (HAMFI). Northampton County exhibits slightly higher rates of cost burdened households without mortgages, likely due to the county's older population. High property taxes, homeowners' insurance, and flood insurance can burden homeowners with no mortgage.

Figure 3.5 Vehicle availability, source: 2015-2019 ACS 5-Year Estimates, Table B25044

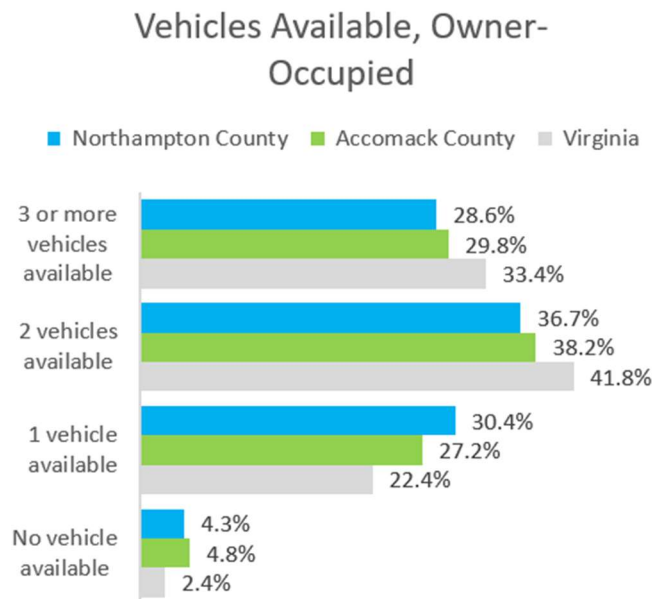
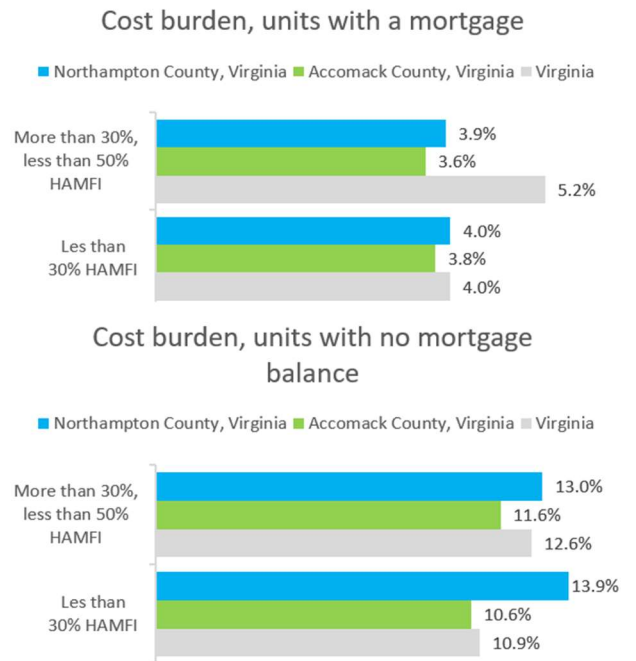


Figure 3.6 Cost burden among homeowners, source: CHAS 2013-2017



# Chapter V. Rental Market Analysis

## Number and Composition of Units

There are approximately 4,500 renter-occupied housing units in Accomack County and approximately 1,800 in Northampton County. Renter households tend to be slightly larger than owner-occupied households on the Eastern Shore, the reverse of which is true for Virginia as a whole.

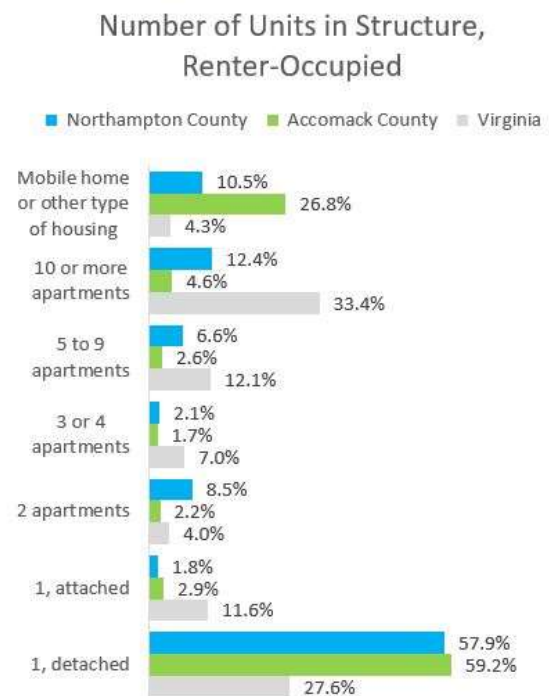
Table 3.1. Number of housing units, source: \*2020 Decennial Census, Table H1, \*\*2015-2019 ACS 5-Year Estimates, Table CP04

Housing Units	Accomack County	Northampton County	Virginia
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<b>Vacant *</b>	7,401	1,916	-
<b>Owner-occupied**</b>	66.8%	65.2%	66.3%
<b>Renter-occupied**</b>	33.2%	34.8%	33.7%
<b>Average household size of owner-occupied unit**</b>	2.23	2.15	2.67
<b>Average household size of renter-occupied unit**</b>	2.6	2.44	2.48

## Unit Type

The landscape of rental housing consists of slightly more diverse housing types than owner-occupied housing in both counties. **Figure 4.1** shows the breakdown of housing types. The Eastern Shore shows much less diversity of housing types than the Commonwealth. Both counties have higher shares of single-family detached houses, mobile homes, and small, two-unit apartment buildings than Virginia. Both counties also exhibit considerably fewer examples of other housing types compared to the state. The missing middle problem affects the rental market as well, leaving renters with few options other than detached single-family houses or mobile homes, polar opposites on the spectrum of housing affordability. The majority of Accomack's rental housing inventory is comprised of single family dwellings and mobile homes, accounting for almost nine out

Figure 4.1 Types of owner-occupied housing units, source: 2015-2019 ACS 5-Year Estimates, Table S2504





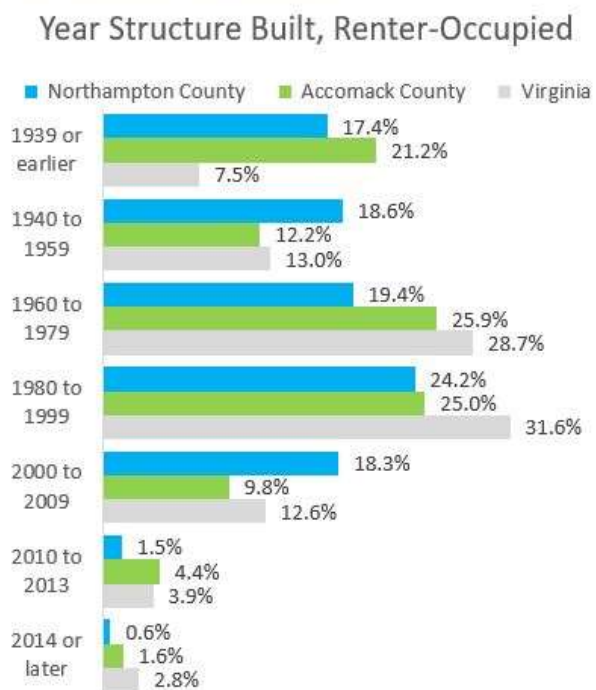
of every ten rental units, compared to seven out of ten units in Northampton County and three out of ten in the Commonwealth.

## Unit Characteristics

The age of rental housing units is similar to that of owner-occupied units on the Eastern Shore, not surprising given that both are comprised mostly of detached single-family houses. **Figure 4.2** shows the ages of structures with rental units. Like owner-occupied housing, construction of renter-occupied units declined significantly in the mid-2000s.

Virginia's median gross rent of \$1,234 is higher than median rents on the Eastern Shore, with Accomack's median gross rent of \$831 and Northampton's \$733. **Figure 4.3** shows the number of rental units at different gross rent price ranges. While Accomack County has more units available overall, both exhibit a similar distribution of units at the different rent ranges, with the majority of units available to rent for less than \$1,500 per month. In both counties, the lowest rent paid was below \$100 per month. As of 2020, the highest rent paid in Northampton was between \$1,500 to \$1,999 and in Accomack, it was between \$2,000 to \$2,499.

Figure 4.2 Units by year built, source: *ibid.*



Like owner-occupied housing, the rental housing stock on the Eastern Shore largely consists of two- or three-bedroom units. **Figure 4.4** shows the number of bedrooms per unit. The next most common rental housing type is the studio or one-bedroom unit, followed by four- or more bedroom units, which is the opposite composition of owner-occupied housing. Both counties, and Accomack in particular, exhibit lower shares of smaller units than Virginia.

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*Diversity in housing types and affordability was an important issue for survey respondents. 35% of respondents stated that **small buildings with up to four apartments for lower income households where rent is based on income** was the most important housing need for current and future residents on the Eastern Shore.*

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Figure 4.3 Rental units by price, source: 2015-2019 ACS 5-Year Estimates, Table B25064

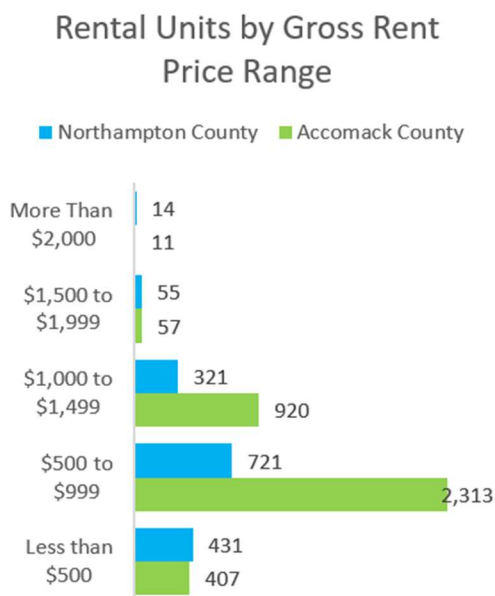
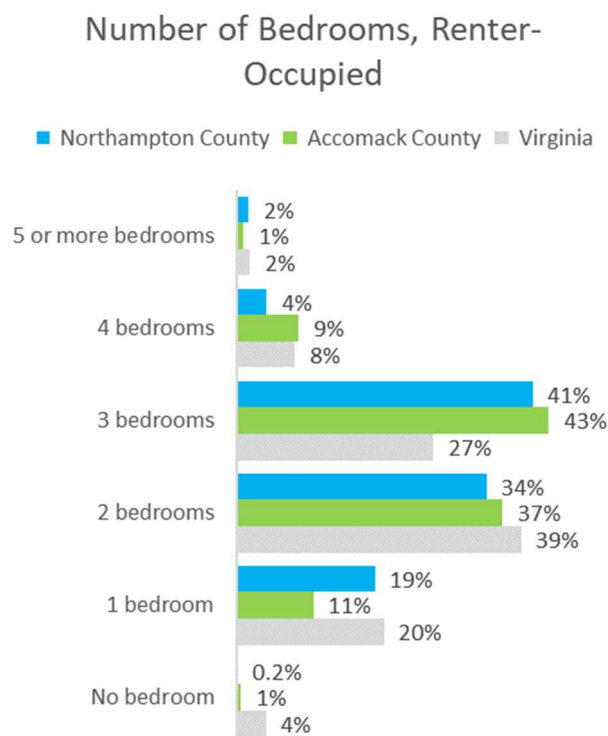


Figure 4.4 Bedrooms in rented units, source: 2015-2019 ACS 5-Year Estimates, Table B25042



## Household Characteristics

As shown in **Figure 4.5**, renters on the Eastern Shore tend to have less access to vehicles than homeowners, a trend that holds for the state as well. Approximately 60% of renters in both counties have access to one or no vehicles, compared to around 35% of homeowners. Furthermore, both counties have higher shares of renters with no access to a vehicle than Virginia as a whole.

*Affordability for elderly renters was a key issue for survey respondents. 37% of respondents stated that **apartment units for elderly households 60 years and older where is based on income** was the most important housing need for current and future residents on the Eastern Shore. 63% of respondents said that **creating new rental units** should be the Eastern Shore's priority for affordable housing.*

Both counties exhibit significant shares of low-income households among renter-occupied housing units. **Figure 4.6** shows cost burden, using the same HUD Adjusted Area Median Family Income (HAMFI) introduced in Chapter 3. Around 27% of renter households on the Eastern Shore earn less than 30% of HAMFI, compared with 22% of renter households in Virginia.

Figure 4.5 Vehicle availability, source: 2015-2019 ACS 5-Year Estimates, Table B25044

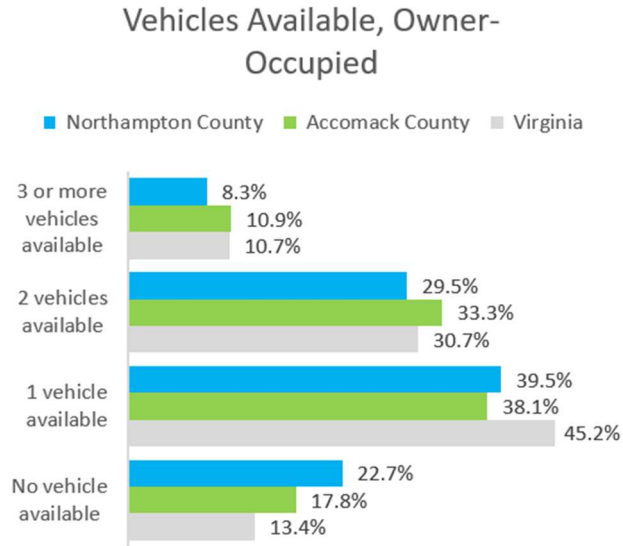
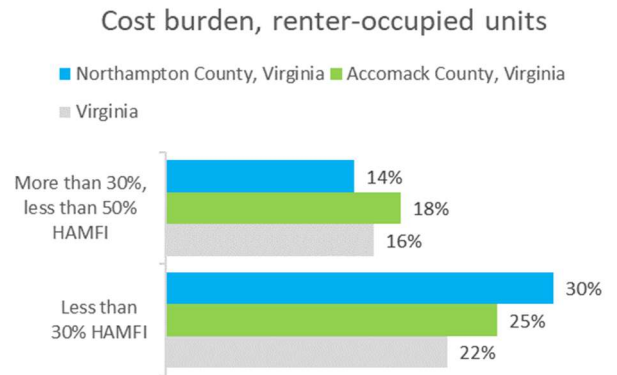


Figure 4.6 Cost burden among renters, source: CHAS 2013-2017



# Chapter VI. Housing Gap Analysis

## Cost Burden

A household is considered cost burdened if the household spends more than 30% of household income on housing. Comprehensive Housing Affordability Strategy (CHAS) data provides actual household counts within each income tier and adjusts for household size.

**In 2019, 24.0% of all Accomack County households and 27.1% of all Northampton County households were cost burdened.** Renters are more likely to be cost burdened than owners in both counties. In Accomack County, 36.1% of renters are cost-burdened compared to 18.3% of owners—double the rate of renters. In Northampton County, 34.0% of all renters were cost-burdened compared to 23.4% of homeowners.

## Renters

**Across most income tiers, renters are more likely to be cost burdened in Accomack County than in Northampton County.** Northampton renters at 51-80% AMI have a higher rate of cost burden at 57.5% compared to 39.3% among Accomack renters. However, across all income tiers of renters, the actual *number* of cost-burdened renter households in Accomack is more than twice the number in Northampton: 1,555 compared to 605. As income increases above 50% AMI, the degree of cost burden decreases significantly.

*Figure 5.1 Cost Burdened Renter-Occupied Households by Income Tier*

			Accomack County	Northampton County
Renter Households	Total	#	4,310	1,780
		% Cost Burdened	36.08%	33.99%
	0 - 30% AMI	#	905	415
		% Cost Burdened	69.61%	56.63%
	31 - 50% AMI	#	640	330
		% Cost Burdened	67.97%	57.58%
	51 - 80% AMI	#	930	235
		% Cost Burdened	39.25%	57.45%
	81 - 100% AMI	#	475	305
		% Cost Burdened	22.11%	6.56%
	100%+ AMI	#	1355	490
		% Cost Burdened	1.48%	5.10%

Source: 2014-2018 CHAS

## Owners

**Among homeowners, the lowest income households in Accomack and Northampton experienced the highest rates of cost burden at 58.6% and 94.0%, respectively.** Across the Eastern Shore, 19.7% of all homeowners in all income tiers were cost burdened. When segregated by income, however, there are notable distinctions. In Northampton County, 94.0% of owners earning 0-30% AMI are cost burdened compared to 58.6% in Accomack County. However, across all income tiers, the actual number of cost-burdened homeowners is much higher in Accomack. For example, 94% of Northampton homeowners at 0-30% AMI are cost-burdened, representing 235 owners. In Accomack, the rate is much lower at 58.6% but the actual number of cost-burdened owner households is 375. Comparable to renters, the degree of cost burden declines as household income rises.

*Figure 5.2 Owner-Occupied Households by Income Tier*

			Accomack County	Northampton County
Homeowner Households	Total	#	9,095	3,370
		% Cost Burdened	18.25%	23.44%
	0 - 30% AMI	#	640	250
		% Cost Burdened	58.59%	94.00%
	31 - 50% AMI	#	730	320
		% Cost Burdened	45.21%	51.56%
	51 - 80% AMI	#	1,570	405
		% Cost Burdened	25.80%	33.33%
	81 - 100% AMI	#	1,045	255
		% Cost Burdened	21.53%	29.41%
	100%+ AMI	#	5,110	2,140
		% Cost Burdened	6.36%	8.41%

Source: 2014-2018 CHAS

## Housing Gap Analysis

The Housing Gap Analysis indicates the number of additional housing units by tenure and affordability that are needed for the housing inventory to match the number of households within the corresponding affordability/income tier based on Area Median Income (AMI) established by HUD. For the “housing gap” to be equal to zero (meaning no additional units are needed) for a particular income tier and tenure, all households in that income tier must occupy a unit that is affordable to a household in that income tier (i.e., a 31-50% AMI household lives in a unit affordable to a 31-50% AMI household). Factors that contribute to the gap, which is a measure of the mismatch between households and units, include either one or both of following:

1. Having more households than units in a particular tier (for example, 1,000 households but only 500 units)
2. Having households reside in units that are affordable to other income tiers (for example, 1,000 households and 1,500 units in an income tier but 750 of the units are occupied by households outside of the tier resulting in only 750 units available to the 1,000 households).

Both of these factors are present in Accomack and Northampton Counties.

To determine the housing gap in each county, the number of households and the number of housing units (both occupied and vacant units) were identified within each income tier by tenure (renter and owner) using Comprehensive Housing Affordability Strategy (CHAS) data. Units occupied by households above or below the income tier were subtracted from the total because these units are not available to households in the specified income tier. The difference in the number of households in an income tier/tenure and the number of units occupied by households in that income tier/tenure is referred to as the “housing gap”. The housing gap represents the mismatch in households and units based on both the number of units in the AMI tier and/or households outside the AMI tier residing in the units as described above. **The housing gap does not represent the number of units that need to be built. Rather, it reveals a need for available and affordable units in specific income tiers in each county.**

Appendix B includes additional data on the Housing Gap Analysis.

## Accomack County

**In Accomack County, the greatest housing gaps among renters are found in the highest income tier and at the lowest income tier.** In the 81+% AMI income tier, there are 1,830 households but only 513 units affordable to this income tier. However, of these 513 units, 218 are occupied by lower income households. These 218 units plus the “missing” 1,317 units needed to house the remainder of the 1,830 households in this income tier represent the housing gap of 1,535 units among 81+% AMI renter households. See Figure 5.3.

**Accomack’s lowest income renters, however, are at an even greater disadvantage.** There are 767 affordable housing units for the 905 households in the 0-30% AMI income tier. However, of the 767 affordable units, 563 are occupied by households with incomes above 0-30% AMI. Only 189 units are occupied by 0-30% AMI households. The housing gap is 701 units—the number of units needed to house the 0-30% AMI households who are living in units above their income tier.

While the lack of affordable housing units compared to the number of households in the 0-30% AMI income tier contributes to the housing gap, the housing gap at this income tier is exacerbated by the number of households above 0-30% AMI who are occupying existing units affordable to 0-30% AMI households. As a result, 0-30% AMI households must reside in more expensive housing, which is reflected in their higher rates of cost burden relative to other income tiers. This is also reflected in the shortage of 1,317 housing units for those earning

81%+ AMI. Many households in this income range are renting down-market and residing in housing units that are affordable to lower income households.

**Accomack has an over-supply of rental housing units affordable to 31-50% AMI and 51-80% AMI households when comparing the actual numbers of households in these income tiers to the number of housing units available and affordable to them.** This is more pronounced in the inventory of housing units affordable to 51-80% AMI households: for every two households in this income tier, there are three available and affordable housing units with the vast majority occupied by households of other income levels, including some 0-30% AMI households. This is not to say that there is an over-abundance of *vacant* units available and affordable to these households. It means that there is a smaller number of households in each of these two income tiers than there are units that are available and affordable to them. Most of these units are occupied by households of other income tiers.

Figure 5.3 Accomack County Renter Housing Gap by Income Bracket

Renter Households		0-30% AMI	31-50% AMI	51-80% AMI	81%+ AMI
Accomack County	Total Households	905	640	930	1,830
	Affordable Housing Units	767	907	2,247	513
	Units Occupied by Appropriate Income Tier	189	229	419	295
	Units Occupied by Other Income Households	563	653	1,753	218
	Missing Units for Appropriate Income Tier	138	---	---	1,317
	Gap	701	386	436	1,535
	Surplus	---	---	---	---

Source: 2014-2018 CHAS

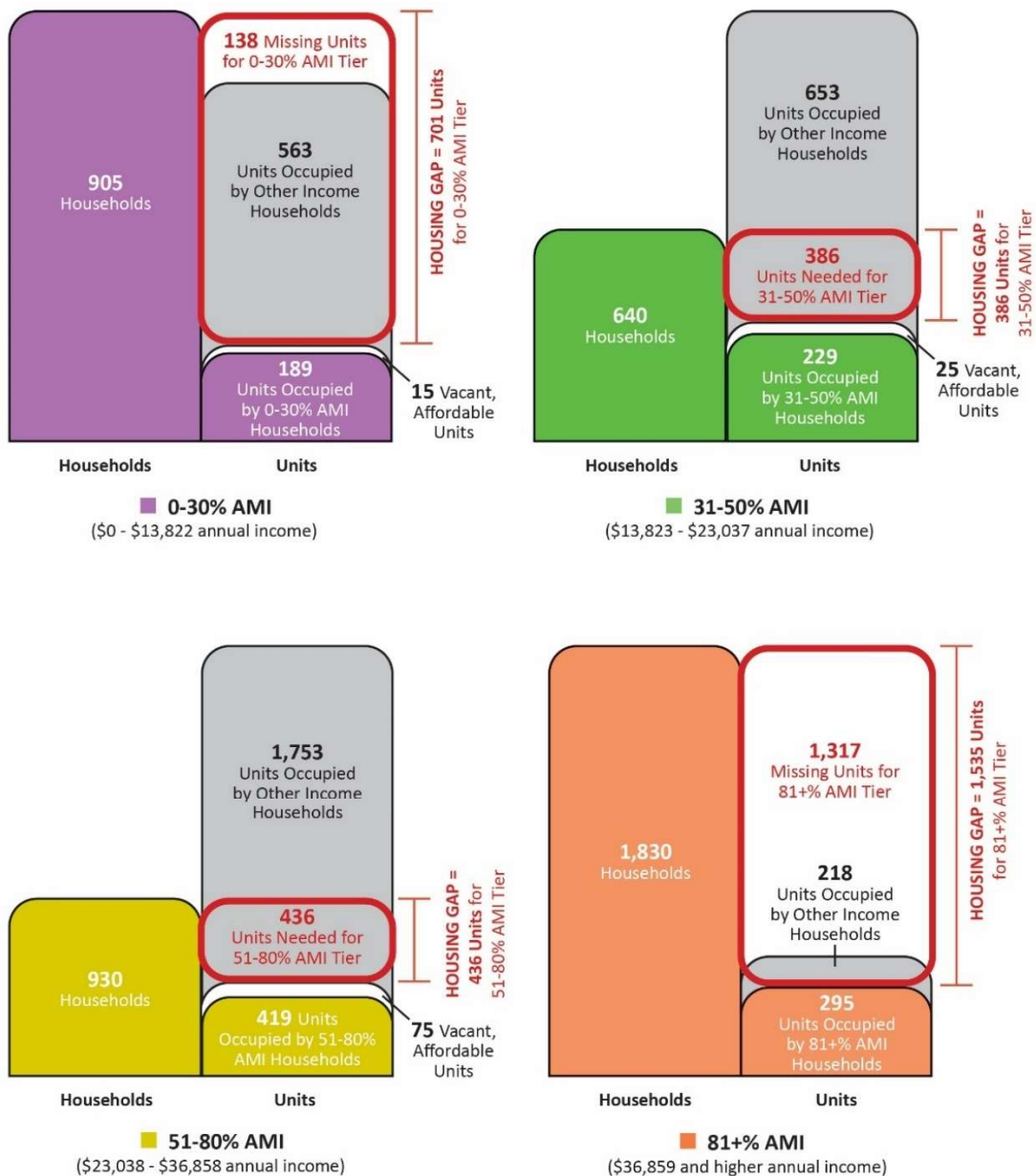
**Missing units** refers to the number of units missing from the total inventory of units that are available and affordable to households in an income tier. This situation occurs when the total number of households in an income tier exceeds the number of affordable units in that tier. A **housing gap** refers to the number of units needed within an income tier in order for all households in that tier to be affordably housed.

Affordable housing costs (rent, utilities) in each of the income tiers listed above include the following:

- Range of \$0-\$345/month for 0-30% AMI households (up to \$13,822 in annual income)
- Range of \$345-\$576/month for 31-50% AMI households (\$13,823-\$23,037 in annual income)
- Range of \$576-\$921/month for 51-80% AMI households (\$23,038-\$36,858 in annual income)
- From \$921/month and above for 81% AMI households and higher (\$36,859 and higher in annual income)



# HOUSING GAP FOR RENTER HOUSEHOLDS IN ACCOMACK COUNTY





**The trend among owner households is comparable to renters: a lack of inventory for higher income households forces them to buy down-market, thereby squeezing out lower income owners who have far fewer resources for housing.** There are 2,670 affordable units for the 1,370 households at 0-50% AMI. Of these 2,670 units, 1,920 are occupied by households with incomes above this tier. The result is that only one-third of the most affordable owner units in the county are occupied by the lowest income owners. The housing gap is 620 units to meet the demand of the remaining 0-50% AMI households who are living in units in higher income tiers.

**At the opposite end of the spectrum, there is a shortage of housing units in the 101%+ AMI tier.** As a result, 101+% AMI households are occupying units affordable to lower income households and are the largest group occupying housing affordable at all income levels. This creates a housing gap at all income tiers between 0-100% AMI despite there being more affordable housing units than households in each of these income tiers.

*Figure 5.4 Accomack County Homeowners Housing Gap by Income Bracket*

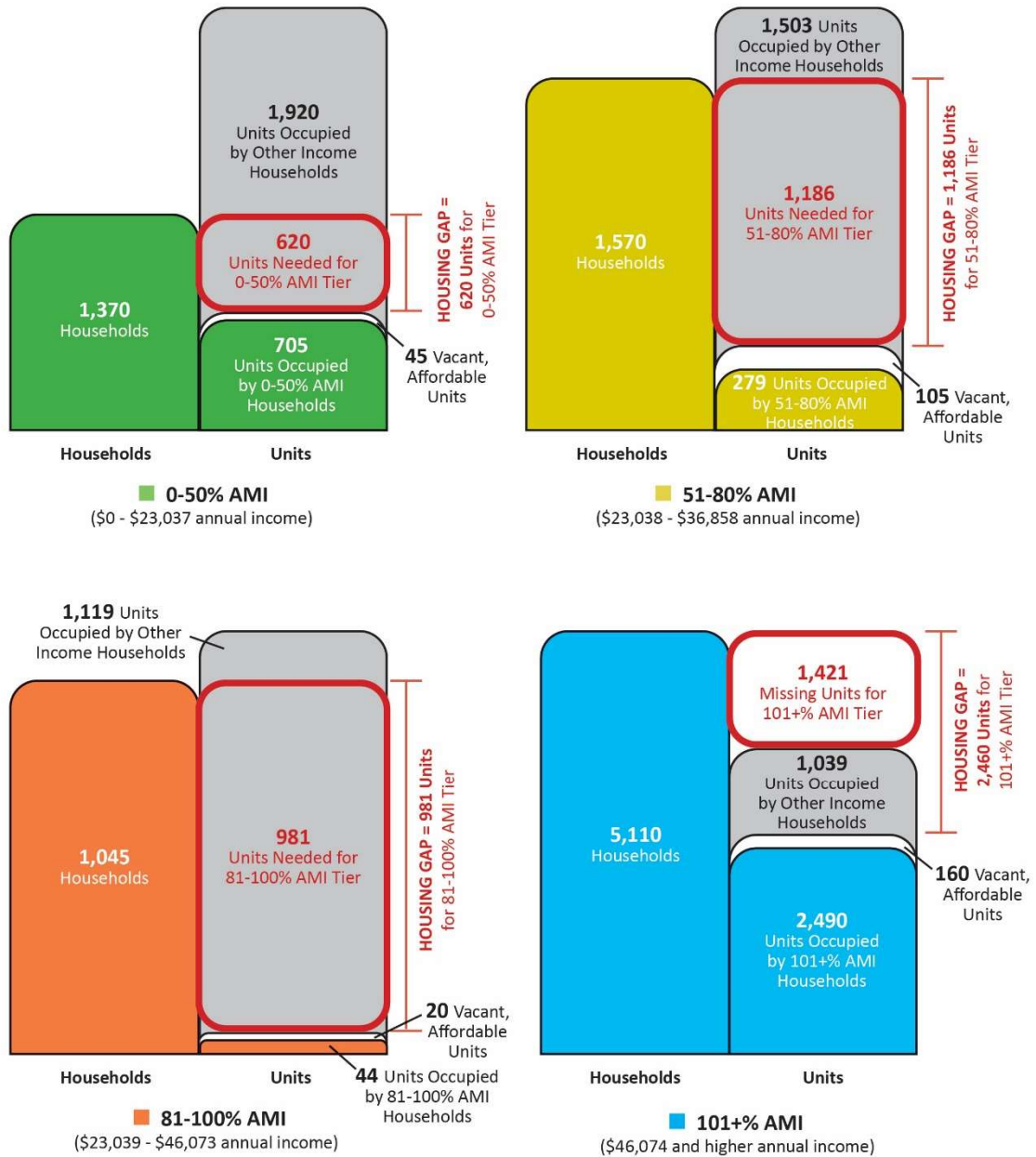
Owner Households		0-50% AMI	51-80% AMI	81-100% AMI	101%+ AMI
Accomack County	Total Households	1,370	1,570	1,045	5,110
	Affordable Housing Units	2,670	1,887	1,183	3,689
	Units Occupied by Appropriate Income Tier	705	279	44	2,490
	Units Occupied by Other Income Households	1,920	1,503	1,119	1,039
	Missing Units for Appropriate Income Tier	---	---	---	1,421
	Gap	620	1,186	981	2,460
	Surplus	---	---	---	---

*Source: 2014-2018 CHAS*

Affordable housing costs (mortgage, taxes, insurance) in each of the income tiers listed above include the following:

- No more than \$576/month for 0-50% AMI households (up to \$23,037 in annual income)
- Range of \$576-\$921/month for 51-80% AMI households (\$23,038-\$36,858 in annual income)
- From \$921/month and above for 81% AMI households and higher (\$36,859 and higher in annual income)

# HOUSING GAP FOR OWNER HOUSEHOLDS IN ACCOMACK COUNTY



## Northampton County

In contrast to Accomack County, there is an overall shortage of available and affordable housing in both the rental and homeowner markets in Northampton County. This demand for housing is also reflected in the county's very low vacancy rates.

These shortages directly explain the rental housing gap at the 30-50% AMI tier and the more severe gap at the 81%+ AMI tier. In contrast, the number of housing units affordable to 51-80% AMI renter households outnumber the households at this income tier. However, the previously mentioned shortage creates strong competition for affordable housing in this income tier. As a result, many renter households earning 51-80% AMI must look at housing outside of their own income tier (above or below).

**The housing gap is greatest for the highest income renter households in Northampton County.** Of the 795 households, only 144 reside in units affordable to this income tier. Another 135 households of lower income tiers occupy the remaining inventory, resulting in cost burden. Most notably, however, is the lack of 516 rental units to fully meet the demand for rental housing in this income tier. This results in a housing gap of 651 units.

**For 0-30% AMI income renters, a housing gap of 145 units exists but it is exacerbated by the 283 units occupied by households with incomes above 0-30% AMI.** This results in a gap of 145 units for the lowest income and most vulnerable renters in Northampton. A higher gap of 251 units exists among the 31-50% AMI income tier.

Figure 5.5 Northampton County Renter Housing Gap by Income Bracket

Renter Households		0-30% AMI	31-50% AMI	51-80% AMI	81%+ AMI
Northampton County	Total Households	415	330	235	795
	Affordable Housing Units	553	251	696	279
	Units Occupied by Appropriate Income Tier	270	79	73	144
	Units Occupied by Other Income Households	283	172	623	135
	Missing Units for Appropriate Income Tier	---	79	---	516
	Gap	145	251	162	651
	Surplus	---	---	---	---

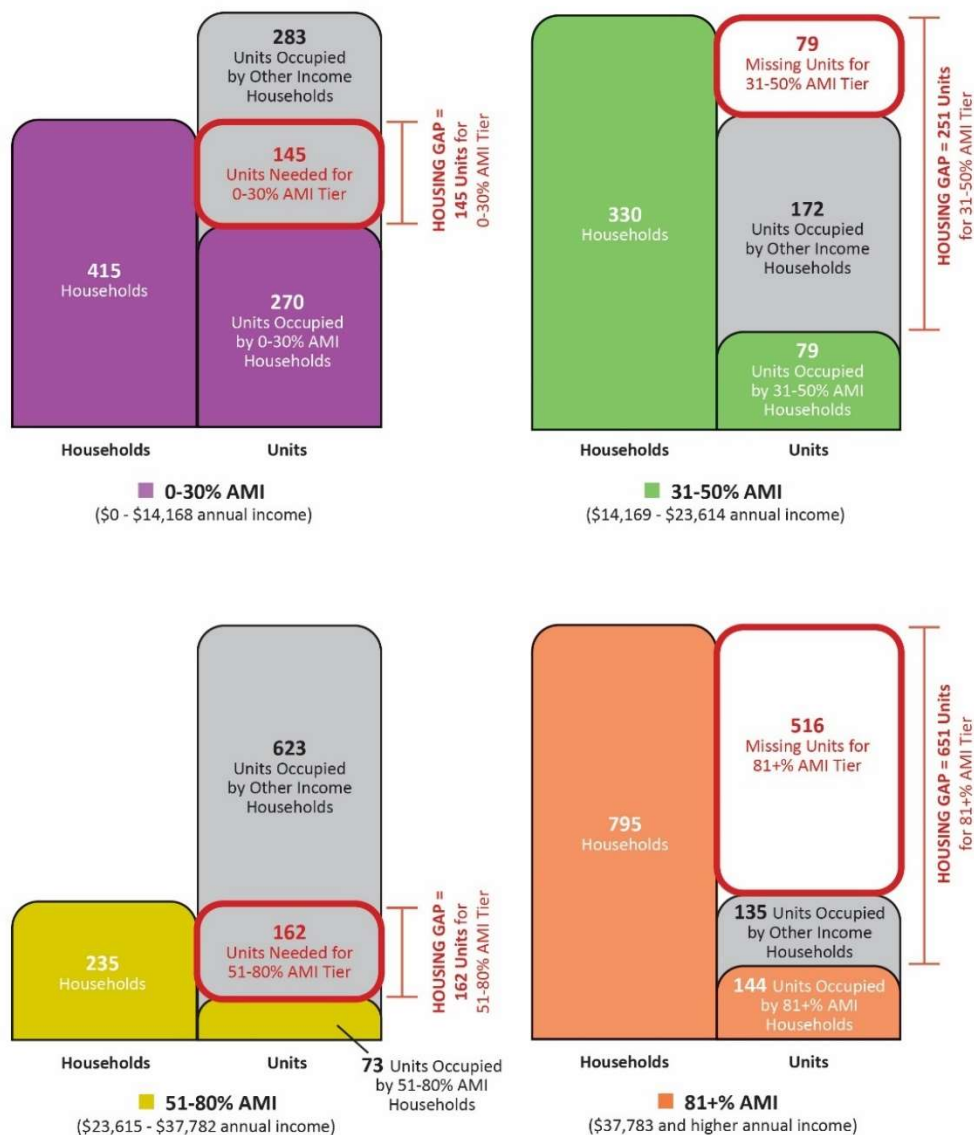
Source: 2014-2018 CHAS

Affordable housing costs (rent, utilities) in each of the income tiers listed above include the following:

- No more than \$354/month for 0-30% AMI households (up to \$14,168 in annual income)
- Range of \$354-\$590/month for 31-50% AMI households (\$14,169-\$23,614 in annual income)

- Range of \$591-\$945/month for 51-80% AMI households (\$23,615-\$37,782 in annual income)
- From \$945/month and above for 81% AMI households and higher (\$37,783 and higher in annual income)

## HOUSING GAP FOR RENTER HOUSEHOLDS IN NORTHAMPTON COUNTY



**The most severe housing gap in Northampton is found among the highest income owners where only 1,429 affordable units exist for the 2,140 households in this income tier.** The 1,041 missing units represent the number of higher income households who have bought down-market, occupying housing units that are affordable to the income homeowners. Households at 101%+ AMI occupy 61.2% of units that are affordable to 51-80% AMI households. This leads to more than one-third of all 51-80% AMI households residing in more costly units than their income allows.

*Figure 5.6 Northampton County Homeowner Housing Gap by Income Bracket*

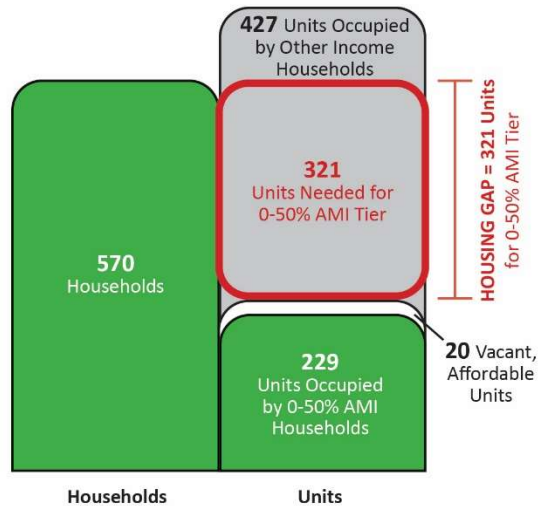
Owner Households		0-50% AMI	51-80% AMI	81-100% AMI	101%+ AMI
<b>Northampton County</b>	Total Households	570	405	255	2,140
	Affordable Housing Units	676	936	367	1,429
	Units Occupied by Appropriate Income Tier	229	205	29	1,074
	Units Occupied by Other Income Households	427	727	338	330
	Missing Units for Appropriate Income Tier	---	---	---	711
	Gap	321	196	226	1,041
	Surplus	---	---	---	---

*Source: 2014-2018 CHAS*

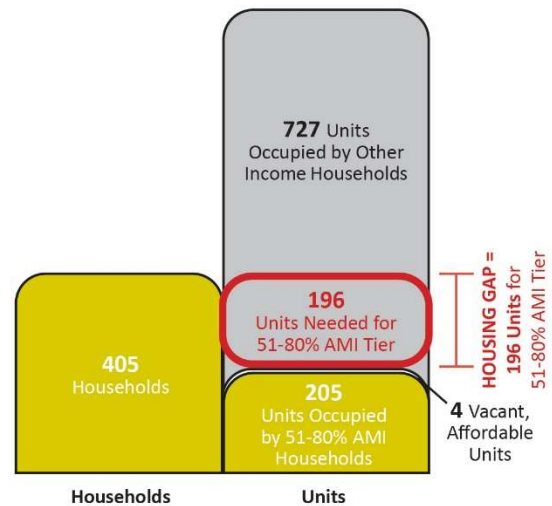
Affordable housing costs (mortgage, taxes, insurance) in each of the income tiers listed above include the following:

- No more than \$590/month for 0-50% AMI households (up to \$23,614 in annual income)
- Range of \$590-\$945/month for 51-80% AMI households (\$23,615-\$37,782 in annual income)
- From \$945/month and above for 81% AMI households and higher (\$37,783 and higher in annual income)

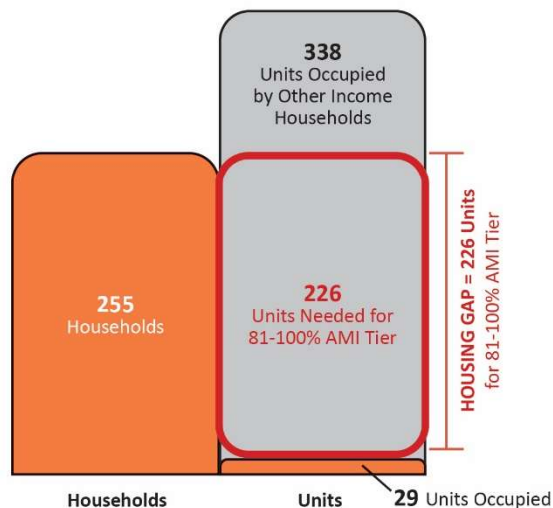
# HOUSING GAP FOR OWNER HOUSEHOLDS IN NORTHAMPTON COUNTY



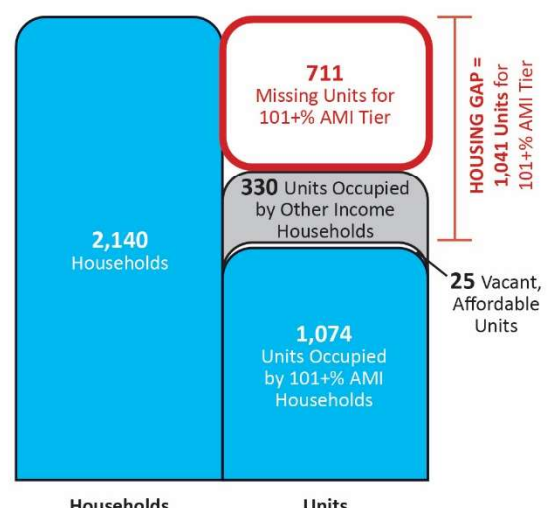
■ 0-50% AMI  
(\$0 - \$23,614 annual income)



■ 51-80% AMI  
(\$23,615 - \$37,782 annual income)



■ 81-100% AMI  
(\$37,783 - \$47,227 annual income)



■ 101+% AMI  
(\$47,228 and higher annual income)

## Chapter VII. Housing with Supporting Services

All people share the need for safe and stable housing, however, for some vulnerable populations, housing could be a stabilizing factor for improved health outcomes. Vulnerable populations include individuals with substance use disorders, serious mental illness (SMI), experiencing homelessness and persons identified under the Commonwealth of Virginia Olmstead ruling.<sup>6</sup> Some conditions make maintaining housing difficult and additional supports are needed to ensure stability.

Supportive housing, recognized as an effective housing strategy for people with special needs, may be the solution for this issue. It combines affordable housing with intensive supportive services to help vulnerable populations stabilize and maintain housing.

While there is no widely known formula for calculating supportive housing needs, many communities have been able to use local data sources to estimate. This study provides an analysis of housing for populations that may require supportive services.

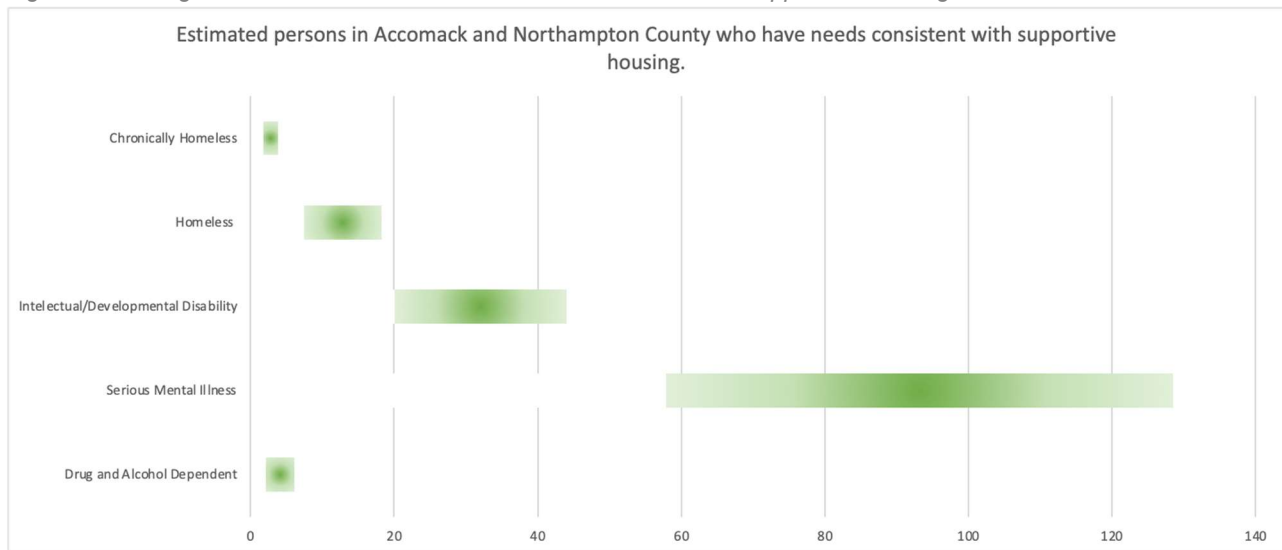
To calculate the needs consistent with supportive housing for Accomack and Northampton Counties, a Monte Carlo simulation was prepared. This technique is used to understand the impact of risk and uncertainty in prediction and forecasting models. The Monte Carlo simulation allows for various inputs for each target population (population in each category, prevalence rate, probability of being 0-50% AMI and probability of needing supportive services). A summary of the results is provided in the following chart.

**It is estimated that between 93 and 107 Eastern Shore residents have needs consistent with supportive housing.** Statistical prevalence data was used to estimate the probability that individuals in Accomack and Northampton Counties meet one or more definitions of disability or a life event that would be consistent with the need for supportive housing. However, it should be emphasized that the prevalence figures estimate the number of people who are likely to have a certain condition, not how many are likely to seek services related to that condition or how many may need a rental subsidy.

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<sup>6</sup> Under the U.S. Supreme Court's Olmstead v. L.C. decision, the Americans with Disabilities Act, and the Virginians with Disabilities Act, Virginia is required to provide appropriate opportunities for people with disabilities to become fully integrated into the community if they choose to do so.

Figure 5.11 Range of Estimated Persons with Needs Consistent with Supportive Housing



Source: Mullin & Lonergan analysis of prevalence data, CHAS data, national and local estimates of the probability of needing supportive services and other relevant information

While understanding the needs consistent with supportive housing among specific populations is helpful in the planning process, it should be noted these are estimates and will fluctuate depending on population changes, economic events, and other factors impacting persons with disabilities and the housing market. Having a system that can be flexible and responsive is key to providing housing stabilization services to persons who may benefit from a supportive housing model.

## Homelessness

Homelessness is often seen as an urban city problem. However, over the years homelessness has presented increasingly more in rural areas. Rural homelessness is often thought to be undercounted and therefore has remained largely hidden. One such reason for the undercounting of rural homelessness is related to the definition of homelessness under the McKinney-Vento Homeless Assistance Act, which defines someone as “literally homeless” when they “(1) have a primary nighttime residence that is a public or private place not meant for human habitation; or (2) are living in a publicly or privately operated shelter designed to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); or (3) are exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.” Often people with unstable housing in rural areas are living doubled up with friends and family, and do not meet the definition of “literally homeless.” Other factors that may contribute to underrepresentation of rural homeless needs include the following:<sup>7</sup>

<sup>7</sup> U.S. Department of Housing and Urban Development. (2007). *Rural Homelessness*. 4.



- Lack of rural service sites
- Difficulty including individuals that do not use services
- A lack of incentive for providers, many of whom may be small and/or faith-based organizations, to collect data on their clients

In January 2021 the Eastern Shore Local Planning Group (LPG), one of 12 within the Virginia Balance of State Continuum of Care, conducted the annual Point in Time (PIT) Count. The PIT count is a HUD required count of sheltered and unsheltered people experiencing homelessness on a single night in January. The count provides a snapshot on who is experiencing homelessness on one night across the entire US. The Eastern Shore LPG counted 51 persons experiencing homelessness on the night of the 2021 count. Of those, 70% were in a sheltered situation, which includes emergency shelters (hotels) or transitional housing programs.

Figure 5.12 2021 Annual Point In Time Count for the Eastern Shore

Total Persons				
	Sheltered	Unsheltered	Total	Percentage
Total Number of Persons	35	16	51	100%
Number of Children	18	2	20	39%
Number of Persons (18-24)	3	3	6	12%
Number of Persons (over age 25)	14	11	25	49%

Source: Eastern Shore Local Planning Group

In HUD's *2019 Market Predictors of Homelessness: How Housing and Community Factors Shape Homelessness Rates Within Continuums of Care*, researchers found that housing affordability was a central issue associated with homelessness across communities. In rural areas, there is a positive association with rates of sheltered homelessness and the share of renters and homeowners who are cost burden or severely cost burden. As noted in prior sections, 36.08% of renters and 18.25% of homeowners in Accomack County are cost burden and 33.99% of renters and 23.44% of homeowners in Northampton County are cost burden.

HUD outlines effective strategies for working with persons experiencing homelessness and at risk of homelessness in their Service Delivery in Rural Areas training. Since homelessness in rural areas is often "unseen", it is important to raise awareness across the community about the homeless and housing needs faced by the community. Outreaching to the community at-large including businesses, faith-based groups, schools and community members can help gain financial, community and political support.

## Housing Choice Vouchers

The Housing Choice Voucher (HCV) program is a HUD-funded program to assist very low-income households, the elderly and persons with disabilities afford safe housing in the private market. Households pay no more than 30% of their income toward rent and the HCV program pays the balance directly to the landlord. The HCV program is operated by the Accomack-Northampton Regional Housing Authority (A-NRHA). As of December 2021, there were 504 HCVs currently leased. Yet, as a result of yearslong declining federal funding, there is an inadequate supply of HCVs to meet the needs of all low-income households within the Accomack-Northampton region. A-NRHA has 91 applicants on the waiting list for a HCV. Since the demand for housing assistance often exceeds the available HCV resources, local housing authorities may establish preferences for selecting applicants from the waiting list. A-NRHA currently prioritizes homeless households, persons with disabilities, veterans, elderly, working families (25 hours or more per week), and persons covered by the Olmstead Act. Of the 91 households on the waiting list, 13% are classified as homeless.

*Figure 5.13 Accomack-Northampton Regional Housing Authority HCV Waiting List Preferences*

Waiting List Preference	Number	Percentage
Disabled	10	11%
Veteran	2	2%
Homeless	12	13%
<b>Total</b>	<b>91</b>	<b>100%</b>

*Source: Accomack-Northampton Regional Housing Authority (December 2021)*

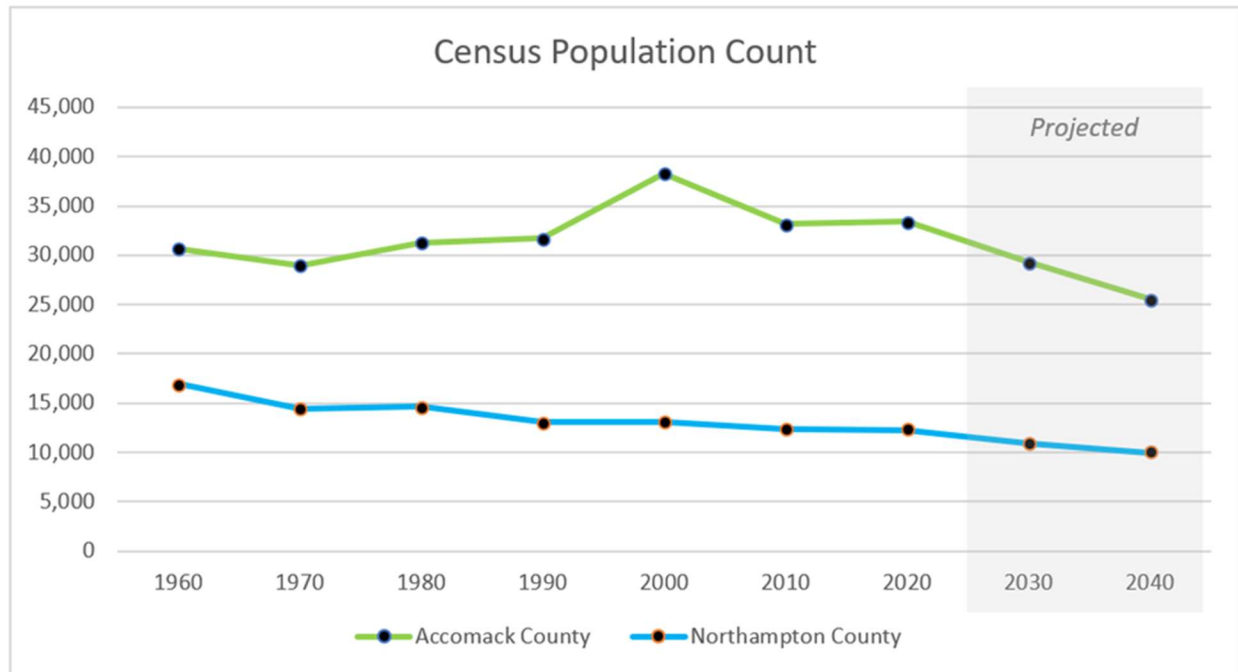
## Chapter VIII. Projected Growth and Housing Demand

The counties of the Eastern Shore have not shared in the steady population growth of Virginia overall, with Northampton County seeing a gradual decline in population and Accomack County seeing only very slight growth since the 1970s. The future population growth or decline of the region will be influenced by a variety of factors, but existing projections from statistical sources can help local governments to prepare for housing demand.

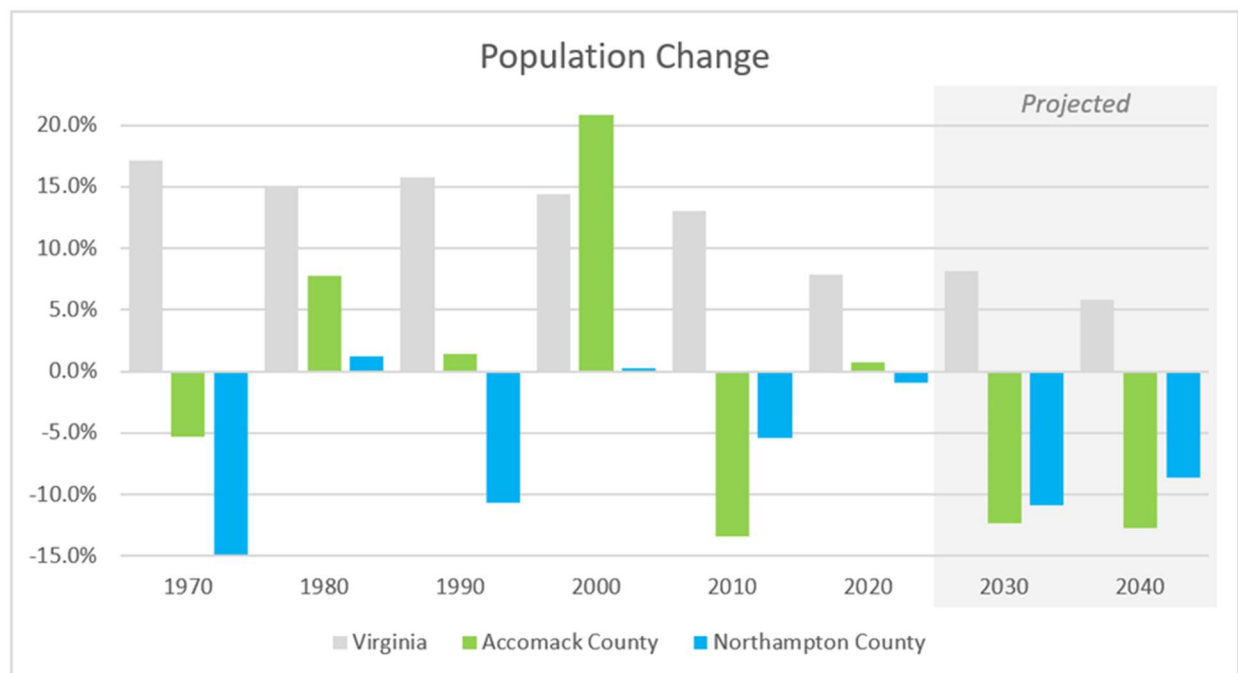
### Weldon Cooper Center Population Projections

Decennial U.S. Census counts show that the population of Accomack and Northampton Counties have remained steady or declined slightly in recent years despite significant growth for the Commonwealth of Virginia overall. This overall population change may be affected by a wide range of factors including land availability, environmental factors, tax structure, and the availability of educational and employment opportunities, among others. This population stagnation or decline are not unique to the Eastern Shore. Similar trends are reflected across Virginia, with population shifts seen away from rural localities and toward urban and suburban areas.

Taking various population factors into account, resources are also available to project future population change. Official State of Virginia population projections are maintained by the University of Virginia's Weldon Cooper Center for Public Service. Weldon Cooper Center projections completed in 2019 forecast continued or accelerating population decline for both counties of the Eastern Shore, with Northampton County's population falling to 10,008 by 2040 and Accomack County's population reaching 25,558 over the same period.



The Weldon Cooper Center population projections represent an accelerated pace of population decline over recent years, but is similar to other periods of 10-year population declines for Accomack and Northampton Counties, with Northampton having lost as much as 15% of total county population from 1960 to 1970 and Accomack registering a significant decline between the 2000 and 2010 census counts.



### United States Decennial Census Population

Year	Virginia	Accomack	Northampton	Eastern Shore
1960	3,966,949	30,635	16,966	47,601
1970	4,648,494	29,004	14,442	43,446
1980	5,346,818	31,268	14,625	45,893
1990	6,187,358	31,703	13,061	44,764
2000	7,078,515	38,305	13,093	51,398
2010	8,001,024	33,164	12,389	45,553
2020	8,631,393	33,413	12,282	45,695

### Weldon Cooper Center Population Projections (2019)

Year	Virginia	Accomack	Northampton	Eastern Shore
2030	9,331,666	29,292	10,949	40,241
2040	9,876,728	25,558	10,008	35,566

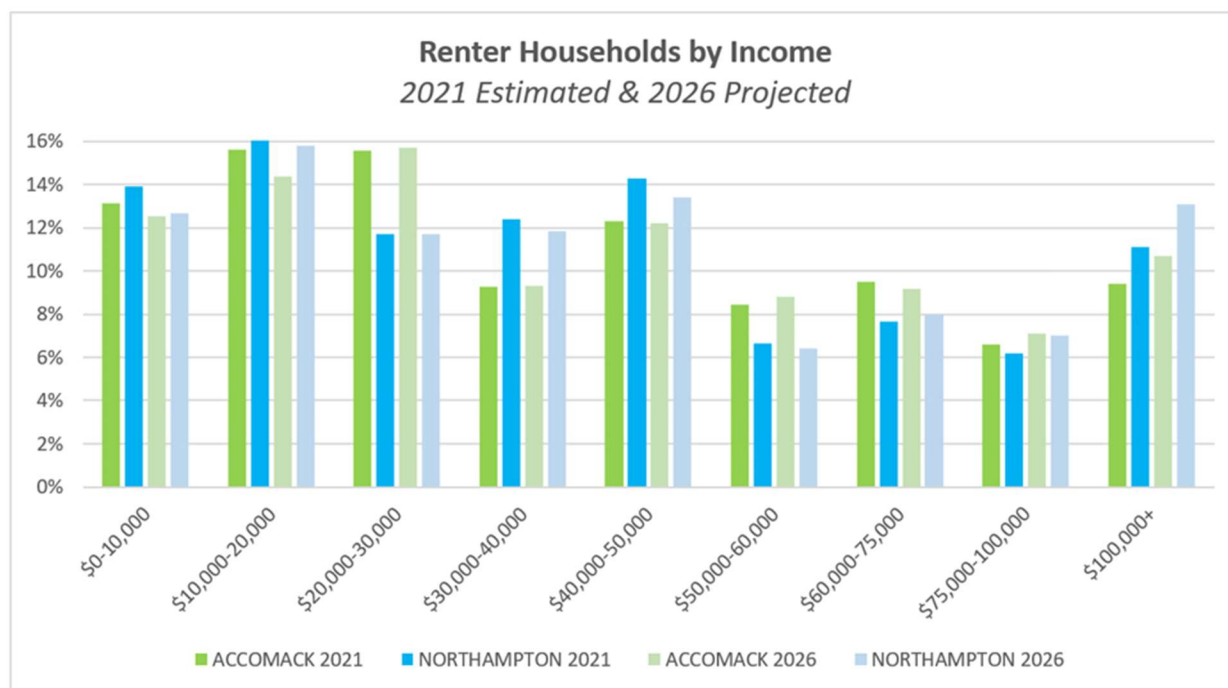
Source: University of Virginia Weldon Cooper Center, Demographics Research Group. (2019). Virginia Population Projections. Retrieved from <https://demographics.coopercenter.org/virginia-population-projections>

## HISTA Projections of Households by Income

Projection data from Ribbon Demographics, LLC. were utilized. Ribbon Demographics specializes in demographic projections and includes data related to the number of households by income, size, tenure and age (HISTA). Projections are inherently subject to uncertainty as they are based on assumptions which may or may not bear out over time. For example, unexpected societal or natural disasters can cause cataclysmic shifts in the economy, birth rates, housing production, etc. While projections can be useful for overall planning purposes at a macro level, they should be used with caution when applied on a micro level. For the analysis provided below, 2021 was used as the base year with projections calculated for 2026. This five-year outlook is much shorter than the ten-year and twenty-year projections provided by the Weldon Cooper Center.

### Renter Households

**Minimal change is anticipated across the income spectrum among renter households in both counties.** Among renters earning up to \$20,000, there is a projected slight decline in the number of households in both counties. Increases in household population are most notable at the highest income levels—\$75,000 and above—with Northampton projected to experience more growth than Accomack. In both counties, this scenario has the potential to exacerbate the demand for housing units in the higher rental income tiers.



***Percent of Renter Households by Income: 2021 Estimated & 2026 Projected***

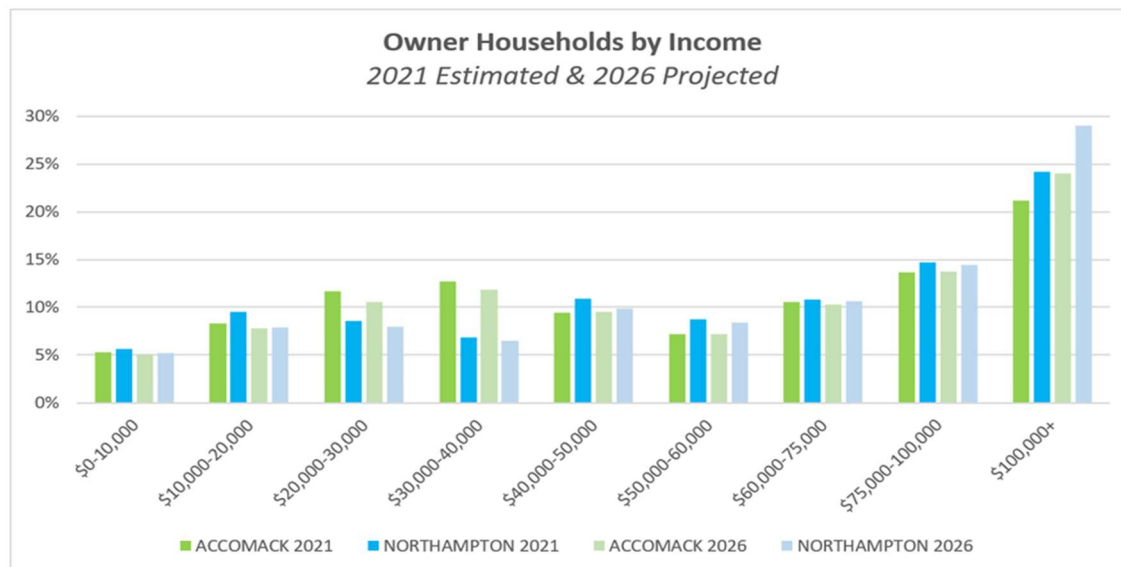
<b><i>Household Income</i></b>	<b><i>Accomack 2021 (est.)</i></b>	<b><i>Northampton 2021 (est.)</i></b>	<b><i>Accomack 2026 (projected)</i></b>	<b><i>Northampton 2026 (projected)</i></b>
<i>\$0-10,000</i>	<i>13.2%</i>	<i>13.9%</i>	<i>12.5%</i>	<i>12.7%</i>
<i>\$10,000-20,000</i>	<i>15.6%</i>	<i>16.2%</i>	<i>14.4%</i>	<i>15.8%</i>
<i>\$20,000-30,000</i>	<i>15.6%</i>	<i>11.7%</i>	<i>15.7%</i>	<i>11.7%</i>
<i>\$30,000-40,000</i>	<i>9.3%</i>	<i>12.4%</i>	<i>9.3%</i>	<i>11.8%</i>
<i>\$40,000-50,000</i>	<i>12.3%</i>	<i>14.3%</i>	<i>12.2%</i>	<i>13.4%</i>
<i>\$50,000-60,000</i>	<i>8.4%</i>	<i>6.6%</i>	<i>8.8%</i>	<i>6.4%</i>
<i>\$60,000-75,000</i>	<i>9.5%</i>	<i>7.7%</i>	<i>9.2%</i>	<i>8.0%</i>
<i>\$75,000-100,000</i>	<i>6.6%</i>	<i>6.2%</i>	<i>7.1%</i>	<i>7.0%</i>
<i>\$100,000+</i>	<i>9.4%</i>	<i>11.1%</i>	<i>10.7%</i>	<i>13.1%</i>



## Owner Households

**Modest changes among owner households in both counties is projected with the greatest increases anticipated among households earning \$100,000 and higher.**

Comparable to renters, owner households will experience minimal change in both counties by 2026. The exception is among households with the highest incomes. As with renters, this continuing demand for households earning \$100,000 or more will place even more demand on a housing market that isn't able to meet current demand.



**Percent of Owner Households by Income: 2021 Estimated & 2026 Projected**

Household Income	Accomack 2021 (est.)	Northampton 2021 (est.)	Accomack 2026 (projected)	Northampton 2026 (projected)
\$0-10,000	5.3%	5.6%	5.0%	5.2%
\$10,000-20,000	8.3%	9.5%	7.8%	7.9%
\$20,000-30,000	11.7%	8.6%	10.6%	8.0%
\$30,000-40,000	12.7%	6.8%	11.9%	6.5%
\$40,000-50,000	9.4%	10.9%	9.5%	9.9%
\$50,000-60,000	7.2%	8.8%	7.2%	8.4%
\$60,000-75,000	10.6%	10.8%	10.3%	10.6%
\$75,000-100,000	13.7%	14.7%	13.8%	14.5%
\$100,000+	21.2%	24.2%	24.0%	29.0%

# Chapter IX. Neighborhood Assessments

The Housing Needs Assessment included analysis on the neighborhood scale. The Project Management Team selected five locations that represented the Eastern Shore. Consultants conducted a windshield survey at these sites in October 2021, viewing the front of the residential structures from street level. The fieldwork did not entail entering onto or accessing the property. Consultants noted visual deficiencies using a standardized survey form.

## Neighborhoods

The Project Steering Committee identified five neighborhoods that helped to highlight common housing conditions issues. These locations also helped represent the various geographies of Virginia's Eastern Shore region. Neighborhoods include:

- **Exmore:** The Steering Committee selected the area around Charnock and Jackson Streets. Consultants conducted a windshield survey between Occohannock Neck Road, Westfield Avenue, Main Street, and Charnock Street. Consultants surveyed around 35 houses within this rectangular area.
- **Nassawadox:** This area includes Brickhouse Drive, between Nassawadox and Exmore. The neighborhood consists of about 40 houses, plus additional homes on side streets.
- **Trehernville-Kates:** Kates Drive intersects to the west off Route 13 just south of Trehernville Drive. The area of interest is between Sealy and Orange. There are about 30 homes in the highlighted area.
- **Onancock-White Rabbit Lane:** This stretch of homes is north of the Town of Onancock. Consultants traveled along Bayside Road (Route 658) and cataloged houses between Wise Chapel to Doe Creek.
- **Atlantic-Wishart Point Road:** The Oaks is east of Atlantic Road, from that intersection to around Hope Circle. There are about 25 houses in the focus area. Consultants also drove through Smith Road and Hope Circle.

## Fieldwork Methodology

In the windshield survey, consultants generally organized residential structures into categories based on the current condition: good, fair, poor, or dilapidated. Preparation work defined the limits of each neighborhood and identified key characteristics. The consultants recorded housing conditions with notes and photographs of each residential structure.

## Findings

While consultants documented each residential structure, this report does not include findings on each property. This process aims to respect residents and property owners by not calling out specific homes with maps or property records. Instead, the following are general findings from the five neighborhoods. While some photos highlight key points, this report avoids revealing

property information, like addresses. Highlighting themes also helps to focus this document on topics helpful in developing recommendations concisely.

## Exmore

The homes in this area are in generally good condition. Most structures had minor maintenance issues, which property owners could likely address without specialty skills. There tended to be more issues with housing conditions on the western side of the study area, near Charnock Street. This western side also had more mobile homes, and single trailer structures. Homes were generally larger and in better condition at the eastern side, near Broad Street. Nearly all the homes were single-family detached structures. Consultants identified potential accessory apartments in a few secondary structures. Several homes appeared to be vacant, and a couple were dilapidated, with significant structural failures.

Overall, the homes in this neighborhood were older and reflected regular wear and tear. Consultants identified a few properties that were on the fringe of categories, between “good” and “fair” or “fair” and “poor.” Without sufficient household resources, the minor issues with most homes could quickly evolve into more serious concerns. Housing condition issues tended to involve windows and siding. There were at least two homes with poor roofs, which will require replacement soon.

Exmore was the most walkable neighborhood in this analysis. While there were no interior sidewalks, there were pedestrian facilities on Occohannock Neck Road. There are commercial and civic land uses on Broad and Main Streets to the east. Homes on the western side of the study area, around Charnock Street, are not within walking distance to these amenities.

## Sample Highlights from Exmore:



*Figure 1: Homes on the eastern side of the study are tended to be larger and in better condition.*



*Figure 2: Housing conditions tend to decline farther to the western end of the neighborhood. There are also a couple of dilapidated homes that appear to be vacant.*

## Nassawadox

Brickhouse Drive connects US 13 and Route 618 (Bayside Road) between Exmore and Nassawadox. Brickhouse is a rural road but is home to a relatively large cluster of residences. A series of short, private roads allow access to additional parcels behind those fronting Brickhouse Drive.

Homes along Brickhouse Drive are a mix of small single-story homes and mobile homes. Most homes in the area are in habitable condition, but many minor maintenance issues such as missing trim or damaged siding were visible. Several homes with more serious issues were seen, including damaged roofs or missing windows that may lead to deterioration and the abandonment of the structure. Vacant lots were also observed, including once instance where a home had clearly been demolished or removed, and one case where a wooded site was being cleared, potentially for a new home. Mobile homes in the area ranged from new models in good condition to old units that may need replacement.

Overall, homes along Brickhouse Drive make up a cluster of small homes with good transportation access that contribute positively to the area's need for affordable housing and can continue to do so with ongoing maintenance.

## Sample Highlights from Nassawadox:



*Figure 3: Many houses in the Brickhouse Drive area are small well-maintained homes that are receiving the maintenance necessary to keep them in the region's housing stock.*



*Figure 4: Houses like this example with an unshingled roof require urgent repair to remain viable.*



*Figure 5: A variety of mobile homes are found in the area, including recent models in good condition and older models that may be near the end of their usable lives.*



*Figure 6: Several structures in dilapidated condition were observed, including those with missing windows and roof damage that may not be rebuildable.*

## Trehernville-Kates

The area of Kates Drive and Sealey Road, along with nearby segments such as Orange Road, contains a cluster of small houses and mobile homes just off Route 13.

This area contains a mix of usable structures and abandoned or dilapidated houses that are unlikely to be returned to use. Several homes were observed to have significant structural damage, including collapsing roofs, fire damage, and missing windows. On at least two lots, surveyors noted bare foundations which would have once contained mobile homes. Additional homes were noted to have other maintenance issues, including damage to siding and roofs that may cause them to quickly deteriorate into uninhabitable structures.

Several homes of higher quality recent construction are also found in the area, along with active work on roofing improvements and preparations for the installation of new mobile homes. Maintenance in this area may still be able to return lightly damaged houses to active homes.



Sample Highlights from Trehernville-Kates:



*Figure 7: Many observed units had maintenance needs, including siding, window, and roof repairs that may help them remain occupied dwellings.*



*Figure 8: The area includes a large number of mobile homes ranging from newer models in good condition to older models in need of improvement or replacement.*



*Figure 9: Several abandoned homes were noted with severe structural failure such as collapsed roofs. These units are unlikely to be repaired and reinhabited.*



*Figure 10: Recent construction was noted on some lots, primarily the installation of new mobile home units.*



## Onancock-White Rabbit Lane

Bayside Road (Route 658) is a rural roadway, different from the gridded streets in the Exmore study area. The homes along Bayside are in generally fair condition. While many structures had minor maintenance issues, others are starting to experience deterioration and possibly structural deficiencies. There are several examples of dilapidated or collapsed structures. Most homes were single-family detached, though there are about a half dozen single-wide, mobile home trailers.

Overall, the homes in this neighborhood were older and reflected more advanced wear and tear. Housing condition issues tended to involve windows and siding. There were several homes with patched roofs. Bayside Road was the least walkable neighborhood in this analysis. There were no sidewalks and narrow shoulders. This corridor also lacked commercial or civic uses, aside from churches, meaning that residents are dependent on cars for travel.

## Sample Highlights from Onancock-White Rabbit Lane:



*Figure 11: There are several structures in poor condition. A sagging roofline indicates serious structural issues that require expensive renovations. In these instances, demolition and replacement may be more affordable.*



*Figure 12: There are several dilapidated and blighted properties on Bayside Road. Without proper resources to repair minor issues, structures can rapidly deteriorate.*



*Figure 13: Consultants counted seven single-wide homes and other type of mobile home options. While some are in fair condition, others have issues like sagging rooflines.*



*Figure 14: Many homes had wear and tear with siding. Others had more serious issues, especially with roofing. In this example, the roof shingles are deteriorating.*

## Atlantic-Wishart Point Road

Wishart Point Road functions much like a residential subdivision with a cul-de-sac. The road dead ends at Wishart Point, in Powell's Bay. Homes are generally in fair to good condition. Nearly all the residential structures are single-family detached, though there are mobile homes. Most housing condition issues are the result of wear and tear with siding and windows. There were at least two examples of dilapidated structures. In one example, the property owner or resident placed a mobile home next to the fallen single-family house.



## Sample Highlights from Atlantic-Wishart Point Road:



*Figure 15: Most residential structures are in “fair” to “good” condition. This single-family home is one example of a structure in good condition.*



*Figure 16: There are examples of homes in poor condition. Aside from issues with siding and windows, there was degradation with roofing. In this example, there are missing shingles on the left and what appears to be a warped roofline.*



*Figure 17: When the main structure fails, some residents bring a mobile home onto the property. Consultants also heard of this approach during the public meetings.*



*Figure 8: Some homes in fair condition may soon fall into poor condition without property maintenance and repair. In this example, there are missing shingles to the left that will require a more expensive reroofing effort.*

# Chapter X. Local Barriers

There are numerous local barriers to addressing the bi-county region's housing needs. A-NPDC staff and the Regional Housing Study Management Team shared some of these barriers during regular calls in the process. The housing study also included public engagement via community meetings and surveys, which helped identify challenges with local zoning codes, construction costs, and other issues. The following is an inventory of barriers, which helps to provide greater context to the subsequent recommendations.

## Zoning Regulations

Participants in the study process identified local zoning codes as a barrier to affordable housing. Accomack County changed its rural area (agricultural) zoning minimum lot size from one to five acres in a past update. During the community meetings, attendees also cited the lack of accessory dwelling unit (ADU) options or the ability to add a secondary housing unit on a residential property. The public also perceived that the local codes limited mobile home options, sometimes the only housing available for some residents.

### Accomack County

During a series of public meetings, participants cited issues with the Accomack Counting Zoning Ordinance that presented barriers to the region's housing needs. Consultants followed up on those comments and conducted an audit of the County's code to verify those issues. The audit found that three specific areas may limit the supply of affordable housing units.

#### Accessory Dwelling Units

ADUs allow for smaller, more affordable housing options and can provide additional rental income for property owners. While Accomack County allows for accessory dwelling units in multiple zoning districts, the code is restrictive. None of the zoning districts allow ADUs by-right, instead requiring a Special Use Permits (SUP). The code limits ADU size to 650 square feet in most districts and the Agricultural District zone requires that the property must have at least five acres. The Residential District prohibits these dwelling units. The County could loosen these regulations to allow for more housing options, while adopting requirements that address concerns with those units, including changing the minimum rental term to 60 days to prevent their use as short-terms rentals.

#### Mobile Homes

The County's zoning ordinance is currently inconsistent with the State Code, by being overly restrictive with mobile homes. The Agricultural and Residential Districts allow for mobile homes but as a SUP. The Residential District further stipulates that, "the applicant submits written comments from all the property owners within 500 feet of the boundary lines of the property upon which the mobile home is to be located including the property owners across the street or highway." In the public engagement process, participants wanted to see fewer laws that prevent

mobile homes. While this type of housing is not ideal, it may be the only option available for some residents.

### Densities and Housing Types

Accomack County generally requires lower densities to preserve rural character. Under the Agricultural District zone, the minimum lot size is five acres. Rural Residential allows for three-acre lots and provides a rural cluster option. However, the County's code allows for Village Development Districts, which permit developers to create higher densities, as seen with the 140 townhouse units in Captains Cove. The zoning also allows apartments under a Special Use Permit (SUP) in agricultural and residential districts. Overall, there are opportunities for improvements, including incentivizes for housing options.

### Northampton County

Participants also discussed issues with the Northampton Counting Zoning Ordinance during the public engagement process. A code audit again verified those issues, similar to Accomack County findings. However, section §154.2.108 presents incentives to developers to provide affordable housing.

### Accessory Dwelling Units

Northampton County also limits the use of ADUs. The code is unclear on where these units are allowable, though it mentions that property owners can convert single-family homes to accessory dwellings.

### Mobile Homes

The zoning code is also unclear with mobile homes and also appears to be inconsistent with the State Code, like with Accomack County.

### Densities and Housing Types

Likewise, Northampton County limits housing types and provides few options for multi-family development.

### Municipalities

Northampton County includes five incorporated towns: Eastville, Cape Charles, Exmore, Nassawadox, and Cheriton. Accomack County has eight, including the towns of Accomac, Onancock, Chincoteague, Parksley, Onley, Melfa, Bloxom, and Painter. These municipal governments will be essential to supplying housing options because they:

- Generally, have water and sewer availability for future housing initiatives,
- Are usually willing to extend services to areas adjacent to incorporated limits, and
- Are home to more services, businesses, and employment opportunities.

Some towns (Painter, Keller, Onley, Melfa, Nassawadox, Exmore, and Onancock) will also have easy access to the Hampton Roads Sanitation District's sewer force main, providing additional opportunities for housing initiatives in the future. For this reason, the PDC should coordinate with the Eastern Shore's municipalities on zoning review and updates to local codes.

## Rising Construction Costs

According to ANPDC, several factors impact the recent rising costs of their housing construction program. Since July 2020, the cost of a two-bedroom single family unit has risen 46% to \$120,000 from \$80,000. Until the recent rise in housing costs, alternative septic systems rose from \$14,000 in the late 2000s (2008-2010 timeframe) to \$30,000 due to rising costs and increasing state regulations. At the same time, conventional systems cost \$4,000 but are no longer allowed on most of the land on the Eastern Shore, thereby forcing housing costs higher. As a result, ANPDC has to increase its grant funding requests to account for inflation, meaning fewer homes will be built. The primary reason is current inflation rates but also a lack of laborers to work under a housing contractor.

## Demographic Changes

The Eastern Shore population continues to experience population decreases over the decades, leading to a less robust housing market. Chapter III shows that the bi-county region shrank by 5.4 percent between 2000 and 2010. Recent 2020 census data shows a further 0.9 percent decline in the region's population. The result is an older housing stock and fewer incentives for the private sector to invest in new home construction.

## Landlords

The public engagement process indicated that landlords present one of the most challenging barriers to the region's housing needs. Residents claimed that many rental units are in poor condition, with no better options available for renters. Anecdotal data indicated that it is common to forgo leases with landlords, preventing renters from securing legal protections. In community meetings, participants stated that landlords typically live outside of the region and are not responsive to needed repairs. Without a lease, there may be few incentives to encourage better responsiveness.

## Inadequate Supply of Available Contractors

Besides funding to rehabilitate housing units, a constant supply of skilled contractors is needed to build, maintain and preserve aging units on the Eastern Shore. ANPDC reports that its housing contractors have a difficult time finding an adequate number of skilled and unskilled workers for their projects. One recently completed home was developed by a total of 1.5 workers for this reason, which also adds significant time to complete a unit. In addition, the Commission has identified a shortage of contractors on its pre-approved list of contractors for

completing publicly funded indoor plumbing, housing rehabilitation, hazard mitigation and other housing development activities.

## HUD's Fair Market Rents

Annually, HUD publishes its Fair Market Rents for all metro areas and counties. As it relates to the Housing Choice Voucher program, these are the payment standards that the Accomack-Northampton Regional Housing Authority is allowed to pay the landlords participating in the HCV program. For example, the payment standard for a two-bedroom rental unit in Accomack County in 2022 is \$720; in Northampton County, it is \$780. An analysis of the 175 landlords participating in the HCV program conducted by the Regional Housing Authority for this study revealed that these allowable payment standards were less than the market rents landlords could receive if they rented their units on the open market. This scenario is a disincentive for landlords to participate in the Authority's Housing Choice Voucher program and offer their units to households below 80% of AMI.

## Public Perception of Affordable Housing

Public opinions may vary across the Eastern Shore. Participants at the community meetings expressed the region's perception of affordable housing. There appears to be a distinction between "affordable" and "low-income" housing. Anecdotally, the community may support the former but generally does not support later. Cape Charles leaders think that the town would likely oppose purpose-built affordable housing developments, preferring a mixed-income approach. Public opinion may limit some housing approaches, viewing some efforts as tailored to low-income households.

## Poor Infrastructure

With little public water and sewer service outside of Cape Charles and a few other communities, most of the Eastern Shore relies on wells and septic systems. But these are very expensive to build and maintain. According to the ANPDC, their construction costs of a new 750 square-foot, two-bedroom/one-bathroom single family unit currently averages about \$120,000 but requires an additional \$31,000 for the installation of a septic system and \$6,000 for a well. Other costs include acquisition of the lot, construction of a driveway and its associated costs of compliance with Bay Act provisions, site work and building, and soft costs such as appraisals, surveying and legal work and construction management.

HRSD, the public sewer district serving the Eastern Shore, is now building a transmission force main line from Nassawadox, through Exmore and up to Onancock with a spur to Accomack. This project is necessary to provide improved wastewater treatment for the Towns of Nassawadox and Exmore and improve sanitary sewer service reliability to existing customers of Accomack County. According to HRSD, the project will provide new and updated infrastructure that will help ensure the Eastern Shore towns' and HRSD's ability to protect public health and the environment for decades to come. The estimated project cost is \$15,764,700 and will be



financed with a combination of grants, loans, and wastewater treatment fees paid by HRSD customers.

In terms of housing development, this project has the potential for significant transformational change. As a result of public sewer service being extended from Accomac south to Nassawadox, the possibility of relaxed zoning regulations on minimum lot size and density becomes much more practical. This, in turn, can spur the development of new housing on smaller lots and with more units permitted per acre without the need for expansive septic fields.

HRSD is also working on two additional phases; one in northern Accomack County and another in Chincoteague. The proposed Wachapreague spur is still in Virginia's budget and remains a possibility as well.

## Language and Limited English Proficiency Communities

Public participants in the process also discussed Limited English Proficiency (LEP) communities. Housing challenges are already difficult for English speakers, but language barriers add another hurdle. Some Spanish-speaking residents struggle with landlord negotiations and may be unaware of existing housing programs.

## Underfunded Programs and Services

The Eastern Shore has relatively limited resources to address housing needs. There are no viable options for home improvement work; consultants identified a clear need during the site visits. There are few programs available to address the housing needs discussed in this report. With a declining population and limited local budget, there are barriers to potential funding sources.

ANPDC seeks grants and loans to carry out its housing activities from a number of sources. The Commission's Community Housing Improvement Program is funded through Virginia's Department of Housing and Community Development. A planning grant is applied for and, if approved, used to conduct the engineering required to carry out streetscaping, lighting, demolition and other activities in conjunction with housing rehabilitation or new construction. This report is used to apply for an implementation grant to finance the scoped project. From start to finish, this process takes approximately three years.

For the development of the 24-unit Bailey Road Apartments completed in 2019, ANPDC applied for a number of funding sources to finance the \$4.4 million project. These included USDA Section 514 loans and Section 516 grant, a competitive HOME program loan through DHCD, a Federal Home Bank Loan and a deferred developer fee equal to more than \$240,000. The use of multiple sources for such a project is not unusual but does speak to the complexity of packaging a new construction housing development. The Eastern Shore needs several more of this type of publicly assisted affordable housing initiative annually to begin to meet the demand for housing.

The complexity of the affordable housing financing package itself creates additional challenges. The time required to bring together the deal and package the financing plan from multiple sources means rising construction costs can create time delays as each source has to be renegotiated after a higher-than-expected bid. Project close-out is challenging and different program funding restrictions can limit the population who is eligible for housing. For instance, USDA's farmworker housing requires the tenant to be engaged in or retired from farm work and so those units are not available to the general population. Due to tax credit syndicators' national risk management strategies, most Low-Income Housing Tax Credit projects in rural areas are limited to those that receive project-based vouchers. The tenants must then meet the requirements of both the LIHTC program and the Section 8 eligibility requirements.

Another under-funded program is the Housing Choice Voucher program administered by the Accomack-Northampton Regional Housing Authority. Like most HCV programs, the demand for the rental housing subsidy has far exceeded available funding for many years. The recently approved 2022 federal budget includes an increased funding level for the HCV program, which may open the door for future applications from the Authority. In addition to more funding to address the lengthy waiting list, there also exists a need for more available affordable housing units on the Eastern Shore in order for eligible applicants to use the voucher to help with paying their rent.

# Chapter XI. Recommendations

The recommendations included in this section are linked directly to the trends, conditions and barriers identified throughout the Regional Housing Study. The recommendations will require a well-coordinated strategy within each county, and regionally in some cases, to set the stage for encouraging and facilitating new housing development. The strategy is more complex than building a few additional units every few years as the valiant efforts of local organizations, including the Accomack- Northampton Planning District Commission, have been able to achieve over past decades. In the face of woefully inadequate funding, an aging stock occupied by households without the financial capacity to maintain and repair their units, poor infrastructure and restrictive zoning that discourages even small rental developments, and local employers who cannot ramp up to their full employment capacity, the Eastern Shore's housing problem is an economic problem, too. In other words, housing development is equivalent to economic development.

Among the barriers, or challenges, identified in this study is the lack of adequate funding. This situation impacts two critical aspects of local government: adequate staffing (both in quality and quantity) and the ability to complete critical projects (affordable housing, infrastructure development, etc.). Several private sector entities, such as nonprofit affordable housing development organizations, fill some of the void. But the enormity of the lack of affordable housing on the Eastern Shore will require a much higher level of partnerships, funding, public support and strong political leadership to create the change necessary to alter the current course and foster a more dynamic response to current conditions.

The following goals reflect the challenges to be overcome in Accomack County and Northampton County individually as well as for the Eastern Shore as a whole when regional efforts present enhanced opportunities for successful implementation.

- **Goal 1:** Harness time and talent from a diverse cross-section of community leaders to guide the implementation of this study.
  - Recommendation 1.1: Appoint a Leadership Team in each county to assist in steering the work necessary to achieve the study's goals
  - Recommendation 1.2: Require an Annual Report of each Leadership Team
- **Goal 2:** Change the face of affordable housing.
  - Recommendation 2.1: Public Awareness Campaign
- **Goal 3:** Expand the overall housing inventory.
  - Recommendation 3.1: Update Local Comprehensive Plans
  - Recommendation 3.2: Update Local Zoning Codes
  - Recommendation 3.3: Construct New Affordable Housing
  - Recommendation 3.4: Request and support increased investment in education and certificate programs designed to expand the local construction trades
  - Recommendation 3.5: Identify and Market Sites for Infill Housing Development
  - Recommendation 3.6: Complete the remaining proposed phases of HRSD's

- forced main in Accomack County
- Recommendation 3.7: Support New Housing Development
- **Goal 4**: Preserve the existing housing stock.
  - Recommendation 4.1: Continue Community Revitalization Efforts
  - Recommendation 4.2: Continue to Identify CDBG Communities
- **Goal 5**: Ensure safe and decent housing for persons experiencing homelessness.
  - Recommendation 5.1: Manage Housing Choice Vouchers
  - Recommendation 5.2: Evaluate the use of Hotels as Emergency Shelters

Goal 1	Harness time and talent from a diverse cross-section of community leaders to guide the implementation of this study
Rationale	The enormity of the inadequate housing inventory for all income levels cannot be handled by current staffing levels or funding levels in each county. The housing problem on the Eastern Shore involves far more than bricks-and-mortar housing. A lack of affordable units and units for higher income levels dampens the economy when local established businesses cannot undertake planned expansions because they're unable to attract and retain employees. In this case, affordable housing is an economic development issue and must be approached with an economic development focus.
<b>Recommendation 1.1:</b> Appoint a Leadership Team in each county to assist in steering the work necessary to achieve the study's goals	The Board of Supervisors in each county should appoint a Leadership Team comprised of technical experts in a variety of fields (housing, economic development, educators, nonprofit development, workforce development entities, builders, construction tradesmen and tradeswomen, financing, real estate, engineering, etc.) to work collaboratively in advising the county and its departments on moving forward with the implementation of this plan. The Leadership should meet at least bi-monthly to organize, establish ground rules for its purpose, begin to prioritize the recommendations in this plan, identify public and private funding resources, etc. The Leadership Team would work under the authority of county government to provide a valuable group of local technical experts to assist in moving this plan forward through implementation.
<b>Recommendation 1.2:</b> Require an Annual Report of each Leadership Team	The Leadership Team should provide an Annual Report to its respective County Board of Supervisors reporting on public meetings, projects identified for implementation and their progress, issues encountered that require attention, success stories, grant and other financing secured, etc.

Goal 2	Change the face of affordable housing.
Rationale	<p>Stakeholders and residents reported that opposition to affordable housing developments could be sufficient to cause a worthwhile project to be denied by local officials. Several affordable housing communities have been built on the Eastern Shore and offer attractive examples of what the final products look like and how compatible they are with the surrounding area. A few vocal residents in opposition to such a project would not be able to kill it if zoning provisions allowed multifamily developments by right in both counties. And, educating the public on who needs affordable housing (such as teachers, law enforcement, employees of local businesses, etc.) could help to change public opinion.</p>
<b>Recommendation 2.1:</b> Public Awareness Campaign	<p>Conduct a public awareness campaign to educate residents and businesses on the need for and benefit of creating a welcoming and permissible environment for affordable housing.</p> <p><i>Potential Funding Source: General Funds</i></p>

Goal 3	Expand the overall housing inventory.
Rationale	<p>The Housing Gap Analysis revealed a severe mismatch between housing units that are available and affordable to households in each income tier. For both renters and owners, the most severe mismatch occurs in the lowest income tiers and the highest income tiers. A lack of adequate housing inventory for 100%+ AMI households forces them to rent or buy down-market, thereby squeezing out lower income households. These lower income renters and owners, who are priced out of their income tier, are then forced to pay more than 30% of their income to find housing units in higher income tiers. Expanding the housing inventory would help to alleviate this shortage.</p> <p>Several business owners reported having difficulty retaining current and hiring new employees because they were unable to find decent and affordable housing on the Eastern Shore. As a result, the inadequate housing inventory has become an economic issue where employment opportunities are going unfilled and local businesses and institutions are unable to reach their potential for full employment.</p> <p>Projections for 2026 anticipate increases in higher income households of \$75,000 and higher. Without an adequate inventory of units to accommodate these households, the situation will most likely worsen for the lowest income households who have the fewest resources to rent or buy outside of their level of affordability.</p> <p>A new approach for determining the most practical and feasible locations for encouraging multifamily housing is needed. Finding sites that have access to public water and sewer service would allow for higher density development where individual and costly wells and septic systems would not be needed. Multifamily housing developers would require additional public funding to cover the cost of this infrastructure element in order to make a project affordable for households below 80% AMI.</p> <p>To expand housing inventory, creating an environment where there is a healthier supply of experienced construction tradesmen and tradeswomen along with builders and contractors can support the opportunities opened by relaxed zoning restrictions across the region. Ensuring adequate education and certification is available for these sectors of the local economy is a critical component to creating more housing.</p>
<b>Recommendation 3.1:</b> Update Local Comprehensive Plans	The Code of Virginia requires that "every governing body shall adopt a comprehensive plan for the territory under its jurisdiction" (§ 15.2-2223). This code section applies to Northampton and Accomack counties and the various towns on the Virginia portion of the Eastern Shore. The State Code also stipulates that the

	<p>comprehensive plan addresses housing and "different kinds of residential, including age-restricted, housing." The Eastern Shore Regional Housing Study can function as a resource to the two counties and multiple towns as they approach required schedules for updating their comprehensive plans.</p> <p>Northampton County recently approved a new comprehensive plan in 2020 with a new housing section. The County's five incorporated towns include Cape Charles, Eastville, Exmore, Nassawadox, and Cheriton. Cape Charles is updating its comprehensive plan at the time of this report and can incorporate housing topics in this latest revision. The remaining towns should adopt new housing language during, if not before, the next five-year review. Conclusions from the Eastern Shore Regional Housing Study can help provide some consistency across the six plans.</p> <p>Accomack County amended its 2008 comprehensive plan in 2018. While the document records existing housing conditions and identifies housing strategies, it lacks a complete chapter on the topic. The County could incorporate a more extensive section on housing issues and policies. Accomack has eight municipal governments, including Accomac, Onancock, Parksley, Onley, Chincoteague, Melfa, Painter, and Bloxom. With the smaller towns, even a brief discussion on housing policies that are consistent with the region's plan can help support the overall efforts.</p> <p><i>Potential Funding Source: VA Housing, USDA, non-profit Foundations, local fundraisers</i></p>
<b>Recommendation 3.2:</b> Update Local Zoning Codes	<p>As discussed in the "Local Gaps" section, local zoning laws can present barriers to the region's housing needs. The local governments should audit their zoning ordinances to identify potential text amendments to support the Eastern Shore's housing goals. Revisions should include higher density housing developments, including multi-family rental options and mixed-use development where public water and sewer service exist; allowing for residential uses above street-level commercial uses in downtown areas; and decrease minimum lot size requirements in areas with water and sewer service. Ordinances should also allow for ADUs as a strategy. Zoning laws should also be generally less restrictive with mobile homes, which are sometimes the only choices for shelter.</p> <p>At the time of this report, Northampton County received a grant to review the County's zoning ordinance and the five towns' codes. This grant will identify zoning barriers for affordable housing and may address strategies listed in the comprehensive plan, such as:</p> <ul style="list-style-type: none"> <li>• Diversify housing stock by allowing small lot, attached, and multi-family residential in appropriate areas identified in the</li> </ul>



	<p>Future Land Use Plan, including Town Edges.</p> <ul style="list-style-type: none"> <li>• Consider reducing minimum parking requirements for residential uses, which may be a barrier to development due to associated stormwater management costs.</li> <li>• Review the zoning ordinance to consider allowing accessory dwelling units by-right to provide affordable rental options and ease the cost burden for homeowners.</li> <li>• Review the zoning and subdivision ordinances to expand housing opportunities for seniors, the elderly, multigenerational households, and special needs populations, both with and without care.</li> </ul> <p>Accomack County's comprehensive plan also incorporates zoning text amendments for housing purposes. It states the following actions:</p> <ul style="list-style-type: none"> <li>• Revise the Zoning Ordinance to create additional zoning districts to allow various development types and densities.</li> <li>• Adopt an Affordable Dwelling Unit ordinance (ADU).</li> </ul> <p><i>Potential Funding Source: VDHCD planning grant</i></p>
<b>Recommendation 3.3:</b> Construct New Affordable Housing	<p>In addition to ANPDC's affordable housing initiatives continuing, and expanding where possible, construction of new affordable housing units can also be carried out by for-profit and nonprofit affordable housing developers. Sites in and around the eight incorporated towns may be priority locations. These municipal governments will be essential to supplying housing options because they:</p> <ul style="list-style-type: none"> <li>• Generally, have water and sewer availability for future housing initiatives</li> <li>• Are usually willing to extend services to areas adjacent to incorporated limits, and</li> <li>• Are home to more services, businesses, and employment opportunities.</li> </ul> <p>Some towns (Painter, Keller, Onley, Melfa, Nassawadox, Exmore, and Onancock) will also have easy access to the Hampton Roads Sanitation District's sewer force main, providing additional opportunities for housing initiatives in the future.</p> <p><i>Potential Funding Sources: Virginia Housing tax-exempt financing, Low-Income Housing Tax Credit financing through Virginia Housing, VDHCD planning and implementation grants, DHCD HOME loan, USDA Section 514 loans and 516 grant, Federal Home Loan Bank loan</i></p>
<b>Recommendation 3.4:</b> Request and support	<p>Increase investment in high school and college information technology, building construction and trades programs, impactful</p>

increased investment in education and certificate programs designed to expand the local construction trades.	<p>regional Community and Economic Development that offer certification, licensure, apprenticeships, small business start-up assistance and programs promoting sustainability and entrepreneurship.</p> <p><i>Potential Funding Sources: Eastern Shore Community College, GO Virginia, Virginia Enterprise Zone Program</i></p>
<b>Recommendation 3.5:</b> Identify and Market Sites for Infill Housing Development	<p>Identify and market potential locations appropriate for new infill housing and mixed-use housing development in locations where public water and sewer exist or capacity can be expanded. Downtown areas, including upper-story commercial buildings, and land in the vicinity of these services should be seriously considered and zoned appropriately.</p> <p><i>Potential Funding Source: VDHCD planning grant</i></p>
<b>Recommendation 3.6:</b> Complete the remaining proposed phases of HRSD's forced main in Accomack County	<p>HRSD's current forced main extension Accomack south to Nassawadox is underway and well-warranted. This expansion of sewer service has the potential to allow for more affordable housing development simply by reducing the minimum lot size since septic fields will no longer be required along the new service line. Coupled with allowing higher density housing, this project has the potential to attract developers because it will make a project much more financially feasible. The next step should be a proactive one: revise zoning in the vicinity of the sewer line and make it more attractive for housing developers.</p> <p>In addition, HRSD is also working on two additional phases: one in northern Accomack County and another in Chincoteague. The proposed Wachapreague spur is still in Virginia's budget and remains a possibility as well.</p> <p><i>Potential Funding Sources: combination of grants, loans, and wastewater treatment fees paid by HRSD customers</i></p>
<b>Recommendation 3.7:</b> Support New Housing Development	<p>Create an environment that is attractive to affordable housing developers. This will involve a series of initiatives including removing zoning barriers in each county, supporting affordable housing projects through the local approval process, supporting grant applications for funding, and supporting bond issues to implement new production and preservation of affordable units.</p> <p><i>Potential Funding Source: General Funds</i></p>

<b>Goal 4</b>	<b>Preserve the existing housing stock.</b>
<b>Rationale</b>	To supplement expanding the overall housing inventory in both counties, preservation of existing housing units should be a priority. For units that are feasible for rehabilitation, preserving these units in the inventory can maintain existing affordable housing for households up to 80% AMI. For units that cannot be feasibly rehabilitated, demolition and new construction of affordable single-family units is necessary.
<b>Recommendation 4.1:</b> Continue Community Revitalization Efforts	ANPDC should continue its community revitalization initiatives including housing rehabilitation, new construction, demolition of dilapidated units, streetscaping, and water/sewer improvements.  <i>Potential Funding Source: VDHCD planning and implementation grants, Virginia Housing Low-Income Housing Tax Credit Financing, DHCD Indoor Plumbing Program, Virginia Individual Development Account (assists households with saving for downpayments to buy their homes)</i>
<b>Recommendation 4.2:</b> Continue to Identify CDBG Communities	ANPDC should continue its policy of coordinating with each county to identify and prioritize a list of CDBG-eligible communities for which State funds can be sought for community revitalization initiatives. Expanding the list to include additional scoring criteria such as location in the 100-year floodplain, determining if the property has flooded regardless of its location, etc. could prevent investment in properties with a higher probability for future damage. Having a list of communities identified for this purpose makes the funding application process more efficient.  <i>Potential Funding Source: ANPDC staff resources</i>

<b>Goal 5</b>	<b>Ensure safe and decent housing for persons experiencing homelessness.</b>
<b>Rationale</b>	Due to the low number of chronically homeless individuals in the two counties, vouchers in conjunction with supportive services can be a solution to creating supportive housing needed by many chronically homeless persons.
<b>Recommendation 5.1:</b> Manage Housing Choice Vouchers	ANPDC should continue to prioritize persons experiencing homelessness for Housing Choice Vouchers.  <i>Potential Funding Source: Accomack-Northampton Regional Housing Authority Housing Choice Voucher program</i>
<b>Recommendation 5.2:</b> Evaluate the use of Hotels as Emergency Shelters	Evaluate the use of hotels for emergency shelter. Stakeholders noted that due to the lack of emergency shelter beds on the Eastern Shore, the community utilizes short-stay hotels to provide emergency housing accommodations. While this practice is often the most practical for rural communities, the conditions of the hotel still need to meet HUD's habitability standards if using Emergency Solutions Grant funding.  <i>Potential Funding Source: Virginia Balance of State Continuum of Care</i>

## **Acknowledgments**

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**Paul Grossman, Cape Charles Town Council- SECRETARY**

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**Brenda Holden, Eastern Shore Regional Housing Coalition, RFP AND PROPOSAL REVIEW**

**Charles Kolakowski, Northampton County Administrator**

**John Outten, Northampton County Building Official**

**Robert Duer, Exmore Town Manager**

**Jackie Davis, Exmore Mayor**

**Mike Mason- Accomack County Administrator**

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**Accomack-Northampton Planning District Commission**

# **EASTERN SHORE REGIONAL HOUSING STUDY**

## **APPENDIX A: SUMMARY OF COMMUNITY ENGAGEMENT**

**MARCH 2022**





# Appendix A: Summary of Community Engagement

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## Accomack-Northampton Housing Needs Analysis

### Introduction

As a companion to physical and statistical analysis of housing conditions and trends in the Eastern Shore area, planning consultants worked with the Accomack-Northampton Planning District Commission to conduct community engagement activities to better understand local opinions, perceptions, and visions of housing. This effort included four public open house events between October 5<sup>th</sup> and November 8<sup>th</sup>, 2021. The planning process also included a community survey, conducted online and through printed hardcopies. Consequently, engagement activities included both in-person and remote participation opportunities to meet the needs of various residents, business owners, and other stakeholders, and to increase accessibility and turnout.

### Community Engagement Activities

As a companion to physical and statistical analysis of housing conditions and trends in the Eastern Shore area, planning consultants conducted both in-person and survey engagement on housing topics.

#### **A. In-Person Community Meetings**

The Planning District Commission and their consultants scheduled a series of in-person community meetings held at locations throughout the region. Participants provided meeting organizers with their names and contact information and had the option to mark the location of their own home on a map of the region. Consultants presented a brief overview of the Housing Needs Analysis that was underway. The Planning District provided an overview of existing A-NPDC housing programs and initiatives and offered handouts that summarize selected local housing data. With a base understanding of the work underway, participants engaged in a discussion of housing needs prompted by a set of questions on changes in the housing situation, the acceptability of building types, regional needs, market perceptions, the location of needed housing, homelessness, and vision of the Eastern Shore's housing future. Community meetings also helped to promote participation in the project survey. In-person community meeting dates and locations included:

- October 19<sup>th</sup>, 2021  
Northampton County Administration Building  
16404 Courthouse Road, Eastville
- October 19<sup>th</sup>, 2021  
Exmore Town Hall  
3305 Main Street, Exmore
- October 20<sup>th</sup>, 2021  
Eastern Shore Community College  
29300 Lankford Highway, Melfa



- October 20<sup>th</sup>, 2021  
Atlantic Volunteer Firehouse  
10071 Atlantic Road, Atlantic

#### **B. Resident Survey**

A survey of Eastern Shore residents provided a remote option for opinions on housing needs and issues. The resident survey included demographic responses as well as questions on housing mobility, regional housing needs, quality of life, local services, and housing priorities, among others.

- Total survey responses: 495

#### **C. Landlord Survey**

A survey tailored to rental housing issues from the landlord perspective allowed insight into the opinions of rental housing providers. The landlord survey included information on the number and types of units owned, rents charged, and participation in housing voucher and other programs as well as opinions on housing needs.

- Total survey responses: 24

#### **D. Business Survey**

A survey of business entities explored the connection of housing to jobs and industry. The business survey asked entities to report on numbers of employees, wages, the impact of housing scarcity on business, and opinions on the housing needs of employees.

- Total survey responses: 17

## **Engagement Results**

The sections that follow report the results of each community engagement activity. The project team will use these results, along with the statistical analysis and physical observation data, to construct the recommendations of the Housing Needs Analysis.

## A. In-Person Community Meeting Results

The following notes provide highlights of discussions between Eastern Shore residents, PDC staff, hired consultants, and other stakeholders at each of four in-person community meetings held on October 19<sup>th</sup> and 20<sup>th</sup>, 2021.

## Tuesday, October 19th

**Location:** Exmore Municipal Building

**Staff:** Will Cockrell (EPR) and Hugh Hennessy (AN-PDC)

**Attendees:**

- Brenda Smith
- Stefanie Jackson
- Denise Griffin
- Joyce Topping
- Charles Kolakowski

**Notes:**

- Brenda – She believes that there is an issue with landlords. She knows two people with over 50 rentals. Many rental units are in terrible condition. A lot of renters do not have leases with their landlords. Many do not know their rights as renters.
- Brenda – We need more tenant education, so people know their rights. She sees plenty of safety issues with existing housing. People feel stuck in substandard housing because there are no other housing options for them.
- Denise and Joyce – They want to see more housing options available to people. The region needs more affordable housing.
- Joyce – She wants to live in a place with a sense of community and where she feels welcome.
- Brenda – She asked about the vacancy rate and thought the percentage of vacant units was too high. Many of those “vacant units” are not adequate for occupation. Otherwise, she sees a shortage of housing or livable housing options.
- Charles – He also challenged the vacancy rate and wondered how the census categorizes short-term rental housing.
- Note: Short-term rentals is a hot topic in the region.
- Brenda – Farm properties are on the market longer than residential property. She asked how the census shows those differences. Otherwise, homes are on the market for a shorter duration than depicted on the datasheet.
- Denise – The biggest issue is finding a decent home for a decent price. She was a teacher and couldn’t afford a home. Consequently, she had to live with her mom. A lot of people get caught into this situation and experience homelessness.
- Note: On the eastern shore, people experiencing homelessness might live with relatives in overcrowded housing.
- Brenda – The latest Habitat for Humanity house went to a local teacher. There are few housing options in the region.
- Joyce – Things have not changed much in the community. In the 1990s, people started to lose their homes. There is more rental housing – fewer property owners and more landlords.
- Hugh – The Eastern Shore population continues to decrease, so the region lacks a robust housing market.
- Joyce – Check on mobile home data. She discussed a local ordinance that prohibited mobile homes on lots less than five acres. Many view this as a threat to affordable housing.
- Joyce – There is a difference between affordable and low-income housing. The region wants and needs affordable housing. She also wants to see more options for seniors and older residents.

- Denise – The region needs more mixed-income housing. There also needs to be a better mix of owner and renter-occupied housing. The rental units need to be improvements to the existing options, which are substandard.
- The group agreed that someone should hold landlords accountable.
- Brenda – Mold is an issue everywhere, especially with rental units.
- Joyce – The public water in Exmore is brown and stinks. She can't cook with it. This is a major issue.
- Brenda – Trash-burning is another major issue. With a lack of adequate garbage collection, people burn their trash.
  - Note: The facilitator could smell the trash-burning while traveling the area.
- Denise – Education is a major issue. People don't know about available resources.
- Joyce – She has a nonprofit, called Eastern Shore Community Engagement. Septic fields are a major concern. When they fail, people don't have resources to repair or replace them. The region also needs more ADA accessible homes. Seniors need more ramps and renovations to make their homes accessible. Seniors need someone to guide them through these processes and with available resources.
- Joyce and Denise – The region needs more housing options that account for the changing housing needs as people age.
- Joyce – She is interested in "tiny homes" as an affordable housing option. Also, there is nothing to do on the Eastern Shore. The group talked about the lack of restaurants, entertainment, and businesses on the Eastern Shore.
- Joyce – People don't realize that they are homeless. People live in overcrowded housing or with relatives but don't consider themselves to be homeless.
- Brenda – She thought that some that experience homelessness are those that give up.
- The group agreed that mental health was a serious issue on the Eastern Shore.
- Joyce mentioned three core issues with housing – motivation, mental illness, and education.
- The group discussed a mobile home park, run by Grace Philips.
- The group discussed the Hispanic communities and how they are subject to additional issues, due to language barriers. Many do not know their housing rights.
- Brenda – wants to see a stronger planning department in Accomack County. There needs to be more work on ensuring quality housing. She also wants to see reinspection of rental units to ensure quality.
- Denise – We need more landlord education and accountability.
- Brenda – We need more housing around schools and the towns.
- Denise – The poor infrastructure limits housing construction. The region needs to address the failing infrastructure issue.
- Joyce – She thought there should be more coordination with the black community, using local churches.

## Tuesday, October 19th

**Location:** Northampton County Administration Building

**Staff:** Todd Gordon (EPR) and Russ Williams (AN-PDC)

**Attendees:**

- JoAnn Clark
- Paul Grossman
- Lynn Allison
- Clelia Sheppard
- Susan McGhee
- Ernest Smith

**Notes:**

- Lynn – She is aware of attempt to develop affordable housing in the area, including a team of two Richmond architects and two local landowners trying to build affordable housing.
- The PDC has a grant now to develop 10 affordable housing units. Of these, four are secured. PDC staff is looking for appropriate land for six additional units.
- Many of the area's vacant housing units are beyond repair. They cannot reasonably be returned to the housing supply.
- Subsidized housing in the Exmore area has a waiting list of up to 3-years.
- Mills Run is an example of an attractive and affordable housing community. Units are duplexes and accept vouchers.
- The Villages is another positive example of local rental housing. It is a private community.
- The Town of Cape Charles has seen a dramatic increase in residential and business rents over the past 10-years. This trend is largely due to increased tourism.
- Town leaders estimate that up to one-third of all Cape Charles homes are available as short-term rentals on Airbnb, etc.
- Cape Charles is in the process of implementing rules for accessory dwelling units (AUDs), which they plan to limit to rentals of 30+ days (i.e. not short-term tourist rentals).
- Cape Charles has two section-8 entities.
- The town welcomes multi-family housing, having changed its PUD zoning ordinance to allow it.
- Cape Charles leaders think that the town would likely be opposed to purpose-built affordable housing developments, preferring a mixed-income approach.
- The Eastern Shore workforce – teachers, etc. – cannot find suitable housing.
- One big issue is that there is no one source for local housing information.
- Transportation is also an issue for low-income individuals. STAR Transit is a great system, but service is very limited.
- In Nassawadox, former clinic buildings are now unused and could be repurposed as housing.
- The Eastern Shore needs community, not just housing.
- Participants generally felt that Accomack County would welcome mobile home parks as a method of securing affordable housing.
- No homeless shelters exist in the area. Local organizations, including the PDC, work with hotels to house the homeless, but find that hotels are becoming less welcoming to this practice.
- Prior to the COVID-19 pandemic, the homeless point-in-time county was approximately 30-40 homeless persons.
- Group's overall vision:
  - Redevelop the hospital site
  - Repurpose abandoned buildings
  - Build two tiny home communities
  - Open a non-denominational homeless shelter

## Tuesday, October 20th

**Location:** Atlantic Firehouse

**Staff:** Will Cockrell (EPR), Hugh Hennessy (AN-PDC), and Sandy Taylor (AN-PDC)

**Attendees:**

- Barbara Holden
- Myron Harris

**Notes:**

- Barbara lives in a family home with structural issues. She has two siblings on the deed that refuse to pay taxes or help. Her car broke down and she doesn't have enough money to fix her house. She wants to retire but doesn't know what to do.
- A lot of places are neglected. Keeping up with the yard and other housing issues proves to be too much for many property owners. There is an issue with birds picking shingles off of roofs. People don't have the resources to fix that damage.
- They see that the sense of community is gone. People are not unwilling or unable to help each other.
- Drugs are a big issue.
- They saw that the "come heres" disrupted the sense of community.
- They were interested in "tiny homes" as a housing option.
- They shared a story about a local mobile home park that had problems with noise and drugs.
- Someone needs to provide assistance to existing homes that are falling apart.
- Well and septic are major problems.
- Many existing homes are family homes. There is sentimental value, but many are falling apart.

## Tuesday, October 20th

**Location:** Eastern Shore Community College; Melfa

**Staff:** Todd Gordon (EPR), Russ Williams (AN-PDC), Ramona Chapman (DHCD)

**Attendees:**

- Sam Jones
- Brenda Holden
- Lysa Newman
- Clayton Newman
- Vernon Gunter
- Shirlene Shrieves
- Elizabeth Bell
- Myra Riley-Taylor
- Ava Wise

**Notes:**

- Several participants from the Bayside Community Organization attended. Bayside includes approximately 150 parcels and 75 homes, all of which are likely in need of some form of repair.
- Bayside properties may have deeds that do not match local tax records, but this issue is being worked on.
- Several abandoned houses in Bayside suffer from septic tank issues.
- The community was built with the goal of eliminating pit waste disposal, but the septic fields built for this reason are now aging. Water and septic system issues continue, and soil in the area does not perk well. An engineered septic system is being considered to solve these issues.
- The Bayside Community Organization continues to pursue improvement projects, including home improvements and ditches.
- Zoning is a barrier to affordable housing, especially since Accomack changed its rural area (agricultural) zoning from 1-acre to 5-acre minimum lot size. This change was made approximately 5-years ago.
- Another barrier to affordable housing and housing improvement is the current cost of contractors and building materials due to pandemic issues.
- Clayton previously owned a building contracting business in Northern Virginia. When he moved to the area, he considered moving his business, but his employees were not willing to move to the Eastern Shore.
- Clayton owns land and would like to build homes. He has 9 half-acre lots that should perk for 3-bedroom homes. He notes that duplexes would be a more affordable option for buyers.
- The PDC notes that the cost of building a basic 2-bedroom unit has increased from approximately \$80,000 to \$116,000 over the past 18-months.
- The Eastern Shore has a very limited number of apartment complexes. Multi-family development is seen by participants as an acceptable option, but utilities will be a concern in building more.
- Mobile homes were also seen as an acceptable affordable housing option.
- Section-8 can be helpful but there isn't enough to meet demand. The waitlist for Section-8 vouchers is around 3-years.
- Home ownership is ideal, but not realistic for many who just need safe and affordable housing.
- Habitat for Humanity is active in the area and works toward homeownership goals.
- A variety of rental options are needed, including both large and small units.
- It typical takes 3-4 months to find rental housing on the Eastern Shore.
- Locals generally want rural rather than in-town housing.



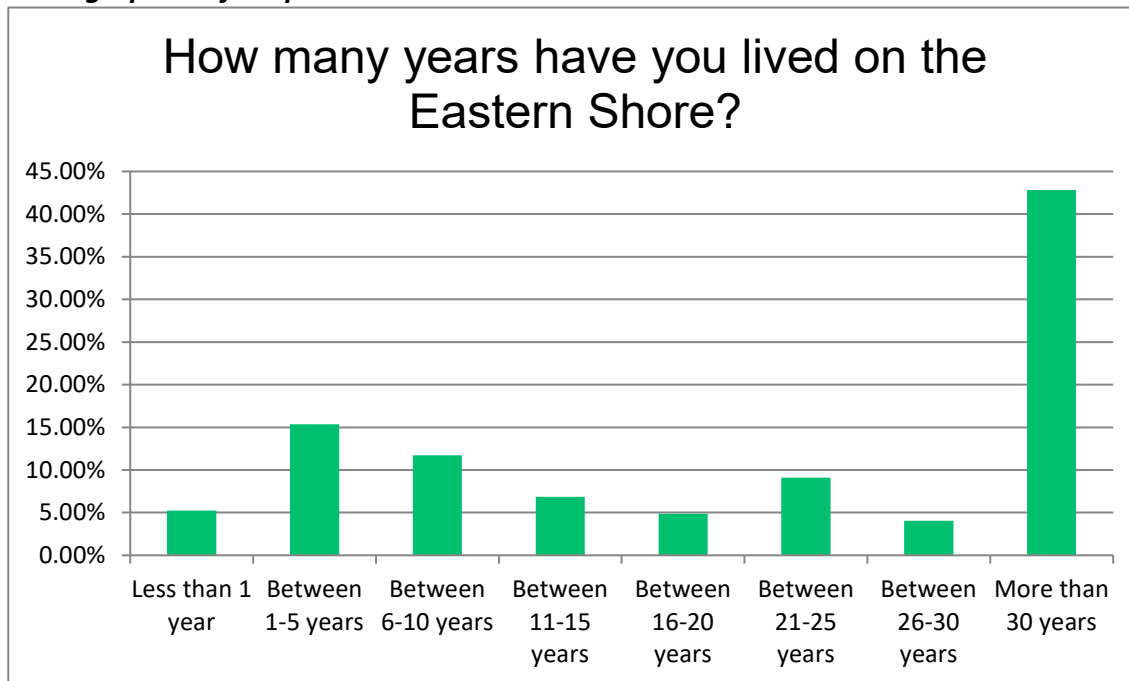
- There is an existing effort to extend sewer service up the peninsula to Onley. This project was initiated by Exmore, with Wachapreague also interested in obtaining service. This extension would be a game-changer for all types of growth but is still far in the future.
- Homelessness is an active issue, including people crowding into too-small housing or couch surfing, which may not be counted as traditionally homeless but still a problem.
- Lighthouse is one organization offering services – including a domestic violence shelter, but services offered may not match the greatest needs of the community.
- Group's overall vision:
  - Change zoning to make building affordable
  - Make housing available to all, regardless of situation
  - Increase well and septic funding
  - Offer subsidies for buyers
  - Look for / develop building contractors, including teaching workforce trades (ESCC is doing a good job of this)
  - Repurpose disused buildings like Central High

## B. Resident Survey Results

## ACCOMACK-NORTHAMPTON REGIONAL HOUSING NEEDS ASSESSMENT RESIDENT SURVEY SUMMARY

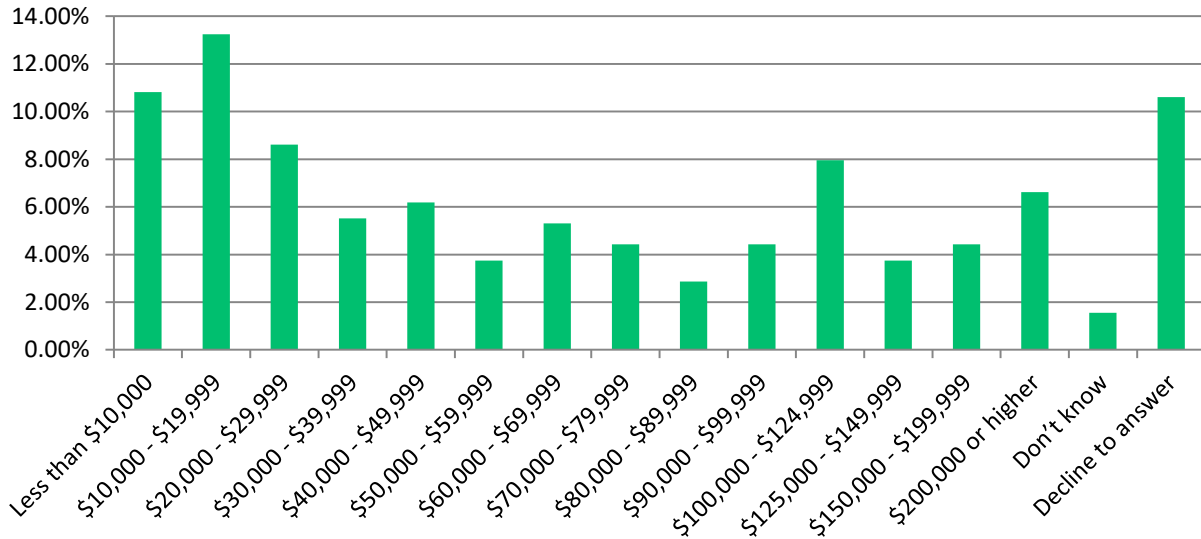
This summary highlights responses to many of the survey questions. A total of 495 residents responded. In most cases, not all 495 responded to every question. A copy of the complete survey responses is attached to this summary.

### *Demographics of Respondents*



- A majority (56%) of respondents have lived on the Eastern Shore for more than 20 years but only 19% have lived in their current home for 20 years or more.
- Respondents were split nearly equally between Accomack County (244) and Northampton County (252).
- 24.4% (121) are residents of Cape Charles, the largest number from a single town. Parksley (67), Exmore (30), Onancock (26) and Accomac (21) were also represented by more than 20 survey responses.
- More than two-thirds are age 50 or older.
- 56.5% are White/Caucasian and 31.2% are African American/Black; only 7 respondents reported being Hispanic or Latino.

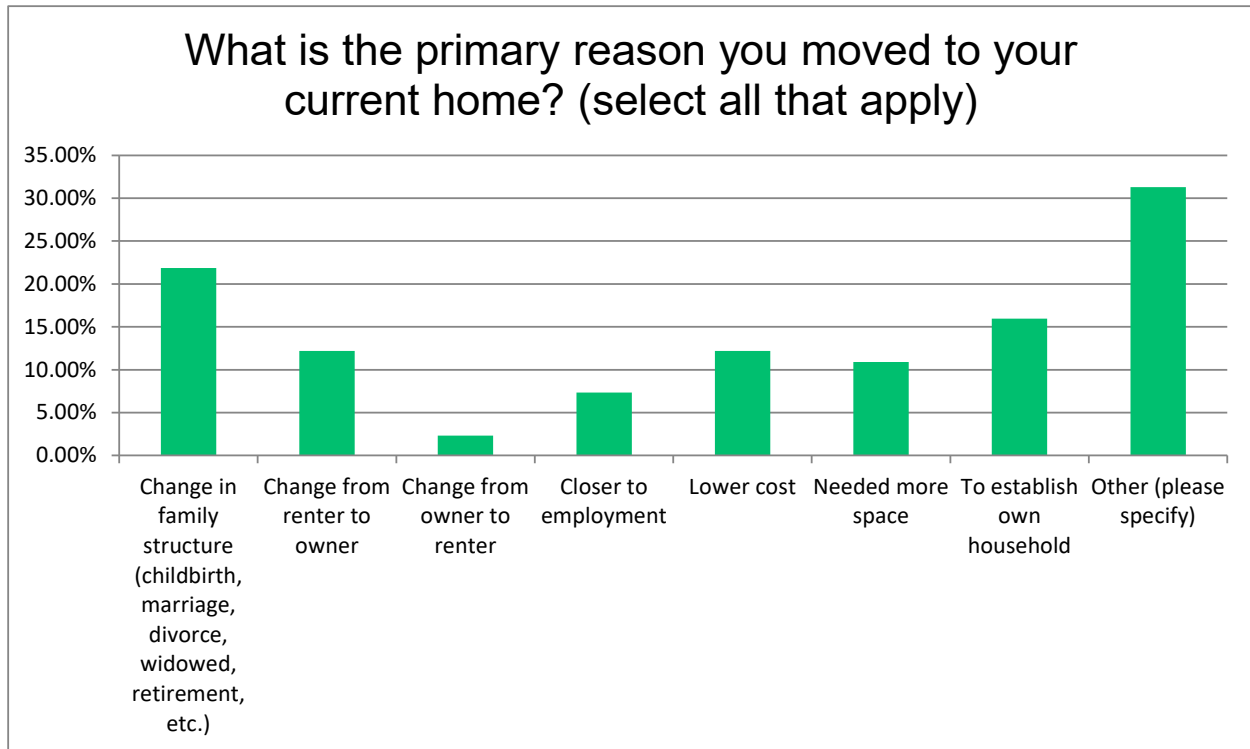
What is the total annual income for everyone in your household? Include all sources of income from jobs, public assistance, Social Security, retirement or pension, etc.



- 44.4% of respondents have household incomes below \$50,000
- 20.8% have household incomes between \$50,000 and \$99,999
- 24.3% have household incomes of \$100,000 or higher

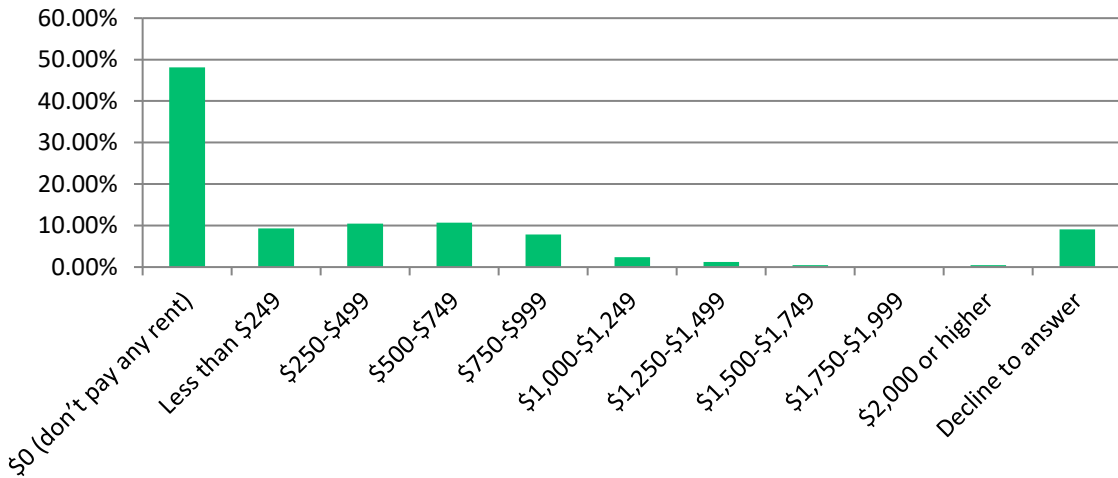
#### ***Housing Characteristics of Respondents***

- 60.3% own their home; 70.4% live in single-family detached dwellings
- 44.6% live in households consisting of two persons but 64.2% live in units with three or more bedrooms
- More than half of respondents have wells and septic tanks, while electric heat is present in 72% of homes



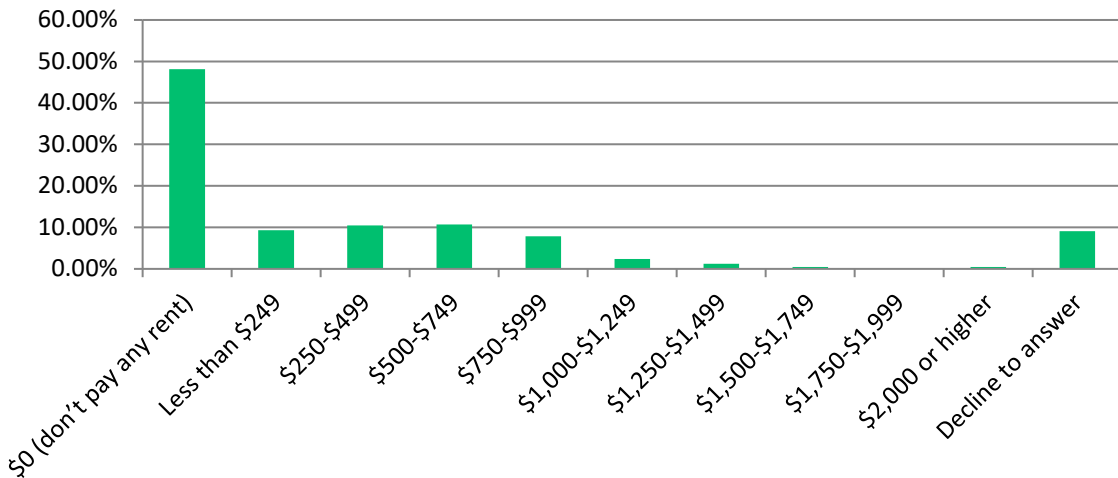
- 22% reported a change in their family structure as the reason for moving to their current home; 11% wanted more space. But nearly one-third of respondents gave other reasons with retirement cited frequently.

If you rent your home, please tell us how much you pay each month in rent (do not include utilities):



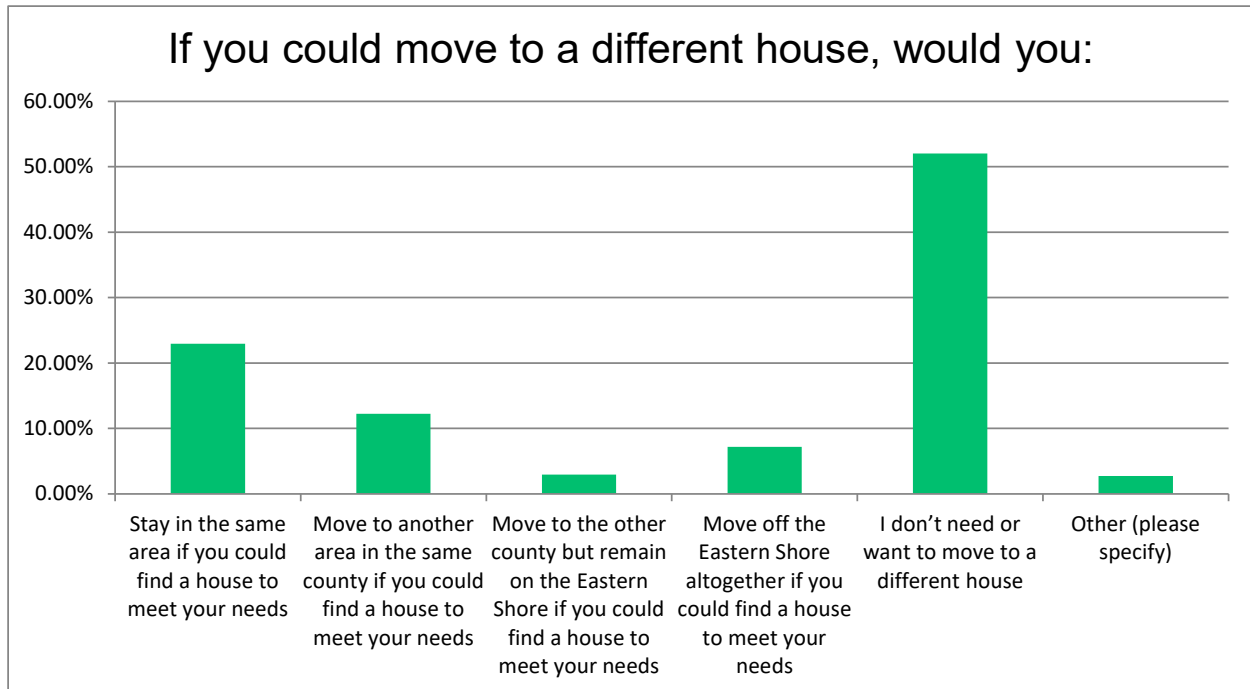
- Most homeowners (44.4%) do not pay any mortgage, presumably having paid their mortgage in full or inherited the home. Among those with a mortgage:
  - 2.7% pay less than \$500/month
  - 15.1% pay between \$500 and \$999/month
  - 10% pay between \$1,000 and \$1,499/month
  - 12.7% pay \$1,500/month or more

If you rent your home, please tell us how much you pay each month in rent (do not include utilities):

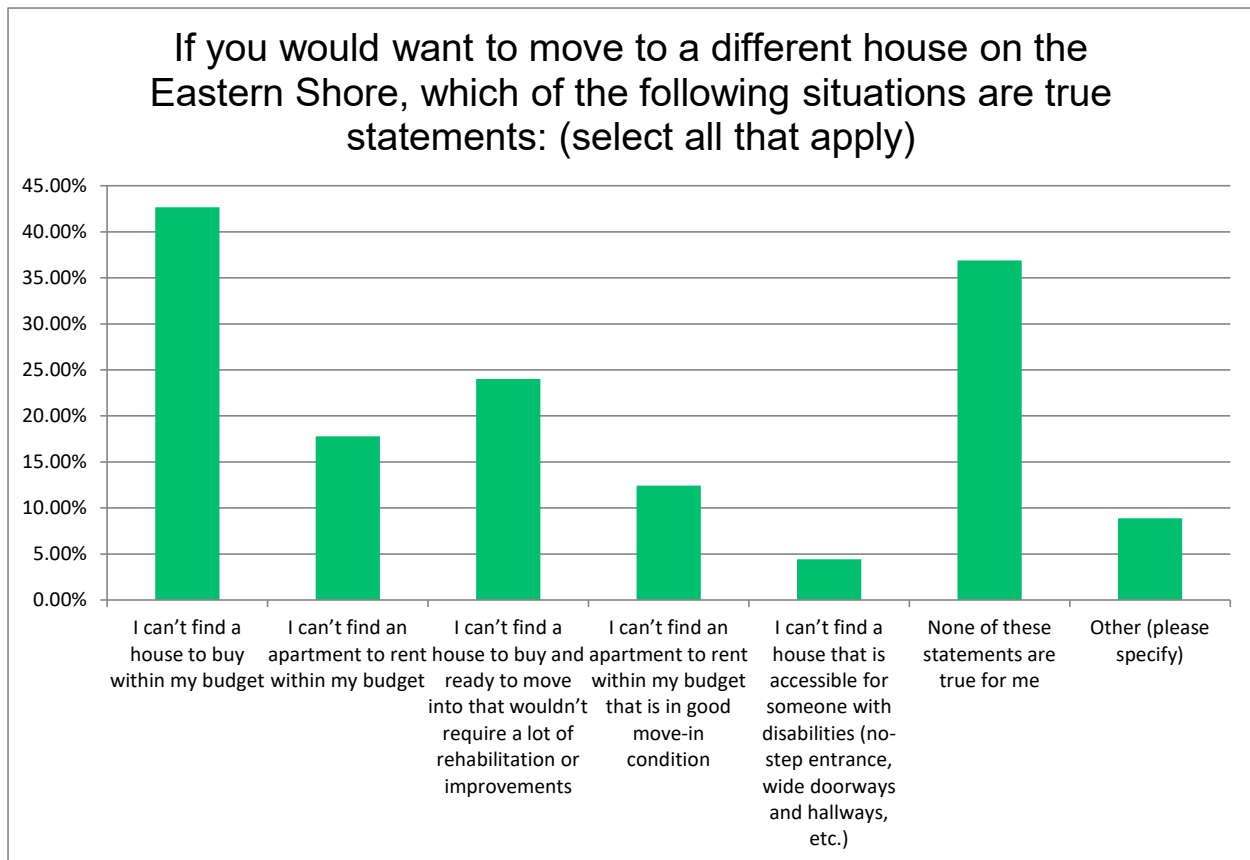


- Nearly half (48.1%) do not pay rent
- Of those who pay rent:
  - 20% pay less than \$500/month
  - 18.6% pay between \$500 and \$999/month
  - 3.6% pay between \$1,000 and \$1,499/month
  - 1% pay \$1,500/month or more
- There may have been a misunderstanding with the two questions inquiring about mortgage and rent amounts. In question 4 (Is your home owned or rented?), 286 respondents stated they own their home and 171 stated they rent. However, in question 11 (If you rent your home, tell us how much you pay in rent (minus utilities) each month), a total of 420 responded with 202 replying they don't pay any rent. If only 171 reported renting, then having 202 respondents reply they don't pay any rent does not make sense. It is assumed that many of the 202 who stated they do not pay rent are actually owners and responded to this question when they should not have.

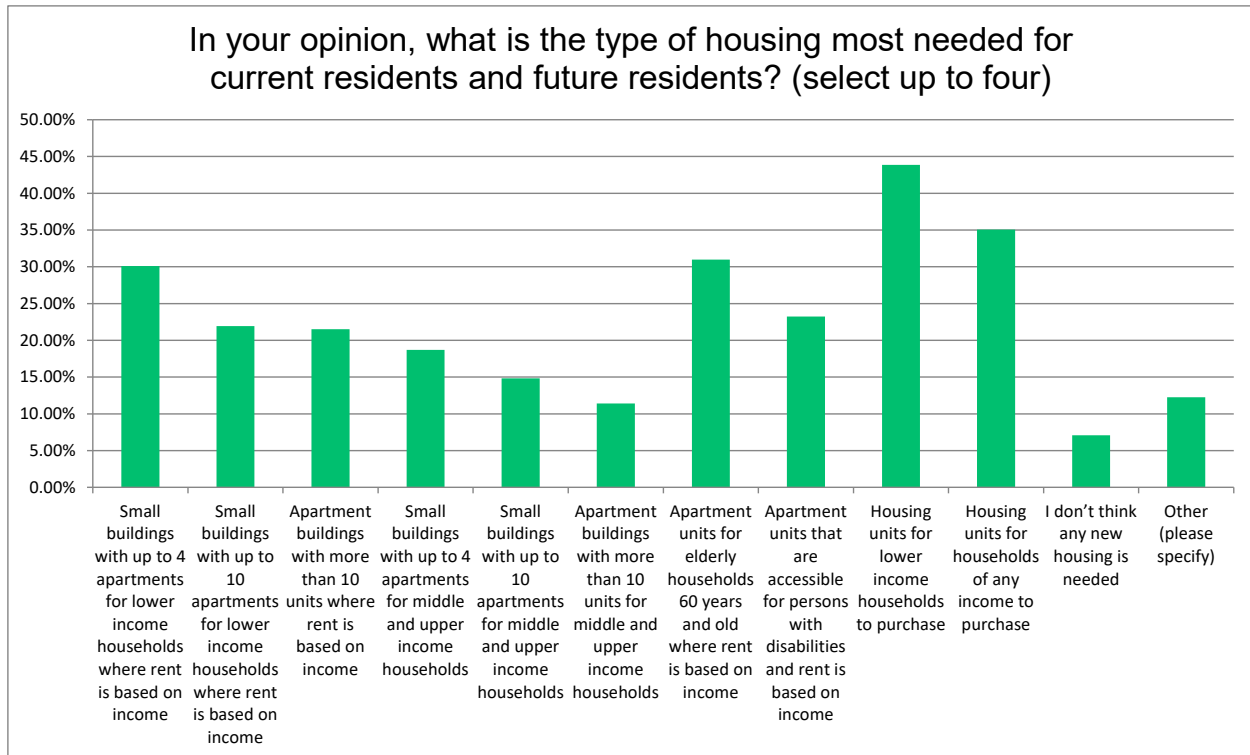




- A majority (52%) stated they did not want or need to move to a different house
- 7.2% said they would move away from the Eastern Shore if they could find a house to meet their needs



- Of the 225 respondents who reported the reasons why they cannot move even in they wanted to move to a different house:
  - 42.7% can't find a house within their budget
  - 24% can't find a house to buy/move into that would not require a lot of rehabilitation or improvements
  - 17.8% can't find an apartment to rent within their budget
  - 12.4% can't find an apartment within their budget that is in good move-in condition
  - 4.4% can't find a house that is accessible for a person with disabilities



Of the 465 respondents who provided their opinion on the type of housing most needed for current residents, the top four selections included the following:

- Nearly half (44%) stated housing units for lower income households to purchase
- 35% stated housing units for households of any income to purchase
- 31% stated apartment units for elderly households 60 years and older where rent is based on income
- 30% stated small buildings with up to four apartments for lower income households where rent is based on income

### ***Use of Third-party Rental Platforms***

Using a third-party rental platform such as AirBnB or VRBO is almost non-existent among survey respondents.

- Only 12 rent all or part of their house through a third-party vendor
- Of these 12, only 6 reported that they rent their homes (all or part) on a short-term basis (daily or weekly)
- Only 6 respondents reported they intended to begin renting their homes using a third-party vendor

### ***Accessory Dwelling Units (ADU)***

Only 4.5% of respondents reported having an ADU on their property. ADUs are more likely to be used by family members since 11 of 21 respondents who have an ADU reported charging no rent for them. Rents ranged from \$250-\$499/month up to \$1,250/month or more.

### ***Satisfaction with the Proximity to Quality of Life Services***

Respondents were asked to rank their satisfaction with how close they live to a list of services in their area. Responses are provided below in descending order of satisfaction. More than half of survey respondents being 50 or older is reflected in the lower priorities assigned to employment, childcare and schools.

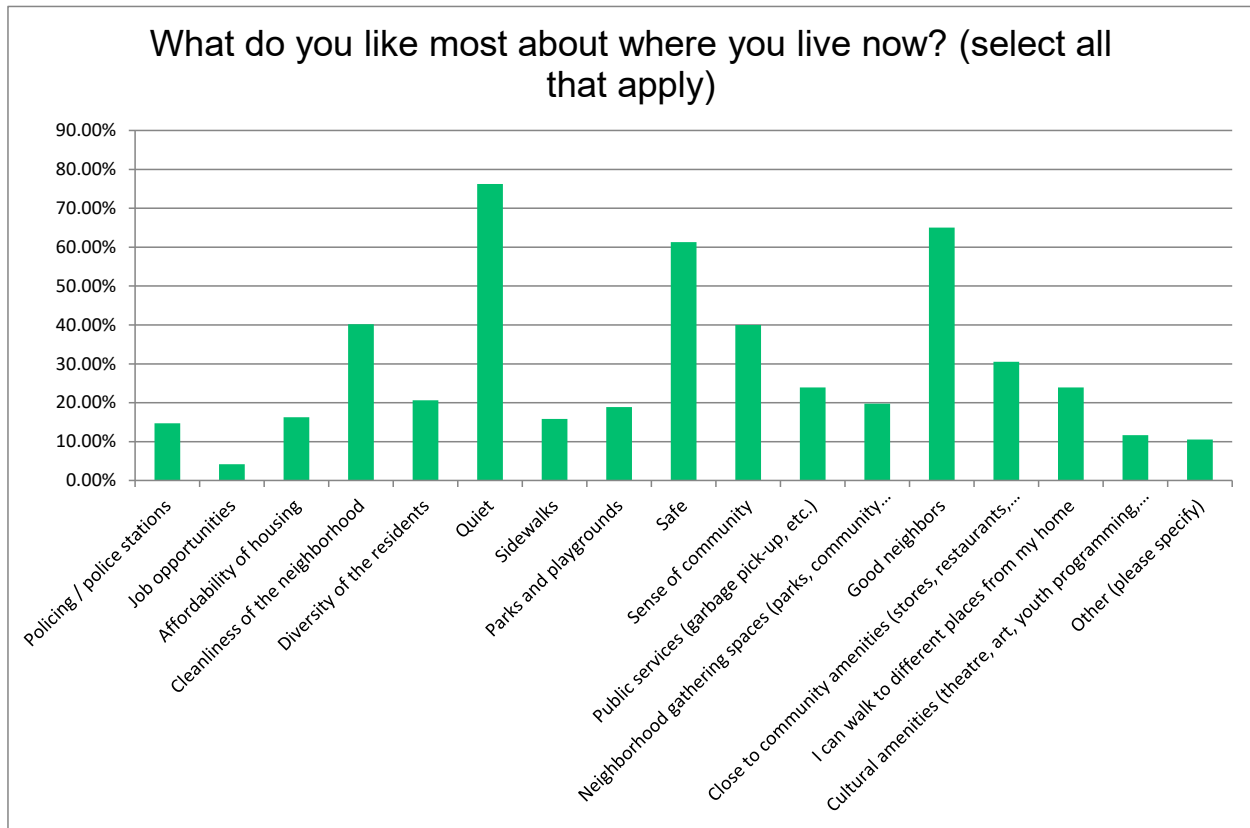
- Drug stores
- Banks, credit unions, etc.
- Parks and open spaces
- Community centers (libraries, senior centers, etc.)
- Schools
- Healthcare facilities, doctors, etc. tied with restaurants
- Grocery stores
- Restaurants
- Tie - Childcare providers and public transportation
- Employment opportunities

### ***Satisfaction with the Quality Services Located in Their Area***

Respondents were asked to rank their satisfaction with the quality of a list of services in their area. The list is provided below in descending order of satisfaction:

- Drug stores
- Banks, credit unions, etc.
- Parks and open space
- Community centers (libraries, senior centers, etc.)
- Schools
- Tie - Restaurants and Health care facilities, doctors, etc.
- Grocery stores
- Childcare providers
- Employment opportunities
- Public transportation

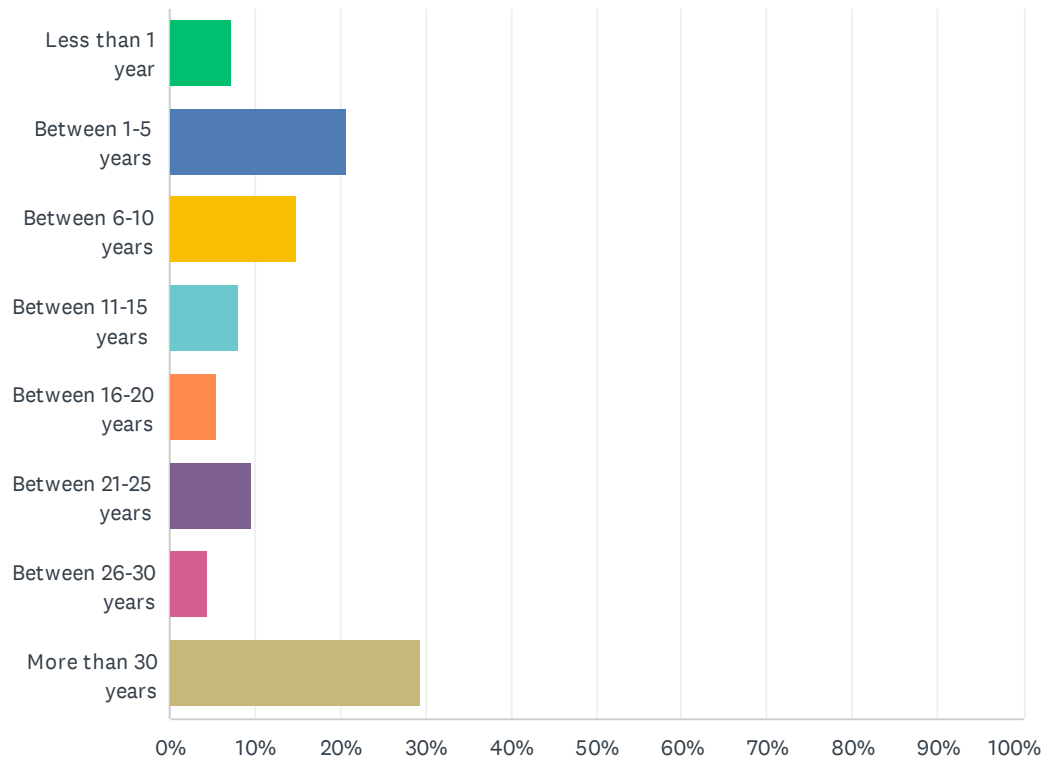
### What Respondents Like Most About Where They Live



Respondents place highest values on the quiet and safety of their neighborhoods along with good neighbors, a sense of community and the cleanliness of their neighborhoods. Characteristics scoring the lowest included job opportunities, affordability of housing, cultural amenities and policing/police stations.

## Q1 How many years have you lived on the Eastern Shore?

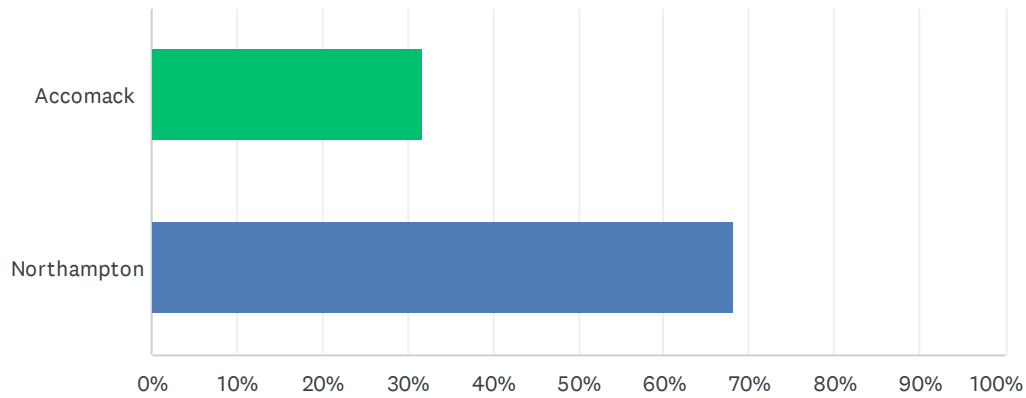
Answered: 343 Skipped: 2



ANSWER CHOICES	RESPONSES	
Less than 1 year	7.29%	25
Between 1-5 years	20.70%	71
Between 6-10 years	14.87%	51
Between 11-15 years	8.16%	28
Between 16-20 years	5.54%	19
Between 21-25 years	9.62%	33
Between 26-30 years	4.37%	15
More than 30 years	29.45%	101
TOTAL		343

## Q2 Which county do you live in?

Answered: 344 Skipped: 1



ANSWER CHOICES	RESPONSES	
Accomack	31.69%	109
Northampton	68.31%	235
TOTAL		344



## Q3 What town, village or neighborhood do you live in?

Answered: 343    Skipped: 2

#	RESPONSES	DATE
1	Exmore	11/8/2021 3:18 PM
2	Painter	11/8/2021 3:15 PM
3	Melfa	11/8/2021 3:11 PM
4	Withams	11/8/2021 3:08 PM
5	New Church	11/8/2021 3:05 PM
6	Parksley	11/8/2021 3:02 PM
7	Chincoteague	11/8/2021 1:41 PM
8	Exmore	11/8/2021 12:47 PM
9	Atlantic	11/8/2021 12:26 PM
10	Chincoteague	11/8/2021 11:45 AM
11	Chincoteague	11/8/2021 10:46 AM
12	Greenbackville	11/8/2021 10:05 AM
13	Bridgetown	11/8/2021 8:52 AM
14	Outside of Cape Charles area	11/8/2021 6:56 AM
15	Chincoteague	11/8/2021 6:36 AM
16	Sanford	11/7/2021 8:15 PM
17	Chincoteague	11/7/2021 7:52 PM
18	Chincoteague	11/7/2021 6:33 PM
19	Chincoteague	11/7/2021 5:58 PM
20	Chincoteague	11/7/2021 5:57 PM
21	Melfa	11/6/2021 11:52 PM
22	Birdsnest	11/6/2021 7:29 PM
23	Greenbackville	11/6/2021 5:01 PM
24	Cape Charles	11/6/2021 9:23 AM
25	Exmore	11/6/2021 5:05 AM
26	Birdnest	11/6/2021 3:36 AM
27	Accomac	11/5/2021 10:14 PM
28	Nassawadox	11/5/2021 9:38 PM
29	Jamesville	11/5/2021 9:15 PM
30	Cape Charles	11/5/2021 7:20 PM
31	Silver Beach	11/5/2021 6:30 PM
32	Silver Beach	11/5/2021 4:57 PM
33	Accomac	11/5/2021 12:47 PM

34	Exmore	11/5/2021 11:06 AM
35	Townsend	11/5/2021 11:06 AM
36	Silver Beach	11/5/2021 9:10 AM
37	Eastville	11/5/2021 7:21 AM
38	Silver Beach	11/5/2021 5:43 AM
39	Silver beach	11/5/2021 2:17 AM
40	Silver Beach	11/4/2021 11:34 PM
41	Cape Charles	11/4/2021 8:38 PM
42	Hillsborough	11/4/2021 4:31 PM
43	Cape Charles	11/4/2021 2:42 PM
44	County	11/4/2021 1:45 PM
45	Eastville	11/4/2021 12:07 PM
46	Cheapside	11/4/2021 11:46 AM
47	Melfa	11/4/2021 11:42 AM
48	S chesconessex	11/4/2021 11:35 AM
49	Cape Charles	11/4/2021 11:27 AM
50	Silver Beach	11/4/2021 10:28 AM
51	Culls	11/4/2021 10:05 AM
52	Machipongo	11/4/2021 10:01 AM
53	Nassawadox	11/4/2021 8:49 AM
54	Nassawadox	11/4/2021 5:04 AM
55	Cheriton	11/3/2021 10:22 PM
56	Bloxom	11/3/2021 7:20 PM
57	cape charles	11/3/2021 6:49 PM
58	Painter	11/3/2021 5:16 PM
59	Cheapside	11/3/2021 5:04 PM
60	exmore	11/3/2021 4:53 PM
61	Bloxom	11/3/2021 4:29 PM
62	Onancock	11/3/2021 4:00 PM
63	Onancock	11/3/2021 12:52 PM
64	Oyster	11/3/2021 12:46 PM
65	Beacon Village Melfa, VA	11/3/2021 11:42 AM
66	pungoteague	11/3/2021 10:28 AM
67	Franktown area	11/3/2021 10:12 AM
68	Cape Charles	11/3/2021 10:00 AM
69	Eastville	11/3/2021 9:52 AM
70	Harborton	11/3/2021 9:52 AM
71	Cape Charles	11/3/2021 9:24 AM

# ACCOMACK COUNTY & NORTHAMPTON COUNTY RESIDENT SURVEY

SurveyMonkey

72	Silver beach	11/3/2021 9:13 AM
73	Tasley	11/3/2021 8:54 AM
74	Machipongo	11/3/2021 8:18 AM
75	Cape Charles	11/3/2021 8:11 AM
76	Cape Charles	11/3/2021 8:06 AM
77	Eastville	11/3/2021 7:51 AM
78	Kiptopeke State Park	11/3/2021 7:40 AM
79	Eastville	11/3/2021 7:23 AM
80	Eastville	11/2/2021 5:59 PM
81	Eastville	11/2/2021 5:28 PM
82	Cape Charles	11/2/2021 4:26 PM
83	Cape Charles	11/2/2021 4:18 PM
84	Painter	11/2/2021 2:34 PM
85	Cashville/Onancock	11/2/2021 1:31 PM
86	Cape Charles	11/2/2021 1:00 PM
87	accomac	11/2/2021 12:53 PM
88	Painter/ Pungoteague	11/2/2021 12:21 PM
89	Nassawadox	11/2/2021 11:39 AM
90	Machipongo	11/2/2021 10:28 AM
91	Wachapreague	11/2/2021 10:28 AM
92	Eastville	11/2/2021 10:16 AM
93	Harborton	11/2/2021 10:09 AM
94	Machipongo	11/2/2021 9:52 AM
95	Cape Charles	11/2/2021 9:44 AM
96	Belle Haven	11/2/2021 9:17 AM
97	Exmore	11/2/2021 8:53 AM
98	Machipongo	11/2/2021 8:26 AM
99	Cape Charles	11/2/2021 8:23 AM
100	Willis Wharf	11/2/2021 8:22 AM
101	Machipongo	11/2/2021 8:20 AM
102	Exmore	11/2/2021 8:14 AM
103	Bloxom	11/2/2021 7:36 AM
104	Smith Beach	11/2/2021 7:15 AM
105	Exmore	11/2/2021 6:02 AM
106	Cheriton	11/1/2021 11:53 PM
107	Cape Charles	11/1/2021 10:05 PM
108	Nassawadox	11/1/2021 9:35 PM
109	Onancock	11/1/2021 9:30 PM

# ACCOMACK COUNTY & NORTHAMPTON COUNTY RESIDENT SURVEY

SurveyMonkey

110	Exmore	11/1/2021 9:24 PM
111	Cape Charles	11/1/2021 9:22 PM
112	Cape charles	11/1/2021 9:12 PM
113	Capeville	11/1/2021 8:23 PM
114	Onancock	11/1/2021 8:13 PM
115	Locustville	11/1/2021 8:06 PM
116	Exmore	11/1/2021 7:48 PM
117	Exmore	11/1/2021 7:36 PM
118	Eastville	11/1/2021 7:34 PM
119	Painter	11/1/2021 7:16 PM
120	Exmore	11/1/2021 6:58 PM
121	Painter	11/1/2021 6:48 PM
122	Melfa	11/1/2021 6:48 PM
123	Pungoteague	11/1/2021 6:28 PM
124	Exmore	11/1/2021 6:15 PM
125	Belle Haven	11/1/2021 5:50 PM
126	Cape Charles	11/1/2021 5:21 PM
127	Cheriton	11/1/2021 5:21 PM
128	painter	11/1/2021 5:20 PM
129	Townsend	11/1/2021 5:12 PM
130	Cape Charles	11/1/2021 5:01 PM
131	Smith Beach	11/1/2021 4:57 PM
132	Pungoteague	11/1/2021 4:57 PM
133	Smith Beach	11/1/2021 4:57 PM
134	Cape Charles	11/1/2021 4:55 PM
135	Cape Charles-outside of town, near the cemetery	11/1/2021 4:49 PM
136	Cape Charles	11/1/2021 4:47 PM
137	Cape Charles	11/1/2021 4:45 PM
138	Exmore	11/1/2021 4:40 PM
139	Onancock	11/1/2021 4:40 PM
140	Cedar View	11/1/2021 4:38 PM
141	Eastville	11/1/2021 4:33 PM
142	near Simpkins	11/1/2021 4:32 PM
143	Cape Charles	11/1/2021 4:30 PM
144	Tower Hill	11/1/2021 4:30 PM
145	Franktown	11/1/2021 4:24 PM
146	Nassawadox	11/1/2021 4:22 PM
147	Machipongo (Vaucluse Shores)	11/1/2021 4:18 PM

# ACCOMACK COUNTY & NORTHAMPTON COUNTY RESIDENT SURVEY

SurveyMonkey

148	Cape Charles	11/1/2021 3:57 PM
149	Bayside	11/1/2021 3:54 PM
150	Parksley	11/1/2021 3:48 PM
151	Bayside road Onancock va, 23417	11/1/2021 1:59 PM
152	Melfa	11/1/2021 1:27 PM
153	Cape Charles (Bay Creek - Marina Villages)	11/1/2021 1:03 PM
154	Machipongo-Wilsonia Neck	11/1/2021 11:56 AM
155	Onancock	11/1/2021 10:22 AM
156	Cheapside	11/1/2021 8:34 AM
157	cheriton	11/1/2021 7:23 AM
158	Cape charles	11/1/2021 6:49 AM
159	Cape Charles	11/1/2021 6:44 AM
160	Heron Pointe, Bay Creek	11/1/2021 6:25 AM
161	Cape Charles	11/1/2021 6:16 AM
162	Cape Charles	10/31/2021 5:58 PM
163	Arlington Plantation	10/31/2021 3:30 PM
164	Town of Cape Charles	10/31/2021 2:42 PM
165	Cape Charles	10/31/2021 1:05 PM
166	Wardtown	10/31/2021 11:58 AM
167	Cape Charles	10/31/2021 9:42 AM
168	Cape charles	10/31/2021 9:05 AM
169	Cape Charles	10/31/2021 9:03 AM
170	Cape charles	10/31/2021 8:47 AM
171	Franktown	10/31/2021 7:37 AM
172	Bay Creek, Cape Charles	10/31/2021 6:14 AM
173	smith beach	10/31/2021 3:39 AM
174	Cape Charles	10/30/2021 10:57 AM
175	Onancock	10/29/2021 2:01 PM
176	Greenbackville	10/29/2021 1:31 PM
177	Cape Charles	10/29/2021 12:09 PM
178	Chincoteague	10/28/2021 2:58 PM
179	Onancock	10/28/2021 12:36 PM
180	Hacksneck	10/28/2021 10:48 AM
181	Cape Charles	10/28/2021 10:13 AM
182	Nassawadox, VA	10/28/2021 9:28 AM
183	Assawoman	10/28/2021 9:00 AM
184	Parksley	10/28/2021 7:27 AM
185	Cheriton	10/28/2021 2:59 AM

# ACCOMACK COUNTY & NORTHAMPTON COUNTY RESIDENT SURVEY

SurveyMonkey

186	Cape Charles	10/27/2021 9:13 PM
187	Nassawadox	10/27/2021 4:10 PM
188	Greenbackville	10/27/2021 3:27 PM
189	Cape Charles	10/27/2021 10:09 AM
190	Machipongo	10/27/2021 8:40 AM
191	Onancock	10/27/2021 8:15 AM
192	Franktown	10/27/2021 8:08 AM
193	Mappsville	10/27/2021 7:23 AM
194	Painter	10/27/2021 3:43 AM
195	Cape Charles	10/26/2021 10:46 PM
196	Parksley	10/26/2021 5:37 PM
197	Cape Charles	10/26/2021 5:17 PM
198	Atlantic	10/26/2021 4:43 PM
199	Onancock	10/26/2021 4:41 PM
200	south of Onancock	10/26/2021 4:24 PM
201	cape charles bay creek marina village	10/26/2021 3:29 PM
202	Cape Charles	10/26/2021 9:46 AM
203	Cape Charles	10/26/2021 9:18 AM
204	Cape Charles	10/26/2021 7:34 AM
205	Cape Charles	10/26/2021 7:30 AM
206	CC	10/26/2021 1:55 AM
207	Cape Charles	10/25/2021 8:58 PM
208	Cape charles	10/25/2021 8:55 PM
209	Cape Charles	10/25/2021 7:27 PM
210	Cape Charles	10/25/2021 6:33 PM
211	Cape Charles	10/25/2021 6:19 PM
212	Cape Charles	10/25/2021 5:39 PM
213	Cape Charles	10/25/2021 4:43 PM
214	Onancock	10/25/2021 4:29 PM
215	Cape Charles	10/25/2021 3:13 PM
216	Cape Charles	10/25/2021 1:29 PM
217	Cape Charles	10/25/2021 1:11 PM
218	Cape Charles	10/25/2021 12:55 PM
219	Cape Charles	10/25/2021 12:52 PM
220	Cape Charles	10/25/2021 12:20 PM
221	Cape Charles	10/25/2021 11:45 AM
222	Cape Charles	10/25/2021 11:38 AM
223	CAPE CHARLES	10/25/2021 11:33 AM

# ACCOMACK COUNTY & NORTHAMPTON COUNTY RESIDENT SURVEY

SurveyMonkey

224	Machipongo	10/25/2021 11:23 AM
225	Cape Charles	10/25/2021 11:01 AM
226	Cape Charles	10/25/2021 10:41 AM
227	Cape Charles	10/25/2021 10:34 AM
228	Cape Charles	10/25/2021 10:11 AM
229	Cape Charles	10/25/2021 9:55 AM
230	Cape Charles	10/25/2021 9:43 AM
231	Cape Charles	10/25/2021 9:34 AM
232	Cape Charles	10/25/2021 9:27 AM
233	Cape Charles	10/25/2021 9:22 AM
234	Capeville	10/25/2021 9:20 AM
235	Cape Charles	10/25/2021 9:16 AM
236	Cape Charles	10/25/2021 9:14 AM
237	Machipongo	10/25/2021 9:01 AM
238	Cape Charles, outside of town	10/25/2021 9:00 AM
239	Cape Charles	10/25/2021 8:38 AM
240	Cape Charles	10/25/2021 8:35 AM
241	Bay Creek	10/25/2021 8:32 AM
242	Historic district	10/25/2021 8:29 AM
243	Cape Charles	10/25/2021 8:21 AM
244	Cape Charles	10/25/2021 8:18 AM
245	Parksley	10/23/2021 10:29 AM
246	Exmore	10/22/2021 2:50 PM
247	Painter	10/22/2021 2:18 PM
248	Melfa	10/22/2021 12:52 PM
249	Eastville	10/22/2021 12:49 PM
250	EASTVILLE	10/22/2021 10:33 AM
251	Newroad in Exmore, Bayside of 13	10/22/2021 9:06 AM
252	Cape Charles	10/22/2021 8:25 AM
253	Accomac	10/22/2021 6:22 AM
254	Kiptopeke	10/22/2021 2:15 AM
255	Cape Charles	10/21/2021 11:06 PM
256	Cape Charles	10/21/2021 9:01 PM
257	Exmore	10/21/2021 5:57 PM
258	Locustville	10/21/2021 4:30 PM
259	cape charles	10/21/2021 4:11 PM
260	Onancock	10/21/2021 3:38 PM
261	Accomack	10/21/2021 12:50 PM

# ACCOMACK COUNTY & NORTHAMPTON COUNTY RESIDENT SURVEY

SurveyMonkey

262	Cape Charles	10/21/2021 10:22 AM
263	Daughtery	10/21/2021 7:26 AM
264	Cape charles	10/20/2021 7:29 PM
265	Cape Charles	10/20/2021 5:17 PM
266	Machipongo	10/20/2021 3:31 PM
267	Pungoteague	10/20/2021 1:54 PM
268	Machipongo	10/20/2021 12:53 PM
269	Bayside	10/20/2021 11:58 AM
270	Franktown	10/20/2021 9:24 AM
271	Oyster	10/20/2021 8:58 AM
272	Cedarview - Painter	10/20/2021 8:04 AM
273	Cheriton	10/19/2021 5:49 PM
274	Cape Charles	10/19/2021 4:31 PM
275	Oyster	10/19/2021 3:43 PM
276	Machipongo	10/19/2021 3:43 PM
277	melfa	10/19/2021 3:02 PM
278	Cape Charles	10/19/2021 1:39 PM
279	painter	10/19/2021 12:54 PM
280	painter	10/19/2021 12:08 PM
281	Painter	10/19/2021 11:46 AM
282	Cape Charles	10/19/2021 11:15 AM
283	Locustville	10/19/2021 10:58 AM
284	Onancock	10/19/2021 10:49 AM
285	Franktown	10/19/2021 10:39 AM
286	Cedarview	10/19/2021 10:36 AM
287	Cape Charles	10/19/2021 10:35 AM
288	Melfa	10/19/2021 10:13 AM
289	Franktown	10/19/2021 10:02 AM
290	CAPE CHARLES	10/19/2021 9:55 AM
291	Onancock	10/19/2021 9:53 AM
292	Cape Charles	10/19/2021 9:26 AM
293	Belle Haven	10/19/2021 9:25 AM
294	farm	10/19/2021 9:23 AM
295	Onley	10/19/2021 9:13 AM
296	Onancock	10/19/2021 9:10 AM
297	Cheriton	10/19/2021 9:09 AM
298	Machipongo	10/19/2021 9:05 AM
299	Cape Charles	10/19/2021 8:45 AM



# ACCOMACK COUNTY & NORTHAMPTON COUNTY RESIDENT SURVEY

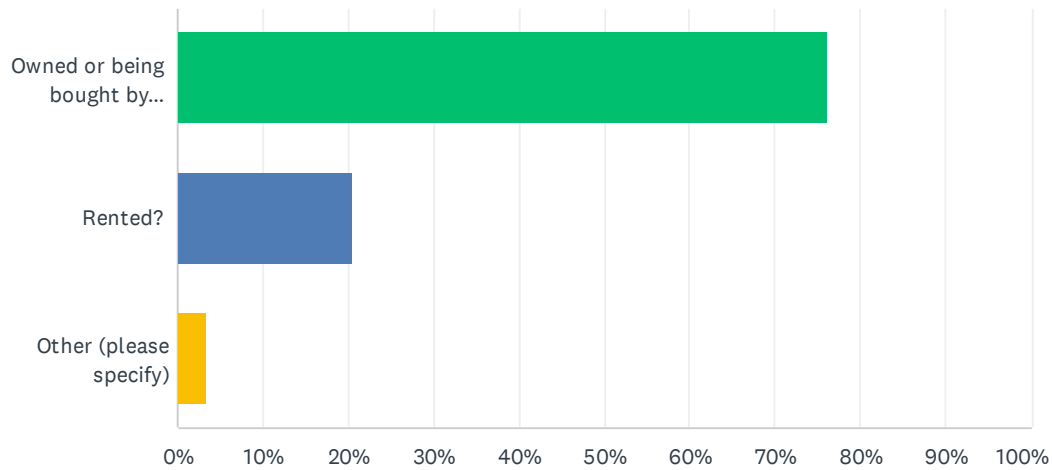
SurveyMonkey

300	Savageville	10/19/2021 8:25 AM
301	Tasley	10/19/2021 6:38 AM
302	Cape Charles	10/17/2021 10:40 PM
303	Onancock	10/16/2021 9:21 PM
304	Cape Charles	10/15/2021 4:05 PM
305	Wachapreague	10/15/2021 2:11 PM
306	Cape Charles	10/15/2021 1:21 PM
307	Parksley	10/15/2021 1:21 PM
308	Exmore	10/15/2021 11:39 AM
309	Exmore Va	10/15/2021 11:30 AM
310	Chincoteague	10/15/2021 9:53 AM
311	Cape Charles	10/15/2021 8:37 AM
312	exmore	10/15/2021 8:15 AM
313	Oyster	10/14/2021 9:22 PM
314	Melfa	10/14/2021 7:23 PM
315	Cheriton	10/14/2021 3:22 PM
316	Cape Charles	10/14/2021 2:31 PM
317	Parksley	10/14/2021 1:59 PM
318	Cape Charles	10/14/2021 1:19 PM
319	Nassawadox	10/14/2021 11:19 AM
320	Accomac	10/13/2021 4:41 PM
321	New Church	10/12/2021 9:41 AM
322	Eastville	10/11/2021 8:26 PM
323	Cape Charles	10/9/2021 4:14 PM
324	Cape Charles	10/9/2021 3:13 PM
325	Cape Charles	10/8/2021 9:03 PM
326	Painter	10/8/2021 10:08 AM
327	Cape Charles	10/8/2021 9:43 AM
328	Cheriton	10/8/2021 9:36 AM
329	Cape Charles	10/8/2021 9:08 AM
330	Cape Charles	10/7/2021 9:06 PM
331	Cape Charles	10/7/2021 7:06 PM
332	Cape Charles Historic District	10/7/2021 4:08 PM
333	Cape Charles	10/7/2021 3:41 PM
334	Cape Charles	10/7/2021 3:30 PM
335	Cape Charles	10/7/2021 3:13 PM
336	Jamesville	10/7/2021 2:56 PM
337	Cape Charles	10/7/2021 1:51 PM

338	Cape Charles	10/7/2021 1:16 PM
339	Cape Charles	10/7/2021 1:14 PM
340	Cape Charles	10/7/2021 1:08 PM
341	CAPE CHARLES	10/7/2021 1:02 PM
342	Smith Beach	10/6/2021 10:47 AM
343	Accomac	10/5/2021 11:46 AM

## Q4 Is your home:

Answered: 327 Skipped: 18

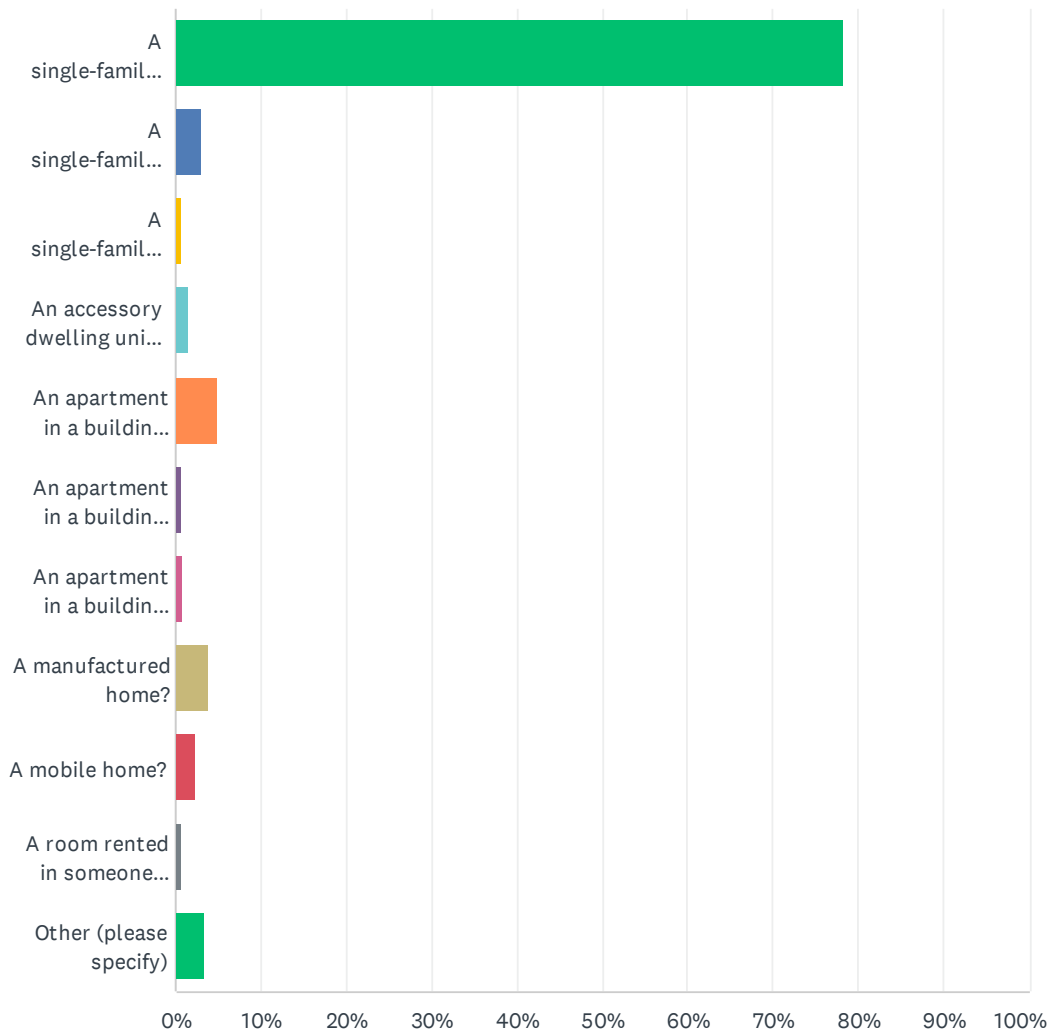


ANSWER CHOICES	RESPONSES	
Owned or being bought by someone in your household?	76.15%	249
Rented?	20.49%	67
Other (please specify)	3.36%	11
TOTAL		327

#	OTHER (PLEASE SPECIFY)	DATE
1	Under new construction	11/8/2021 10:07 AM
2	Need one	11/6/2021 11:55 PM
3	I'm renting it	11/6/2021 5:10 AM
4	Live with other	11/3/2021 5:19 PM
5	rent a room only because I cannot find a home to rent	11/3/2021 4:55 PM
6	Reside in family owned property	11/1/2021 1:33 PM
7	I own and rent this property; I reside in Maryland	10/28/2021 9:38 AM
8	Unbuilt / farmland	10/26/2021 9:51 AM
9	Own	10/25/2021 4:46 PM
10	Both	10/25/2021 8:38 AM
11	Living with parents	10/14/2021 2:35 PM

## Q5 Is your current home:

Answered: 330 Skipped: 15

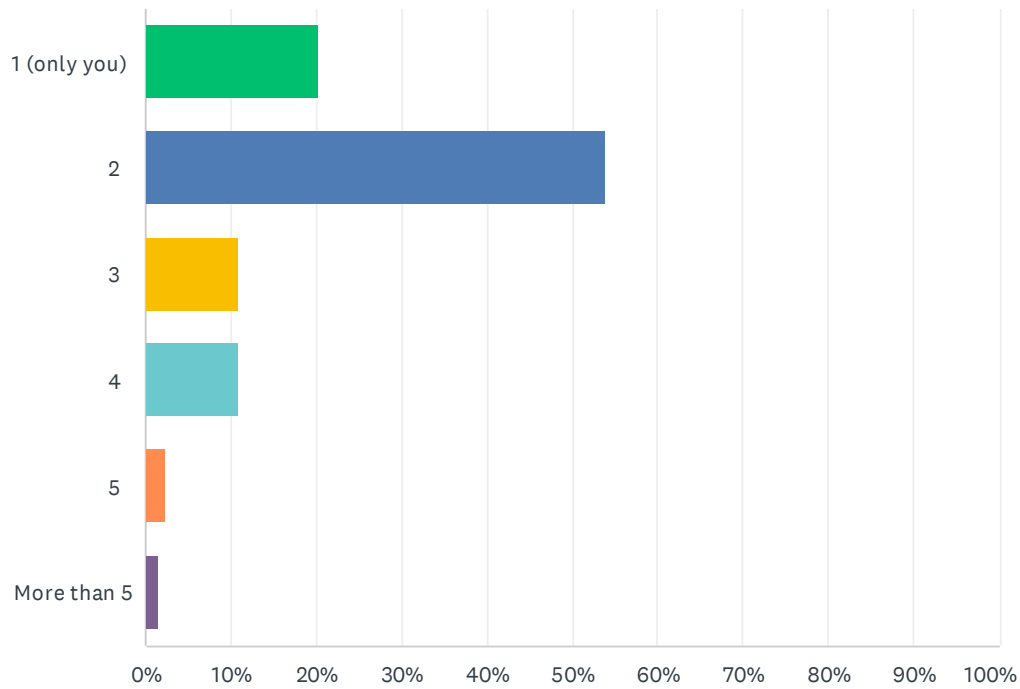


ANSWER CHOICES	RESPONSES	
A single-family unit not attached to another unit?	78.18%	258
A single-family unit attached to one just like it?	3.03%	10
A single-family unit attached to more than one other unit?	0.61%	2
An accessory dwelling unit attached to or on the same lot as a larger house?	1.52%	5
An apartment in a building with 1-4 apartments?	4.85%	16
An apartment in a building with 5-9 apartments?	0.61%	2
An apartment in a building with 10 or more apartments?	0.91%	3
A manufactured home?	3.94%	13
A mobile home?	2.42%	8
A room rented in someone else's home?	0.61%	2
Other (please specify)	3.33%	11
TOTAL		330

#	OTHER (PLEASE SPECIFY)	DATE
1	Need one	11/6/2021 11:55 PM
2	a one bedroom apartment off behind another rental house. two separate units	11/2/2021 10:11 AM
3	A single-family unit divided into 3 separate units	11/1/2021 1:33 PM
4	Condo with six units	10/31/2021 6:17 AM
5	2 houses, same street. occupied by 2 persons each	10/28/2021 9:38 AM
6	Condo total 8 in bldg	10/27/2021 10:12 AM
7	Unbuilt / farmland	10/26/2021 9:51 AM
8	Single family	10/25/2021 4:46 PM
9	Studio that was previously a store	10/21/2021 4:33 PM
10	Guess room	10/14/2021 2:35 PM
11	Condo in building with 3 resident units and one commercial unit	10/8/2021 9:12 AM

## Q6 How many persons live in your home?

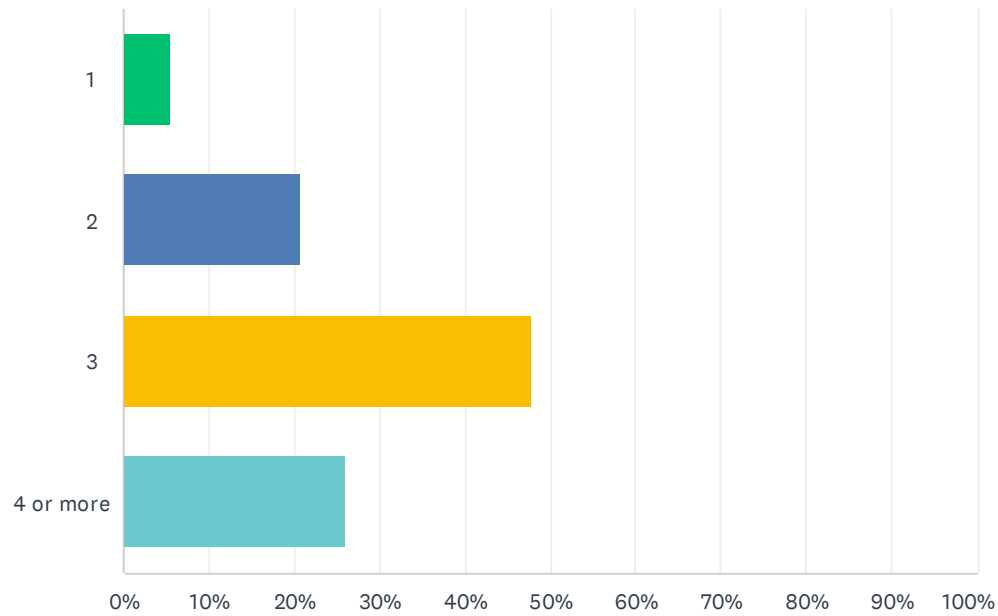
Answered: 330 Skipped: 15



ANSWER CHOICES	RESPONSES	
1 (only you)	20.30%	67
2	53.94%	178
3	10.91%	36
4	10.91%	36
5	2.42%	8
More than 5	1.52%	5
TOTAL		330

## Q7 How many bedrooms does your home have?

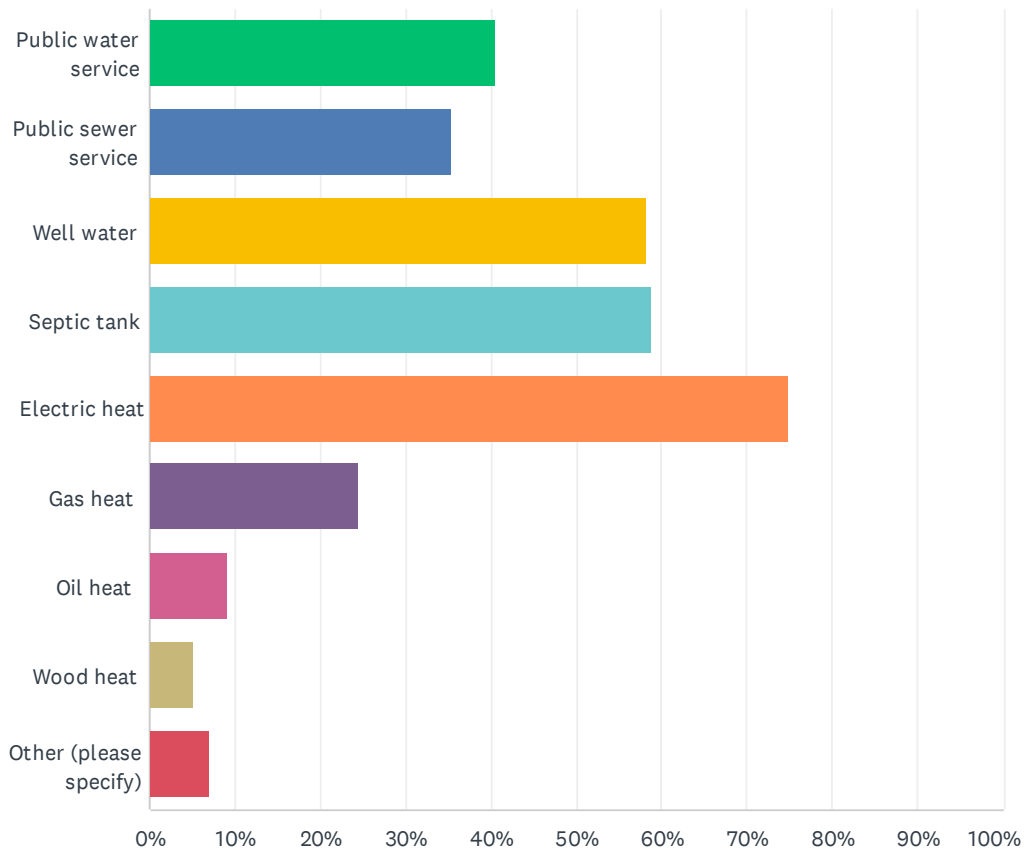
Answered: 328 Skipped: 17



ANSWER CHOICES	RESPONSES	
1	5.49%	18
2	20.73%	68
3	47.87%	157
4 or more	25.91%	85
TOTAL		328

## Q8 What type of services do you have at your home? (select all that apply)

Answered: 330 Skipped: 15



ANSWER CHOICES	RESPONSES
Public water service	40.61% 134
Public sewer service	35.45% 117
Well water	58.18% 192
Septic tank	58.79% 194
Electric heat	74.85% 247
Gas heat	24.55% 81
Oil heat	9.09% 30
Wood heat	5.15% 17
Other (please specify)	6.97% 23
Total Respondents: 330	

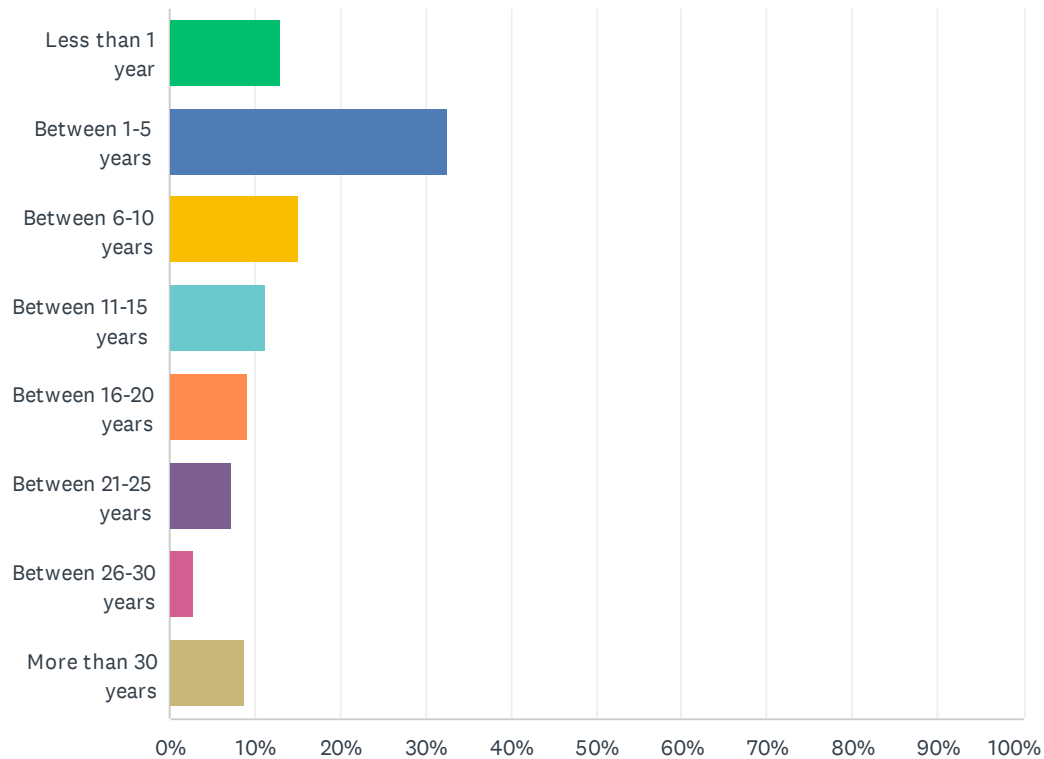
#	OTHER (PLEASE SPECIFY)	DATE
1	"Gas" are logs that emit heat	11/8/2021 11:49 AM



2	Community water and sewer	11/8/2021 10:07 AM
3	Above-ground septic system	11/7/2021 8:18 PM
4	Heat pump	11/4/2021 11:37 PM
5	Ker	11/3/2021 5:19 PM
6	Heat Pump	11/2/2021 8:25 AM
7	gas fireplace provides supplemental heat	11/1/2021 4:35 PM
8	Heat pumps	10/31/2021 9:44 AM
9	heat pump	10/27/2021 8:48 AM
10	Unbuilt / farmland	10/26/2021 9:51 AM
11	Heat Pump	10/26/2021 7:33 AM
12	Central Air, Propane cooking	10/25/2021 8:59 PM
13	Electric Heat Pump	10/25/2021 5:40 PM
14	Electric	10/25/2021 4:46 PM
15	heat pump, splits	10/25/2021 1:27 PM
16	Propane	10/25/2021 11:35 AM
17	heat pump	10/25/2021 9:23 AM
18	Propane hot water	10/25/2021 9:18 AM
19	heat pump	10/21/2021 6:01 PM
20	Central air and heat	10/19/2021 5:52 PM
21	HVAC also	10/19/2021 10:38 AM
22	Heat pump - propane backup	10/14/2021 1:23 PM
23	Propane fireplace	10/7/2021 1:22 PM

## Q9 How many years have you lived in your current home?

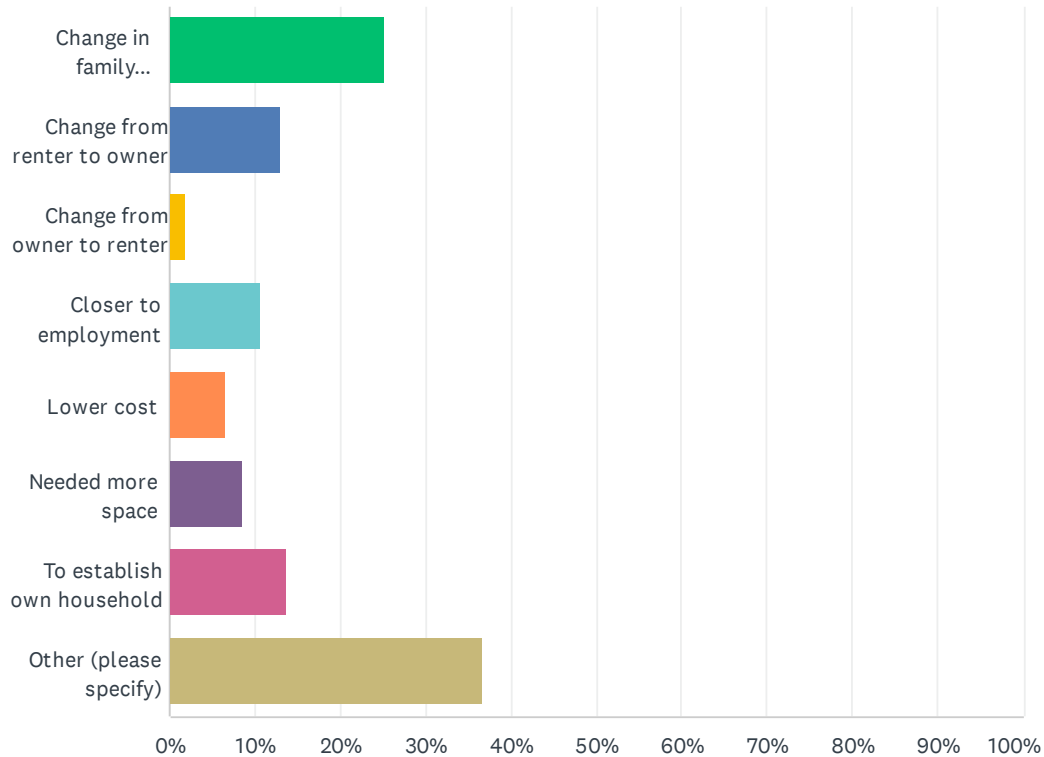
Answered: 330 Skipped: 15



ANSWER CHOICES	RESPONSES	
Less than 1 year	13.03%	43
Between 1-5 years	32.73%	108
Between 6-10 years	15.15%	50
Between 11-15 years	11.21%	37
Between 16-20 years	9.09%	30
Between 21-25 years	7.27%	24
Between 26-30 years	2.73%	9
More than 30 years	8.79%	29
TOTAL		330

## Q10 What is the primary reason you moved to your current home? (select all that apply)

Answered: 329 Skipped: 16



ANSWER CHOICES		RESPONSES	
Change in family structure (childbirth, marriage, divorce, widowed, retirement, etc.)		25.23%	83
Change from renter to owner		13.07%	43
Change from owner to renter		1.82%	6
Closer to employment		10.64%	35
Lower cost		6.69%	22
Needed more space		8.51%	28
To establish own household		13.68%	45
Other (please specify)		36.78%	121
Total Respondents: 329			

#	OTHER (PLEASE SPECIFY)	DATE
1	<span>Q10 Other</span> Liked the Eastern Shore	11/8/2021 12:28 PM
2	<span>Q10 Other</span> Second home built as a cottage	11/8/2021 11:49 AM
3	<span>Q10 Other</span> wanted to build	11/8/2021 10:07 AM

4	Q10 Other	Retirement	11/7/2021 7:57 PM
5	Q10 Other	New to the area	11/7/2021 6:35 PM
6	Q10 Other	Loss mind	11/6/2021 11:55 PM
7	Q10 Other	Retirement	11/5/2021 5:45 AM
8	Q10 Other	Seasonal resident	11/5/2021 2:20 AM
9	Q10 Other	Secondary home	11/4/2021 11:37 PM
10	Q10 Other	Retirement home	11/4/2021 2:46 PM
11	Q10 Other	Moved to the area	11/4/2021 11:29 AM
12	Q10 Other	came back home, after living in northeast	11/3/2021 6:51 PM
13	Q10 Other	Liked the community	11/3/2021 5:06 PM
14	Q10 Other	Could not find another place	11/3/2021 4:55 PM
15	Q10 Other	Live close to hospital	11/3/2021 12:54 PM
16	Q10 Other	house previously renting went into foreclosure	11/3/2021 10:01 AM
17	Q10 Other	Returned home to Eastern Shore Reared here and left in the 1990s. Returned in 2010.	11/3/2021 9:55 AM
18	Q10 Other	moved to Eastern Shore	11/3/2021 8:57 AM
19	Q10 Other	Landlord sold previous resident. Had to move to a new rental.	11/3/2021 7:53 AM
20	Q10 Other	employment opportunity	11/3/2021 7:25 AM
21	Q10 Other	My apartment (multi-unit house) building was sold.	11/2/2021 6:02 PM
22	Q10 Other	Retirement relocation	11/2/2021 1:38 PM
23	Q10 Other	Moved from another State.	11/2/2021 1:03 PM
24	Q10 Other	Move out of exs house	11/2/2021 11:43 AM
25	Q10 Other	Lived in this house my entire life; built by my father	11/2/2021 8:16 AM
26	Q10 Other	kicked out of other house	11/1/2021 11:54 PM
27	Q10 Other	Wanted to be closer to community amenities	11/1/2021 9:32 PM
28	Q10 Other	Moved to the Eastern Shore	11/1/2021 9:26 PM
29	Q10 Other	relocated to the Eastern Shore	11/1/2021 8:15 PM
30	Q10 Other	Other house we rented was sold by landlord. We went because we are a military family.	11/1/2021 7:38 PM
31	Q10 Other	Location	11/1/2021 6:49 PM
32	Q10 Other	Landlord sold duplex	11/1/2021 5:22 PM
33	Q10 Other	Family home	11/1/2021 5:14 PM
34	Q10 Other	It was one of the very few rentals available and it was well managed. Previously lived in a rented cottage with no heat - was on the wait list for my current apartment for a year.	11/1/2021 5:03 PM
35	Q10 Other	Tired of renting	11/1/2021 4:56 PM
36	Q10 Other	Decided to move to Exmore	11/1/2021 4:41 PM
37	Q10 Other	10 year plan	11/1/2021 4:31 PM
38	Q10 Other	Retired and wanted a home for children to gather	11/1/2021 3:59 PM
39	Q10 Other	Inherited	11/1/2021 3:57 PM

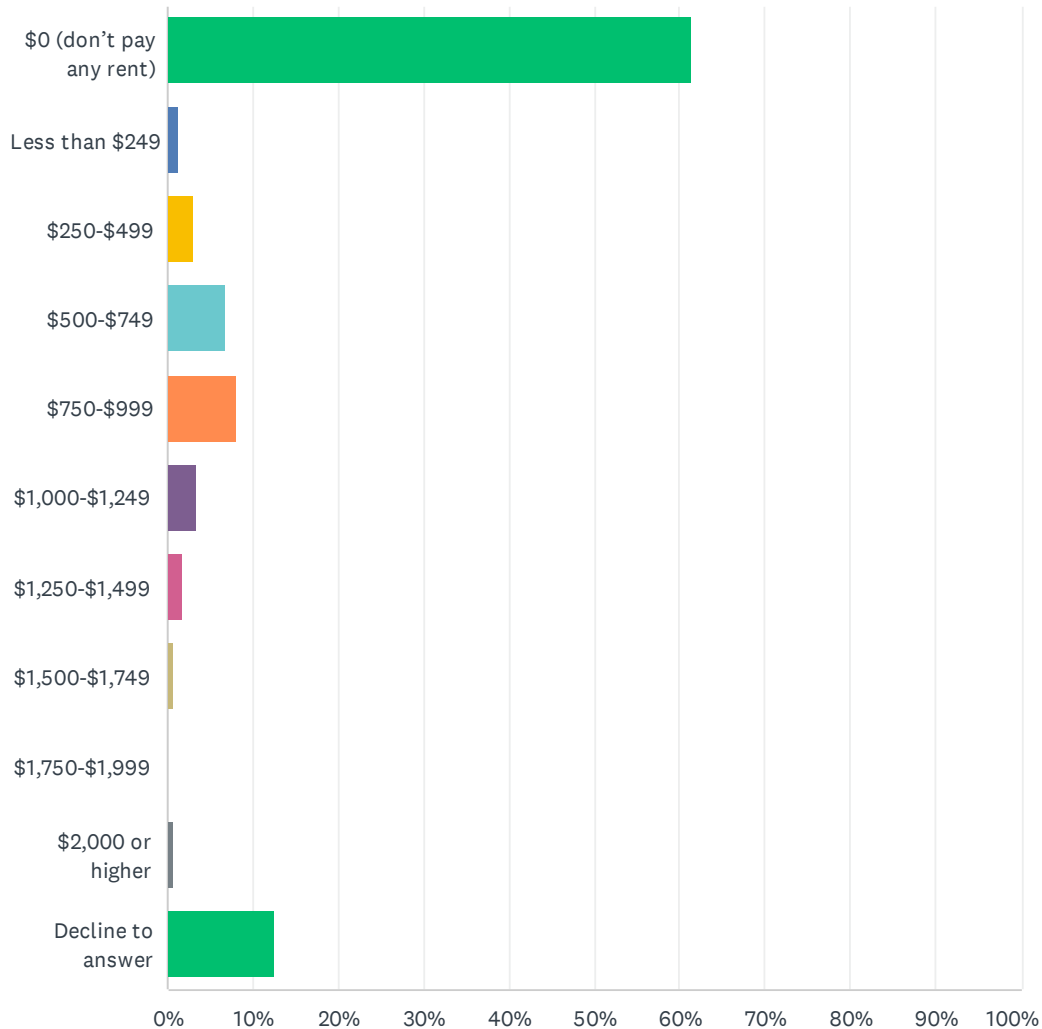
40	<b>Q10 Other</b> Location	11/1/2021 3:50 PM
41	<b>Q10 Other</b> Was born and raised on my home	11/1/2021 2:03 PM
42	<b>Q10 Other</b> Temporary housing during COVID crisis and to aid with mother who reside in another property	11/1/2021 1:33 PM
43	<b>Q10 Other</b> Peace and quiet	11/1/2021 11:57 AM
44	<b>Q10 Other</b> Homelessness	11/1/2021 8:37 AM
45	<b>Q10 Other</b> Vacation home	11/1/2021 6:18 AM
46	<b>Q10 Other</b> Retirement	10/31/2021 6:01 PM
47	<b>Q10 Other</b> Retirement home	10/31/2021 3:31 PM
48	<b>Q10 Other</b> this is a second home, for retirement	10/31/2021 1:06 PM
49	<b>Q10 Other</b> retirement to this area	10/31/2021 12:00 PM
50	<b>Q10 Other</b> Relocated	10/31/2021 9:05 AM
51	Vacation home	10/31/2021 8:49 AM
52	Sold farm, retired	10/31/2021 6:17 AM
53	newly moved to ES	10/29/2021 2:04 PM
54	Retirement and COVID-19	10/29/2021 12:11 PM
55	We wanted a quiet, slow-paced place to raise kids (moved form near Oceana jet base in Va Beach) and I wanted an old home with architectural integrity..	10/28/2021 10:16 AM
56	Removed old home and built new	10/28/2021 9:02 AM
57	only one available close to work at the time	10/27/2021 4:12 PM
58	It's the house I grew up in. I didn't move there.	10/27/2021 3:29 PM
59	2nd Home	10/27/2021 10:12 AM
60	Previous town got too crowded	10/27/2021 3:45 AM
61	Better condition	10/26/2021 5:39 PM
62	I'm new to the Shore. I wanted to give myself time to understand the Shore neighborhoods before I buy a house.	10/26/2021 4:51 PM
63	disabled mother needed to live with me	10/26/2021 4:26 PM
64	retired and decided to move permently to this area	10/26/2021 3:34 PM
65	desire	10/25/2021 8:59 PM
66	Time for a change	10/25/2021 6:21 PM
67	Moved here for a job and career change.	10/25/2021 4:30 PM
68	Moved to my vacation home	10/25/2021 3:16 PM
69	moved to Virginia from another state	10/25/2021 1:32 PM
70	better floor plan	10/25/2021 1:27 PM
71	Built a new house	10/25/2021 12:58 PM
72	Near beach	10/25/2021 12:21 PM
73	built a new house	10/25/2021 11:54 AM
74	Job	10/25/2021 11:47 AM
75	change in health care needs	10/25/2021 11:03 AM
76	For a slower pace life	10/25/2021 10:12 AM

77	Vacation/2nd home	10/25/2021 9:45 AM
78	Retirement home	10/25/2021 9:35 AM
79	Business	10/25/2021 9:29 AM
80	Retired and lived in very cold & snowy Rochester NY; loved vacationing in Cape Charles - better weather!	10/25/2021 9:02 AM
81	Retirement	10/25/2021 8:40 AM
82	Retirement	10/25/2021 8:35 AM
83	renting while building a home in Cape Charles but out of Historic district	10/25/2021 8:33 AM
84	Retirement	10/25/2021 8:23 AM
85	Home preference	10/25/2021 8:20 AM
86	No longer qualified for housing assistance	10/22/2021 2:21 PM
87	Moved from CA in 2019. Renting while home being built	10/22/2021 6:31 AM
88	Born there	10/22/2021 2:21 AM
89	Retirement home	10/21/2021 11:08 PM
90	Retirement	10/21/2021 9:03 PM
91	Relocated from another state	10/21/2021 6:01 PM
92	Previous landlord sold the rental and I had no where to go	10/21/2021 4:33 PM
93	move out of city to more rural area	10/21/2021 4:13 PM
94	Noved here for work	10/21/2021 3:39 PM
95	Live on the water	10/21/2021 9:48 AM
96	Retirement	10/20/2021 5:18 PM
97	Closer to family	10/20/2021 9:00 AM
98	Inherited the family home after living there most of my life (except for my college years).	10/19/2021 3:48 PM
99	Relocating to the Eastern Shore	10/19/2021 3:44 PM
100	Previous landlord decided to sell house I was renting	10/19/2021 12:10 PM
101	Retirement	10/19/2021 11:18 AM
102	Retirement	10/19/2021 10:52 AM
103	Moved there from another town.	10/19/2021 9:06 AM
104	retired to Cape Charrles	10/19/2021 8:47 AM
105	Retirement home	10/17/2021 10:41 PM
106	Just wanted to move after 13 years in a apartment	10/15/2021 11:33 AM
107	to be closer to elderly parents	10/15/2021 8:39 AM
108	Unable to find affordable housing	10/14/2021 2:35 PM
109	new job	10/14/2021 2:01 PM
110	moved from another state	10/11/2021 8:28 PM
111	Not your business	10/8/2021 9:44 AM
112	Downsizing	10/8/2021 9:12 AM
113	Live near water	10/7/2021 9:08 PM

114	To relocate as a family to the shore	10/7/2021 7:07 PM
115	Vacation home	10/7/2021 4:09 PM
116	it had a heating system	10/7/2021 3:14 PM
117	Retired to Cape Charles	10/7/2021 1:22 PM
118	Retired	10/7/2021 1:17 PM
119	Was a summer home until husband retired in 2016	10/7/2021 1:09 PM
120	Owned entire bldg. since 1997 - sold 5 of 6 units & downsized home	10/7/2021 1:04 PM
121	Moved to area	10/5/2021 11:47 AM

## Q11 If you rent your home, please tell us how much you pay each month in rent (do not include utilities):

Answered: 293 Skipped: 52

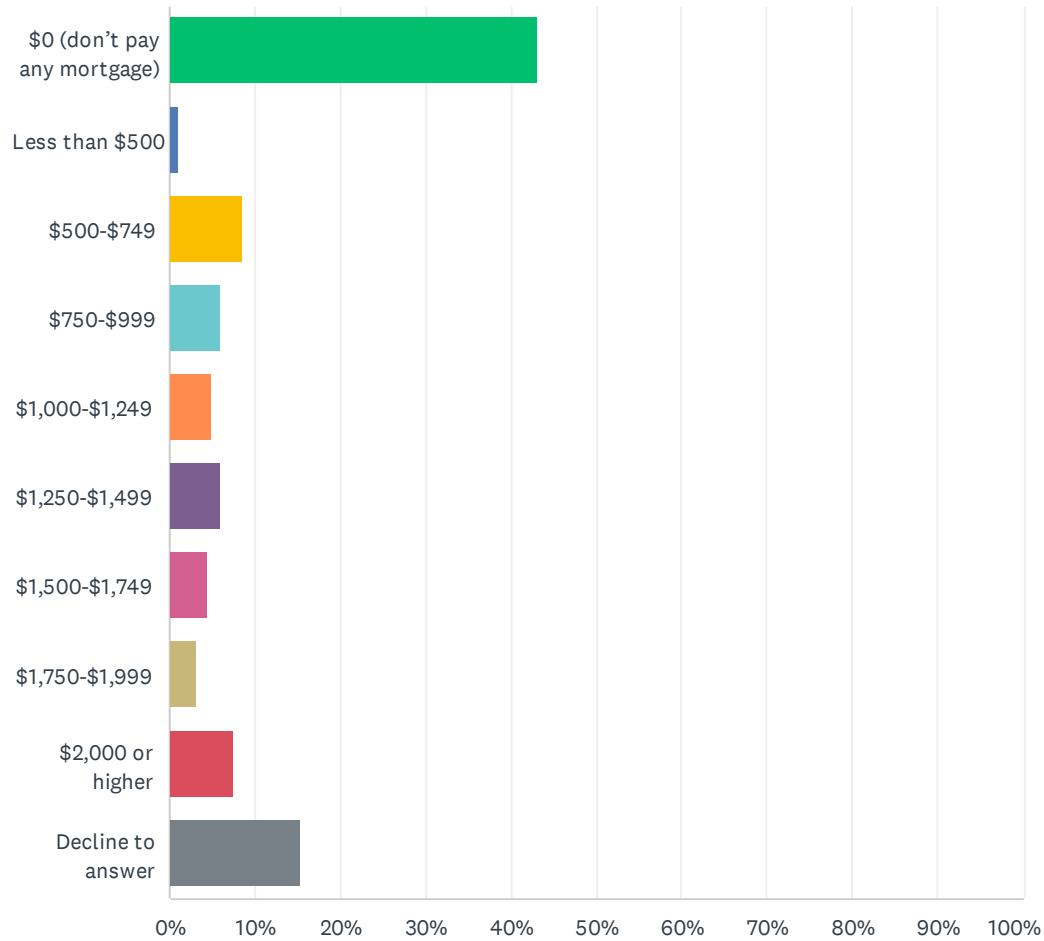




ANSWER CHOICES	RESPONSES	
\$0 (don't pay any rent)	61.43%	180
Less than \$249	1.37%	4
\$250-\$499	3.07%	9
\$500-\$749	6.83%	20
\$750-\$999	8.19%	24
\$1,000-\$1,249	3.41%	10
\$1,250-\$1,499	1.71%	5
\$1,500-\$1,749	0.68%	2
\$1,750-\$1,999	0.00%	0
\$2,000 or higher	0.68%	2
Decline to answer	12.63%	37
TOTAL		293

## Q12 If you own your home, please tell us how much your monthly mortgage payment is:

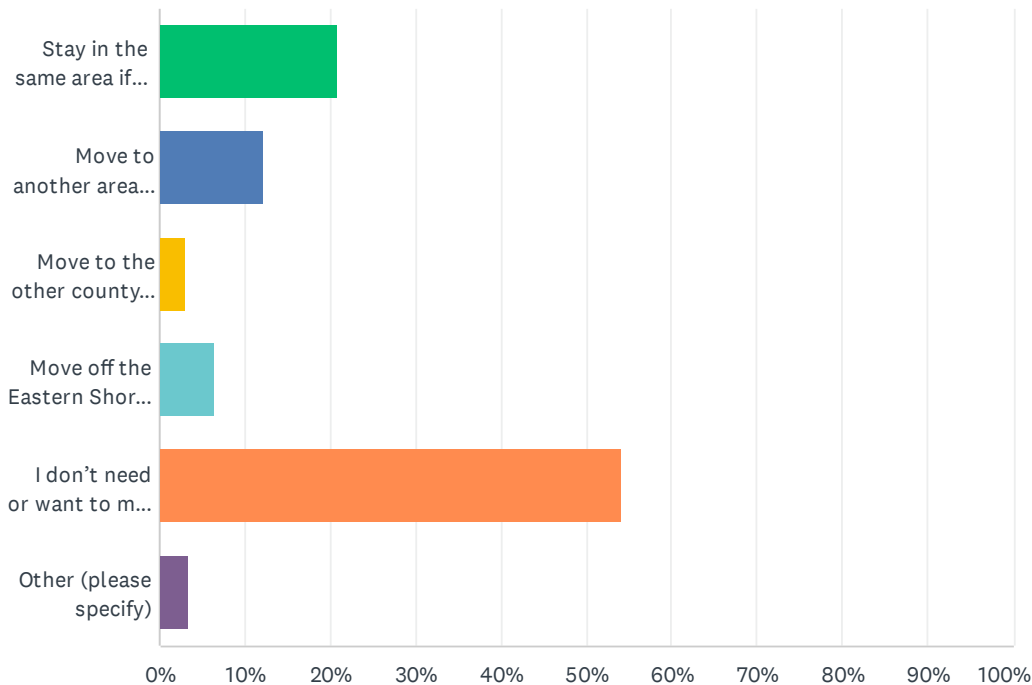
Answered: 306 Skipped: 39



ANSWER CHOICES	RESPONSES	
\$0 (don't pay any mortgage)	43.14%	132
Less than \$500	0.98%	3
\$500-\$749	8.50%	26
\$750-\$999	5.88%	18
\$1,000-\$1,249	4.90%	15
\$1,250-\$1,499	5.88%	18
\$1,500-\$1,749	4.58%	14
\$1,750-\$1,999	3.27%	10
\$2,000 or higher	7.52%	23
Decline to answer	15.36%	47
TOTAL		306

## Q13 If you could move to a different house, would you:

Answered: 329 Skipped: 16



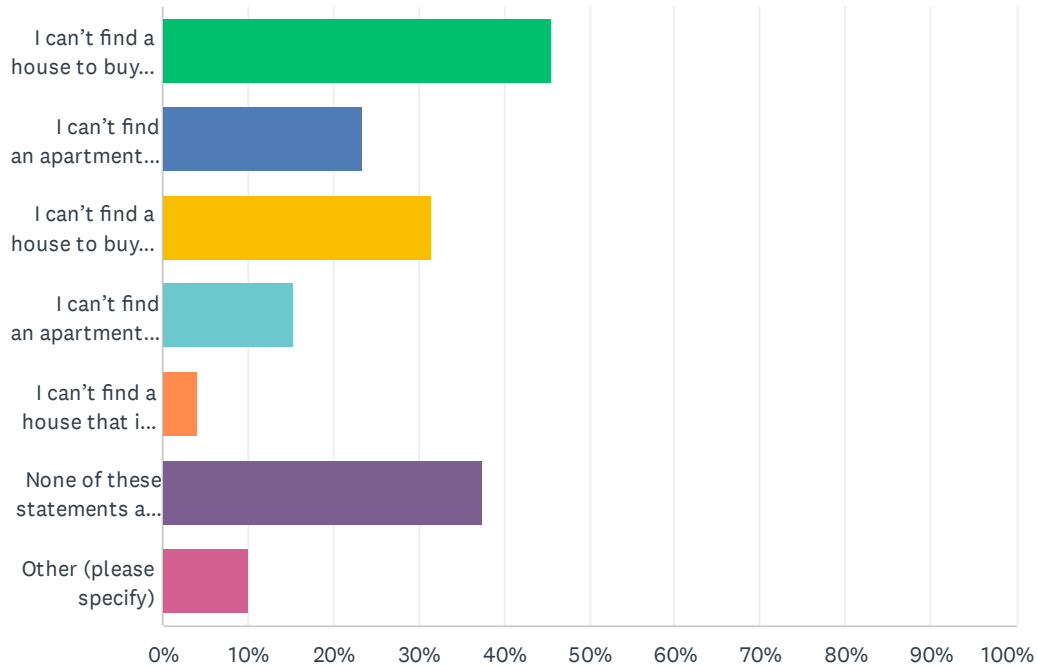
ANSWER CHOICES	RESPONSES	
Stay in the same area if you could find a house to meet your needs	20.97%	69
Move to another area in the same county if you could find a house to meet your needs	12.16%	40
Move to the other county but remain on the Eastern Shore if you could find a house to meet your needs	3.04%	10
Move off the Eastern Shore altogether if you could find a house to meet your needs	6.38%	21
I don't need or want to move to a different house	54.10%	178
Other (please specify)	3.34%	11
<b>TOTAL</b>		<b>329</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	I would like to stay in the same house but get help getting repairs done	11/1/2021 7:42 PM
2	Military	11/1/2021 7:38 PM
3	I would rather stay in my current neighborhood where I was born and raised. If for any reason I had to move, I have another piece of property to could have something built, or even a mobile home put on.	11/1/2021 2:03 PM
4	Build a new home in Accomack county	11/1/2021 1:33 PM
5	I want to find a house on the Shore but there are more issues with houses here than on the mainland. Most houses are on septic, which is a serious problem given the high water table on the shore. Flooding is another concern due to the water table and topography. Coastal flooding is also problematic on the bay side of the Shore.	10/26/2021 4:51 PM

6	Renting back home while building new home in Bay Creek	10/25/2021 9:18 AM
7	Building new home on Plantation Creek	10/25/2021 8:33 AM
8	Stay in the same area if I could afford to buy/build a house that meets our needs	10/22/2021 12:51 PM
9	Moving to a private community in Accomack County in a newly built home in Dec 2021.	10/22/2021 6:31 AM
10	Require full time employment, currently 4 day work week no benefits.	10/14/2021 2:35 PM
11	Undecided	10/14/2021 1:23 PM

## Q14 If you would want to move to a different house on the Eastern Shore, which of the following situations are true statements: (select all that apply)

Answered: 149 Skipped: 196



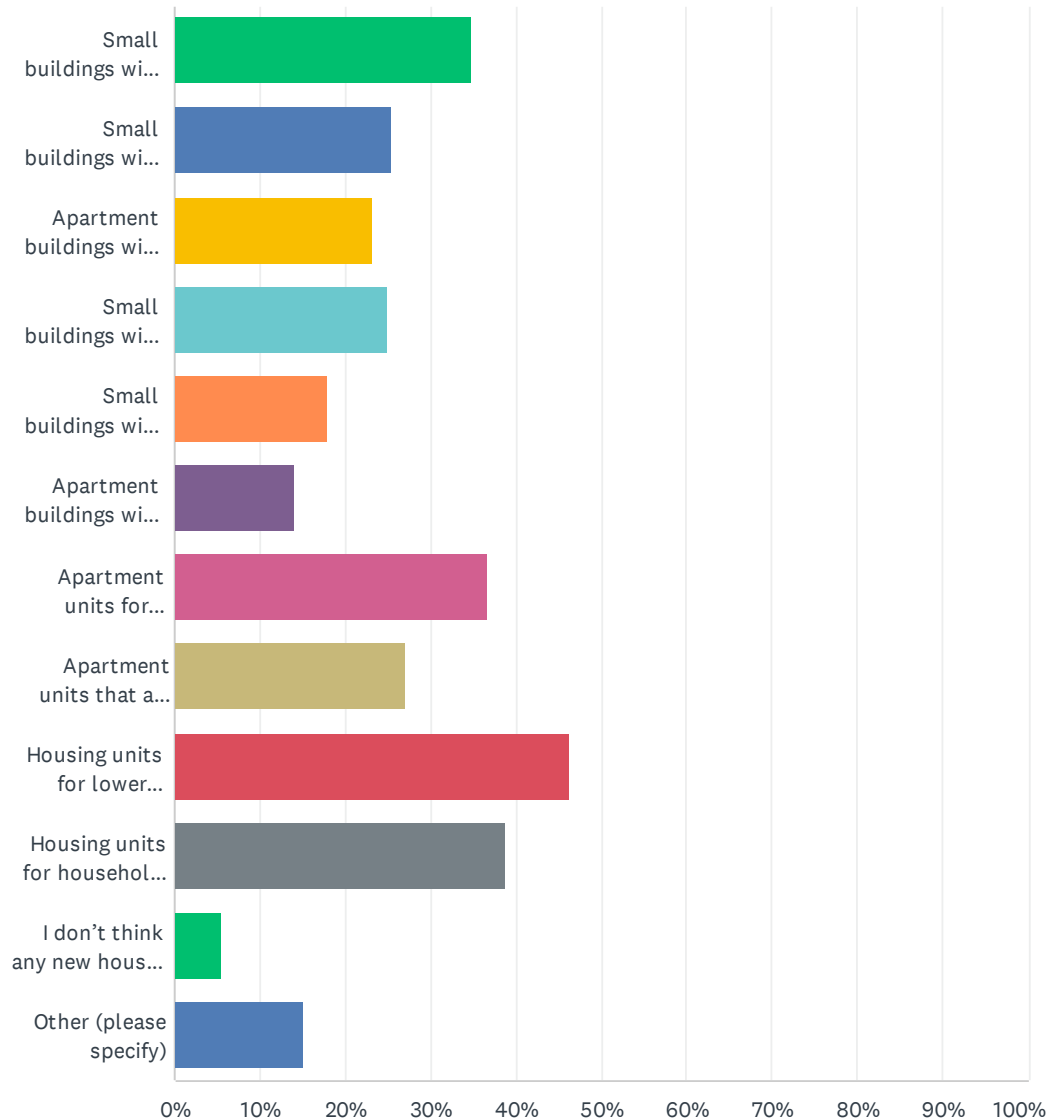
ANSWER CHOICES	RESPONSES	
I can't find a house to buy within my budget	45.64%	68
I can't find an apartment to rent within my budget	23.49%	35
I can't find a house to buy and ready to move into that wouldn't require a lot of rehabilitation or improvements	31.54%	47
I can't find an apartment to rent within my budget that is in good move-in condition	15.44%	23
I can't find a house that is accessible for someone with disabilities (no-step entrance, wide doorways and hallways, etc.)	4.03%	6
None of these statements are true for me	37.58%	56
Other (please specify)	10.07%	15
Total Respondents: 149		

#	OTHER (PLEASE SPECIFY)	DATE
1	No Comment	11/8/2021 3:16 PM
2	Can't find anything	11/6/2021 11:57 PM
3	I want to buy but my credit is not there yet	11/6/2021 5:12 AM
4	prices on housing is to high to buy or rent.	11/4/2021 10:23 AM
5	Limited places where you can have pets	11/3/2021 9:25 AM

6	allows pets	11/1/2021 7:20 PM
7	I have spoken to relators within the past month and been told "there isn't any inventory"	11/1/2021 5:03 PM
8	If I had to choose I would prefer buying a mobile home, for another piece of property I have, but it's out of my budget, or if I found one it would need some rehab	11/1/2021 2:05 PM
9	Retirees and trust fund babies stealing housing options from the working poor	11/1/2021 8:40 AM
10	I haven't found a house that has the features that I want, in a location that is feasible.	10/26/2021 4:52 PM
11	Renting with no where to go if landlord sold the house.	10/25/2021 9:20 AM
12	I can't find an affordable 2 bedroom with enough space around it for the privacy I need.	10/22/2021 9:10 AM
13	Buildin a home with a move in date of Dec 2021	10/22/2021 6:32 AM
14	Onancock is very snooty. I'd like a more family oriented town but husband doesn't want to move again.	10/16/2021 9:25 PM
15	Would have to sell my house first	10/14/2021 11:32 AM

## Q15 In your opinion, what is the type of housing most needed for current residents and future residents? (select up to four)

Answered: 322 Skipped: 23





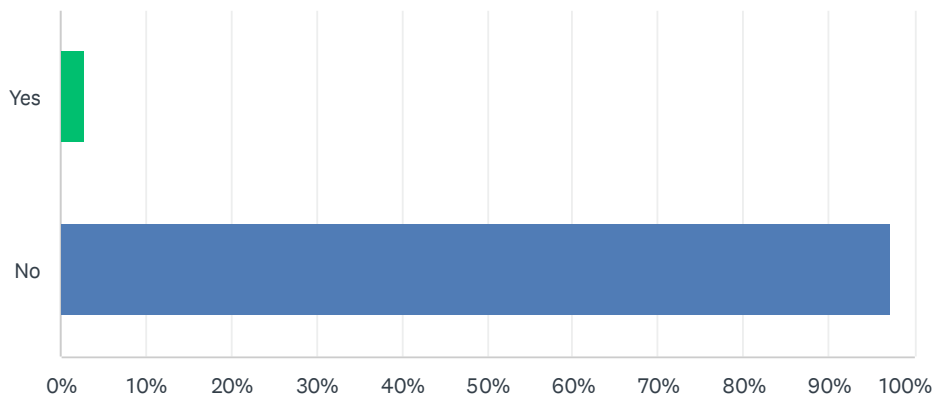
ANSWER CHOICES	RESPONSES	
Small buildings with up to 4 apartments for lower income households where rent is based on income	34.78%	112
Small buildings with up to 10 apartments for lower income households where rent is based on income	25.47%	82
Apartment buildings with more than 10 units where rent is based on income	23.29%	75
Small buildings with up to 4 apartments for middle and upper income households	24.84%	80
Small buildings with up to 10 apartments for middle and upper income households	18.01%	58
Apartment buildings with more than 10 units for middle and upper income households	13.98%	45
Apartment units for elderly households 60 years and old where rent is based on income	36.65%	118
Apartment units that are accessible for persons with disabilities and rent is based on income	27.02%	87
Housing units for lower income households to purchase	46.27%	149
Housing units for households of any income to purchase	38.82%	125
I don't think any new housing is needed	5.59%	18
Other (please specify)	15.22%	49
Total Respondents: 322		

#	OTHER (PLEASE SPECIFY)	DATE
1	I don't know enough about the need to have an opinion.	11/8/2021 11:50 AM
2	housing units for households of any income to rent	11/8/2021 10:08 AM
3	A way for people to get loans and assistance fixing up houses	11/6/2021 7:34 PM
4	None, let that be self regulated.	11/5/2021 10:17 PM
5	Some houses just need repaired and not deserted.	11/5/2021 5:02 PM
6	a few small groups of single family homes near or in the existing towns; leave large farms undeveloped	11/5/2021 11:12 AM
7	I don't know	11/5/2021 2:25 AM
8	Starter apartments for average pay folks	11/4/2021 11:30 AM
9	Workforce housing in and around towns NOT farm fields	11/4/2021 10:39 AM
10	More places to get loans to buy a house based on income.	11/4/2021 10:32 AM
11	We need to take care of our people with Special Needs	11/3/2021 9:18 AM
12	Affordable housing for teachers	11/3/2021 8:14 AM
13	affordable housing for teachers within reasonable commute to work.	11/3/2021 7:26 AM
14	Housing units for middle class households to purchase	11/2/2021 6:05 PM
15	The housing on the Shore needs to change drastically, because the the price of housing does not even come close to what "most" of the residents can afford to pay.	11/2/2021 12:56 PM
16	Idk	11/2/2021 11:44 AM
17	Affordable housing for everyone based on income.	11/2/2021 10:23 AM
18	available and reasonably affordable rental housing	11/2/2021 8:27 AM
19	apartments for teachers based of county wages	11/1/2021 11:56 PM

20	rental units- townhouse/condo	11/1/2021 9:34 PM
21	Mixed income properties	11/1/2021 8:16 PM
22	Single family homes for rent	11/1/2021 7:39 PM
23	houses for rent that aren't falling apart	11/1/2021 7:21 PM
24	Small building for working people who do not qualify for housing assistance but affordable priced based on the income for the area	11/1/2021 6:51 PM
25	Affordable housing for teachers	11/1/2021 5:52 PM
26	Clean, neat middle income housing	11/1/2021 5:31 PM
27	Something that isn't insanely expensive	11/1/2021 5:02 PM
28	Accessory dealings with long term rental options. Less seasonal and more long term	11/1/2021 4:00 PM
29	not sure how this is something for the town to provide	10/31/2021 1:08 PM
30	Teachers cannot afford to buy or rent in Cape Charles because short term rental owners are buying everything. It is a shame. Even worse, black and brown families who rented are being forced out deliberately, when the homes they rented are sold, again for rental properties. Changing the character of the town.	10/28/2021 10:20 AM
31	Mixed income accessible units	10/27/2021 3:46 AM
32	Has anyone talked to the agricultural interests on the Shore to hear their perspective? They are the ones who own most of the land. Also, what about Tyson and Perdue, don't they need worker housing? Maybe they could build some, sort of like the company homes for miners at the W.VA. coal mines 100 years ago.	10/26/2021 4:56 PM
33	All of the above except 10 unit buildings.	10/26/2021 7:38 AM
34	What type of housing is dependent upon which direction Cape Charles wishes to go. Does it want to be a blue-collar, working town. If it does, then it needs to bring on/encourage something other than the cement factory. Does it wish to be mainly a tourist/retirement community? Then upper income housing is more desirable.	10/25/2021 1:35 PM
35	small format houses that are affordable for middle class	10/25/2021 11:49 AM
36	long term rentals are needed.	10/25/2021 11:05 AM
37	Not qualified to assess needs	10/25/2021 9:45 AM
38	affordable housing to buy or rent for teachers, nurses, middle class! These are the folks left out. I see low income housing and large expensive housing going up.	10/25/2021 9:25 AM
39	Single person homes that are affordable to rent and that accept section 8 vouchers	10/22/2021 9:14 AM
40	Housing units for all income levels	10/22/2021 6:38 AM
41	Good quality Assisted Living complex	10/19/2021 10:40 AM
42	There should be a combination of these.	10/19/2021 9:07 AM
43	Affordable market rate rentals that are CLEAN and SAFE.	10/16/2021 9:26 PM
44	Rental housing for workforce range of AMI	10/15/2021 4:06 PM
45	Houses that can be rented	10/15/2021 11:41 AM
46	we need some sort of seasonal work housing	10/15/2021 8:40 AM
47	Working class housing	10/8/2021 9:41 AM
48	ADU for long term renters	10/7/2021 1:53 PM
49	Work force housing for teachers, middle income	10/7/2021 1:26 PM

## Q16 Do you rent out all or part of your house through a third-party vendor such as AirBnB or VRBO?

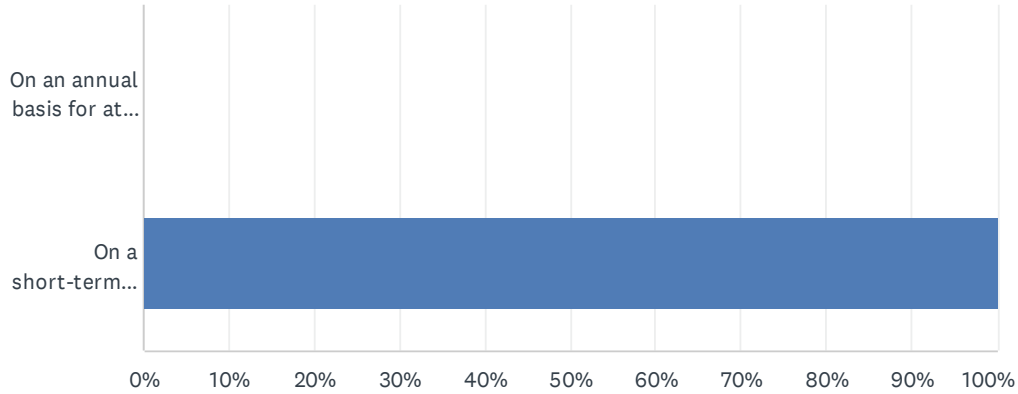
Answered: 317 Skipped: 28



ANSWER CHOICES	RESPONSES	
Yes	2.84%	9
No	97.16%	308
TOTAL		317

## Q17 If you rent out all or part of your house through a third-party vendor such as AirBnB or VRBO, do you rent:

Answered: 6 Skipped: 339



ANSWER CHOICES	RESPONSES	
On an annual basis for at least 9 months (on one or more leases)?	0.00%	0
On a short-term basis (daily or weekly)?	100.00%	6
TOTAL		6

## Q18 If you rent out your whole house through a third-party vendor such as AirBnB or VRBO, how much do you charge?

Answered: 5 Skipped: 340

ANSWER CHOICES		RESPONSES
Enter amount of rent and length of time (Example: \$3,000/weekend)		100.00% 5
#	ENTER AMOUNT OF RENT AND LENGTH OF TIME (EXAMPLE: \$3,000/WEEKEND)	DATE
1	\$189/night	11/1/2021 6:21 AM
2	300/night	10/25/2021 12:22 PM
3	400 a night	10/25/2021 8:44 AM
4	1250/week	10/15/2021 1:25 PM
5	\$80/night	10/14/2021 9:25 PM

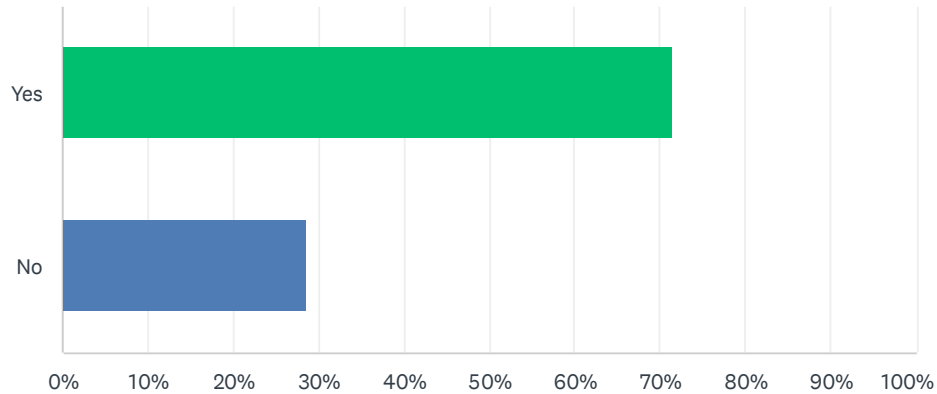
## Q19 If you rent out part of your house through a third-party vendor such as AirBnB or VRBO, how much do you charge?

Answered: 4   Skipped: 341

ANSWER CHOICES		RESPONSES
Enter amount of rent and length of time (Example: \$3,000/weekend)		100.00%   4
#	ENTER AMOUNT OF RENT AND LENGTH OF TIME (EXAMPLE: \$3,000/WEEKEND)	DATE
1	\$250/night	10/25/2021 9:31 AM
2	Don't rent part of the house	10/25/2021 8:44 AM
3	N/A	10/15/2021 1:25 PM
4	\$80/night	10/14/2021 9:25 PM

## Q20 Do you have any plans to begin renting out all or part of your house through a third-party vendor such as AirBnB or VRBO?

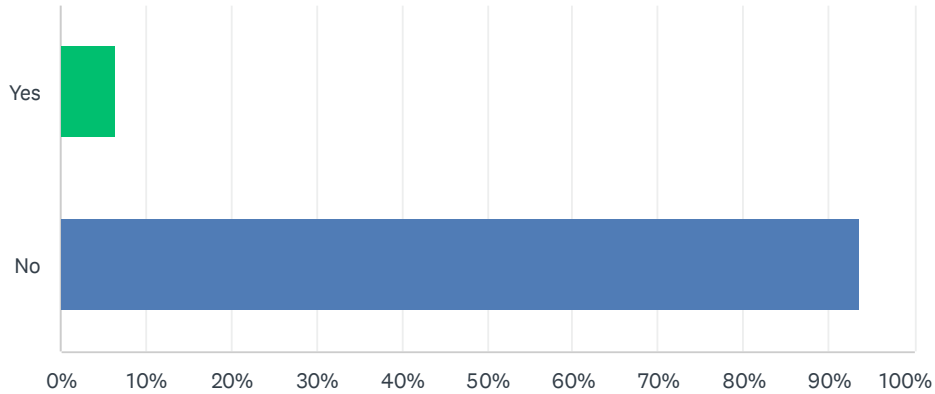
Answered: 7 Skipped: 338



ANSWER CHOICES		RESPONSES	
Yes		71.43%	5
No		28.57%	2
TOTAL			7

**Q21 Do you have an accessory dwelling unit on your residential property?**  
 This would include an apartment located above a garage or a small unit built separately from your house and located on the same lot as your house.

Answered: 315 Skipped: 30

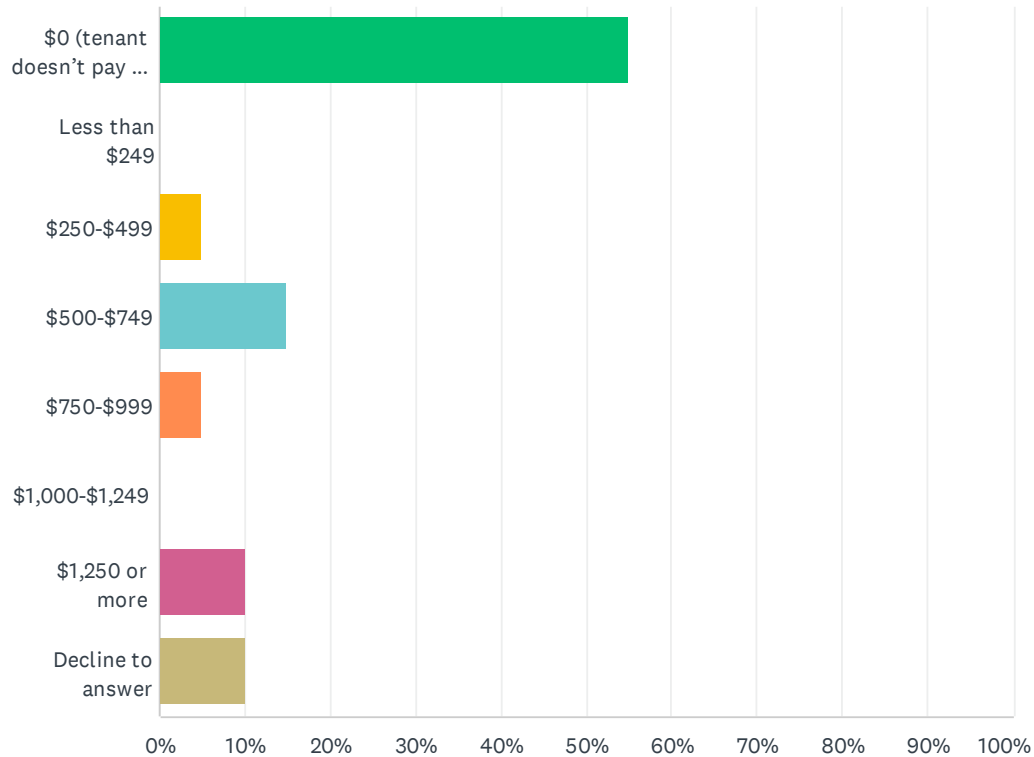


ANSWER CHOICES		RESPONSES	
Yes		6.35%	20
No		93.65%	295
TOTAL			315



## Q22 What is the amount of monthly rent you charge for your accessory dwelling unit?

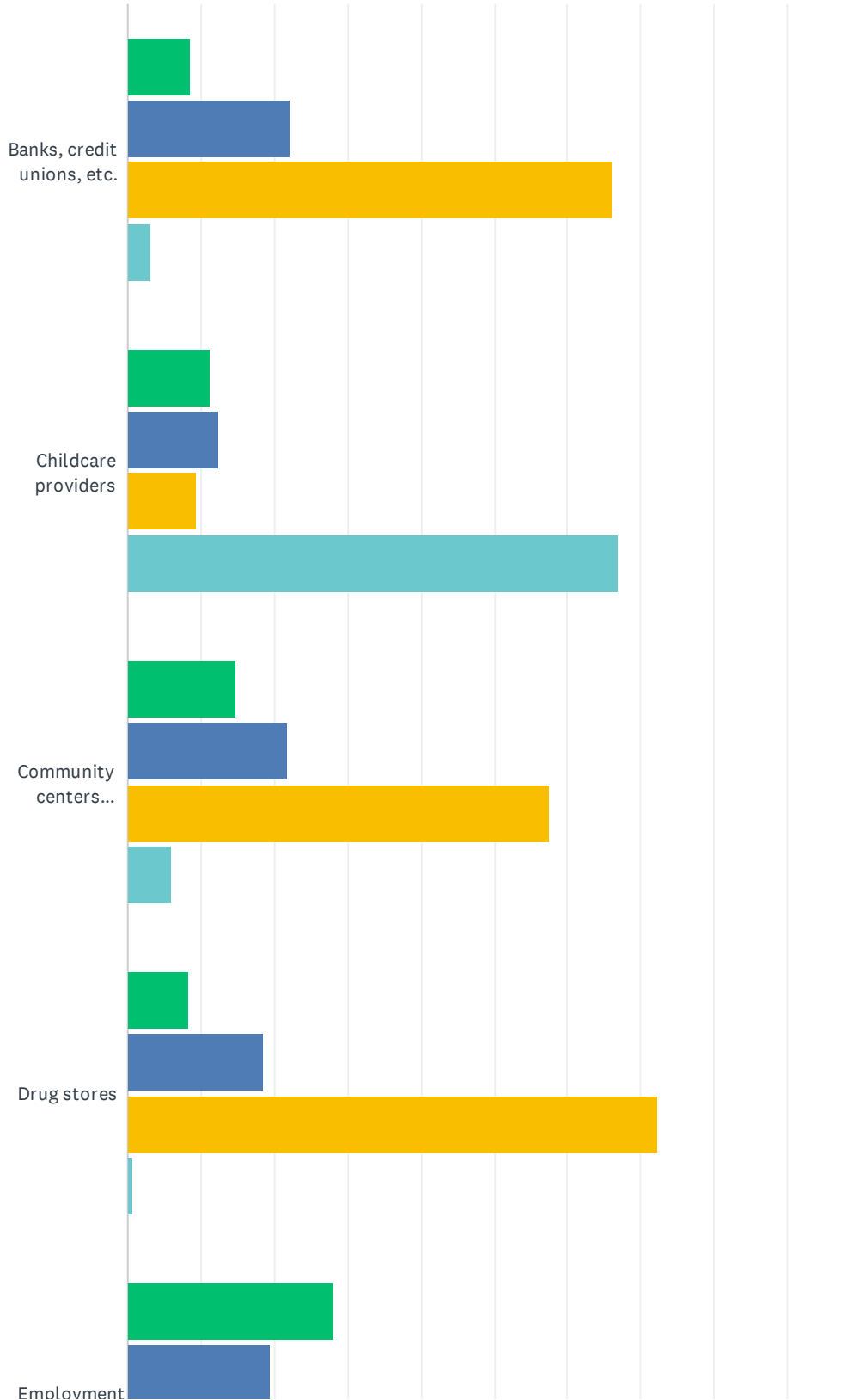
Answered: 20 Skipped: 325

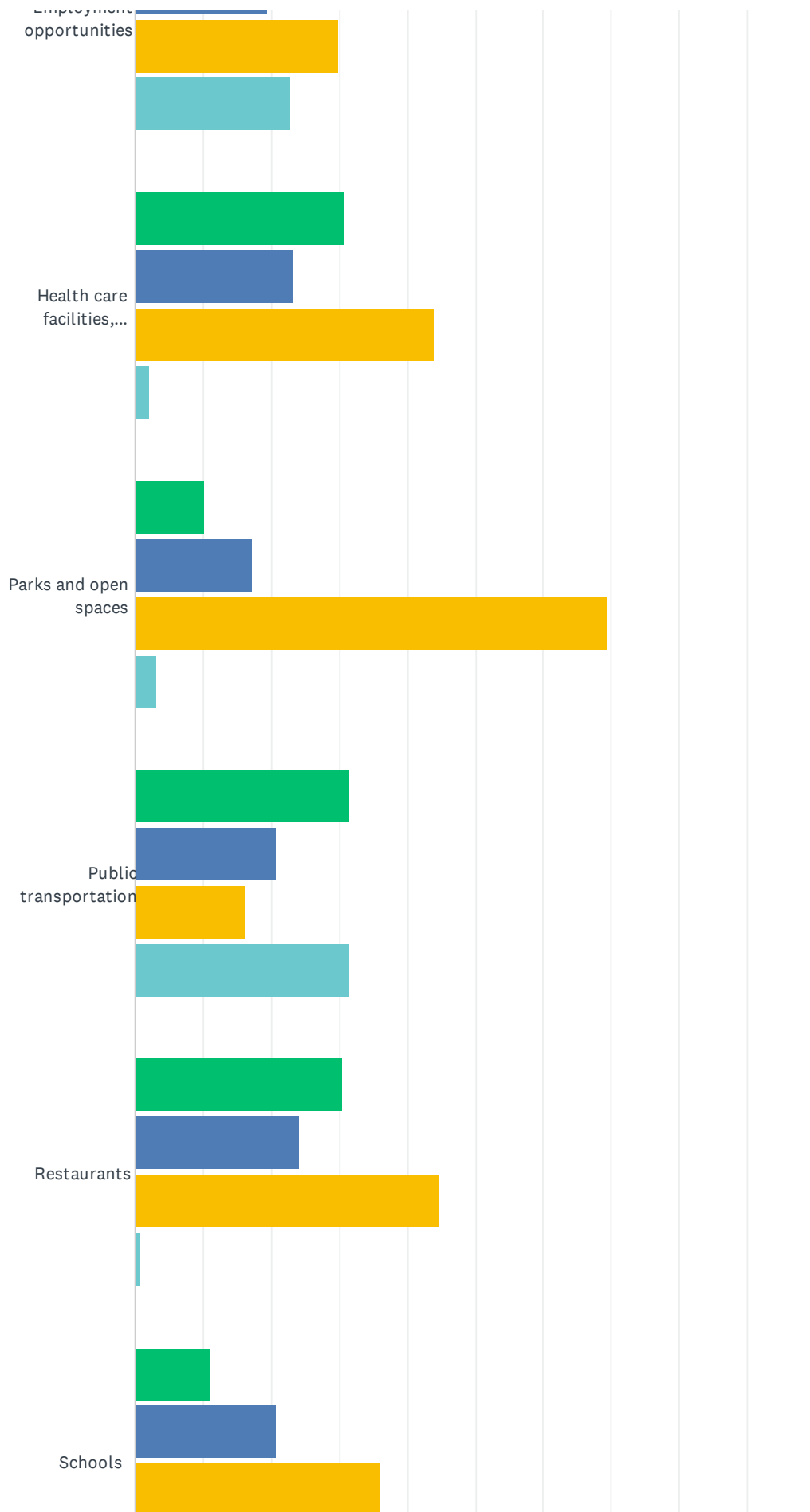


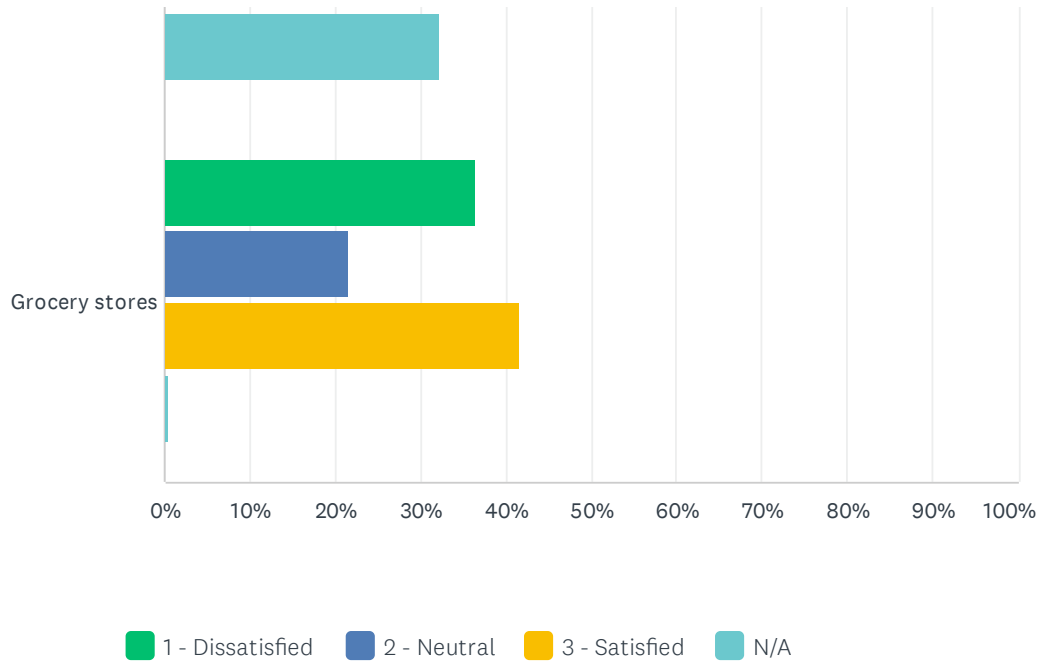
ANSWER CHOICES	RESPONSES	
\$0 (tenant doesn't pay any rent)	55.00%	11
Less than \$249	0.00%	0
\$250-\$499	5.00%	1
\$500-\$749	15.00%	3
\$750-\$999	5.00%	1
\$1,000-\$1,249	0.00%	0
\$1,250 or more	10.00%	2
Decline to answer	10.00%	2
<b>TOTAL</b>		<b>20</b>

## Q23 On a scale of 1-3, how satisfied are you with how close you live to the following services in your area?

Answered: 306 Skipped: 39



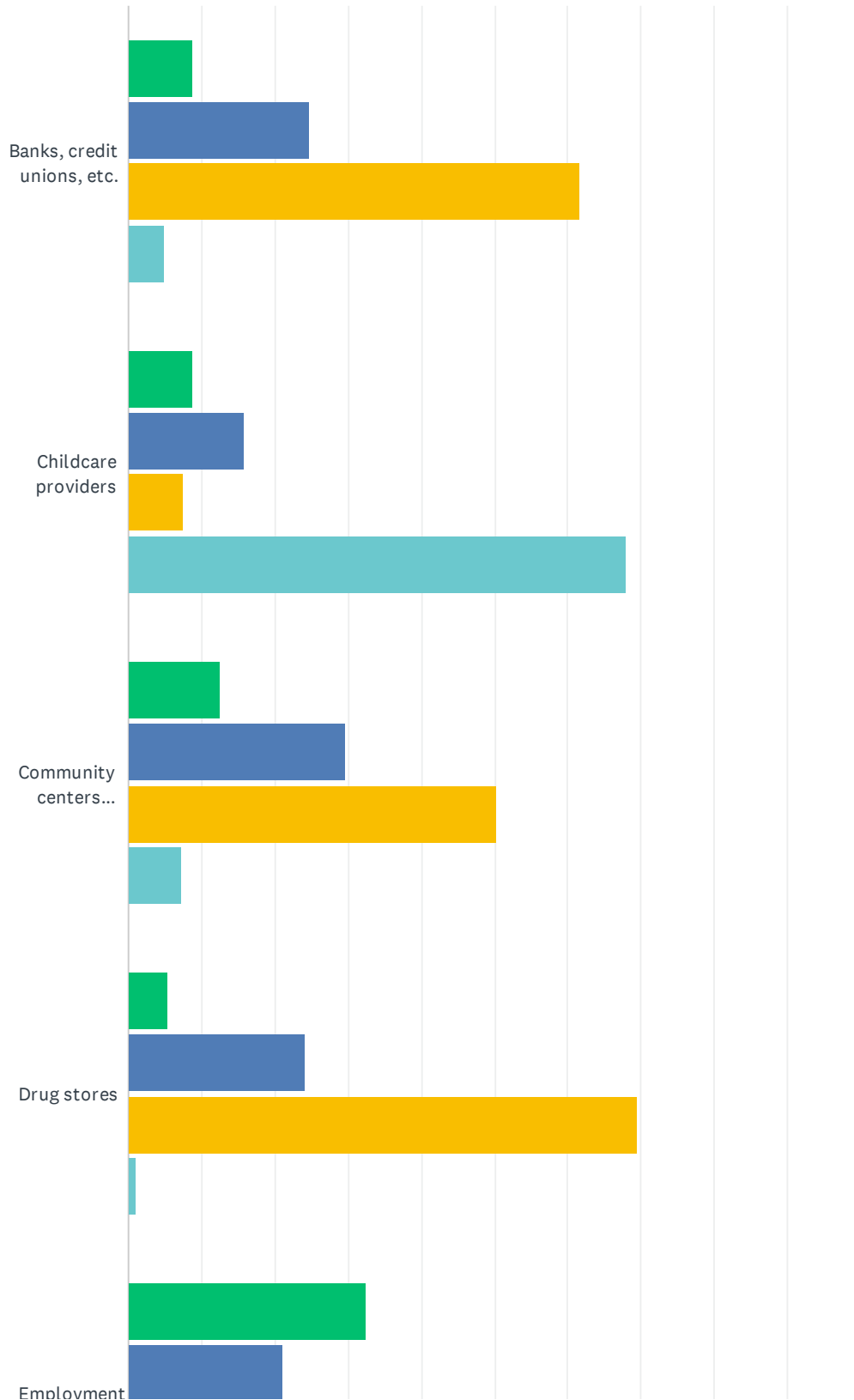


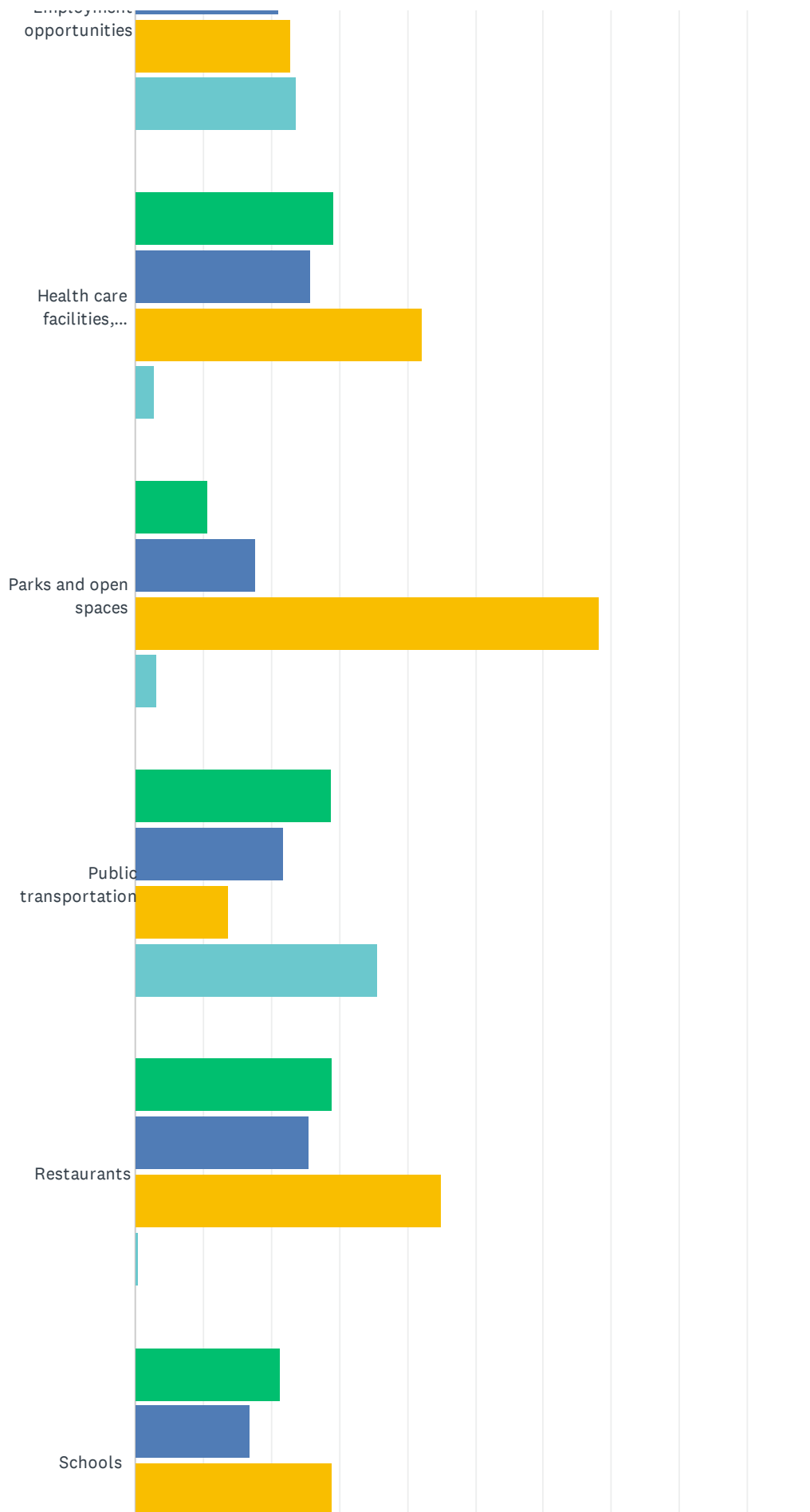


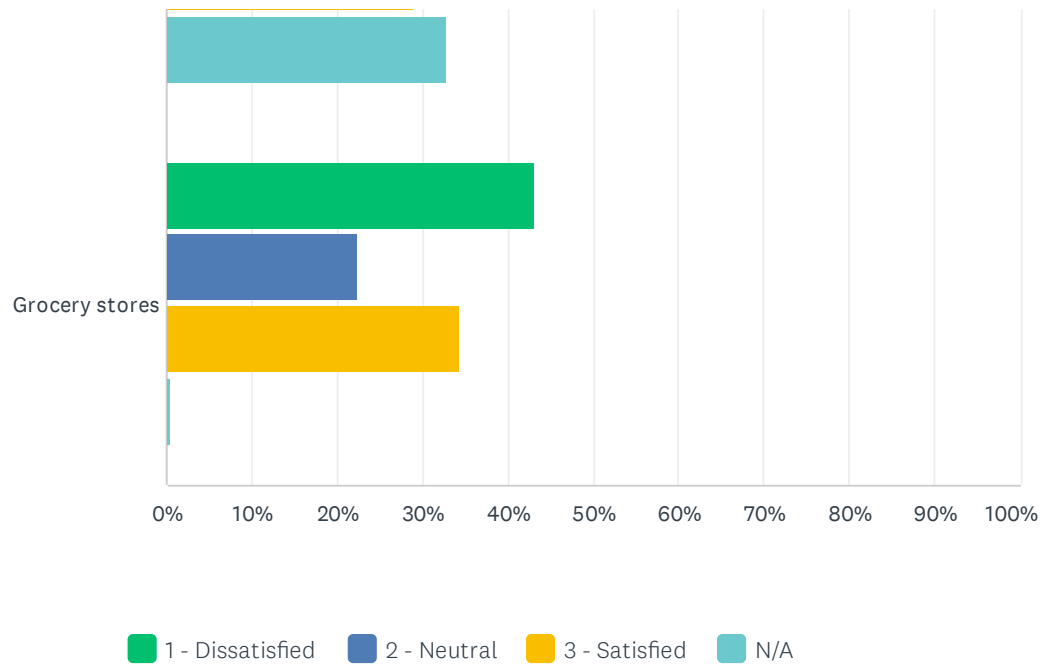
	1 - DISSATISFIED	2 - NEUTRAL	3 - SATISFIED	N/A	TOTAL	WEIGHTED AVERAGE
Banks, credit unions, etc.	8.45% 24	22.18% 63	66.20% 188	3.17% 9	284	2.60
Childcare providers	11.23% 32	12.28% 35	9.47% 27	67.02% 191	285	1.95
Community centers (libraries, senior centers, etc.)	14.74% 42	21.75% 62	57.54% 164	5.96% 17	285	2.46
Drug stores	8.42% 24	18.60% 53	72.28% 206	0.70% 2	285	2.64
Employment opportunities	28.07% 80	19.30% 55	29.82% 85	22.81% 65	285	2.02
Health care facilities, doctors, etc.	30.63% 87	23.24% 66	44.01% 125	2.11% 6	284	2.14
Parks and open spaces	10.31% 30	17.18% 50	69.42% 202	3.09% 9	291	2.61
Public transportation	31.58% 90	20.70% 59	16.14% 46	31.58% 90	285	1.77
Restaurants	30.58% 89	24.05% 70	44.67% 130	0.69% 2	291	2.14
Schools	11.19% 33	20.68% 61	35.93% 106	32.20% 95	295	2.37
Grocery stores	36.49% 108	21.62% 64	41.55% 123	0.34% 1	296	2.05

## Q24 On a scale of 1-3, how satisfied are you with the quality of the following services where you live now?

Answered: 301 Skipped: 44





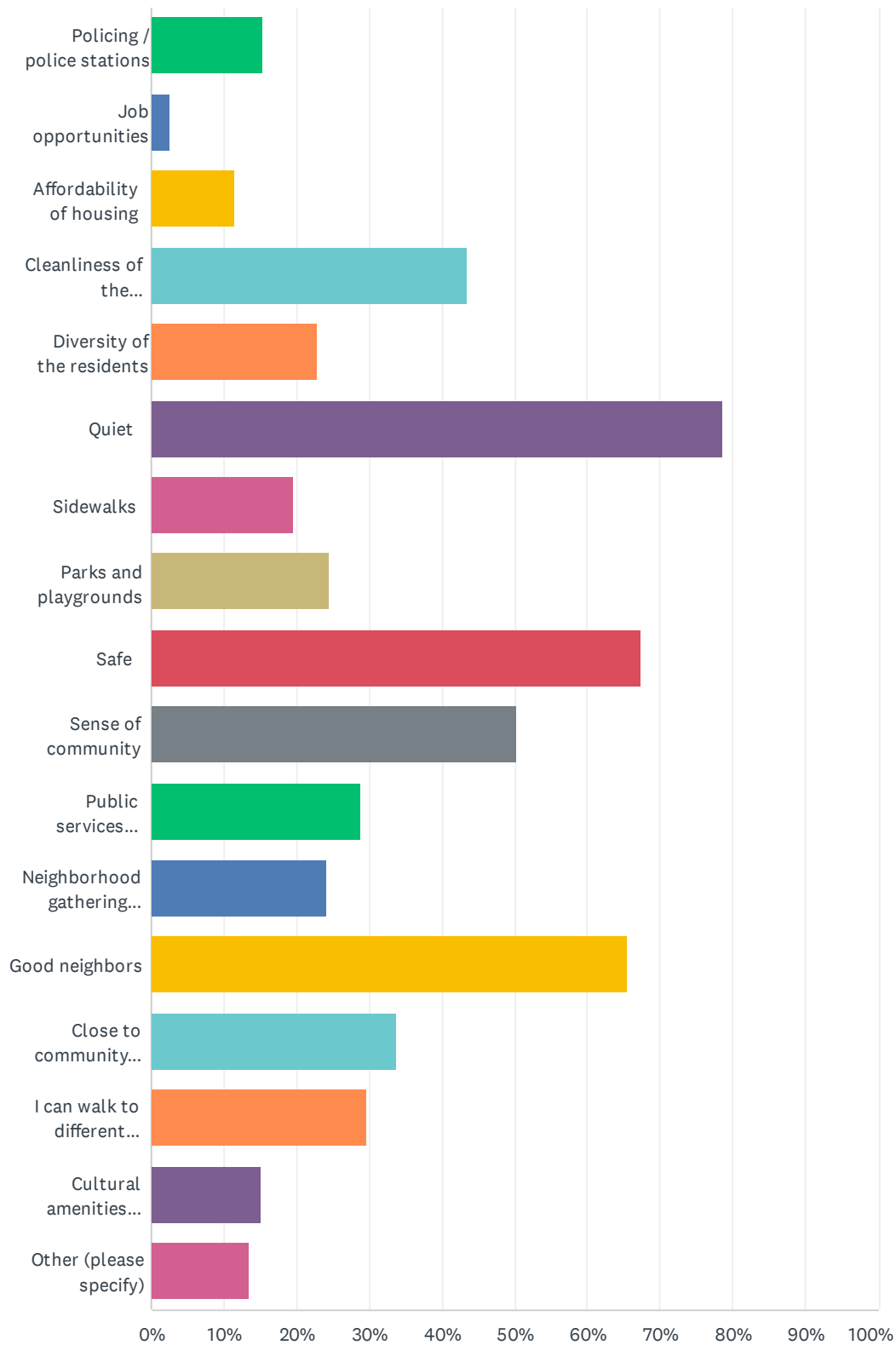


	1 - DISSATISFIED	2 - NEUTRAL	3 - SATISFIED	N/A	TOTAL	WEIGHTED AVERAGE
Banks, credit unions, etc.	8.80% 25	24.65% 70	61.62% 175	4.93% 14	284	2.56
Childcare providers	8.80% 25	15.85% 45	7.39% 21	67.96% 193	284	1.96
Community centers (libraries, senior centers, etc.)	12.59% 36	29.72% 85	50.35% 144	7.34% 21	286	2.41
Drug stores	5.30% 15	24.03% 68	69.61% 197	1.06% 3	283	2.65
Employment opportunities	32.50% 91	21.07% 59	22.86% 64	23.57% 66	280	1.87
Health care facilities, doctors, etc.	29.29% 82	25.71% 72	42.14% 118	2.86% 8	280	2.13
Parks and open spaces	10.68% 30	17.79% 50	68.33% 192	3.20% 9	281	2.60
Public transportation	28.87% 82	21.83% 62	13.73% 39	35.56% 101	284	1.77
Restaurants	29.08% 82	25.53% 72	45.04% 127	0.35% 1	282	2.16
Schools	21.38% 62	16.90% 49	28.97% 84	32.76% 95	290	2.11
Grocery stores	43.01% 123	22.38% 64	34.27% 98	0.35% 1	286	1.91

Q25 What do you like most about where you live now? (select all that apply)

Answered: 306   Skipped: 39





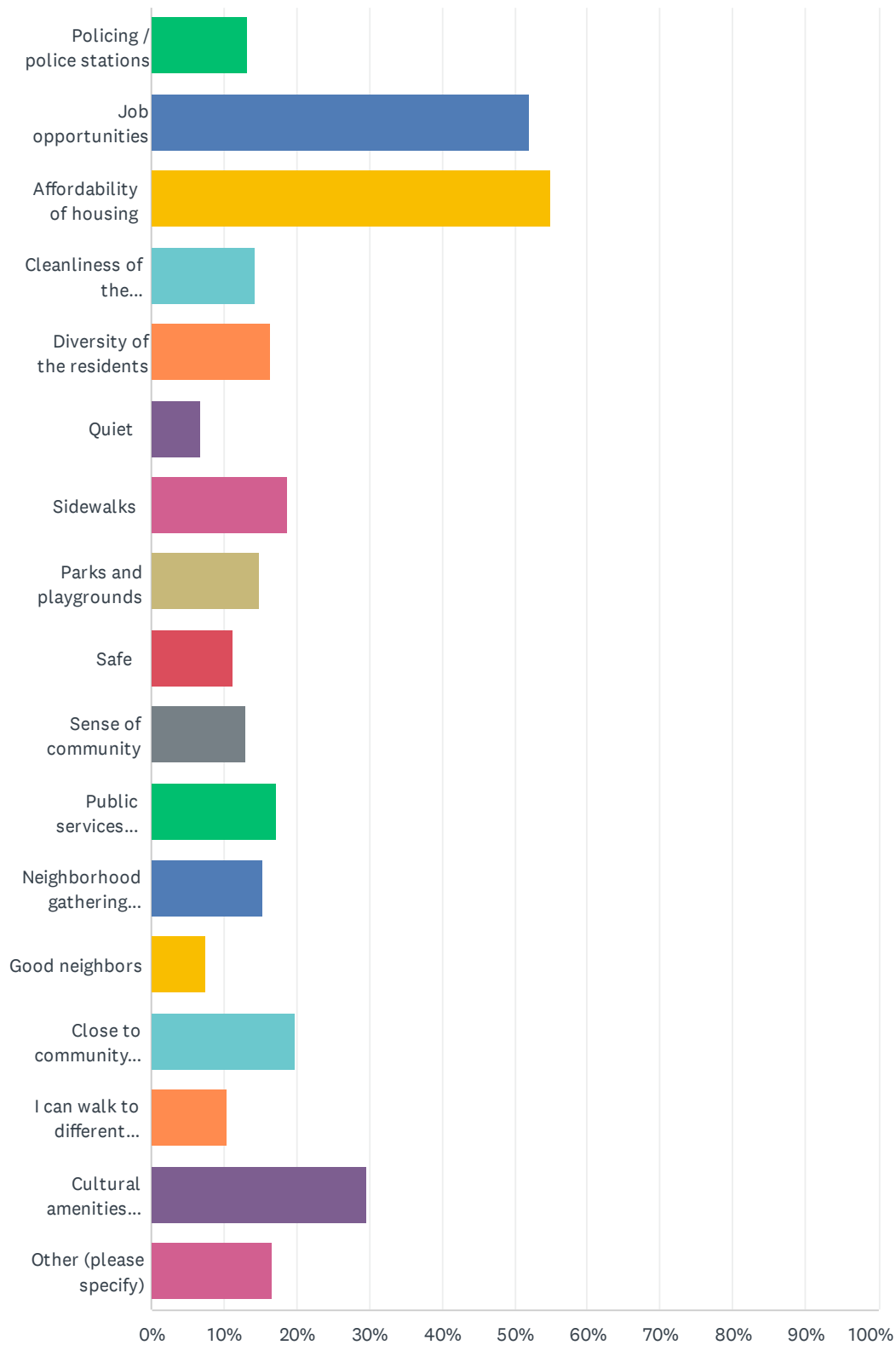
ANSWER CHOICES	RESPONSES	
Policing / police stations	15.36%	47
Job opportunities	2.61%	8
Affordability of housing	11.44%	35
Cleanliness of the neighborhood	43.46%	133
Diversity of the residents	22.88%	70
Quiet	78.76%	241
Sidewalks	19.61%	60
Parks and playgrounds	24.51%	75
Safe	67.32%	206
Sense of community	50.33%	154
Public services (garbage pick-up, etc.)	28.76%	88
Neighborhood gathering spaces (parks, community centers, recreation spaces)	24.18%	74
Good neighbors	65.36%	200
Close to community amenities (stores, restaurants, schools, parks, etc.)	33.66%	103
I can walk to different places from my home	29.74%	91
Cultural amenities (theatre, art, youth programming, etc.)	15.03%	46
Other (please specify)	13.40%	41
Total Respondents: 306		

#	OTHER (PLEASE SPECIFY)	DATE
1	Adjacent to 2 towns but not directly in any town.	11/8/2021 7:01 AM
2	Nature	11/7/2021 6:51 PM
3	Wildlife sighted	11/5/2021 5:12 PM
4	Beach	11/5/2021 5:49 AM
5	Near the water	11/5/2021 2:33 AM
6	Close to the water	11/4/2021 3:03 PM
7	Privacy	11/4/2021 10:48 AM
8	tall green trees	11/3/2021 5:01 PM
9	Waterfront	11/3/2021 10:00 AM
10	On a beach area (Smith Beach)	11/3/2021 7:59 AM
11	Street lights	11/2/2021 6:14 PM
12	I do t like it the ppl r bost here and trouble makers	11/2/2021 11:50 AM
13	privacy	11/2/2021 8:28 AM
14	Close to work	11/1/2021 11:58 PM
15	privacy	11/1/2021 8:21 PM

16	Rural not developed at all	11/1/2021 4:46 PM
17	Close to Route 13	11/1/2021 3:18 PM
18	Peaceful, off to myself, quiet and able to relax	11/1/2021 2:11 PM
19	Close to the Chesapeake Bay and other creeks, barrier islands, etc. Close to boating facilities!!	11/1/2021 1:13 PM
20	We like it rural, so lack of development is good.	11/1/2021 12:04 PM
21	can walk to church	10/31/2021 1:14 PM
22	Outdoor recreation	10/31/2021 9:50 AM
23	Everything is great	10/28/2021 3:07 PM
24	Proximity to wide open spaces, bike trails, farmstands, etc. Town is too filled with vacationers for my tastes, and diversity is fast disappearing.	10/28/2021 10:37 AM
25	Small town charm	10/27/2021 10:18 AM
26	Beautiful undeveloped nature	10/27/2021 4:00 AM
27	Town dock within walking distance.	10/26/2021 5:09 PM
28	Environment / natural beauty	10/26/2021 10:57 AM
29	Beach, biking opportunities	10/25/2021 12:09 PM
30	No close neighbors, little noise, traffic	10/25/2021 9:29 AM
31	Friendliness of People	10/25/2021 9:08 AM
32	Woods on 3 sides of my home	10/22/2021 9:29 AM
33	Restaurants	10/21/2021 3:44 PM
34	Water activities, like boating, crabbing, swimming	10/21/2021 9:54 AM
35	Nature and commercial all in one place	10/20/2021 9:28 AM
36	I live by the water	10/19/2021 4:50 PM
37	Beach & nature	10/17/2021 10:50 PM
38	Church	10/15/2021 4:15 PM
39	Nature, bookstores and libraries	10/14/2021 2:08 PM
40	Peaceful, no traffic	10/7/2021 1:36 PM
41	Close to beach, Bay, shopping	10/7/2021 1:14 PM

Q26 What would you like to see improved in your area where you live now? (select all that apply)

Answered: 294 Skipped: 51



ANSWER CHOICES	RESPONSES	
Policing / police stations	13.27%	39
Job opportunities	52.04%	153
Affordability of housing	55.10%	162
Cleanliness of the neighborhood	14.29%	42
Diversity of the residents	16.33%	48
Quiet	6.80%	20
Sidewalks	18.71%	55
Parks and playgrounds	14.97%	44
Safe	11.22%	33
Sense of community	12.93%	38
Public services (garbage pick-up, etc.)	17.35%	51
Neighborhood gathering spaces (parks, community centers, recreation spaces)	15.31%	45
Good neighbors	7.48%	22
Close to community amenities (stores, restaurants, schools, parks, etc.)	19.73%	58
I can walk to different places from my home	10.54%	31
Cultural amenities (theatre, art, youth programming, etc.)	29.59%	87
Other (please specify)	16.67%	49
Total Respondents: 294		

#	OTHER (PLEASE SPECIFY)	DATE
1	(No Comment)	11/8/2021 3:14 PM
2	None Very happy where I live	11/8/2021 12:37 PM
3	Public Services in the expansion of water and sewer.	11/8/2021 7:01 AM
4	Nothing	11/7/2021 12:09 AM
5	More variety on Rt 13	11/5/2021 5:49 AM
6	Cell phone service	11/5/2021 2:33 AM
7	County should take over road maintenance.	11/4/2021 12:19 PM
8	less vacation rentals	11/3/2021 6:56 PM
9	Lanes needs to be paved. The potholes in the dirt Lanes get worse by the year. We could use a community center or gathering place so the residents can host different events.	11/3/2021 11:49 AM
10	It seems like evrything in Exmore area is shutting down. no clothing stores, 1 grocery store, etc	11/3/2021 9:26 AM
11	please put in a Target on the shore	11/3/2021 8:23 AM
12	family restaurants	11/3/2021 7:31 AM
13	bike trails	11/2/2021 2:42 PM
14	None	11/2/2021 10:32 AM

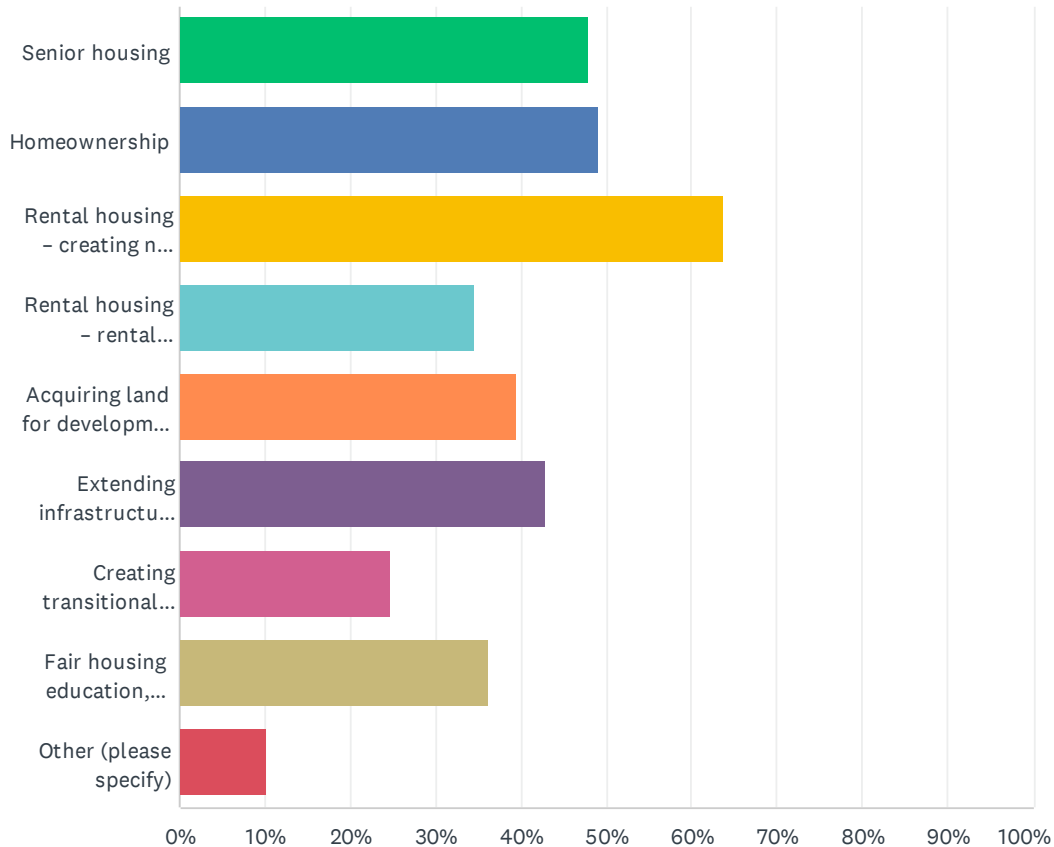
15	NEED TO REITERATE... AFFORDABLE HOUSING	11/2/2021 9:23 AM
16	street lights, cable, internet service	11/2/2021 8:28 AM
17	more restaurants and retail options	11/1/2021 9:38 PM
18	Basketball at CC park	11/1/2021 9:21 PM
19	more chain stores, Target, Starbucks, Olive Garden, Panera...more choices	11/1/2021 7:28 PM
20	Better internet access	11/1/2021 5:39 PM
21	Better schools	11/1/2021 5:06 PM
22	Indoor pool and better hours at YMCA, swim lessons should be available for ALL children on the shore	11/1/2021 5:05 PM
23	Transportation opportunities	11/1/2021 4:04 PM
24	Reduce the number of tourists in Cape Charles. Locals cannot go out for dinner in the summer. There is no room for us!!	11/1/2021 1:13 PM
25	Consistent internet	11/1/2021 6:25 AM
26	sidewalks improved and added where missing; should not be up to individual homeowners to provide public sidewalks	10/31/2021 1:14 PM
27	Less boats and trailers parked on the streets	10/31/2021 9:02 AM
28	Love it jyst the way it is!	10/31/2021 6:26 AM
29	Please fix the missing sidewalks. This is a huge liability issue for the town, having to step into the street, especially as town gets more crowded with golf carts, which I cannot stand. Also STREET lights wayyyy too bright. I thought we had a dark skies ordinance???	10/28/2021 10:37 AM
30	Better lighting in neighborhoods and along the highway, especially coming off the Bridge tunnel.	10/28/2021 3:25 AM
31	Satisfied as is	10/27/2021 10:18 AM
32	Dont change Machipongo. Lets get a seafood vendor and butcher.	10/27/2021 8:55 AM
33	The town dock is primarily oriented to boaters, there is no adjoining public space where non-boaters can enjoy watching the activity at the town dock. There is only one public ferry boat per day (it goes to Tangier). A regularly scheduled "sunset" cruise on Onancock creek would be a good public activity.	10/26/2021 5:09 PM
34	ESVBA fiber broadband installed	10/26/2021 4:33 PM
35	Recycling pickup	10/26/2021 2:03 AM
36	ADA requirements adhered to	10/25/2021 9:04 PM
37	quality of grocery shopping	10/25/2021 1:43 PM
38	Improve the school system.	10/25/2021 10:06 AM
39	Repair of empty homes	10/25/2021 9:41 AM
40	No vacation rentals. Put a cap on them.	10/25/2021 9:32 AM
41	Knowing a subdivision won't be in nearby fields	10/25/2021 9:29 AM
42	Grocery store competition, but NOT Walmart!!!	10/25/2021 9:08 AM
43	Need a diversity of grocery stores on Rt 13 and more restuarants	10/25/2021 8:39 AM
44	School Quality	10/22/2021 12:57 PM
45	Get rid of the thugs that shoot guns up and down the streets, get rid of the drug dealers, and the old man that sells alcohol in Styrofoam cups, give the litter bugs hefty fines, repave Ruth Wise Street, have trash cans on said street, have a noise ordinance, speed bumps, and the town should dig out the ditches to prevent yards from flooding, there also needs to be large trash pick up so residents aren't piling junk up in their yards	10/22/2021 9:29 AM

46	Grocery store	10/21/2021 11:14 PM
47	None	10/19/2021 10:46 AM
48	I cannot think of anything that needs improvement in the area I live.	10/19/2021 9:10 AM
49	Put the lights back on. When the hospital moved they shut down everything	10/14/2021 11:45 AM



## Q27 In your opinion, what do you believe should be the Eastern Shore's priorities related to affordable housing? (select all that apply)

Answered: 306 Skipped: 39



ANSWER CHOICES	RESPONSES	
Senior housing	48.04%	147
Homeownership	49.02%	150
Rental housing – creating new units	63.73%	195
Rental housing – rental assistance	34.64%	106
Acquiring land for development of new affordable housing	39.54%	121
Extending infrastructure (water and/or sewer service) to areas appropriate for new affordable housing development	42.81%	131
Creating transitional housing (for up to 24 months for persons and households to transition to permanent housing)	24.84%	76
Fair housing education, outreach and enforcement	36.27%	111
Other (please specify)	10.13%	31
Total Respondents: 306		

#	OTHER (PLEASE SPECIFY)	DATE
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1	Insufficient knowledge to have an opinion	11/8/2021 11:56 AM
2	Housing opportunities for the creation of workforce housing.	11/8/2021 7:01 AM
3	There would be enough available rental homes if vacation rentals were not allowed in most areas. The use of available rental units for vacation rentals has driven local people out of their homes.	11/5/2021 11:29 AM
4	Having vacation rentals by-right has made it hard for workforce housing in terms of reasonable rentals	11/4/2021 10:48 AM
5	housing for Special Need People	11/3/2021 9:26 AM
6	affordable rentals for teachers	11/2/2021 8:32 AM
7	Assistance for middle class	11/1/2021 8:02 PM
8	Affordable housing of all types- for middle and low income families	11/1/2021 5:05 PM
9	Long term leases and transportation from other communities	11/1/2021 4:04 PM
10	Restaurant chains- Olive Garden, IHOP, Chick-fil-A, etc	11/1/2021 3:18 PM
11	Habitat for Humanity and other groups help with home ownership	10/31/2021 1:14 PM
12	We don't need government assisted housing. Just let developers build apartments to rent to normal people.	10/31/2021 9:02 AM
13	My sister moved in with me to find a home, after going through divorce. She cannot find anything affordable in town, and so is moving to Norfolk.	10/28/2021 10:37 AM
14	Safe accessible housing for people with disabilities	10/27/2021 4:00 AM
15	There should be TIME LIMITS on tenancy in affordable housing units for all tenants except elderly and disabled. Everyone else should only be able to live in affordable housing for three years.	10/26/2021 5:09 PM
16	Make homeowners with garage apts live full time on their main house and the apts (and main house)not be vacation	10/26/2021 2:03 AM
17	The market should dictate solutions	10/25/2021 5:46 PM
18	Housing that is needed for residents are being used as vacation rentals. There is the problem.	10/25/2021 9:32 AM
19	Public transport over CBBT	10/25/2021 8:42 AM
20	Reducing the burden for permitting/zoning and water use for development or building	10/22/2021 12:57 PM
21	Neighborhoods that are more racially diverse.	10/22/2021 9:29 AM
22	Middle Class Affordable Apartments near shopping areas	10/20/2021 12:12 PM
23	Filling in the developments existing, Bayview and Wilso Court	10/20/2021 9:28 AM
24	Limit weekly vacation rentals in accessory units and make them 30 day minimum so there are rentals for full time residents.	10/17/2021 10:50 PM
25	Many landlords are really taking advantage of the lack of decent rentals. Their properties are filthy and unsafe. I know this firsthand. I contacted your office about section 8 inspection and was told as long as you don't fall thru the floor, it passes. Disgusting.	10/16/2021 9:34 PM
26	Rental housing for workforce	10/15/2021 4:15 PM
27	need seasonal worker housing	10/15/2021 8:44 AM
28	assisted living facilities, like Quail Run	10/14/2021 2:08 PM
29	It is ridiculous that the county is paying \$400 a week to put a person in the drug infested hotel in Nassawadox when they could spend that money on an apartment complex. The hotel is making a fortune every month putting homeless people up in unsafe unsanitary conditions. The state needs to audit what the county is spending and they'll figure out they could buy something and improve housing conditions if they did.	10/14/2021 11:45 AM

30	Workforce housing - not for low income, but those whose income can't afford the very limited stock of rental housing and/or quality housing for purchase	10/7/2021 1:14 PM
31	Enforce housing standards for rental properties	10/6/2021 10:58 AM

**Q28 Is there anything else you would like to tell us about the house you live in or the community where you reside? Specifically, are there any needs about your house or your community that have not been mentioned in this survey but that you think we should know about?**

Answered: 122 Skipped: 223

#	RESPONSES	DATE
1	Wouldn't change a thing	11/8/2021 12:37 PM
2	Public Sewage Is A Priority. Also support "rails to trails."	11/8/2021 11:56 AM
3	None	11/7/2021 8:28 PM
4	NA	11/7/2021 12:09 AM
5	Too many people moving here, shooting guns	11/6/2021 7:39 PM
6	Assistance for maintenance, retrofitting and upkeep for seniors who own and wish to remain in their homes.	11/6/2021 9:37 AM
7	No	11/6/2021 5:21 AM
8	Garbage problem, can be resolved by imposing mandatory maximum fine.	11/5/2021 10:23 PM
9	They are putting homeless people in hotels at a cost of 400 a week in unsafe conditions. Why not use the hospital or existing vacant buildings un the community with opportunities for agencies to assist in one location. We also lost alot of good teachers who wanted to locate here but had no housing. They need to clean up the existing hud housing and drug screen and check incomes. Too much fraud and other people deserve a chance at these places versus the ones who are cheating the system to stay there. Ie eastville	11/5/2021 9:47 PM
10	Those living near farms, how do we keep tabs of pesticides being used?	11/5/2021 6:38 PM
11	Maintain as much farmland as possible to keep demand for public services low.	11/5/2021 5:12 PM
12	Incorporate more protection for large and small farms that will not allow for development of these parcels; such as removing some of the special use permitting.	11/5/2021 11:29 AM
13	We need an upscale grocery store.	11/5/2021 9:20 AM
14	Internet service and broadband is needed	11/4/2021 11:47 PM
15	N/a	11/4/2021 8:44 PM
16	To many vacation rentals and not enough rules or enforcement. Outside party lights on all night( not dark shy compliant) more occupants in houses that allowed. Not enough off street parking.	11/4/2021 3:03 PM
17	Need a 4 year college	11/4/2021 11:43 AM
18	Need more people that works on mobile homes and to be able to buy a new manufacturing home without needing your own land but have land to put it on. to	11/4/2021 11:12 AM
19	Low income housing is needed but also for us "middles" it is still very hard to find rentals. Northampton allows AirBnBs by Right and it has killed rental opportunities for everyone who is not a homeowner	11/4/2021 10:48 AM
20	The only issue the county has is too many short term rentals. There is an abundance of housing units people just want to put short term rentals everywhere they can. Pass ordinances restricting these rentals to only full time residents of Northampton County. Get rid of the out of town investors renting short term.	11/3/2021 10:31 PM
21	N/A	11/3/2021 5:11 PM

22	People are very greedy about their rentals and it is impacting the educational quality for children. Teachers are working 2 and 3 jobs at the middle and high school just to afford the housing. It is very costly for the location. This is not New York and the home owners are expecting too much rent for the quality and condition of the homes. There is a critical need for lower cost housing for children, families, educators, and service job positions. I would suggest offering no down payment for educators purchasing a home as there is a high turnover rate where teachers stay for short time and then return to their hometowns.	11/3/2021 5:01 PM
23	No	11/3/2021 4:39 PM
24	Would like to retain water-dependent uses at the water's edge in waterfront hamlets and villages.	11/3/2021 2:04 PM
25	Property taxes are getting out of hand	11/3/2021 10:19 AM
26	Needs more/better broadband options.	11/3/2021 10:00 AM
27	If you want people to stay on the shore when they move here from other areas, they need a sense of familiarity that cannot be found on the shore. There simply is not enough amenities to keep people here who are not from here.	11/3/2021 8:23 AM
28	Build a housing area affordable for new teachers to stay here.	11/3/2021 7:59 AM
29	none	11/3/2021 7:31 AM
30	Vacation rentals take housing away from local population and put strains on our resources like restaurants, supermarkets, parking. The renters are often inconsiderate neighbors. They harm the community. There should be less vacation rentals and more long term housing options. Vacation rentals hollow out the community. They erode local culture, and these impermanent residents force out the supposedly permanent residents.	11/2/2021 6:14 PM
31	N/A	11/2/2021 4:31 PM
32	n/a	11/2/2021 2:42 PM
33	In order for teachers to move to the shore, they need affordable housing. We have lost many potential candidates because they cannot find housing.	11/2/2021 1:07 PM
34	To find housing in your budget, there are many requirements and hurdles you have to jump through. For example, the only place who would except my dogs and my budget is 40 minutes away from my job. Also, the amount of money spend on gas just to get groceries or work is outrageous.	11/2/2021 10:20 AM
35	Affordability of housing is a HUGE problem on the shore. It is the main reason we cannot get teachers to come here, THERE IS NO WHERE FOR THEM TO GO!	11/2/2021 9:23 AM
36	No	11/2/2021 7:41 AM
37	n/a	11/1/2021 11:58 PM
38	Too many new developments being used as rental properties	11/1/2021 10:21 PM
39	NO	11/1/2021 9:38 PM
40	Speed bumps on curvy back roads are needed to reduce accidents.	11/1/2021 8:21 PM
41	The house needs repairs. The landlords live in different places. They seem uninterested in the needed repairs.	11/1/2021 8:05 PM
42	Needs new developments. No restaurant choices or food stores or department stores	11/1/2021 8:02 PM
43	No	11/1/2021 6:58 PM
44	No	11/1/2021 5:19 PM
45	I almost quit my job the first couple months because I couldn't find a place to live. I lived on a boss' couch and in a hotel for the first quarter of school before my lease in the cottage with no heat started.	11/1/2021 5:08 PM
46	n/a	11/1/2021 5:06 PM

47	No	11/1/2021 5:05 PM
48	Schools vastly need improvement	11/1/2021 4:40 PM
49	Transportation and workforce education	11/1/2021 4:04 PM
50	More emphasis and support for non-incorporated areas	11/1/2021 3:18 PM
51	My house is an older house it's needs some work, my main concern would be getting the roof repaired, if it's anything left over in the budget maybe a few other repairs. But if I not I would be pleased with new roof, and all repairs I could do myself over time.	11/1/2021 2:11 PM
52	Don't change our shore...we don't want or need rental high occupancy rental(or other high occupancy) housing. We love it here for the nature, the quiet, the safety AND the lack of people! Let's keep it that way!!!	11/1/2021 12:04 PM
53	I moved here for work a year ago, and have effectively couch surfed as housing options are literally non existent at a blue collar wage. I will be leaving the shore as a result of inadequate housing options.	11/1/2021 8:49 AM
54	county permitting. can't build second house on property	11/1/2021 7:30 AM
55	No.	10/31/2021 6:09 PM
56	My neighborhood is fine, but the Shore in general needs to improve both quality and quantity of housing.	10/31/2021 3:36 PM
57	Housing needs should be assessed and addressed on a regional basis. Partnerships are critical to success.	10/31/2021 2:53 PM
58	Given that residents of Cape Charles have to pay taxes in both the town and Northampton County, I am not sure how affordable housing is an option for folks, within the town. Not sure if this is the same situation in other Shore towns, where residents have to pay taxes in both the town and the county. So seems that the best place for affordable housing might be in the county, where taxes only have to be paid to one government entity.	10/31/2021 1:14 PM
59	Hardwired Broadband access should be available at affordable cost to ALL households--even those off the main roads and in isolated locations	10/31/2021 12:09 PM
60	The water in cape Charles is very low quality. It has a bad smell and taste. Maybe there is something the town can do about that.	10/31/2021 9:02 AM
61	Overall Cape Charles and Route 13 in this county needs lower speed limits, stricter enforcement	10/31/2021 6:26 AM
62	There is little to no housing for middle income families for rent or for purchase.	10/30/2021 11:04 AM
63	no	10/28/2021 3:07 PM
64	Rehabilitating or replacing derelict residences with habitable ones.	10/28/2021 12:51 PM
65	I love our house and our street and the one permanent neighbor we have (100 block of Monroe). I dislike the secret "pocket listing" sales of homes to people looking to make money off of our neighborhood. It hardly feels like a neighborhood anymore. And no kids of color, except for Seabreeze, which I think is critical to preserve and improve. People who aren't wealthy deserve to live in beautiful locales too. My kids play with those kids, consider them friends, and go to school with them (or used to, only have one still at home, in 9th grade). The literal marginalization of these families to the edges of town sends a very clear message to them, "You are not wanted and as soon as we can get rid of you, the better." And the demonization of the concrete plant is of a piece with the drive to sanitize Cape Charles into a resort. We can't let wealthy part-timers and "property owners" call the shots.	10/28/2021 10:37 AM
66	There should not be racial diversity in addressing safety and clearing drug traffic. enforcement presence to im	10/28/2021 9:54 AM
67	Trash pick up services. The trucks can't get behind bldgs therefore have to push to streets and for non full time residents that does not work to retrieve cans. Need solution.	10/27/2021 10:18 AM
68	no	10/27/2021 8:55 AM
69	Our people (brain injury survivors, mentally ill, elderly, disabled) end up in nursing homes,	10/27/2021 4:00 AM

	Maryland, or across the bay because we do not have any affordable assisted or supported living on the Eastern Shore.	
70	N/A	10/26/2021 5:09 PM
71	We need a Carwash/Dry Cleaning/laundry Center.	10/26/2021 9:28 AM
72	Any type of housing plan must be tied to transportation and education plans.	10/26/2021 7:49 AM
73	Taxes have gotten so high we can fix up our house.	10/26/2021 2:03 AM
74	No	10/25/2021 6:38 PM
75	Parking , boats and RV belong on a lot not the streets.	10/25/2021 4:53 PM
76	Not really. I love living in town and only wish we had more rentals to attract teachers and health cares workers to the area.	10/25/2021 4:34 PM
77	Don't penalize residents wanting to rent out accessory buildings in Cape Charles if they live in homes full time!	10/25/2021 12:26 PM
78	Water/sewer rates are high; water is poor in taste and in many hot water heaters will produce a "rotten eggs" smell	10/25/2021 12:09 PM
79	The economic development needs to focus on diversifying, so that there is no overwhelming dependence on any one sector. For example, tourism, while important, should not be emphasized over light industry: both are needed to maintain economic resilience in down turns and provide attractive middle income job opportunities.	10/25/2021 10:06 AM
80	percentage of permanent residents to vacation rentals. My street has only 3 permanent resident out of 11 houses. This effects the year round atmosphere. Also many resources are closed in the winter due to lack of permanent residents and no tourism.	10/25/2021 9:41 AM
81	The rent is ridiculous compared to wages. You have the vacation rental industry to blame for most of the housing problems in Cape Charles. And you wonder why restaurants and stores can't fine employees-dah, there is no where to live.	10/25/2021 9:32 AM
82	My house is over 100 years old. Take care of buildings and they will last!	10/25/2021 9:29 AM
83	N/A	10/25/2021 9:26 AM
84	We need more young workers who reside in the county.	10/25/2021 8:47 AM
85	No	10/25/2021 8:47 AM
86	greater diversity of grocery stores/alternative to Walmart and more restaurants	10/25/2021 8:39 AM
87	No	10/25/2021 8:27 AM
88	All is well	10/23/2021 10:51 AM
89	The house is mole infested and the landlord refuses to do anything about it they want there rent money on time but refuse to fix it up keep the property if they're living comfortable why shouldn't their tenants live that way as well i	10/22/2021 2:30 PM
90	I wish more could be done about the amount of littering. Not only in my neighborhood but the shore in general. Businesses that neglect to pick up litter consistently should be fined. There should be trash cans EVERYWHERE especially on the beaches! We are stewards of this beautiful land between two bodies of water and need to be a lot more responsible in protecting those waters and all the sealife that inhabits them. Education is key!	10/22/2021 9:29 AM
91	Needs help with improvement	10/22/2021 2:37 AM
92	cable instead of satellite	10/21/2021 6:08 PM
93	No	10/20/2021 7:37 PM
94	I am worried about the gentrification of Cape Charles. We're becoming a less an less diverse community. In addition I am concerned about how many homes have been turned into sort term rental units in the past few years.	10/20/2021 5:28 PM
95	no	10/20/2021 2:07 PM

96	When it rains a lot, water stands in my back yard, making my yard very soft and easy to get stuck. Water turns to rust in toilet and sink over time. Old abandonon homes need to be torn down.	10/20/2021 12:12 PM
97	After Hurricane Isabel in 2003, there were FEMA funds available to raise houses in Oyster, VA and other low lying areas in Northampton County. Our family home was on the list of houses to be raised. We waited patiently for our turn but our house was not raised. Some FEMA funds were returned. I still do not understand why. Was there mismanagement of the FEMA funds? Why were we never offered an explanation as to why our house was not raised? Other homes that were not in as much danger of flooding during a bad storm or hurricane were raised and ours was not. This opportunity may not ever happen again and no good explanation was given.	10/19/2021 4:50 PM
98	There are no trades people to hire for needed repairs or improvements	10/19/2021 3:50 PM
99	No	10/19/2021 11:52 AM
100	No	10/19/2021 11:27 AM
101	Other Contractors or service companies for Water ,Septic Systems and home repairs. tems	10/19/2021 11:05 AM
102	Need affordable housing for younger working families	10/19/2021 10:46 AM
103	Better street lighting	10/19/2021 10:44 AM
104	We are very fortunate to live where we live, have the jobs that we have, and have reliable transportation to get us to and from restaurants/grocery stores/etc., however the area I live in isn't super accessible to people who rely on public transportation and public space is nonexistent.	10/19/2021 9:32 AM
105	No, I cannot think of any	10/19/2021 9:10 AM
106	N/A	10/19/2021 8:32 AM
107	The Comp Plan and Harbor Dev Plan that was adopted when we decided to move here should be realized. It offered mixed use housing and would attract businesses and offer rental options that are not vacation rentals. Cape Charles historic district already supports nearly 500 affordable housing full time residents. I think Northampton County should step up.	10/17/2021 10:50 PM
108	No. I really would like to see the landlords held to some standards. I'm also a landlord. There should be inspections, education of tenants rights and fines if necessary.	10/16/2021 9:34 PM
109	Cape Charles, with tourism, has become a town where home prices have skyrocket due to desirability along with market rents for tourists. People working at the concrete plant and downtown businesses are hard to come by and one of the chief reasons is lack of housing. There is no centralized entity in the county that is in a position to promote and coordinate activities around development. And A-N PDC is not the answer.	10/15/2021 4:15 PM
110	It seems prohibitively expensive for young people and those of medium income to make Cape Charles a year-round community, which is unfortunate, as it's a gem of a town, and could benefit from the energy (and economic opportunity) that a younger, more diverse year-round community could bring.	10/15/2021 1:32 PM
111	No	10/15/2021 11:45 AM
112	access to internet broad band	10/15/2021 8:24 AM
113	flooding concerns & storm water; odor and air quality from chicken farms and open burning; biking and walking access that is safe	10/14/2021 2:08 PM
114	When the hospital moved, they cut off the lights on the main roads in Nassawadox making it less safe for residents. Again, the issue of the homeless being put up in the hotel in Nassawadox is appalling. As a tax payer we are paying \$400 a week for a homeless individual to live there. Its not safe there and not clean. That's \$1600 a month times at least 10 people per month there that's \$16,000 a month the county is blowing. They need to re-evaluate that immediately.	10/14/2021 11:45 AM
115	Questions 19 & 20 only let me select one item under dissatisfied, neutral, etc. I am dissatisfied with the availability of most things such as childcare, community centers, parks, and retail available in Northern Accomack. I go to Maryland to access these things.	10/12/2021 9:57 AM
116	Housing is one part of the problem, while the ability for the locality to accept and work with	10/7/2021 7:15 PM

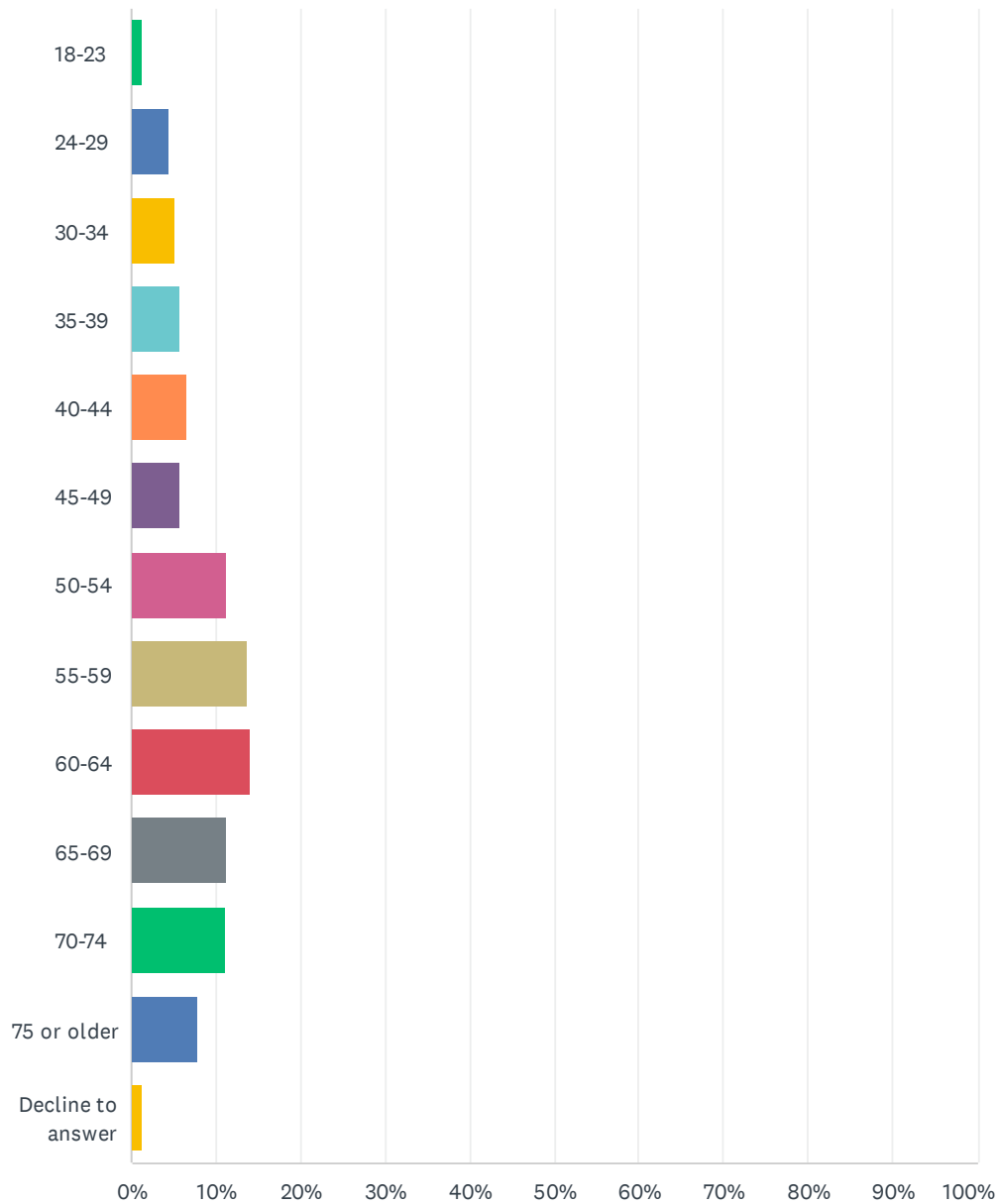


builders to create affordable housing is another part. The locality has to be open to negotiating its zoning laws, local review boards and culture to attract those who will build affordable options.

117	Too many short term rental (vacation) units in Cape Charles now make the town noisy in the summer. There should be a limit, lottery, or cap for vacation property permits.	10/7/2021 3:49 PM
118	need to have public policies regarding sustainability in view of sea level rise	10/7/2021 3:21 PM
119	I think the town should try and limit vacation rentals.	10/7/2021 1:36 PM
120	I think Cape Charles in particular needs to focus on the people who live here and retaining full time residents rather than the tourist trade.	10/7/2021 1:23 PM
121	All good doctors, grocery stores and shopping are in Virginia Beach. Give residents a break on the toll or get decent services here.	10/7/2021 1:16 PM
122	There is a glitch in the "Satisfied" etc. ?s - 17 & 18, I think; you "answer" with more than one item in any level of satisfaction	10/7/2021 1:14 PM

## Q29 How old are you?

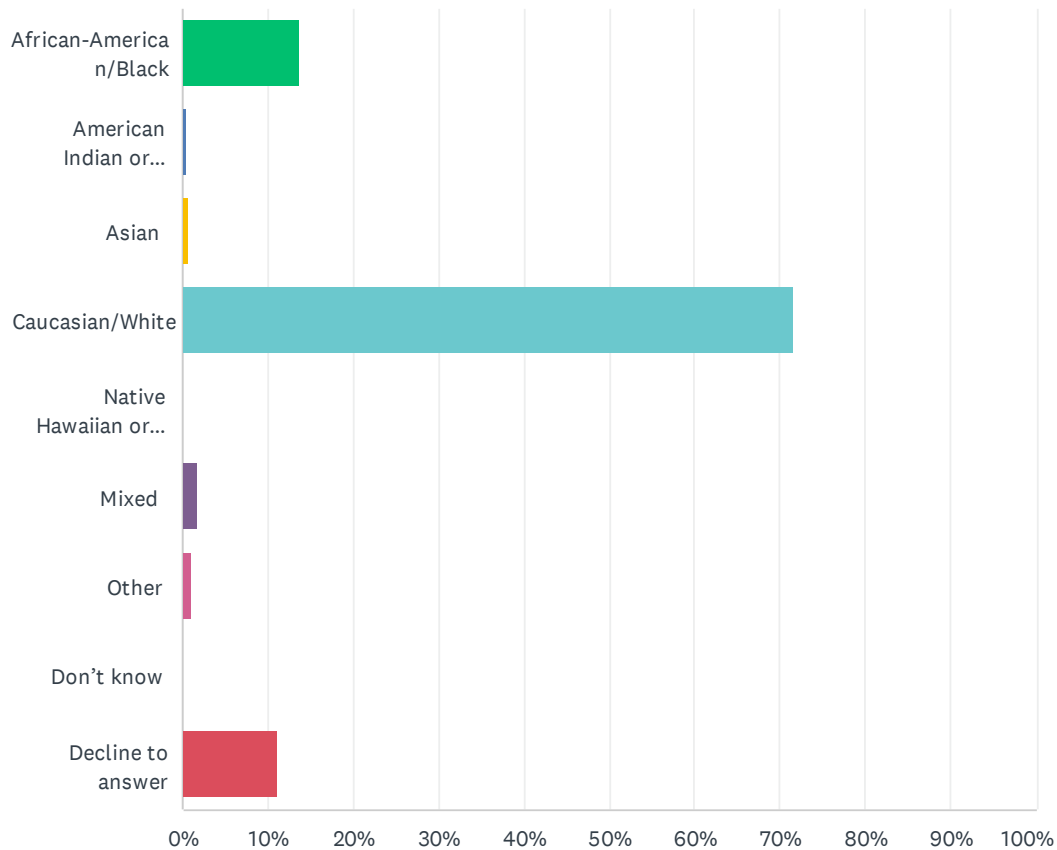
Answered: 307 Skipped: 38



ANSWER CHOICES	RESPONSES	
18-23	1.30%	4
24-29	4.56%	14
30-34	5.21%	16
35-39	5.86%	18
40-44	6.51%	20
45-49	5.86%	18
50-54	11.40%	35
55-59	13.68%	42
60-64	14.01%	43
65-69	11.40%	35
70-74	11.07%	34
75 or older	7.82%	24
Decline to answer	1.30%	4
TOTAL		307

## Q30 What is your race?

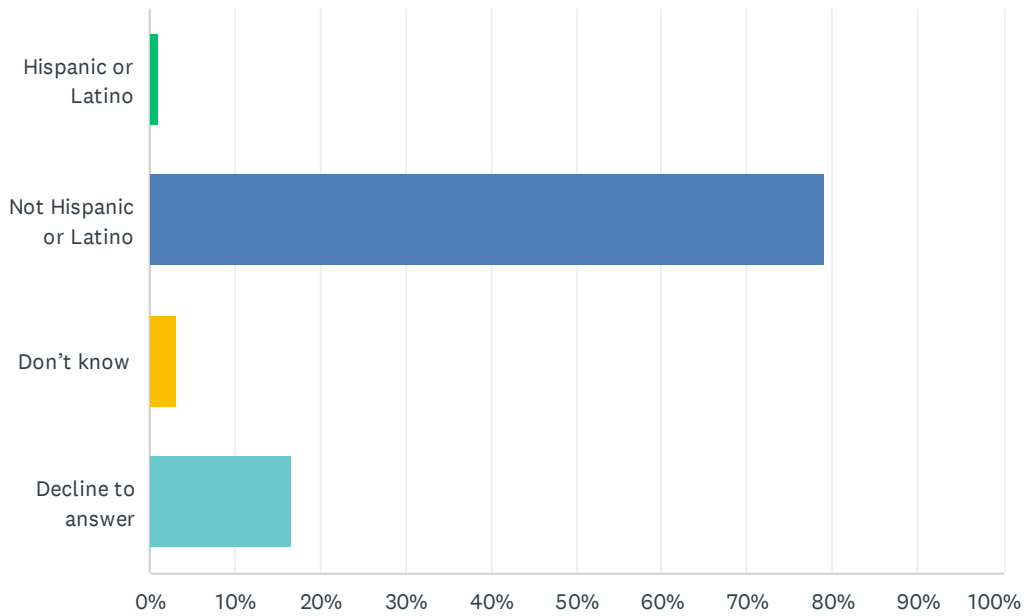
Answered: 307 Skipped: 38



ANSWER CHOICES	RESPONSES	
African-American/Black	13.68%	42
American Indian or Alaskan Native	0.33%	1
Asian	0.65%	2
Caucasian/White	71.66%	220
Native Hawaiian or Pacific Islander	0.00%	0
Mixed	1.63%	5
Other	0.98%	3
Don't know	0.00%	0
Decline to answer	11.07%	34
TOTAL		307

## Q31 What is your ethnicity?

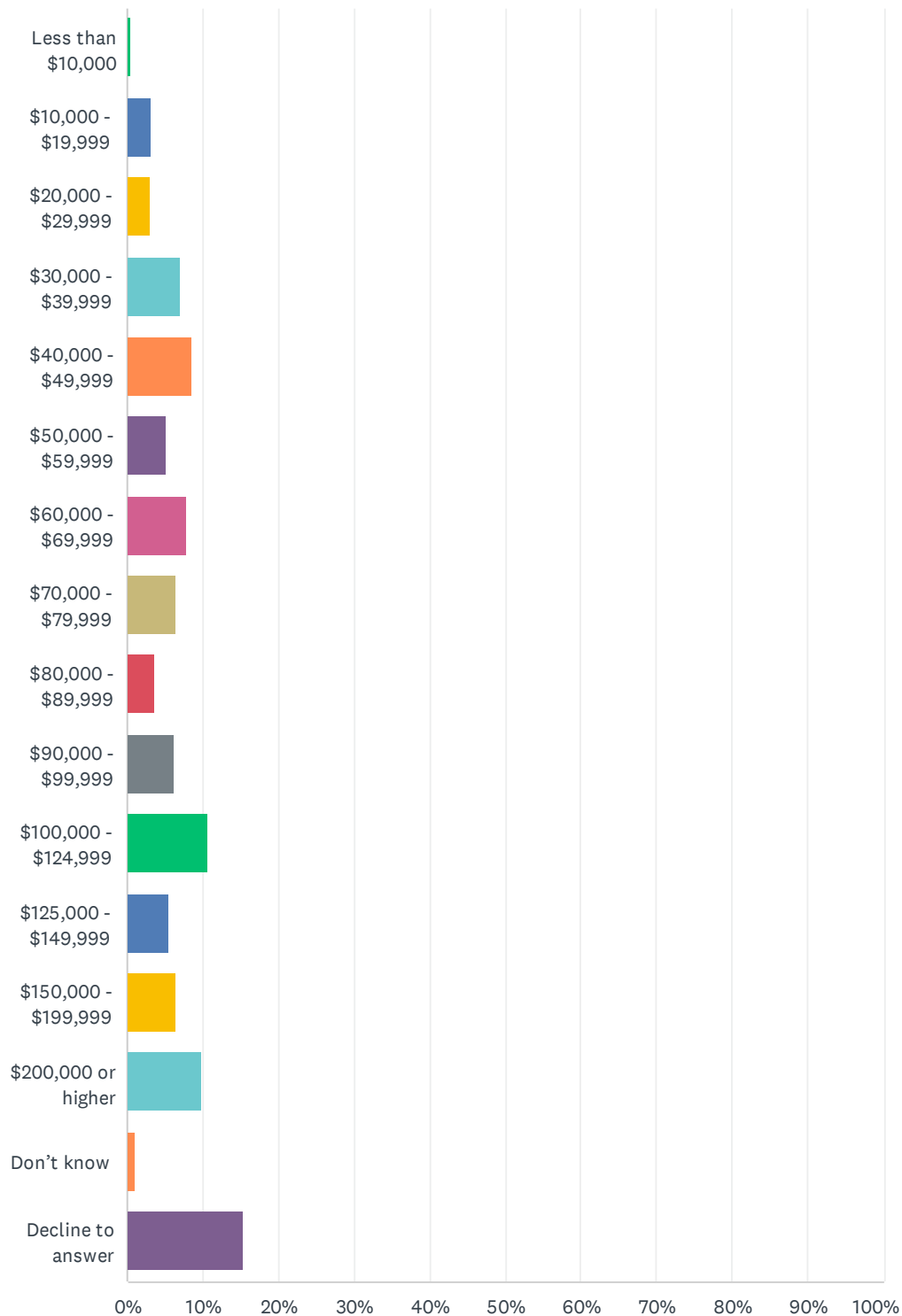
Answered: 305 Skipped: 40



ANSWER CHOICES	RESPONSES	
Hispanic or Latino	0.98%	3
Not Hispanic or Latino	79.02%	241
Don't know	3.28%	10
Decline to answer	16.72%	51
TOTAL		305

**Q32 What is the total annual income for everyone in your household?  
Include all sources of income from jobs, public assistance, Social Security,  
retirement or pension, etc.**

Answered: 308 Skipped: 37



ANSWER CHOICES	RESPONSES	
Less than \$10,000	0.32%	1
\$10,000 - \$19,999	3.25%	10
\$20,000 - \$29,999	2.92%	9
\$30,000 - \$39,999	7.14%	22
\$40,000 - \$49,999	8.44%	26
\$50,000 - \$59,999	5.19%	16
\$60,000 - \$69,999	7.79%	24
\$70,000 - \$79,999	6.49%	20
\$80,000 - \$89,999	3.57%	11
\$90,000 - \$99,999	6.17%	19
\$100,000 - \$124,999	10.71%	33
\$125,000 - \$149,999	5.52%	17
\$150,000 - \$199,999	6.49%	20
\$200,000 or higher	9.74%	30
Don't know	0.97%	3
Decline to answer	15.26%	47
TOTAL		308

## C. Landlord Survey Results



## **ACCOMACK-NORTHAMPTON REGIONAL HOUSING NEEDS ASSESSMENT LANDLORD SURVEY SUMMARY**

This summary highlights responses to many of the survey questions. A total of 24 landlords responded. In many cases not all 24 responded to every question. A copy of the complete survey responses is attached to this summary. Throughout the summary, Accomack County is abbreviated as AC and Northampton County as NC.

### ***Location of Rental Units***

The majority of landlord respondents (52%) reported owning or managing units in only Northampton County with 22% owning or managing units in only Accomack County. Twenty-six percent reported owning or managing units in both counties.

### ***Type of Rental Units***

Only 8 AC landlord respondents reported the type and number of their units:

- 266 mobile home units
- 56 single family units (included ADUs)
- 1 building with 2-4 rental units

Thirteen NC landlord respondents reported the type and number of their units:

- 23 were single family dwelling units (including ADUs)
- 10 were buildings with 2-4 units
- 2 were buildings with 5-9 units

### ***Occupancy Status of Rental Units***

Of the 322 AC rental units reported in this question:

- 317 (98%) were occupied
- 2 were vacant and available for rent
- 3 were vacant but being rehabilitated

Of the vacant units reported in AC, three landlords anticipated vacancies lasting less than one month and two anticipated their vacancies lasting more than six months. Three landlords reported that the condition of their vacant units is the reason the vacancies last more than six months.

Of the 47 NC rental units reported in this question:

- 44 (95%) were occupied
- 1 was vacant and available for rent
- 2 were vacant and being rehabilitated

Of the vacant units reported in NC, two landlords reported vacancies lasting less than one month, one reported 1-2 months, four reported 3-6 months and one landlord reported more than six months. The condition of the unit or lack of amenities were reasons given for the lengthier vacancies.

### ***Bedroom Size of Rental Units***

The majority of the AC rental units consist of three bedrooms (222) followed by two-bedroom units (92). When asked their opinion about the unit size in greatest demand in AC, landlord respondents reported three-bedroom units (ranked 4.75 out of 5) followed two-bedroom units (3.00) and one-bedroom units (3.00).

The majority of the NC rentals are two bedrooms (23) followed by three-bedroom units (10), studio or efficiency (6), one-bedroom units (4) and four-bedrooms or larger (4). When asked their opinion about the unit size in greatest demand in NC, landlord respondents reported two-bedroom units (ranked 4.20 out of 5) followed three-bedroom units (3.40) and four-bedrooms or larger (3.25).

### ***Monthly Rental Rates***

Of the three AC landlord respondents who reported their rent rates for studio or efficiency units, there was one each renting for \$500-\$599, \$700-\$799, and \$800-\$899. Of the two AC landlord respondents who reported their rent rates for one-bedroom units, there was one each renting for \$400-\$499 and \$900-\$999. Of the seven AC landlord respondents who reported their rent rates for two-bedroom units, there were two renting for \$400-\$499, one for \$600-\$699, and four for \$700-\$799. Of the eight AC landlord respondents who reported their rent rates for three-bedroom units, there were two renting for \$600-\$699, one for \$800-\$899, one for \$1,000-\$1,099, two for \$1,200-\$1,299 and two for \$1,300 or more. Of the three AC landlord respondents who reported their average monthly rent rates for a four-bedroom or larger unit, one was renting for \$700-\$799 and two were renting \$1,200-\$1,299. Only three AC landlord respondents include utilities in their monthly rents.

Of the three NC landlord respondents who reported their rent rates for studio or efficiency units, there were two renting for \$600-\$699 and one for \$700-\$799. Of the three NC landlord respondents who reported their rent rates for one-bedroom units, there were two renting for \$600-\$699 and one for \$1,000 or more. Of the eight NC landlord respondents who reported their rent rates for two-bedroom units, there were two renting for \$500-\$599, one for \$600-\$699, one for \$700-\$799, one for \$900-\$999 and three for \$1,000 or more. Of the seven NC landlord respondents who reported their rent rates for three-bedroom units, there were two renting for \$600-\$699, two for \$900-\$999, two for \$1,100-\$1,199 and one for \$1,300 or more. Of the four NC landlord respondents who reported their average monthly rent rates for a four-bedroom or larger unit, three were renting for \$1,000-\$1,199 and one was renting \$1,300 or more. Only three NC landlord respondents include utilities in their monthly rents.

### ***Participation in the Housing Choice Voucher Program***

Of the eight AC landlord respondents, four participate in the HCV program. Of those participating, most rented 0-9 units through the program. Two of the four AC landlord respondents reported the HUD Fair Market Rents are too low and they cannot afford to rent their units.

Of the 14 NC landlord respondents, only two participate and rent between 0-9 units through the program. One of the two NC landlord respondents reported they plan to continue to continue accepting vouchers or other public subsidies from potential tenants because the Fair Market Rent amounts enable them to keep up with maintenance or repairs to the units.

### ***Use of Third-party Rental Vendors***

Four of the nine AC landlord respondents use a third-party vendor such as AirBnB, VRBO or property management agents. Of these, one is a studio or efficiency unit, one is a three-bedroom unit and two are four-bedroom units or larger. Only one unit is vacant and available for rent. Vacancy periods are anticipated to be less than one month but no more than two months.

Three of the 14 NC landlord respondents use a third-party vendor such as AirBnB, VRBO or property management agents, of which all three units are four-bedrooms or larger. One unit is vacant and

available for rent and another is vacant but unavailable. Vacancy periods range from less than one month to more than six months.

### ***Impact of Covid***

Six of the nine AC landlord respondents experienced impact on their rentals due to Covid primarily resulting from tenants' nonpayment of rent. None of the AC landlords reported placing their buildings on the market for sale. Outside of the pandemic, only one landlord considered placing, or placed, a unit on the market to sell.

Five of the 14 NC landlord respondents experienced impact on their rentals due to Covid primarily resulting from tenants' nonpayment of rent. Two of the NC landlords reported placing their buildings on the market for sale. Outside of the pandemic, four landlords considered placing, or placed, a unit each on the market to sell.

### ***Getting Out of the Rental Business***

Only one AC landlord respondent reported retiring and leaving the rental property business. Only one AC landlord responded to the inquiry about renting to lower income tenants if public funds were made available to rehabilitate their units; their response was no.

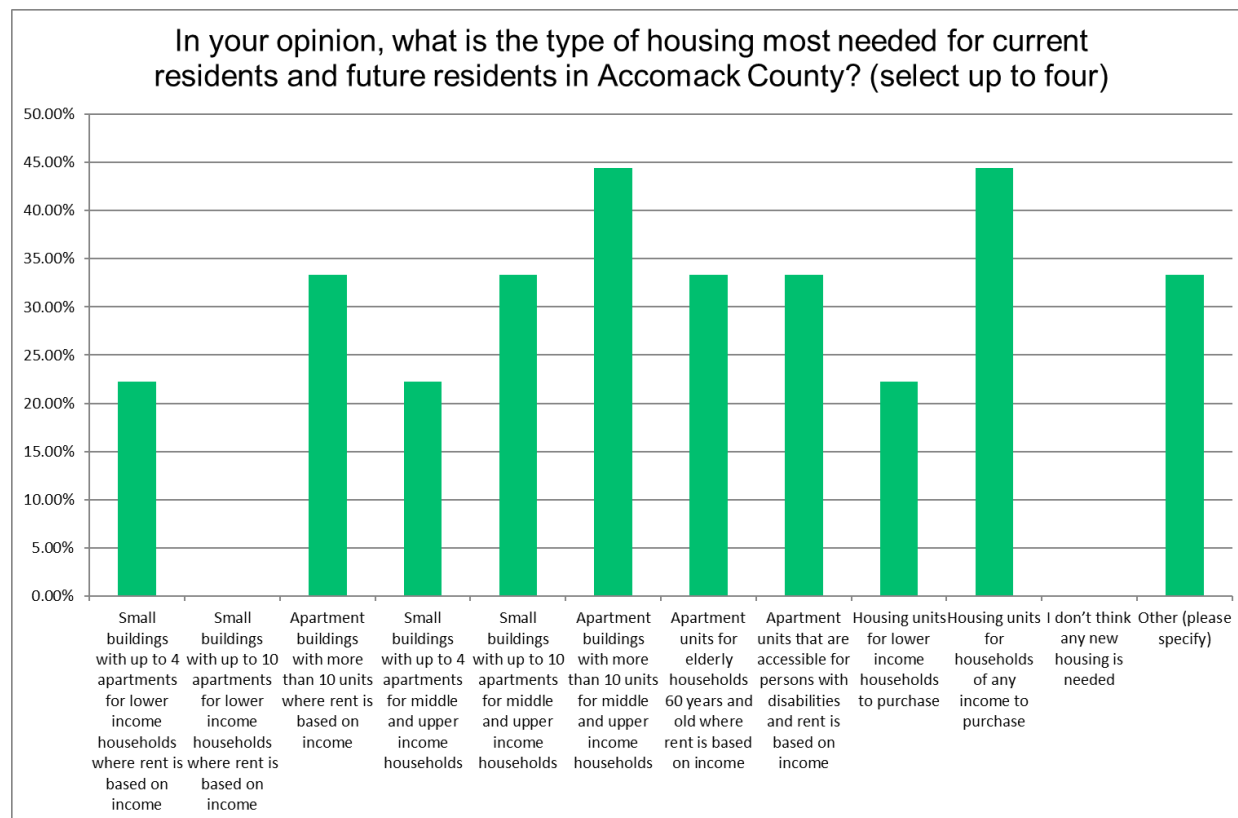
Five NC landlord respondents reported wanting to get out of the business of rental properties:

- 1 is retiring from the rental business
- 1 reported not being able to charge the rents needed to allow for regular maintenance or necessary repairs
- 2 reported that the costs of renting have increased and they can no longer afford to rent and make a profit
- 1 stated they were demolishing a rental unit and building a single family unit for sale

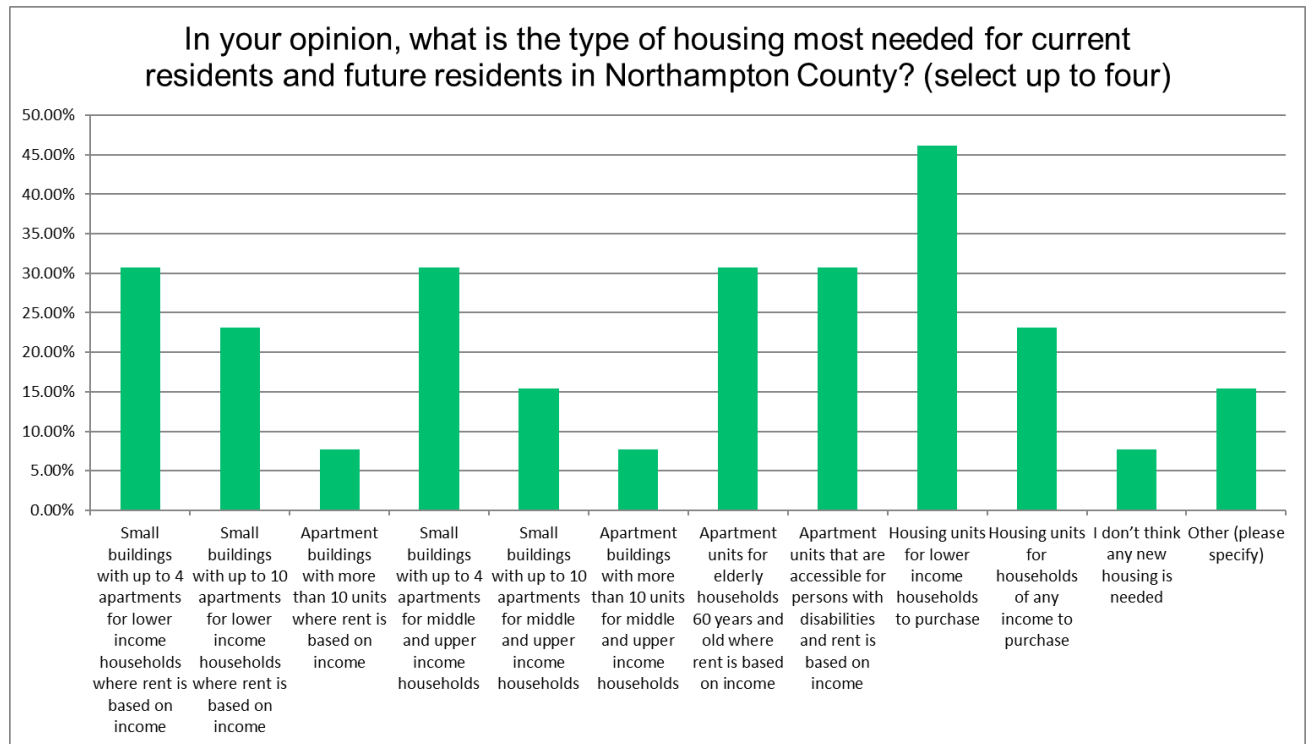
Only two NC landlord respondents responded in the affirmative to the inquiry about renting to lower income tenants if public funds were made available to rehabilitate their units.

### ***Type of Housing Needed***

Only 9 of the 15 AC landlord respondents answered this question. The most popular responses included apartment buildings with more than 10 units for middle- and upper-income households and housing units for households of any income to purchase.



Thirteen NC landlord respondents answered this question. The most popular responses included housing units for low-income households to purchase, small buildings with up to 4 apartments for lower income households where rent is based on income, small buildings with up to 10 apartments for middle- and upper-income households, apartment units for elderly households 60 years and old where rent is based on income, and apartment units that are accessible for persons with disabilities and rent is based on income.



Q1 Please provide the contact information below in case we need more details.

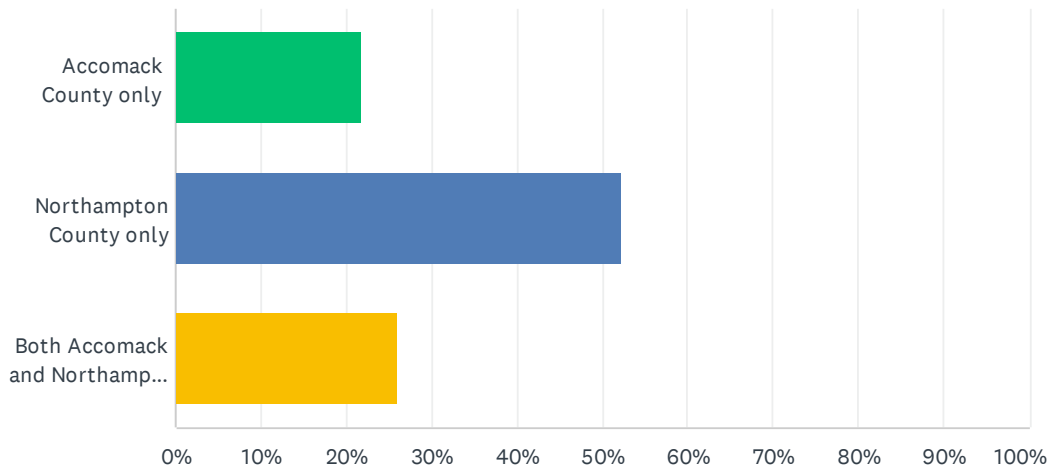
Answered: 23   Skipped: 1

**\* Contact details for individual survey respondents were collected during this survey but, for reasons of privacy, are not reported in this document.**

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## Q2 I own or manage rental units in:

Answered: 23 Skipped: 1



ANSWER CHOICES	RESPONSES	
Accomack County only	21.74%	5
Northampton County only	52.17%	12
Both Accomack and Northampton Counties	26.09%	6
TOTAL		23

## Q3 Of the units you own or manage in Accomack County, how many are:

Answered: 8 Skipped: 16

ANSWER CHOICES	RESPONSES	
Single family dwelling units including accessory dwelling units (enter number)	75.00%	6
Buildings with 2-4 units (enter number)	50.00%	4
Buildings with 5-9 units (enter number)	37.50%	3
Buildings with 10 or more units (enter number)	37.50%	3
Mobile home (enter number)	87.50%	7
Other (please specify)	12.50%	1

#	SINGLE FAMILY DWELLING UNITS INCLUDING ACCESSORY DWELLING UNITS (ENTER NUMBER)	DATE
1	3	11/4/2021 12:29 PM
2	3	11/2/2021 3:58 PM
3	2	11/1/2021 6:35 PM
4	3	11/1/2021 4:37 PM
5	30	10/21/2021 6:10 AM
6	15	10/19/2021 10:57 AM

#	BUILDINGS WITH 2-4 UNITS (ENTER NUMBER)	DATE
1	0	11/4/2021 12:29 PM
2	0	11/2/2021 3:58 PM
3	0	11/1/2021 6:35 PM
4	1	11/1/2021 4:37 PM

#	BUILDINGS WITH 5-9 UNITS (ENTER NUMBER)	DATE
1	0	11/4/2021 12:29 PM
2	0	11/2/2021 3:58 PM
3	0	11/1/2021 6:35 PM

#	BUILDINGS WITH 10 OR MORE UNITS (ENTER NUMBER)	DATE
1	0	11/4/2021 12:29 PM
2	0	11/2/2021 3:58 PM
3	0	11/1/2021 6:35 PM

#	MOBILE HOME (ENTER NUMBER)	DATE
1	241	11/8/2021 3:22 PM
2	0	11/4/2021 12:29 PM
3	1	11/2/2021 3:58 PM
4	1	11/1/2021 6:35 PM



## Accomack Landlord Survey

SurveyMonkey

5	5	10/21/2021 6:10 AM
6	10	10/19/2021 1:08 PM
7	8	10/19/2021 10:57 AM
#	OTHER (PLEASE SPECIFY)	DATE
1	0	11/4/2021 12:29 PM

## Q4 Of the units you own or manage in Accomack County, how many are:

Answered: 8   Skipped: 16

ANSWER CHOICES	RESPONSES	
Occupied (enter number)	100.00%	8
Vacant and available for rent (enter number)	50.00%	4
Vacant but being rehabilitated (enter number)	50.00%	4
Vacant but not available for rent (enter number)	25.00%	2

#	OCCUPIED (ENTER NUMBER)	DATE
1	241	11/8/2021 3:22 PM
2	3	11/4/2021 12:29 PM
3	3	11/2/2021 3:58 PM
4	3	11/1/2021 6:35 PM
5	5	11/1/2021 4:37 PM
6	30	10/21/2021 6:10 AM
7	9	10/19/2021 1:08 PM
8	23	10/19/2021 10:57 AM

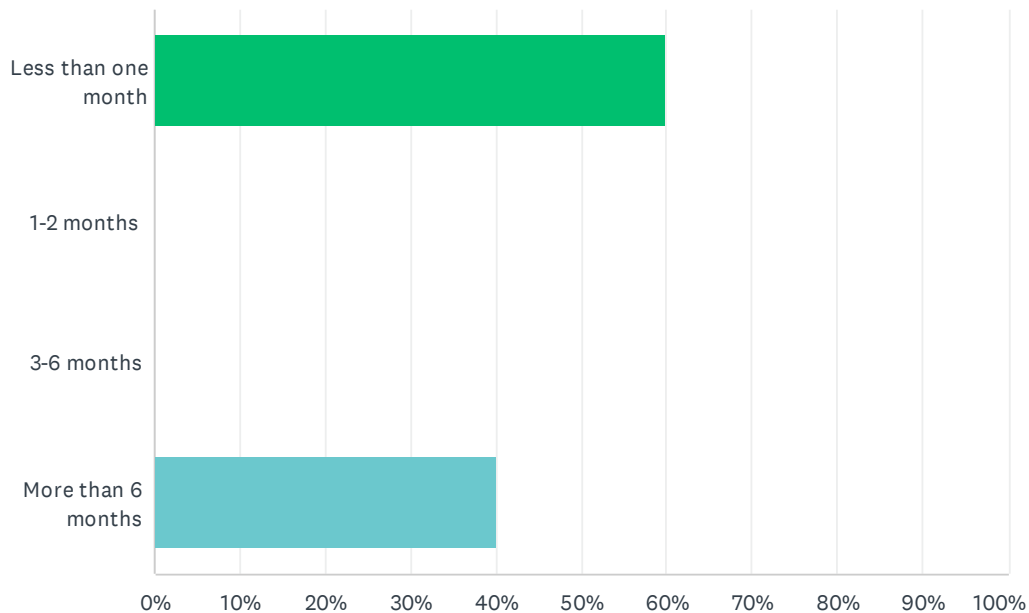
#	VACANT AND AVAILABLE FOR RENT (ENTER NUMBER)	DATE
1	0	11/2/2021 3:58 PM
2	0	11/1/2021 6:35 PM
3	1	11/1/2021 4:37 PM
4	1	10/19/2021 1:08 PM

#	VACANT BUT BEING REHABILITATED (ENTER NUMBER)	DATE
1	0	11/2/2021 3:58 PM
2	0	11/1/2021 6:35 PM
3	2	10/21/2021 6:10 AM
4	1	10/19/2021 1:08 PM

#	VACANT BUT NOT AVAILABLE FOR RENT (ENTER NUMBER)	DATE
1	0	11/2/2021 3:58 PM
2	0	11/1/2021 6:35 PM

## Q5 Of all the units you own or manage in Accomack County and that are currently vacant, how long do you anticipate these units will remain vacant?

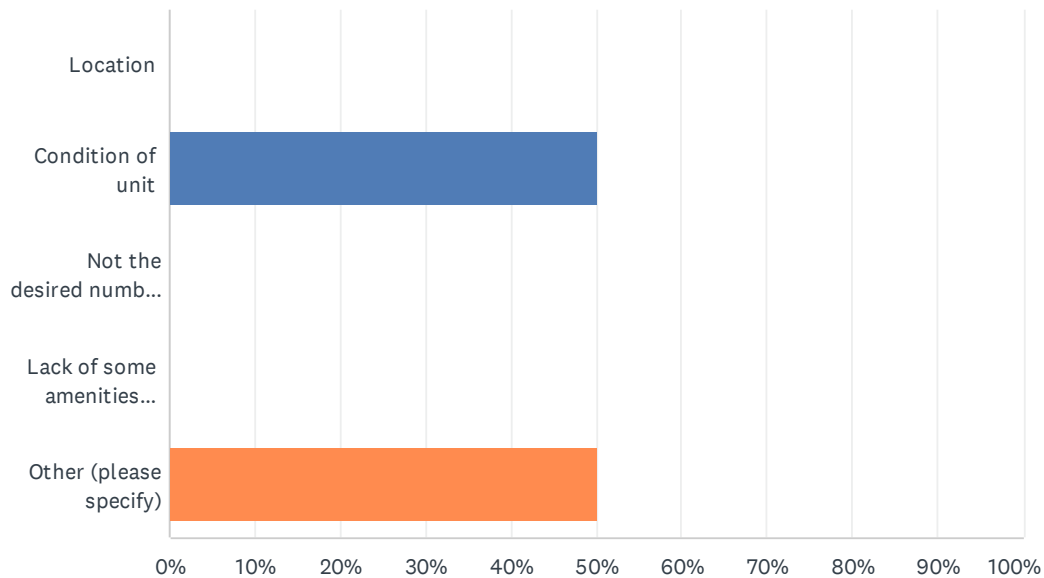
Answered: 5 Skipped: 19



ANSWER CHOICES	RESPONSES	
Less than one month	60.00%	3
1-2 months	0.00%	0
3-6 months	0.00%	0
More than 6 months	40.00%	2
TOTAL		5

**Q6 In your opinion, of the units you own or manage in Accomack County and that are currently vacant, what are the reasons why one or more may remain vacant for more than one month? (select all that apply)**

Answered: 6 Skipped: 18



ANSWER CHOICES	RESPONSES	
Location	0.00%	0
Condition of unit	50.00%	3
Not the desired number of bedrooms	0.00%	0
Lack of some amenities (heating, air conditioning, etc.)	0.00%	0
Other (please specify)	50.00%	3
Total Respondents: 6		

#	OTHER (PLEASE SPECIFY)	DATE
1	between tenants.	11/4/2021 12:29 PM
2	Monthly rental price and unit is a triplex (but separate living areas)	11/1/2021 4:37 PM
3	not applicable no vacancies	10/19/2021 10:57 AM

## Q7 Of the units you own or manage in Accomack County, how many are:

Answered: 8 Skipped: 16

ANSWER CHOICES		RESPONSES	
Studio or Efficiency Units (including accessory dwelling units)		37.50%	3
1-bedroom units (including accessory dwelling units)		12.50%	1
2-bedroom units		50.00%	4
3-bedroom units		100.00%	8
4-bedroom units or larger		37.50%	3

#	STUDIO OR EFFICIENCY UNITS (INCLUDING ACCESSORY DWELLING UNITS)	DATE
1	1	11/4/2021 12:29 PM
2	0	11/1/2021 6:35 PM
3	2	11/1/2021 4:37 PM

#	1-BEDROOM UNITS (INCLUDING ACCESSORY DWELLING UNITS)	DATE
1	0	11/1/2021 6:35 PM

#	2-BEDROOM UNITS	DATE
1	89	11/8/2021 3:22 PM
2	1	11/4/2021 12:29 PM
3	1	11/2/2021 3:58 PM
4	1	11/1/2021 6:35 PM

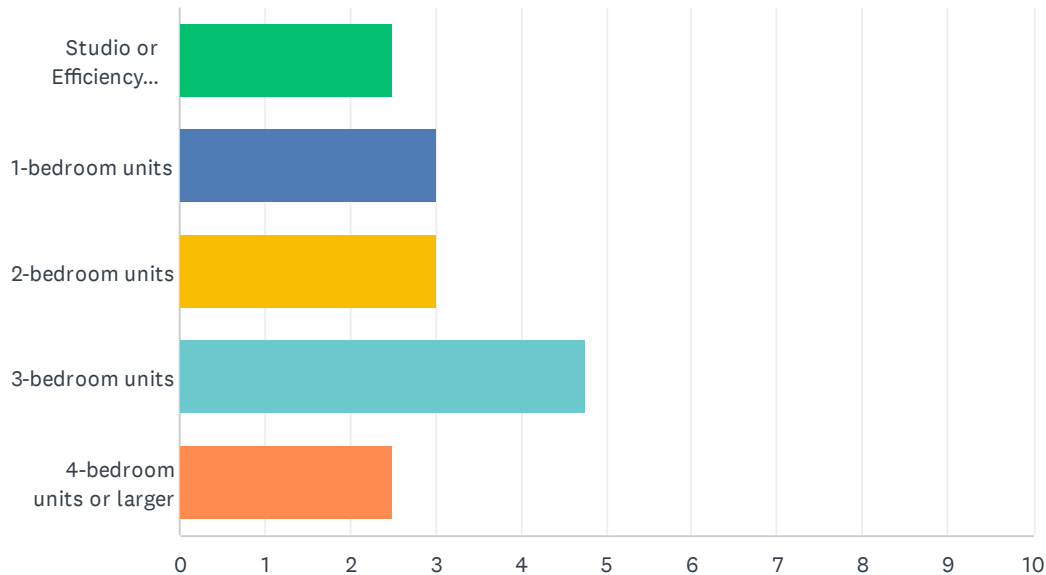
#	3-BEDROOM UNITS	DATE
1	152	11/8/2021 3:22 PM
2	1	11/4/2021 12:29 PM
3	1	11/2/2021 3:58 PM
4	1	11/1/2021 6:35 PM
5	4	11/1/2021 4:37 PM
6	30	10/21/2021 6:10 AM
7	10	10/19/2021 1:08 PM
8	23	10/19/2021 10:57 AM

#	4-BEDROOM UNITS OR LARGER	DATE
1	1	11/2/2021 3:58 PM
2	1	11/1/2021 6:35 PM
3	5	10/21/2021 6:10 AM

**Q8 Based on your experience owning or managing rental units in Accomack County, what unit sizes are in greatest demand? Indicate your opinion with “1” indicating the unit size in greatest demand and “5” indicating the unit size with the lowest demand.**

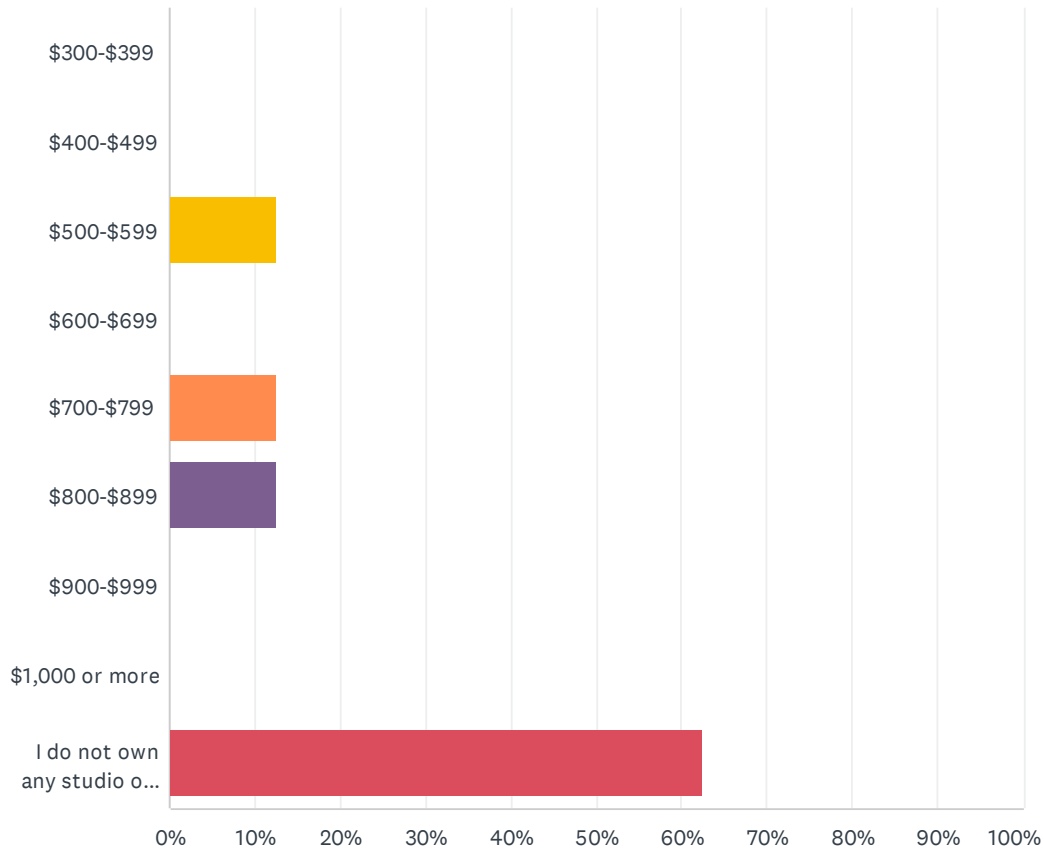
Answered: 8 Skipped: 16



	1	2	3	4	5	TOTAL	SCORE
Studio or Efficiency Units	0.00% 0	16.67% 1	33.33% 2	33.33% 2	16.67% 1	6	2.50
1-bedroom units	20.00% 1	0.00% 0	60.00% 3	0.00% 0	20.00% 1	5	3.00
2-bedroom units	0.00% 0	42.86% 3	28.57% 2	14.29% 1	14.29% 1	7	3.00
3-bedroom units	75.00% 6	25.00% 2	0.00% 0	0.00% 0	0.00% 0	8	4.75
4-bedroom units or larger	16.67% 1	16.67% 1	0.00% 0	33.33% 2	33.33% 2	6	2.50

## Q9 What is the average monthly rent for a Studio or Efficiency Unit (including accessory dwelling units) that you own or manage in Accomack County?

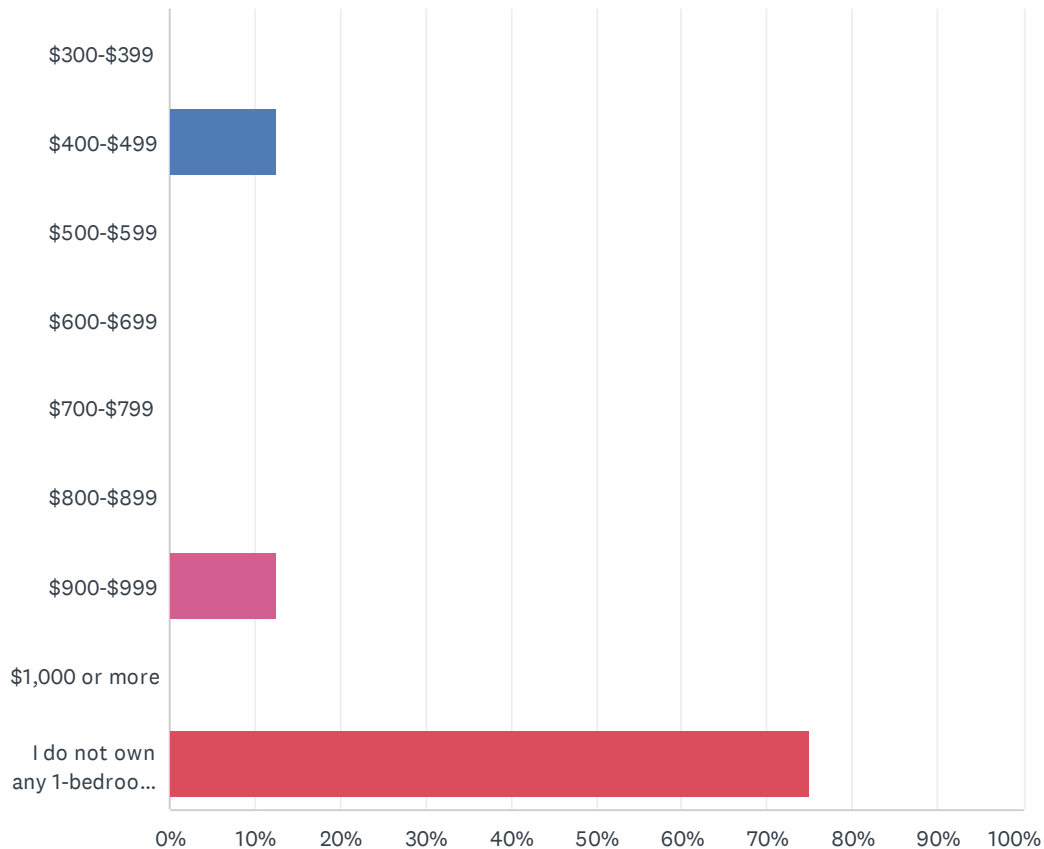
Answered: 8 Skipped: 16



ANSWER CHOICES	RESPONSES	
\$300-\$399	0.00%	0
\$400-\$499	0.00%	0
\$500-\$599	12.50%	1
\$600-\$699	0.00%	0
\$700-\$799	12.50%	1
\$800-\$899	12.50%	1
\$900-\$999	0.00%	0
\$1,000 or more	0.00%	0
I do not own any studio or efficiency units in Accomack County	62.50%	5
<b>TOTAL</b>		<b>8</b>

## Q10 What is the average monthly rent for a 1-bedroom (including accessory dwelling units) that you own or manage in Accomack County?

Answered: 8 Skipped: 16

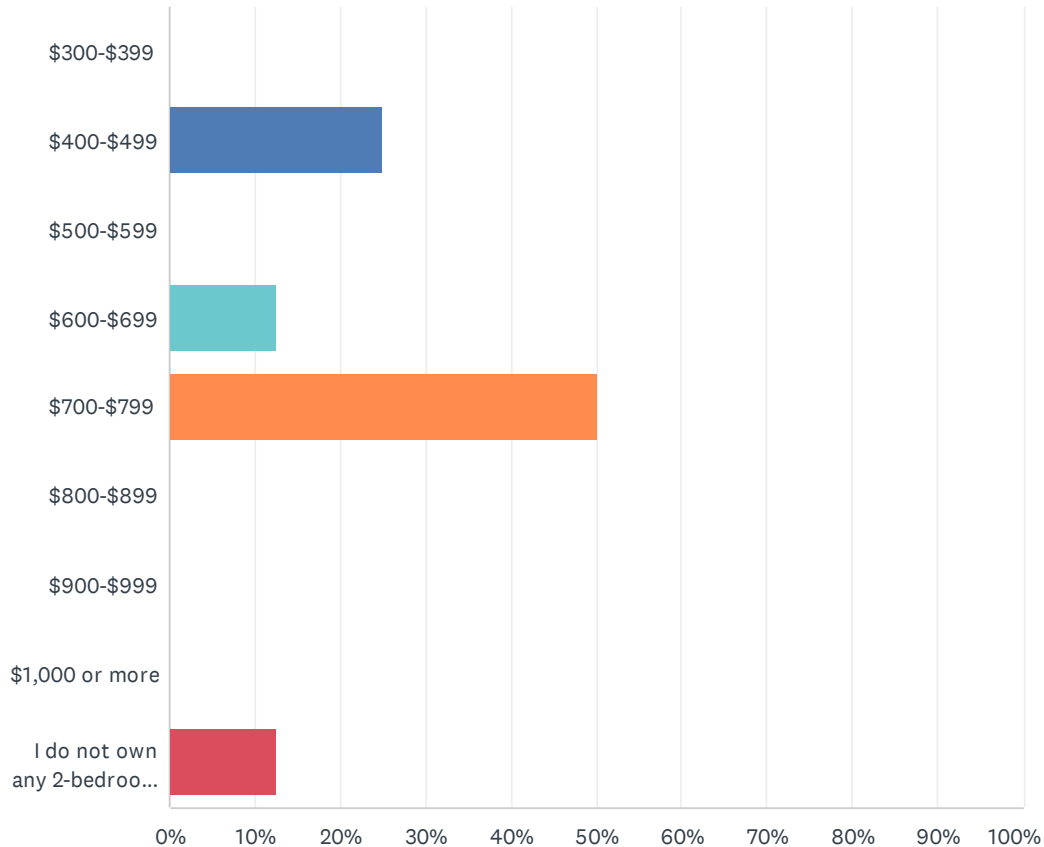


ANSWER CHOICES	RESPONSES	
\$300-\$399	0.00%	0
\$400-\$499	12.50%	1
\$500-\$599	0.00%	0
\$600-\$699	0.00%	0
\$700-\$799	0.00%	0
\$800-\$899	0.00%	0
\$900-\$999	12.50%	1
\$1,000 or more	0.00%	0
I do not own any 1-bedroom units in Accomack County	75.00%	6
<b>TOTAL</b>		<b>8</b>



## Q11 What is the average monthly rent for a 2-bedroom that you own or manage in Accomack County?

Answered: 8 Skipped: 16



ANSWER CHOICES	RESPONSES	
\$300-\$399	0.00%	0
\$400-\$499	25.00%	2
\$500-\$599	0.00%	0
\$600-\$699	12.50%	1
\$700-\$799	50.00%	4
\$800-\$899	0.00%	0
\$900-\$999	0.00%	0
\$1,000 or more	0.00%	0
I do not own any 2-bedroom units in Accomack County	12.50%	1
<b>TOTAL</b>		<b>8</b>

## Q12 What is the average monthly rent for a 3-bedroom that you own or manage in Accomack County?

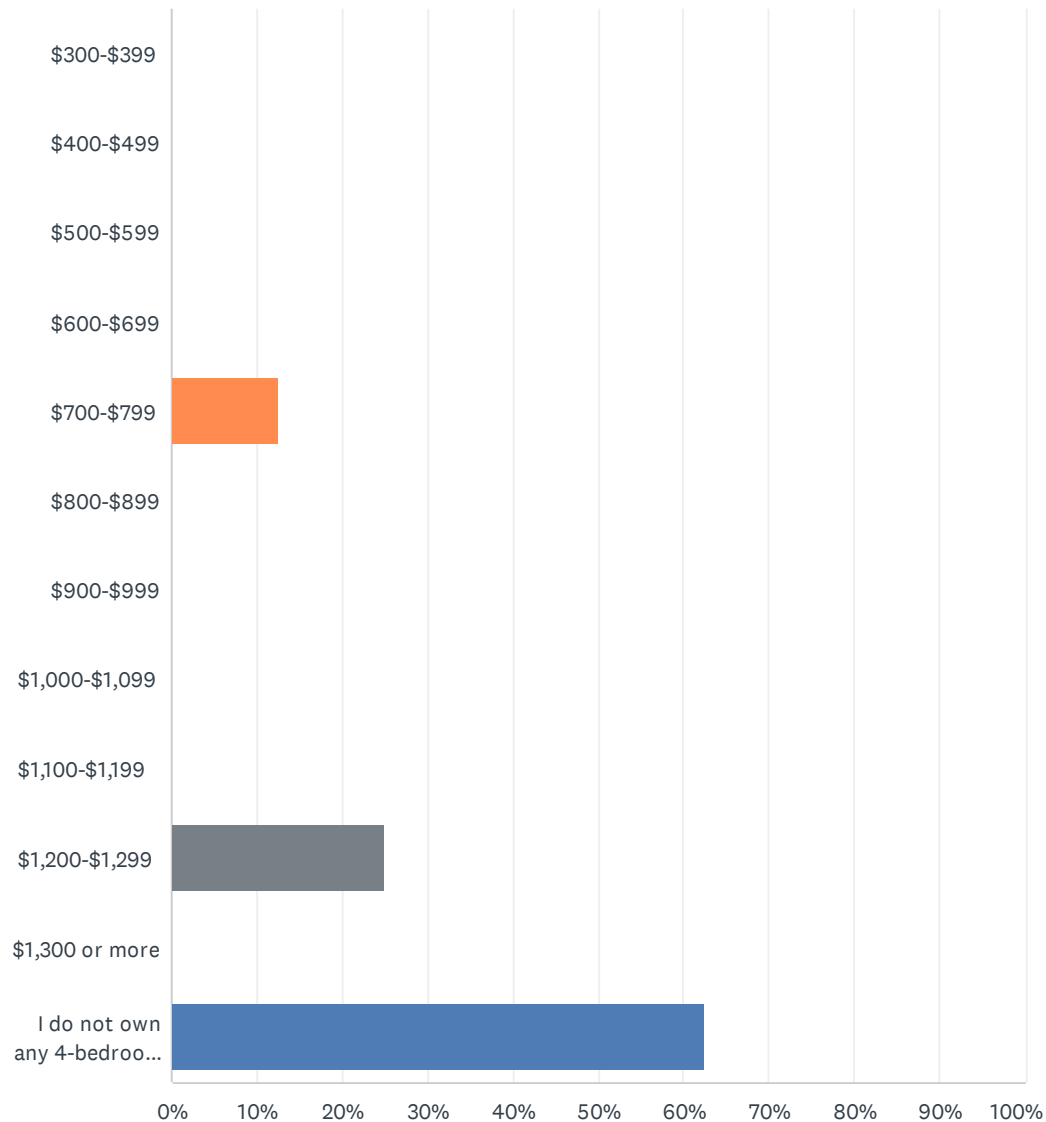
Answered: 8 Skipped: 16



ANSWER CHOICES	RESPONSES	
\$300-\$399	0.00%	0
\$400-\$499	0.00%	0
\$500-\$599	0.00%	0
\$600-\$699	25.00%	2
\$700-\$799	0.00%	0
\$800-\$899	12.50%	1
\$900-\$999	0.00%	0
\$1,000-\$1,099	12.50%	1
\$1,100-\$1,199	0.00%	0
\$1,200-\$1,299	25.00%	2
\$1,300 or more	25.00%	2
I do not own any 3-bedroom units in Accomack County	0.00%	0
TOTAL		8

## Q13 What is the average monthly rent for a 4-bedroom or larger that you own or manage in Accomack County?

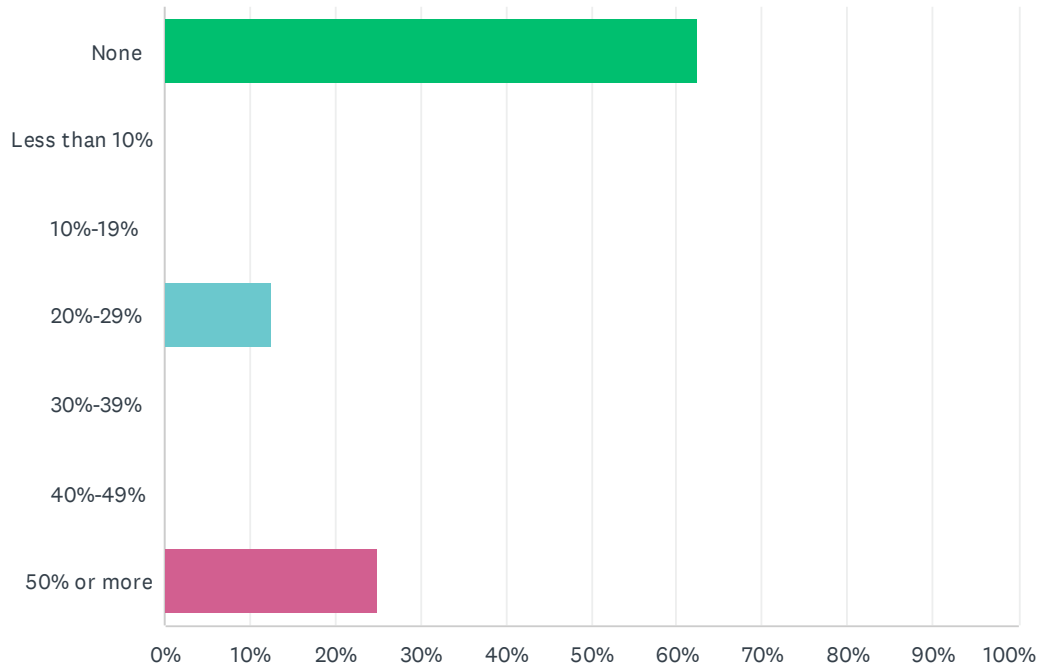
Answered: 8 Skipped: 16



ANSWER CHOICES	RESPONSES	
\$300-\$399	0.00%	0
\$400-\$499	0.00%	0
\$500-\$599	0.00%	0
\$600-\$699	0.00%	0
\$700-\$799	12.50%	1
\$800-\$899	0.00%	0
\$900-\$999	0.00%	0
\$1,000-\$1,099	0.00%	0
\$1,100-\$1,199	0.00%	0
\$1,200-\$1,299	25.00%	2
\$1,300 or more	0.00%	0
I do not own any 4-bedroom or larger units in Accomack County	62.50%	5
TOTAL		8

## Q14 Of the units you own or manage in Accomack County, what percentage have utilities included in the rent?

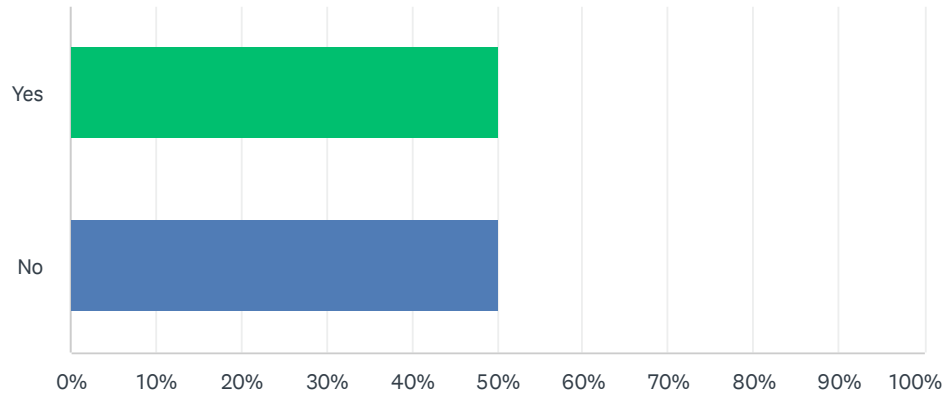
Answered: 8 Skipped: 16



ANSWER CHOICES	RESPONSES	
None	62.50%	5
Less than 10%	0.00%	0
10%-19%	0.00%	0
20%-29%	12.50%	1
30%-39%	0.00%	0
40%-49%	0.00%	0
50% or more	25.00%	2
<b>TOTAL</b>		<b>8</b>

## Q15 Do you participate in the Housing Choice Voucher program with rental units that you own or manage in Accomack County?

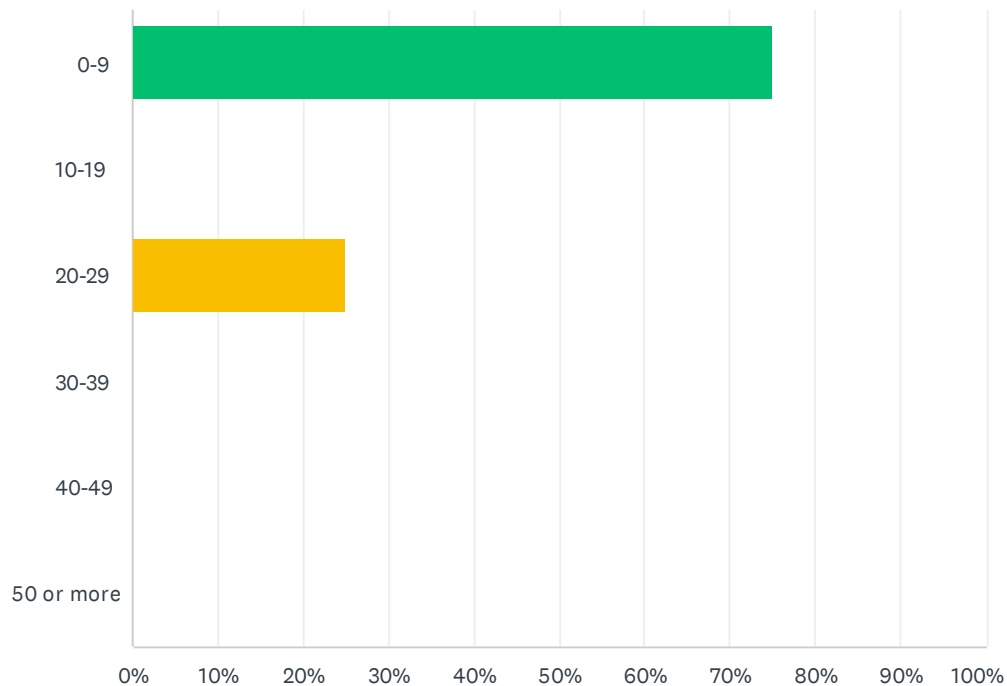
Answered: 8 Skipped: 16



ANSWER CHOICES	RESPONSES	
Yes	50.00%	4
No	50.00%	4
TOTAL		8

## Q16 Of the units you own or manage in Accomack County, how many are currently rented to tenants with Section 8 vouchers, Housing Choice Vouchers or other public subsidies?

Answered: 4 Skipped: 20

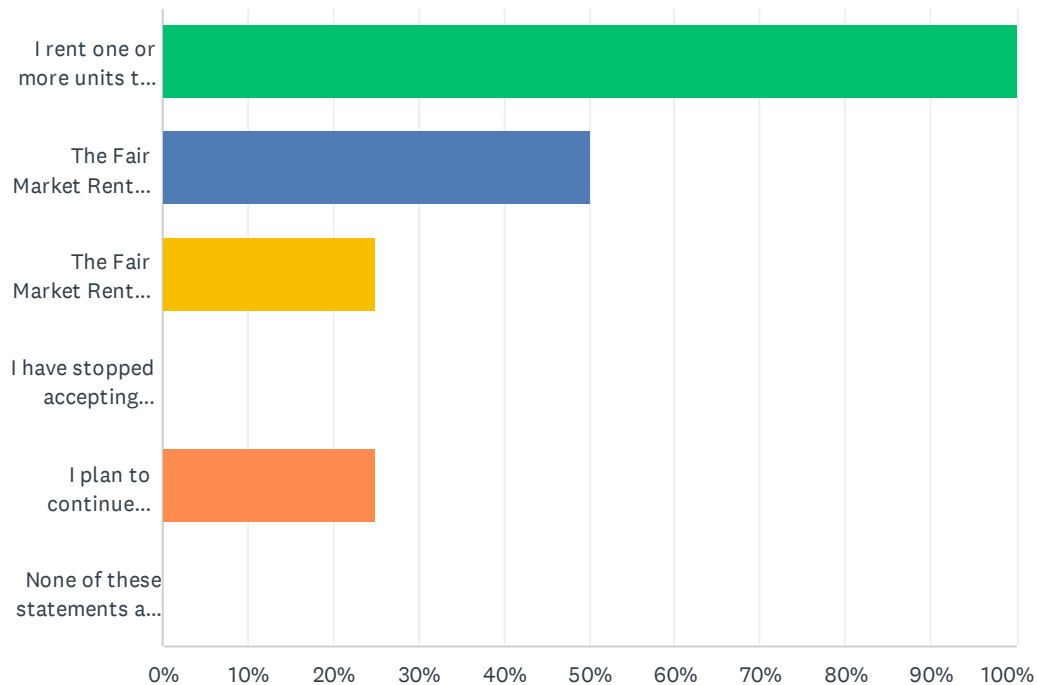


ANSWER CHOICES	RESPONSES	
0-9	75.00%	3
10-19	0.00%	0
20-29	25.00%	1
30-39	0.00%	0
40-49	0.00%	0
50 or more	0.00%	0
TOTAL		4



## Q17 Which of the following statements are true? (select all that apply)

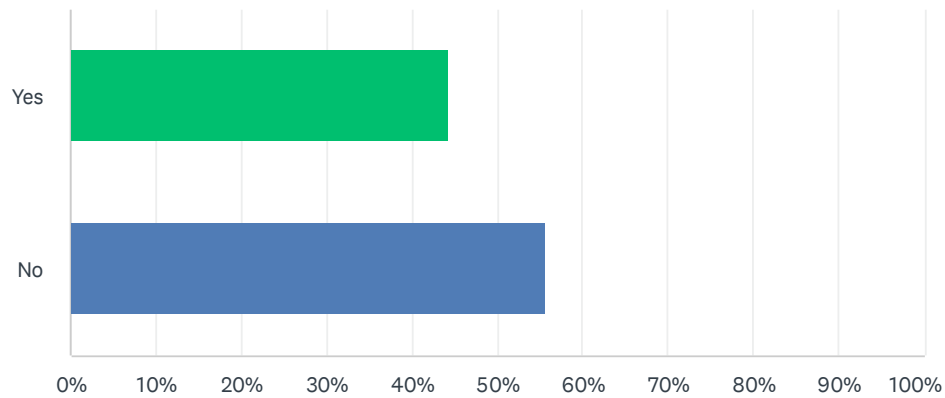
Answered: 4 Skipped: 20



ANSWER CHOICES	RESPONSES	
I rent one or more units to tenants who pay with Section 8 vouchers, Housing Choice Vouchers or other public subsidies.	100.00%	4
The Fair Market Rent amounts are too low and I cannot afford to rent my units(s) at those levels.	50.00%	2
The Fair Market Rent amounts are at the right levels and I can afford to rent my units(s) at those levels.	25.00%	1
I have stopped accepting Section 8 vouchers, Housing Choice Vouchers or other public subsidies from potential tenants because the Fair Market Rent amounts do not pay enough for me to keep up with maintenance or repairs to the units.	0.00%	0
I plan to continue accepting Section 8 vouchers, Housing Choice Vouchers or other public subsidies from potential tenants because the Fair Market Rent amounts enable me to keep up with maintenance or repairs to the units.	25.00%	1
None of these statements are true for my situation.	0.00%	0
Total Respondents: 4		

**Q18 Do you own or manage any rental units through a third-party vendor such as AirBnB or VRBO? This would also include any management or real estate companies that rent directly to vacationing tenants.**

Answered: 9 Skipped: 15



ANSWER CHOICES	RESPONSES	
Yes	44.44%	4
No	55.56%	5
TOTAL		9

## Q19 Of the units you own or manage in Accomack County, how many are rented through third-party vendors such as AirBnB or VRBO?

Answered: 4   Skipped: 20

#	RESPONSES	DATE
1	2	11/4/2021 12:31 PM
2	1	10/25/2021 9:08 AM
3	1	10/19/2021 1:10 PM
4	zero The above two only do vacations.	10/19/2021 11:03 AM

## Q20 Of the units you own or manage in Accomack County through third-party vendors, how many are:

Answered: 3 Skipped: 21

ANSWER CHOICES	RESPONSES
Studio or Efficiency Units	33.33% 1
1-bedroom units	0.00% 0
2-bedroom units	0.00% 0
3-bedroom units	33.33% 1
4-bedroom units or larger	66.67% 2

#	STUDIO OR EFFICIENCY UNITS	DATE
1	1	11/4/2021 12:31 PM
#	1-BEDROOM UNITS	DATE
	There are no responses.	
#	2-BEDROOM UNITS	DATE
	There are no responses.	
#	3-BEDROOM UNITS	DATE
1	1	11/4/2021 12:31 PM
#	4-BEDROOM UNITS OR LARGER	DATE
1	1	10/25/2021 9:08 AM
2	1	10/19/2021 1:10 PM

## Q21 Of the units you own or manage in Accomack County through third-party vendors, how many are:

Answered: 3 Skipped: 21

ANSWER CHOICES	RESPONSES
Occupied	66.67% 2
Vacant and available for rent	33.33% 1
Vacant but being rehabilitated	0.00% 0
Vacant but not available for rent	0.00% 0

#	OCCUPIED	DATE
1	2	11/4/2021 12:31 PM

2	1	10/19/2021 1:10 PM
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#	VACANT AND AVAILABLE FOR RENT	DATE
1	1	10/25/2021 9:08 AM

#	VACANT BUT BEING REHABILITATED	DATE
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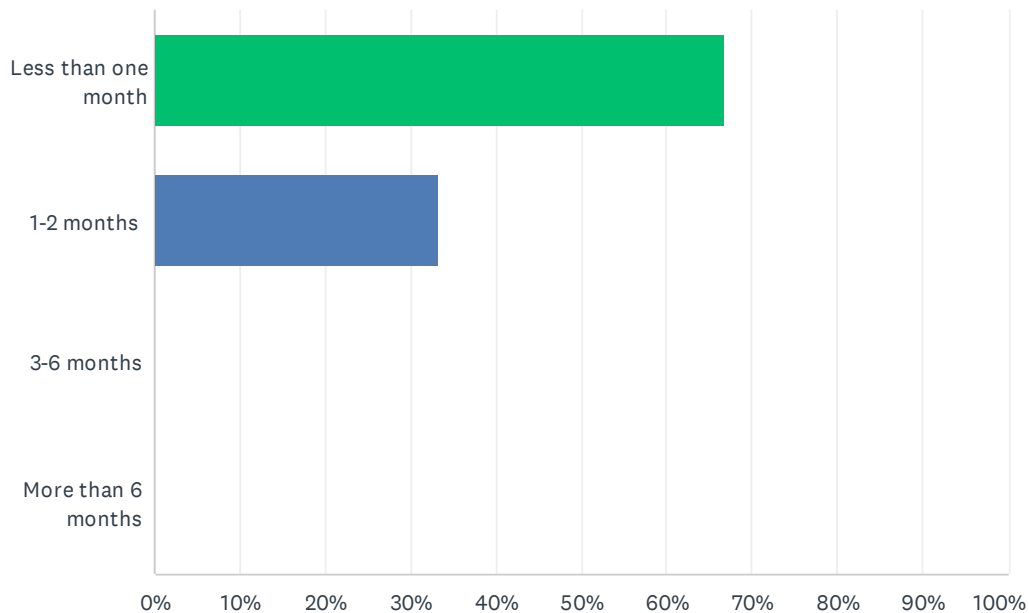
There are no responses.

#	VACANT BUT NOT AVAILABLE FOR RENT	DATE
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There are no responses.

## Q22 Of the units you own or manage in Accomack County through third-party vendors and that are currently vacant, how long do you anticipate these units will remain vacant?

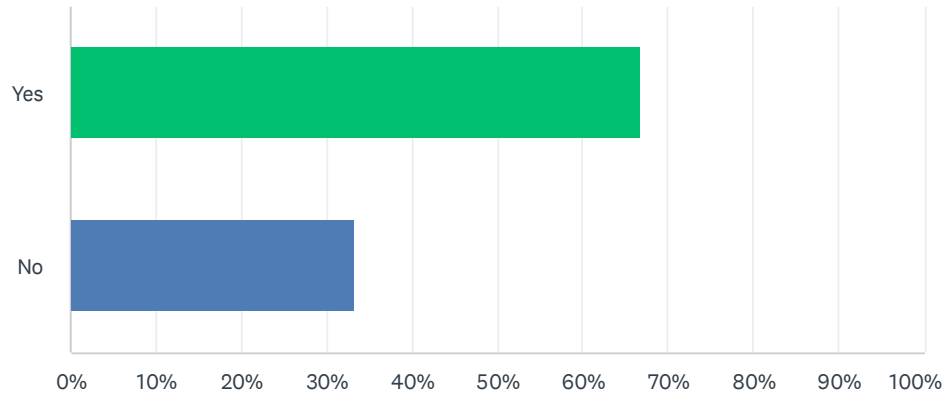
Answered: 3 Skipped: 21



ANSWER CHOICES	RESPONSES	
Less than one month	66.67%	2
1-2 months	33.33%	1
3-6 months	0.00%	0
More than 6 months	0.00%	0
TOTAL		3

## Q23 Did you experience any impact from Covid-19 on your rental properties in Accomack County?

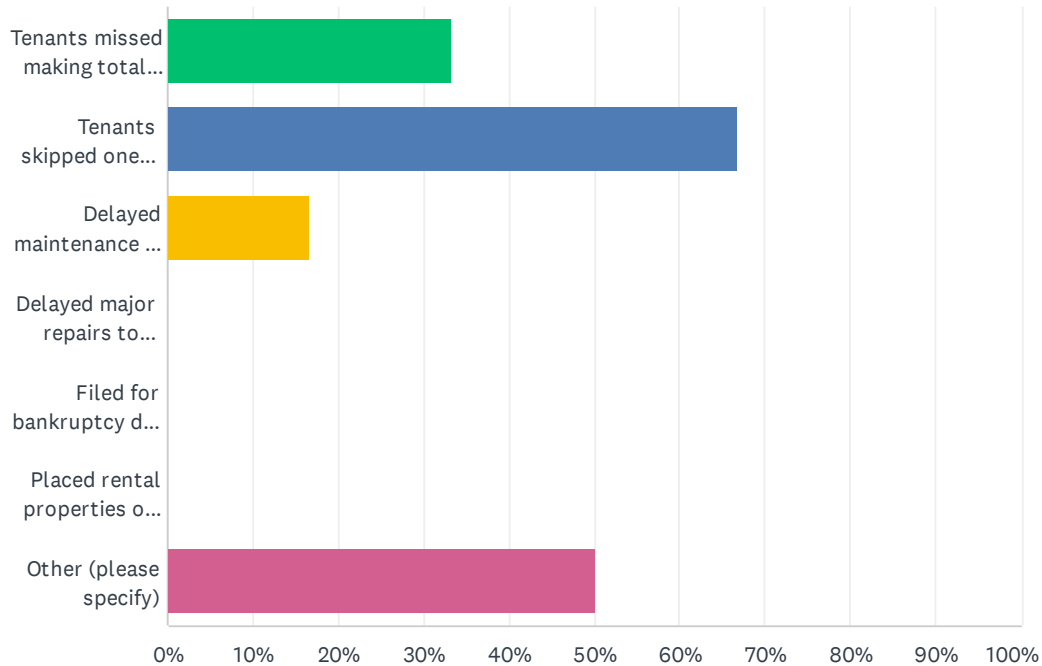
Answered: 9 Skipped: 15



ANSWER CHOICES	RESPONSES	
Yes	66.67%	6
No	33.33%	3
TOTAL		9

## Q24 In what ways did the Covid-19 pandemic impact your rental business in Accomack County? (select all that apply)

Answered: 6 Skipped: 18



ANSWER CHOICES	RESPONSES	
Tenants missed making total rent payments each month	33.33%	2
Tenants skipped one month or more of rental payments	66.67%	4
Delayed maintenance to rental units due to decreased or non-payment of rent from tenants	16.67%	1
Delayed major repairs to rental units due to decreased or non-payment of rent from tenants	0.00%	0
Filed for bankruptcy due to decreased or non-payment of rent from tenants	0.00%	0
Placed rental properties on the market to sale	0.00%	0
Other (please specify)	50.00%	3
Total Respondents: 6		

#	OTHER (PLEASE SPECIFY)	DATE
1	TEnants did not pay rent during covid & left without completing app for rental assistance leaving no way to recoup rental income. More than 20 owing more than \$10,000	11/8/2021 3:25 PM
2	Difficulty in obtaining tenants	11/1/2021 4:44 PM
3	Cancellations in early 2020, then increased usage	10/25/2021 9:09 AM



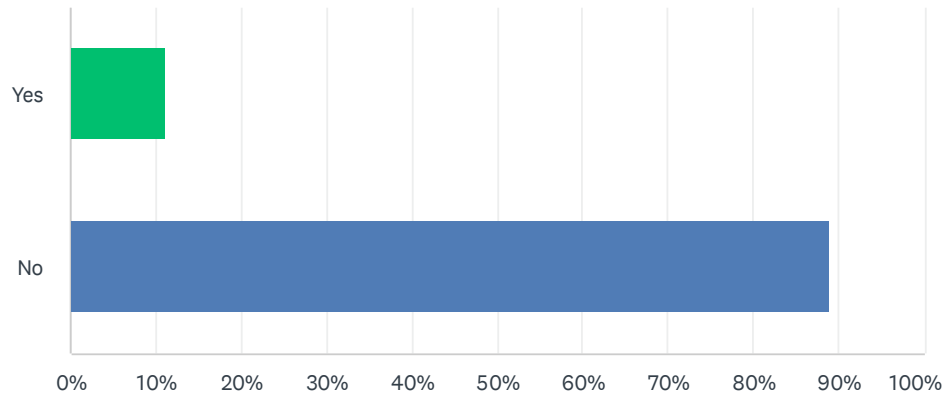
Q25 If you placed any units that you own or manage in Accomack County on the market for sale since January 1, 2019, what is the total number of units (not buildings) that you have sold or are trying to sell?

Answered: 4   Skipped: 20

#	RESPONSES	DATE
1	0	11/8/2021 3:25 PM
2	0	11/1/2021 4:44 PM
3	0	10/21/2021 6:16 AM
4	none	10/19/2021 11:03 AM

Q26 Aside from the Covid-19 pandemic, have you considered placing, or have you placed, within the past 12 months any rental units that you own or manage in Accomack County on the market to sell?

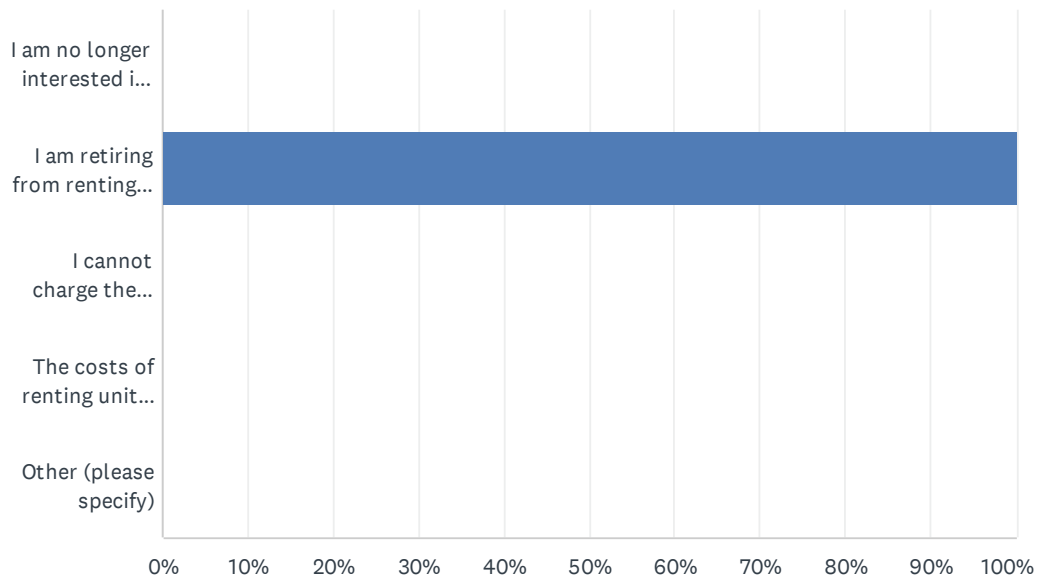
Answered: 9 Skipped: 15



ANSWER CHOICES	RESPONSES	
Yes	11.11%	1
No	88.89%	8
TOTAL		9

## Q27 Aside from the Covid-19 pandemic, what are the reasons why you have decided to get out of the rental business in Accomack County? (select all that apply)

Answered: 1 Skipped: 23

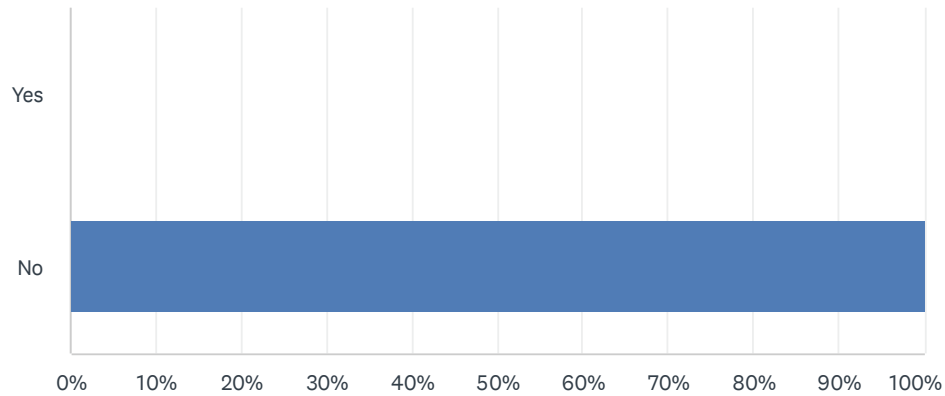


ANSWER CHOICES	RESPONSES	
I am no longer interested in renting units in Accomack County	0.00%	0
I am retiring from renting units in Accomack County	100.00%	1
I cannot charge the rents I need to receive that would enable me to perform regular maintenance or make necessary repairs on my units	0.00%	0
The costs of renting units (such as maintenance, repairs, utilities, taxes, etc.) have increased and I can no longer afford to rent my units and earn a profit	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 1		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

**Q28 If there was a grant or low interest program providing funds to rehabilitate your rental units in Accomack County in exchange for renting to eligible low income tenants, would you apply for funding?**

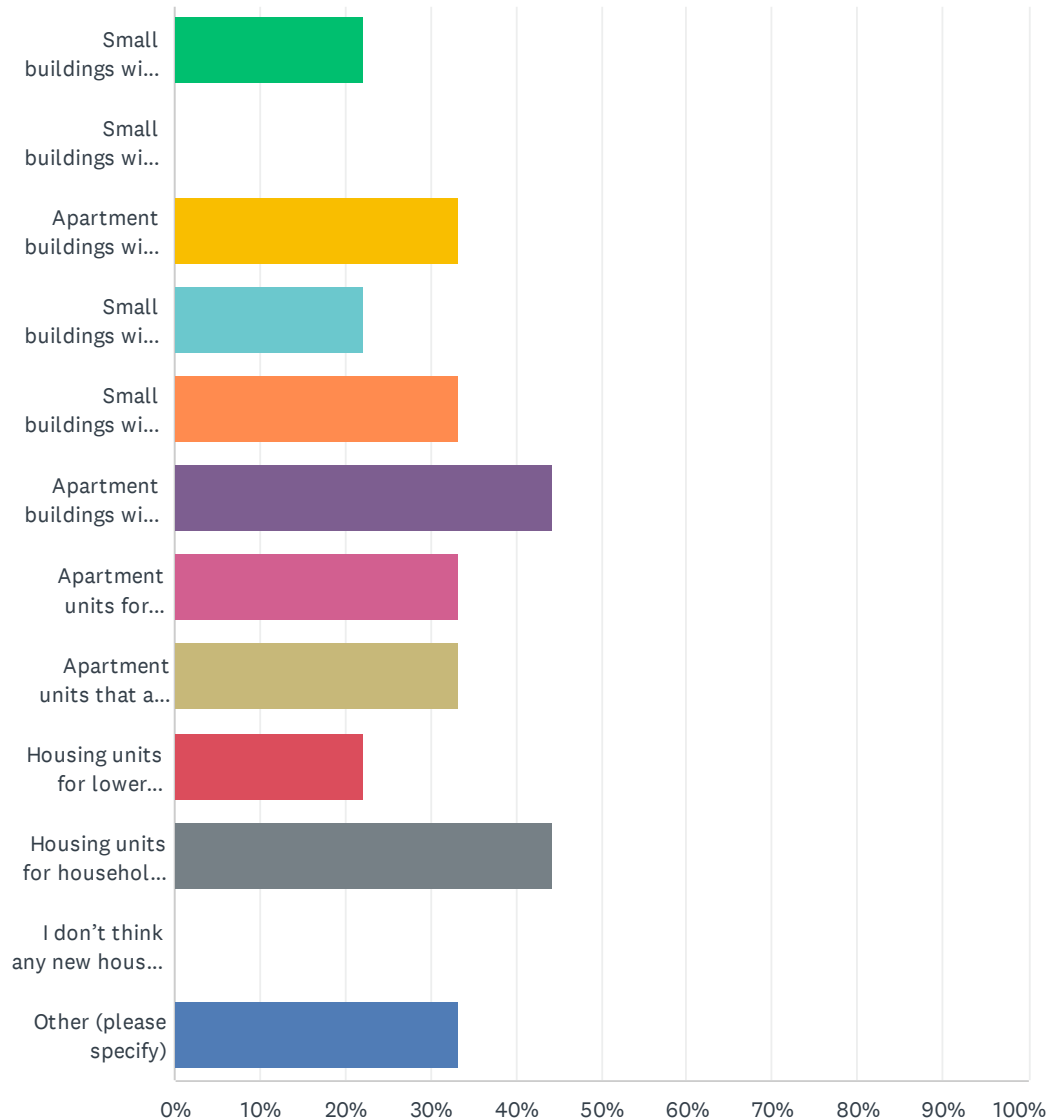
Answered: 1 Skipped: 23



ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	100.00%	1
TOTAL		1

## Q29 In your opinion, what is the type of housing most needed for current residents and future residents in Accomack County? (select up to four)

Answered: 9 Skipped: 15



ANSWER CHOICES	RESPONSES	
Small buildings with up to 4 apartments for lower income households where rent is based on income	22.22%	2
Small buildings with up to 10 apartments for lower income households where rent is based on income	0.00%	0
Apartment buildings with more than 10 units where rent is based on income	33.33%	3
Small buildings with up to 4 apartments for middle and upper income households	22.22%	2
Small buildings with up to 10 apartments for middle and upper income households	33.33%	3
Apartment buildings with more than 10 units for middle and upper income households	44.44%	4
Apartment units for elderly households 60 years and old where rent is based on income	33.33%	3
Apartment units that are accessible for persons with disabilities and rent is based on income	33.33%	3
Housing units for lower income households to purchase	22.22%	2
Housing units for households of any income to purchase	44.44%	4
I don't think any new housing is needed	0.00%	0
Other (please specify)	33.33%	3
Total Respondents: 9		

#	OTHER (PLEASE SPECIFY)	DATE
1	From our experience, more housing for middle income is necessary	11/8/2021 3:26 PM
2	Housing needed for people who work and do not qualify for any housing programs based on average income for our area	11/1/2021 6:40 PM
3	No opinion	10/25/2021 9:11 AM

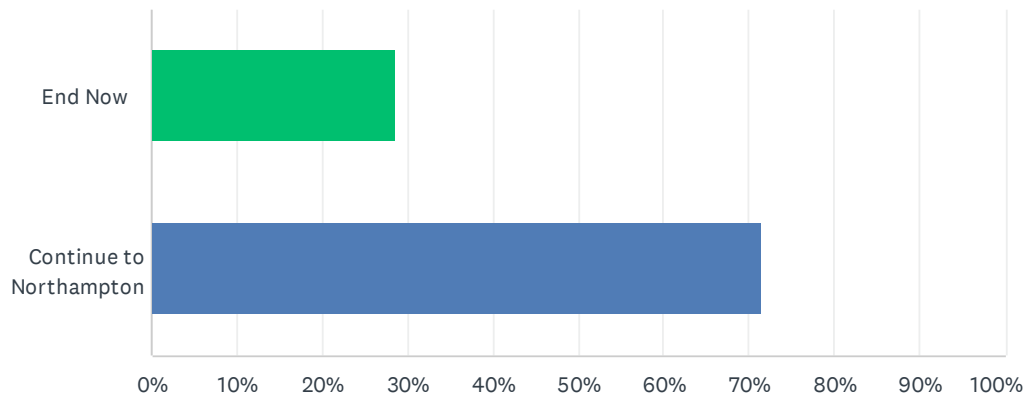
Q30 Is there anything else you would like to tell us about the units that you own or manage in Accomack County? Specifically, are there any needs or other issues that have not been mentioned in this survey but that you think we should know about?

Answered: 4   Skipped: 20

#	RESPONSES	DATE
1	0	11/4/2021 12:33 PM
2	Desire for more shopping/grocery stores and restaurants chains in addition to apartment/townhouse complexes	11/1/2021 4:48 PM
3	More housing units are needed on the Eastern Shore for all income levels.	10/21/2021 6:19 AM
4	Accomack need to be less expensive at landfill to properly dispose of old trailers	10/19/2021 11:03 AM

**Q31 NOTE:** If you manage property in Accomack ONLY, you have reached the end of the survey. If you also manage property in Northampton, please continue to the next section. Please select accordingly:

Answered: 7   Skipped: 17



ANSWER CHOICES	RESPONSES	
End Now	28.57%	2
Continue to Northampton	71.43%	5
TOTAL		7



## Q32 Of the units you own or manage in Northampton County, how many are:

Answered: 13 Skipped: 11

ANSWER CHOICES	RESPONSES	
Single family dwelling units including accessory dwelling units (enter number)	84.62%	11
Buildings with 2-4 units (enter number)	30.77%	4
Buildings with 5-9 units (enter number)	23.08%	3
Buildings with 10 or more units (enter number)	15.38%	2
Mobile home (enter number)	15.38%	2
Other (please specify)	15.38%	2

#	SINGLE FAMILY DWELLING UNITS INCLUDING ACCESSORY DWELLING UNITS (ENTER NUMBER)	DATE
1	1	11/3/2021 6:59 PM
2	1	11/3/2021 10:13 AM
3	1	11/2/2021 4:03 PM
4	2	11/1/2021 6:42 PM
5	4	11/1/2021 7:06 AM
6	1	10/25/2021 10:11 AM
7	8	10/21/2021 6:22 AM
8	1	10/19/2021 11:03 AM
9	1	10/17/2021 10:58 PM
10	2	10/15/2021 12:41 AM
11	1	10/7/2021 2:05 PM
#	BUILDINGS WITH 2-4 UNITS (ENTER NUMBER)	DATE
1	8	11/3/2021 10:13 AM
2	0	11/2/2021 4:03 PM
3	0	11/1/2021 6:42 PM
4	2	11/1/2021 7:06 AM
#	BUILDINGS WITH 5-9 UNITS (ENTER NUMBER)	DATE
1	0	11/2/2021 4:03 PM
2	0	11/1/2021 6:42 PM
3	2	10/31/2021 10:07 AM
#	BUILDINGS WITH 10 OR MORE UNITS (ENTER NUMBER)	DATE
1	0	11/2/2021 4:03 PM
2	0	11/1/2021 6:42 PM

#	MOBILE HOME (ENTER NUMBER)	DATE
1	0	11/2/2021 4:03 PM
2	0	11/1/2021 6:42 PM
#	OTHER (PLEASE SPECIFY)	DATE
1	3rd level apartment	10/31/2021 10:24 AM
2	Mixed Use. Business below. Apt above.	10/17/2021 10:58 PM

## Q33 Of the units you own or manage in Northampton County, how many are:

Answered: 13 Skipped: 11

ANSWER CHOICES	RESPONSES	
Occupied (enter number)	84.62%	11
Vacant and available for rent (enter number)	30.77%	4
Vacant but being rehabilitated (enter number)	30.77%	4
Vacant but not available for rent (enter number)	38.46%	5

#	OCCUPIED (ENTER NUMBER)	DATE
1	17	11/3/2021 10:13 AM
2	1	11/2/2021 4:03 PM
3	2	11/1/2021 6:42 PM
4	2	11/1/2021 7:06 AM
5	9	10/31/2021 10:07 AM
6	1	10/25/2021 10:11 AM
7	8	10/21/2021 6:22 AM
8	1	10/19/2021 11:03 AM
9	1	10/17/2021 10:58 PM
10	1	10/15/2021 12:41 AM
11	1	10/7/2021 2:05 PM

#	VACANT AND AVAILABLE FOR RENT (ENTER NUMBER)	DATE
1	0	11/3/2021 10:13 AM
2	0	11/1/2021 6:42 PM
3	0	11/1/2021 7:06 AM
4	1	10/31/2021 10:24 AM

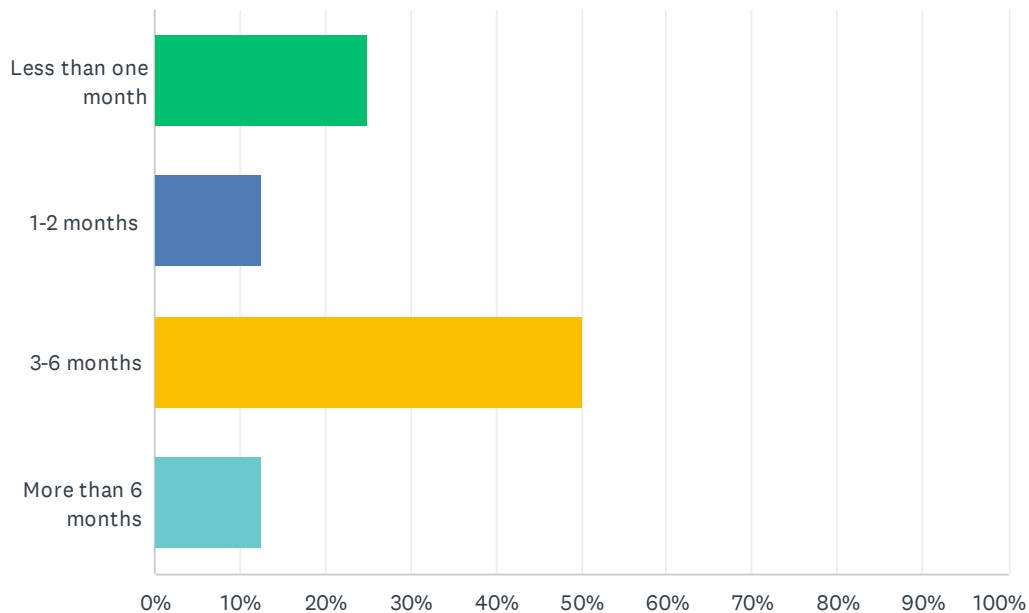
#	VACANT BUT BEING REHABILITATED (ENTER NUMBER)	DATE
1	1	11/3/2021 6:59 PM
2	0	11/3/2021 10:13 AM
3	0	11/1/2021 6:42 PM
4	1	10/15/2021 12:41 AM

#	VACANT BUT NOT AVAILABLE FOR RENT (ENTER NUMBER)	DATE
1	1-see above, renovating now	11/3/2021 6:59 PM
2	0	11/3/2021 10:13 AM
3	0	11/1/2021 6:42 PM
4	0	11/1/2021 7:06 AM



### Q34 Of all the units you own or manage in Northampton County and that are currently vacant, how long do you anticipate these units will remain vacant?

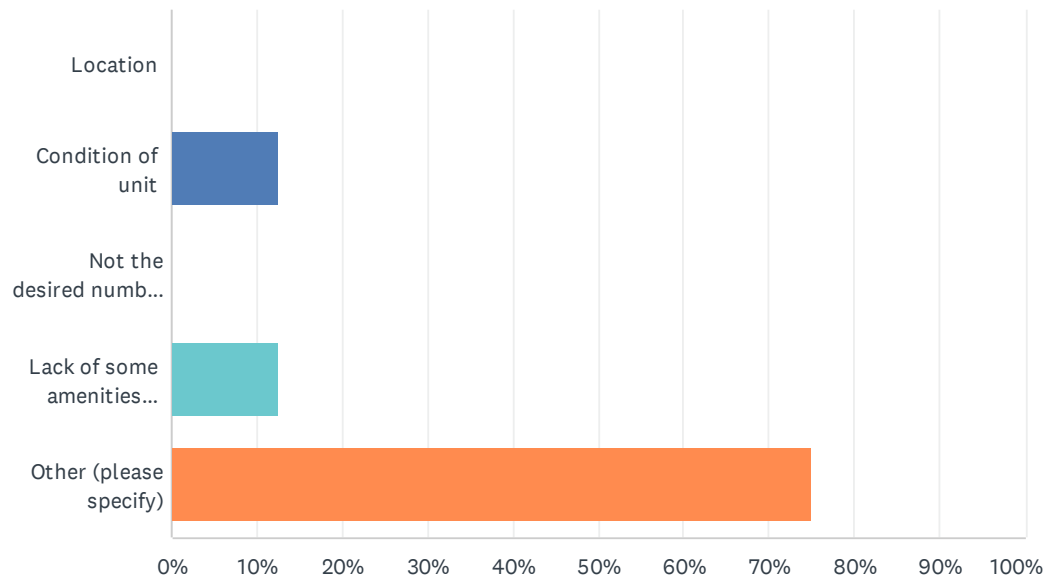
Answered: 8 Skipped: 16



ANSWER CHOICES	RESPONSES	
Less than one month	25.00%	2
1-2 months	12.50%	1
3-6 months	50.00%	4
More than 6 months	12.50%	1
TOTAL		8

### Q35 In your opinion, of the units you own or manage in Northampton County and that are currently vacant, what are the reasons why one or more may remain vacant for more than one month? (select all that apply)

Answered: 8 Skipped: 16



ANSWER CHOICES	RESPONSES	
Location	0.00%	0
Condition of unit	12.50%	1
Not the desired number of bedrooms	0.00%	0
Lack of some amenities (heating, air conditioning, etc.)	12.50%	1
Other (please specify)	75.00%	6
Total Respondents: 8		

#	OTHER (PLEASE SPECIFY)	DATE
1	In process of selling	11/1/2021 7:06 AM
2	Vacation rental	10/31/2021 10:24 AM
3	Owner's unit	10/31/2021 10:07 AM
4	none vacant	10/21/2021 6:22 AM
5	Tenants do not want to sign a 1 year lease. The ones I have had like to move when their circumstances change- they don't commit to long term employment.	10/17/2021 10:58 PM
6	I moved into my own home recently	10/7/2021 2:05 PM

## Q36 Of the units you own or manage in Northampton County, how many are:

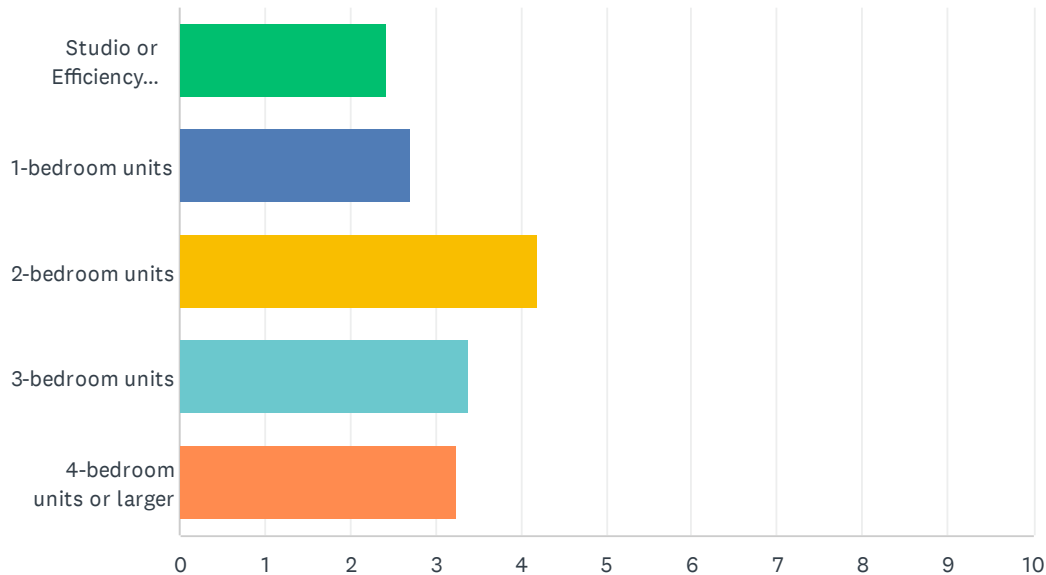
Answered: 13 Skipped: 11

ANSWER CHOICES	RESPONSES	
Studio or Efficiency Units (including accessory dwelling units)	7.69%	1
1-bedroom units (including accessory dwelling units)	7.69%	1
2-bedroom units	53.85%	7
3-bedroom units	38.46%	5
4-bedroom units or larger	23.08%	3

#	STUDIO OR EFFICIENCY UNITS (INCLUDING ACCESSORY DWELLING UNITS)	DATE
1	6	10/31/2021 10:07 AM
#	1-BEDROOM UNITS (INCLUDING ACCESSORY DWELLING UNITS)	DATE
1	4	11/3/2021 10:13 AM
#	2-BEDROOM UNITS	DATE
1	13	11/3/2021 10:13 AM
2	1	11/2/2021 4:03 PM
3	1	11/1/2021 6:42 PM
4	2	11/1/2021 7:06 AM
5	1	10/31/2021 10:24 AM
6	4	10/31/2021 10:07 AM
7	1	10/17/2021 10:58 PM
#	3-BEDROOM UNITS	DATE
1	1	11/1/2021 6:42 PM
2	1	10/25/2021 10:11 AM
3	6	10/21/2021 6:22 AM
4	1	10/19/2021 11:03 AM
5	1	10/7/2021 2:05 PM
#	4-BEDROOM UNITS OR LARGER	DATE
1	1	11/3/2021 6:59 PM
2	2	10/21/2021 6:22 AM
3	1	10/15/2021 12:41 AM

**Q37 Based on your experience owning or managing rental units in Northampton County, what unit sizes are in greatest demand? Indicate your opinion with “1” indicating the unit size in greatest demand and “5” indicating the unit size with the lowest demand.**

Answered: 13 Skipped: 11

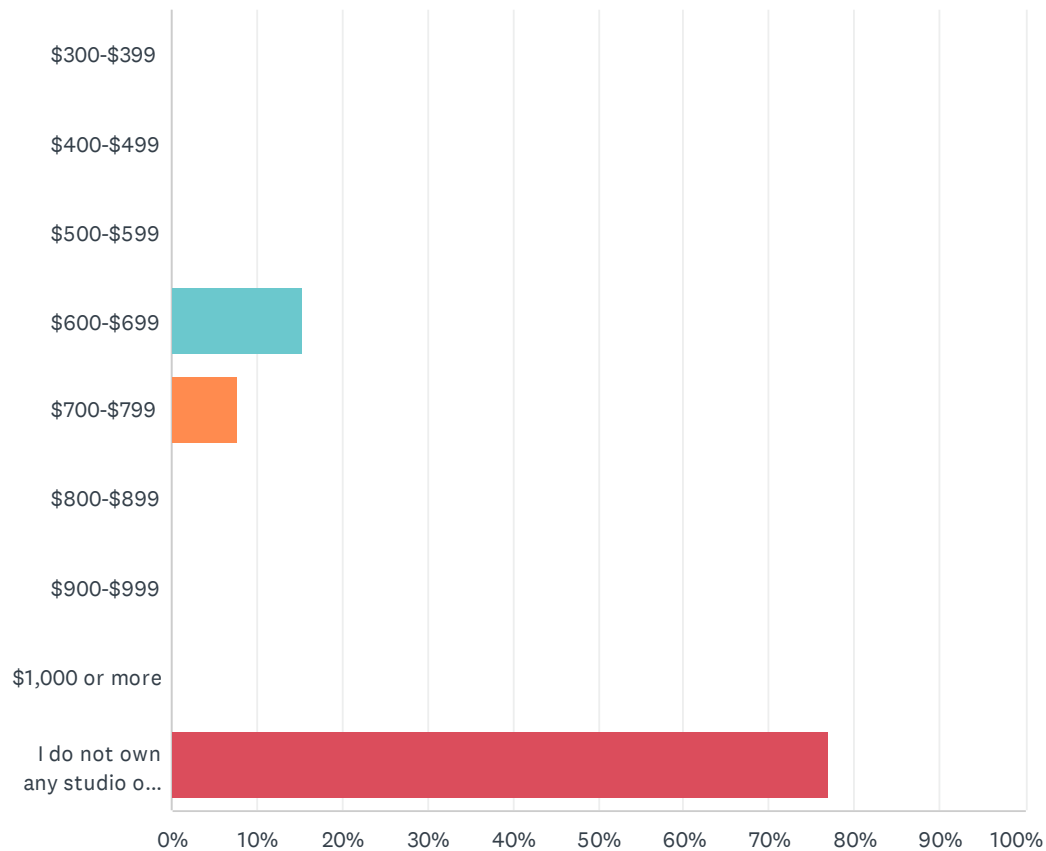


	1	2	3	4	5	TOTAL	SCORE
Studio or Efficiency Units	11.11% 1	11.11% 1	22.22% 2	22.22% 2	33.33% 3	9	2.44
1-bedroom units	0.00% 0	42.86% 3	14.29% 1	14.29% 1	28.57% 2	7	2.71
2-bedroom units	60.00% 6	10.00% 1	20.00% 2	10.00% 1	0.00% 0	10	4.20
3-bedroom units	20.00% 2	30.00% 3	30.00% 3	10.00% 1	10.00% 1	10	3.40
4-bedroom units or larger	37.50% 3	12.50% 1	12.50% 1	12.50% 1	25.00% 2	8	3.25



## Q38 What is the average monthly rent for a Studio or Efficiency Unit (including accessory dwelling units) that you own or manage in Northampton County?

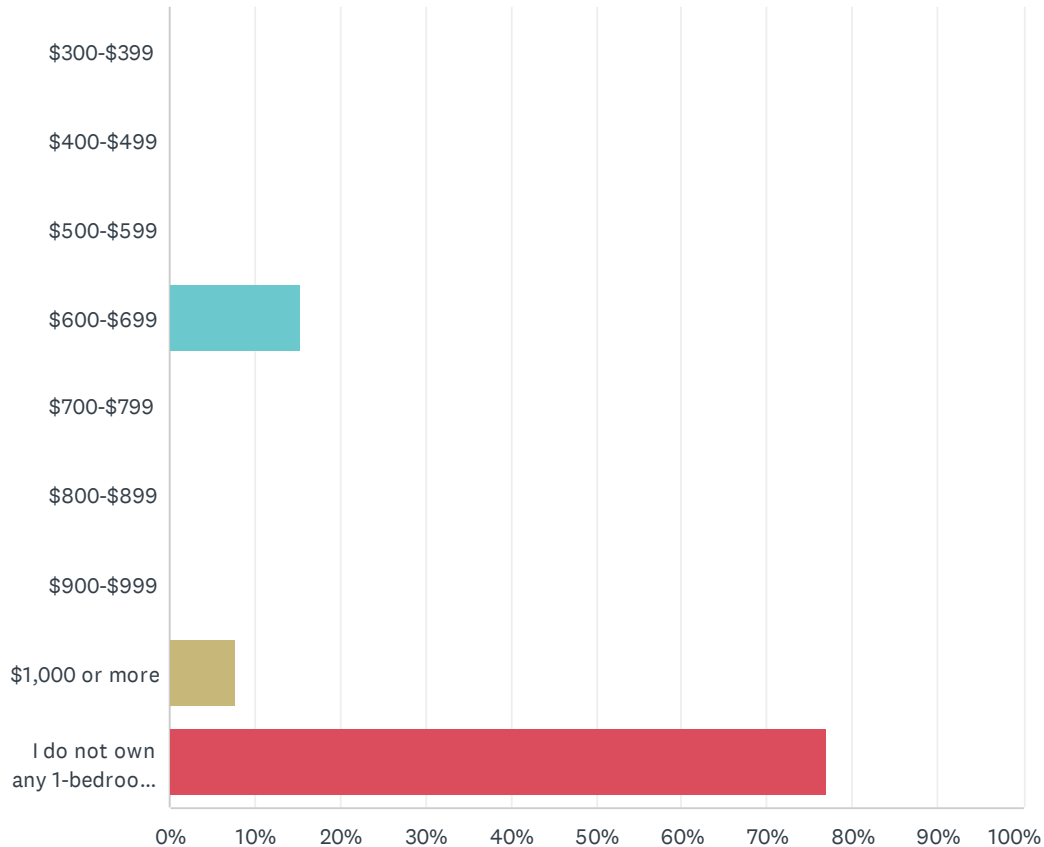
Answered: 13 Skipped: 11



ANSWER CHOICES	RESPONSES	
\$300-\$399	0.00%	0
\$400-\$499	0.00%	0
\$500-\$599	0.00%	0
\$600-\$699	15.38%	2
\$700-\$799	7.69%	1
\$800-\$899	0.00%	0
\$900-\$999	0.00%	0
\$1,000 or more	0.00%	0
I do not own any studio or efficiency units in Northampton County	76.92%	10
<b>TOTAL</b>		<b>13</b>

### Q39 What is the average monthly rent for a 1-bedroom (including accessory dwelling units) that you own or manage in Northampton County?

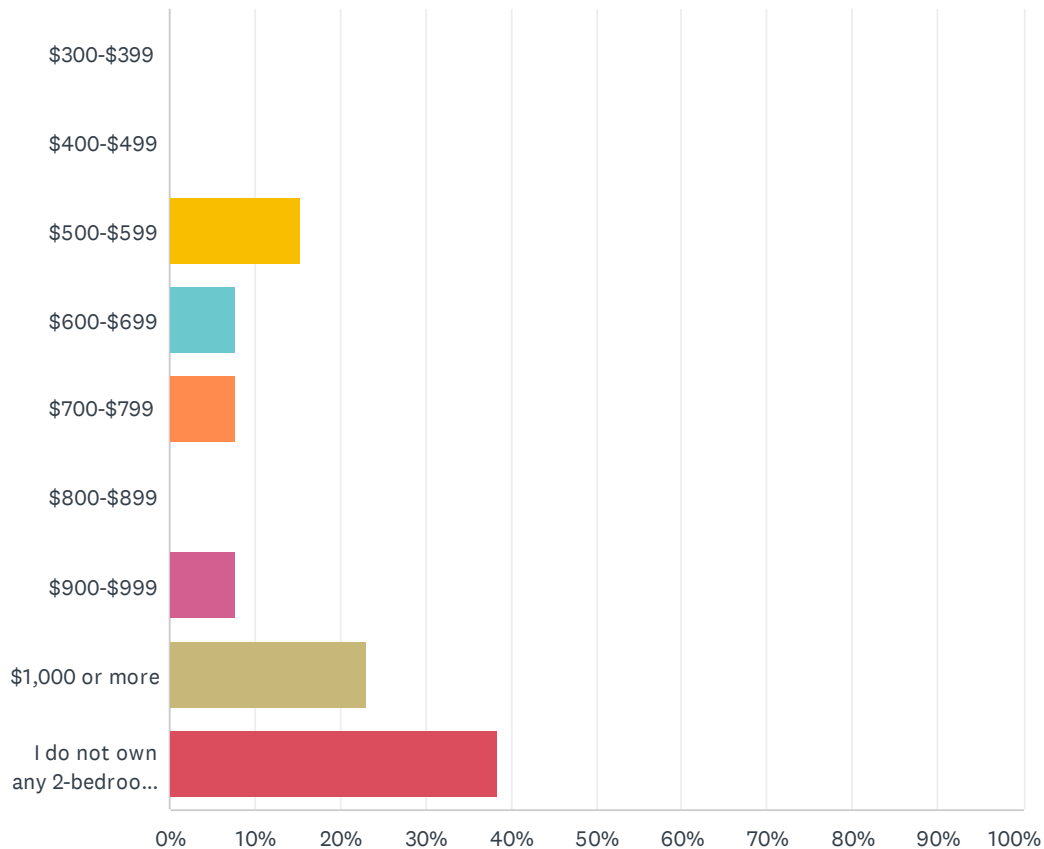
Answered: 13 Skipped: 11



ANSWER CHOICES	RESPONSES	
\$300-\$399	0.00%	0
\$400-\$499	0.00%	0
\$500-\$599	0.00%	0
\$600-\$699	15.38%	2
\$700-\$799	0.00%	0
\$800-\$899	0.00%	0
\$900-\$999	0.00%	0
\$1,000 or more	7.69%	1
I do not own any 1-bedroom units in Northampton County	76.92%	10
<b>TOTAL</b>		<b>13</b>

## Q40 What is the average monthly rent for a 2-bedroom that you own or manage in Northampton County?

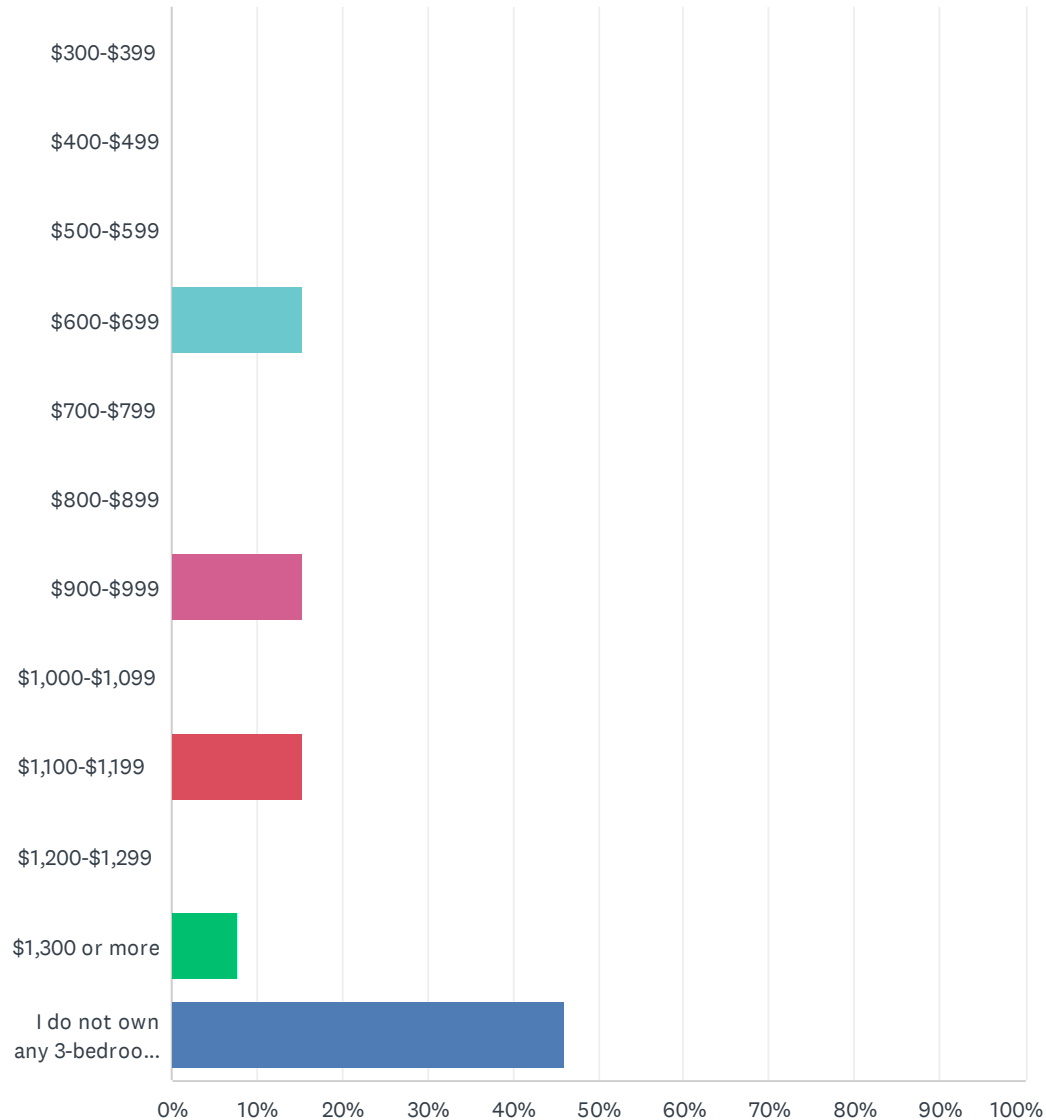
Answered: 13 Skipped: 11



ANSWER CHOICES	RESPONSES	
\$300-\$399	0.00%	0
\$400-\$499	0.00%	0
\$500-\$599	15.38%	2
\$600-\$699	7.69%	1
\$700-\$799	7.69%	1
\$800-\$899	0.00%	0
\$900-\$999	7.69%	1
\$1,000 or more	23.08%	3
I do not own any 2-bedroom units in Northampton County	38.46%	5
<b>TOTAL</b>		<b>13</b>

## Q41 What is the average monthly rent for a 3-bedroom that you own or manage in Northampton County?

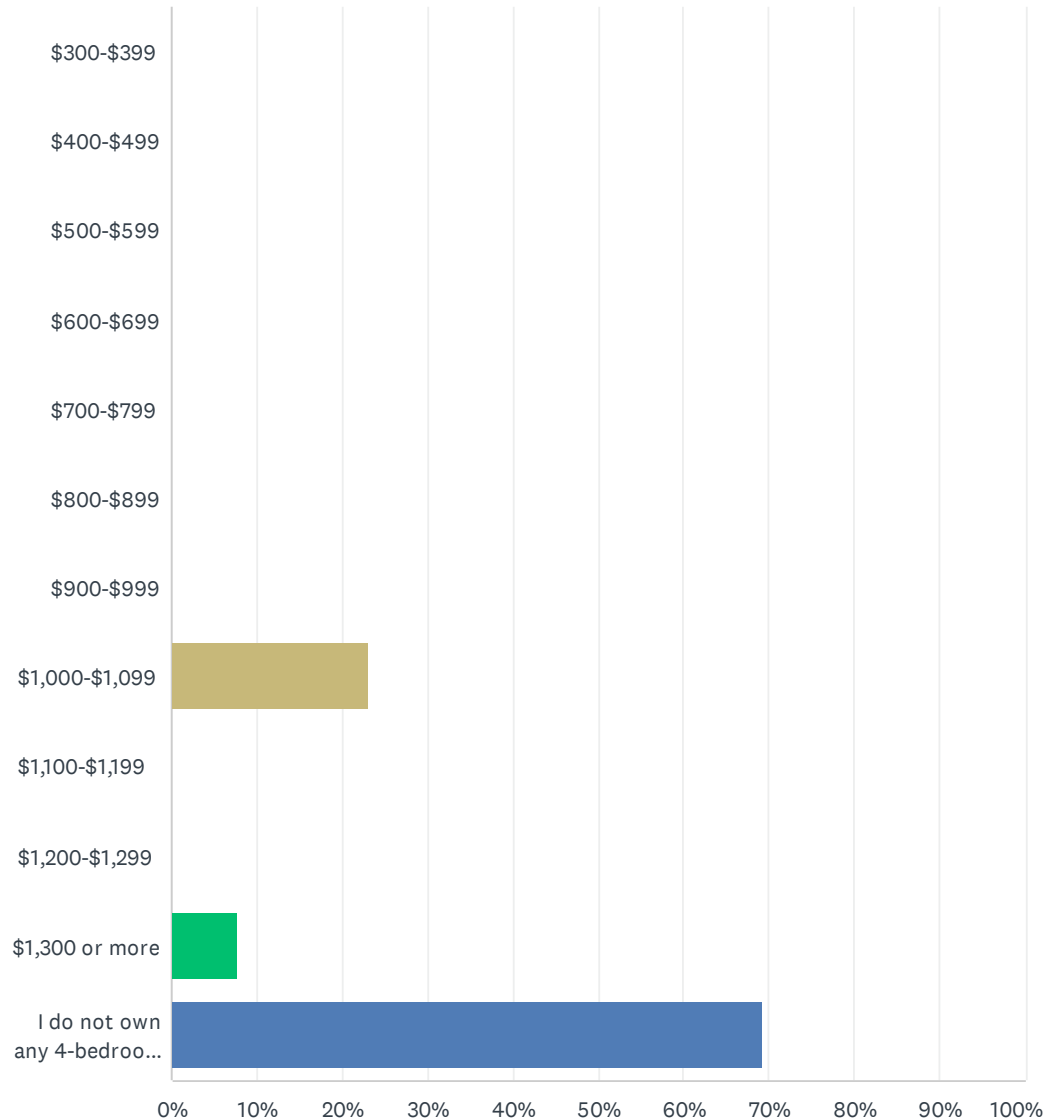
Answered: 13 Skipped: 11



ANSWER CHOICES	RESPONSES	
\$300-\$399	0.00%	0
\$400-\$499	0.00%	0
\$500-\$599	0.00%	0
\$600-\$699	15.38%	2
\$700-\$799	0.00%	0
\$800-\$899	0.00%	0
\$900-\$999	15.38%	2
\$1,000-\$1,099	0.00%	0
\$1,100-\$1,199	15.38%	2
\$1,200-\$1,299	0.00%	0
\$1,300 or more	7.69%	1
I do not own any 3-bedroom units in Northampton County	46.15%	6
TOTAL		13

## Q42 What is the average monthly rent for a 4-bedroom or larger that you own or manage in Northampton County?

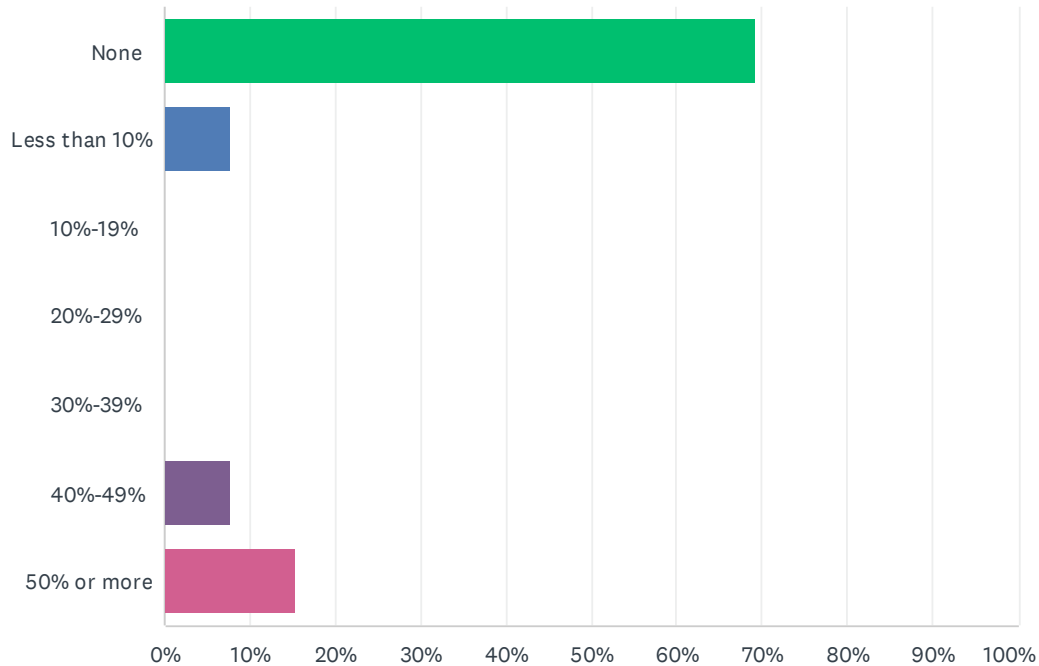
Answered: 13 Skipped: 11



ANSWER CHOICES	RESPONSES	
\$300-\$399	0.00%	0
\$400-\$499	0.00%	0
\$500-\$599	0.00%	0
\$600-\$699	0.00%	0
\$700-\$799	0.00%	0
\$800-\$899	0.00%	0
\$900-\$999	0.00%	0
\$1,000-\$1,099	23.08%	3
\$1,100-\$1,199	0.00%	0
\$1,200-\$1,299	0.00%	0
\$1,300 or more	7.69%	1
I do not own any 4-bedroom or larger units in Northampton County	69.23%	9
TOTAL		13

## Q43 Of the units you own or manage in Northampton County, what percentage have utilities included in the rent?

Answered: 13 Skipped: 11

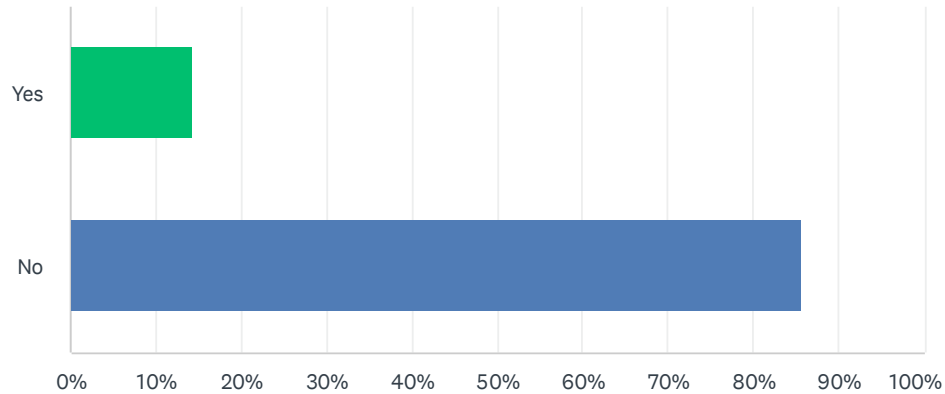


ANSWER CHOICES	RESPONSES	
None	69.23%	9
Less than 10%	7.69%	1
10%-19%	0.00%	0
20%-29%	0.00%	0
30%-39%	0.00%	0
40%-49%	7.69%	1
50% or more	15.38%	2
<b>TOTAL</b>		<b>13</b>



## Q44 Do you participate in the Housing Choice Voucher program with rental units that you own or manage in Northampton County?

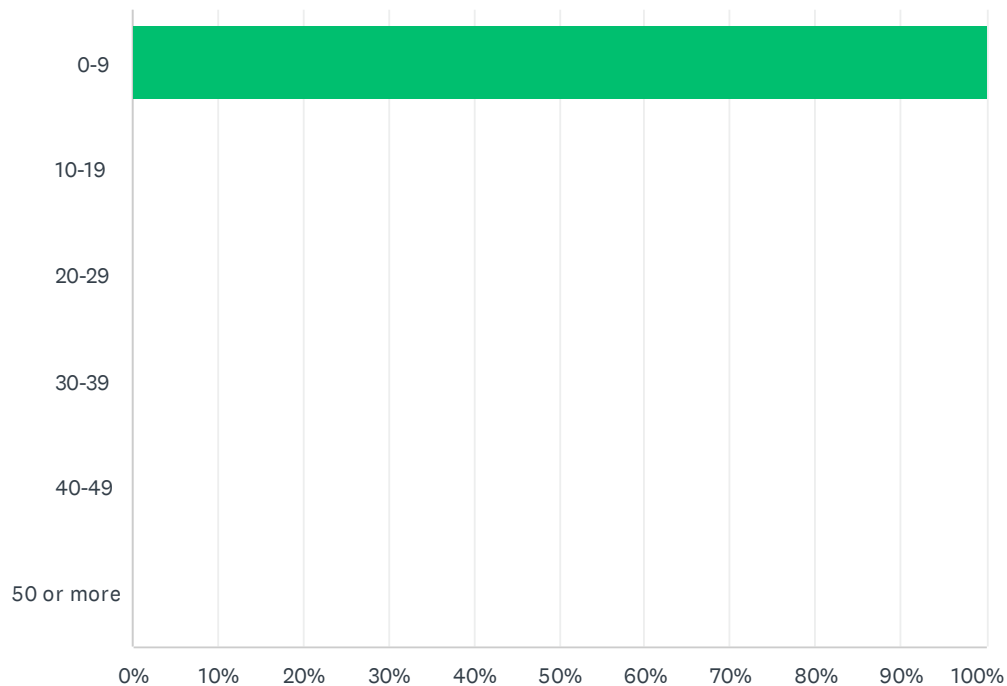
Answered: 14 Skipped: 10



ANSWER CHOICES	RESPONSES	
Yes	14.29%	2
No	85.71%	12
TOTAL		14

## Q45 Of the units you own or manage in Northampton County, how many are currently rented to tenants with Section 8 vouchers, Housing Choice Vouchers or other public subsidies?

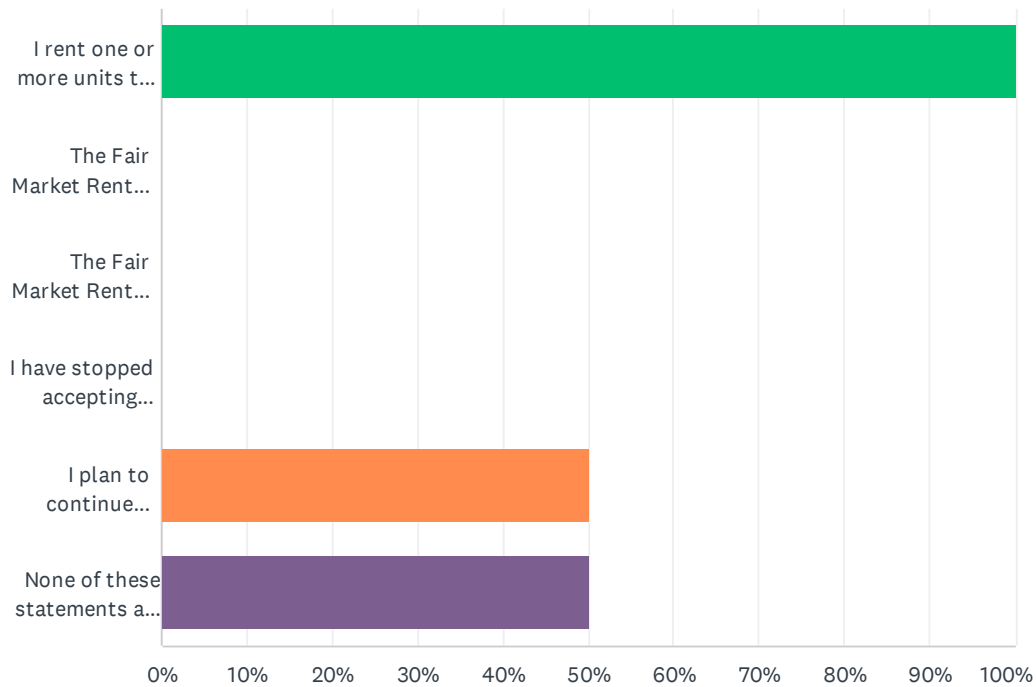
Answered: 2 Skipped: 22



ANSWER CHOICES	RESPONSES	
0-9	100.00%	2
10-19	0.00%	0
20-29	0.00%	0
30-39	0.00%	0
40-49	0.00%	0
50 or more	0.00%	0
TOTAL		2

## Q46 Which of the following statements are true? (select all that apply)

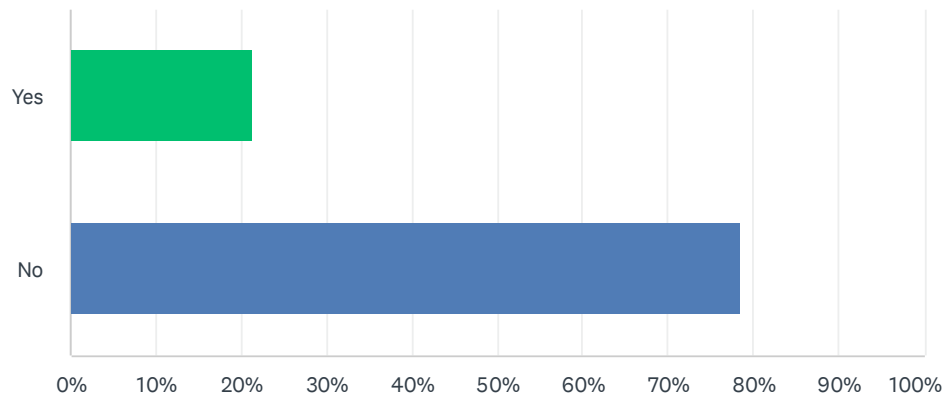
Answered: 2 Skipped: 22



ANSWER CHOICES	RESPONSES	
I rent one or more units to tenants who pay with Section 8 vouchers, Housing Choice Vouchers or other public subsidies.	100.00%	2
The Fair Market Rent amounts are too low and I cannot afford to rent my units(s) at those levels.	0.00%	0
The Fair Market Rent amounts are at the right levels and I can afford to rent my units(s) at those levels.	0.00%	0
I have stopped accepting Section 8 vouchers, Housing Choice Vouchers or other public subsidies from potential tenants because the Fair Market Rent amounts do not pay enough for me to keep up with maintenance or repairs to the units.	0.00%	0
I plan to continue accepting Section 8 vouchers, Housing Choice Vouchers or other public subsidies from potential tenants because the Fair Market Rent amounts enable me to keep up with maintenance or repairs to the units.	50.00%	1
None of these statements are true for my situation.	50.00%	1
Total Respondents: 2		

Q47 Do you own or manage any rental units through a third-party vendor such as AirBnB or VRBO? This would also include any management or real estate companies that rent directly to vacationing tenants.

Answered: 14 Skipped: 10



ANSWER CHOICES	RESPONSES	
Yes	21.43%	3
No	78.57%	11
TOTAL		14

Q48 Of the units you own or manage in Northampton County, how many are rented through third-party vendors such as AirBnB or VRBO?

Answered: 3   Skipped: 21

#	RESPONSES	DATE
1	1	10/25/2021 9:18 AM
2	1	10/15/2021 9:56 AM
3	1	10/7/2021 2:06 PM

## Q49 Of the units you own or manage in Northampton County through third-party vendors, how many are:

Answered: 3 Skipped: 21

ANSWER CHOICES	RESPONSES
Studio or Efficiency Units	0.00% 0
1-bedroom units	0.00% 0
2-bedroom units	0.00% 0
3-bedroom units	0.00% 0
4-bedroom units or larger	100.00% 3

#	STUDIO OR EFFICIENCY UNITS	DATE
	There are no responses.	
#	1-BEDROOM UNITS	DATE
	There are no responses.	
#	2-BEDROOM UNITS	DATE
	There are no responses.	
#	3-BEDROOM UNITS	DATE
	There are no responses.	
#	4-BEDROOM UNITS OR LARGER	DATE
1	1	10/25/2021 9:18 AM
2	1	10/15/2021 9:56 AM
3	1	10/7/2021 2:06 PM

## Q50 Of the units you own or manage in Northampton County through third-party vendors, how many are:

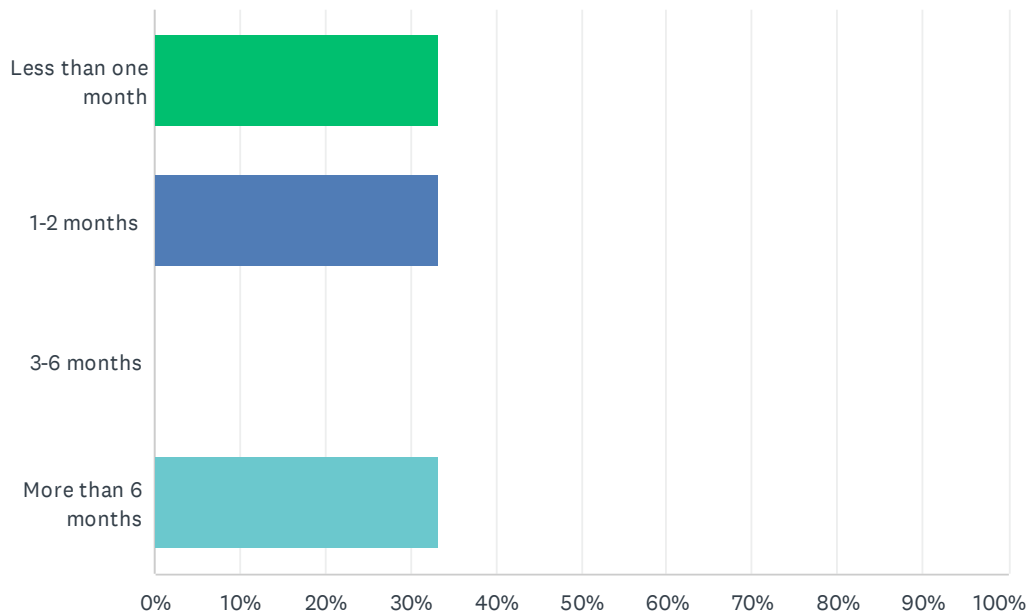
Answered: 3 Skipped: 21

ANSWER CHOICES	RESPONSES
Occupied	33.33% 1
Vacant and available for rent	33.33% 1
Vacant but being rehabilitated	0.00% 0
Vacant but not available for rent	33.33% 1

#	OCCUPIED	DATE
1	Occupied seasonally	10/25/2021 9:18 AM
#	VACANT AND AVAILABLE FOR RENT	DATE
1	1	10/7/2021 2:06 PM
#	VACANT BUT BEING REHABILITATED	DATE
	There are no responses.	
#	VACANT BUT NOT AVAILABLE FOR RENT	DATE
1	1	10/15/2021 9:56 AM

## Q51 Of the units you own or manage in Northampton County through third-party vendors and that are currently vacant, how long do you anticipate these units will remain vacant?

Answered: 3 Skipped: 21

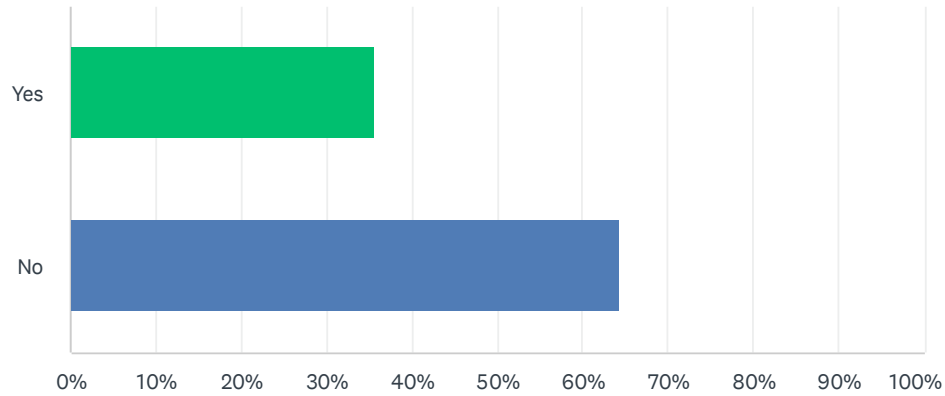


ANSWER CHOICES	RESPONSES	
Less than one month	33.33%	1
1-2 months	33.33%	1
3-6 months	0.00%	0
More than 6 months	33.33%	1
TOTAL		3



## Q52 Did you experience any impact from Covid-19 on your rental properties in Northampton County?

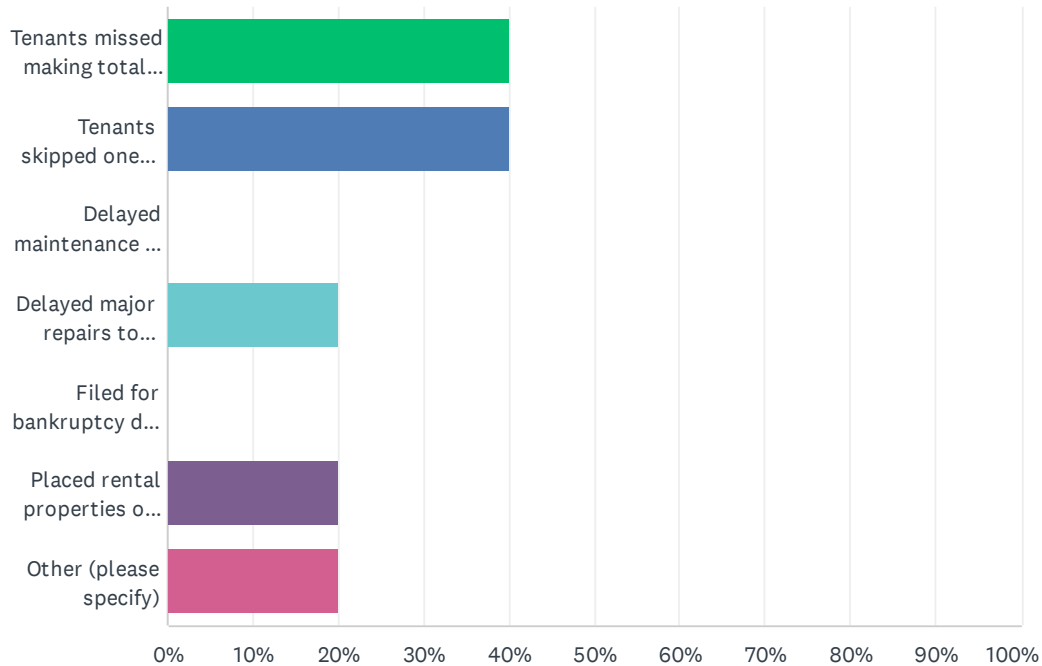
Answered: 14 Skipped: 10



ANSWER CHOICES	RESPONSES	
Yes	35.71%	5
No	64.29%	9
TOTAL		14

## Q53 In what ways did the Covid-19 pandemic impact your rental business in Northampton County? (select all that apply)

Answered: 5 Skipped: 19



ANSWER CHOICES	RESPONSES	
Tenants missed making total rent payments each month	40.00%	2
Tenants skipped one month or more of rental payments	40.00%	2
Delayed maintenance to rental units due to decreased or non-payment of rent from tenants	0.00%	0
Delayed major repairs to rental units due to decreased or non-payment of rent from tenants	20.00%	1
Filed for bankruptcy due to decreased or non-payment of rent from tenants	0.00%	0
Placed rental properties on the market to sale	20.00%	1
Other (please specify)	20.00%	1
Total Respondents: 5		

#	OTHER (PLEASE SPECIFY)	DATE
1	Cancellations early in 2020, then increased usage	10/25/2021 9:19 AM

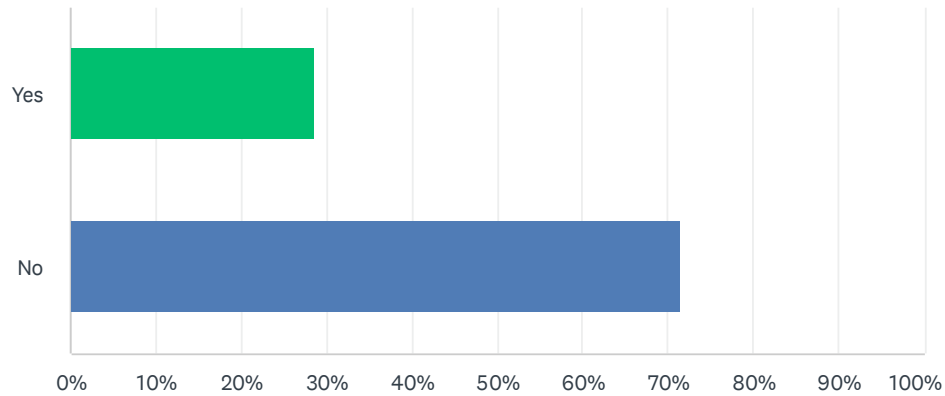
Q54 If you placed any units that you own or manage in Northampton County on the market for sale since January 1, 2019, what is the total number of units (not buildings) that you have sold or are trying to sell?

Answered: 3   Skipped: 21

#	RESPONSES	DATE
1	1	11/3/2021 10:16 AM
2	1	10/17/2021 11:00 PM
3	0	10/7/2021 2:07 PM

Q55 Aside from the Covid-19 pandemic, have you considered placing, or have you placed, within the past 12 months any rental units that you own or manage in Northampton County on the market to sell?

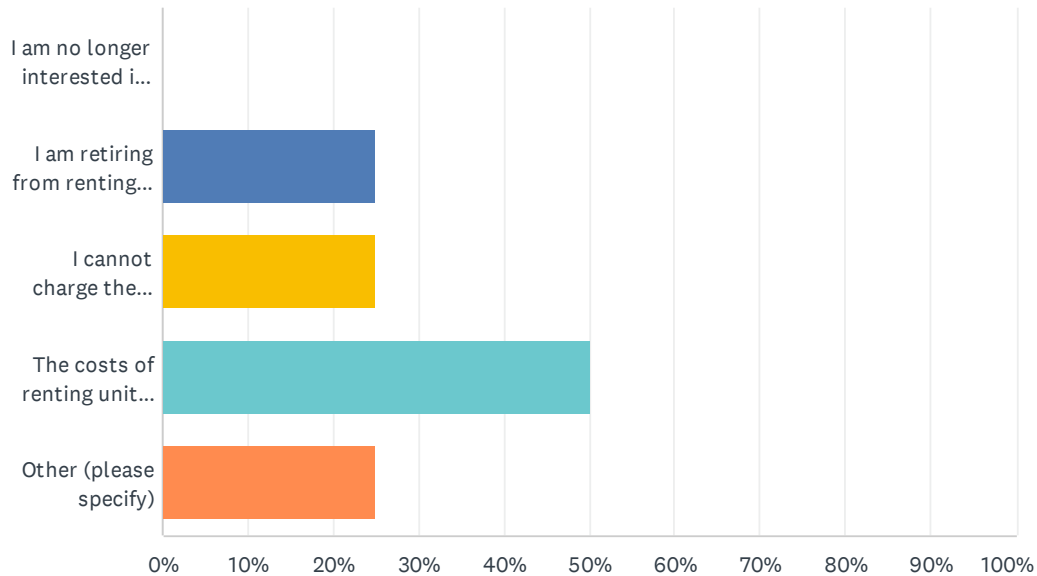
Answered: 14 Skipped: 10



ANSWER CHOICES	RESPONSES	
Yes	28.57%	4
No	71.43%	10
TOTAL		14

## Q56 Aside from the Covid-19 pandemic, what are the reasons why you have decided to get out of the rental business in Northampton County? (select all that apply)

Answered: 4 Skipped: 20

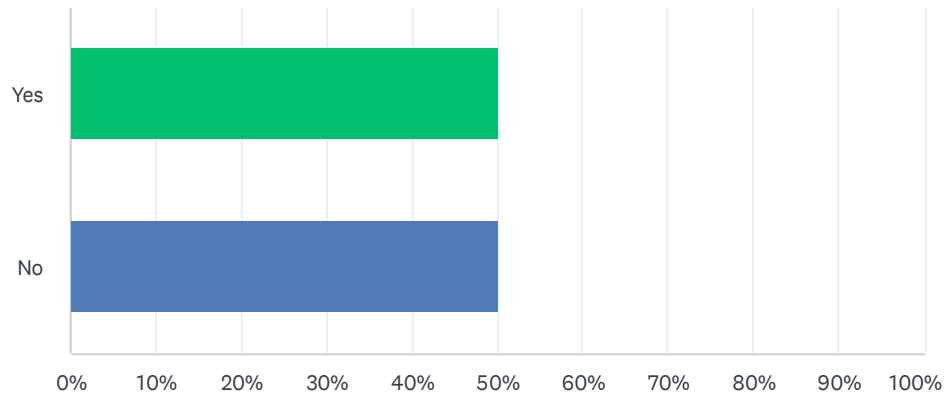


ANSWER CHOICES	RESPONSES	
I am no longer interested in renting units in Northampton County	0.00%	0
I am retiring from renting units in Northampton County	25.00%	1
I cannot charge the rents I need to receive that would enable me to perform regular maintenance or make necessary repairs on my units	25.00%	1
The costs of renting units (such as maintenance, repairs, utilities, taxes, etc.) have increased and I can no longer afford to rent my units and earn a profit	50.00%	2
Other (please specify)	25.00%	1
Total Respondents: 4		

#	OTHER (PLEASE SPECIFY)	DATE
1	Demolishing the rental and building single family for sale	11/3/2021 10:17 AM

Q57 If there was a grant or low interest program providing funds to rehabilitate your rental units in Northampton County in exchange for renting to eligible low income tenants, would you apply for funding?

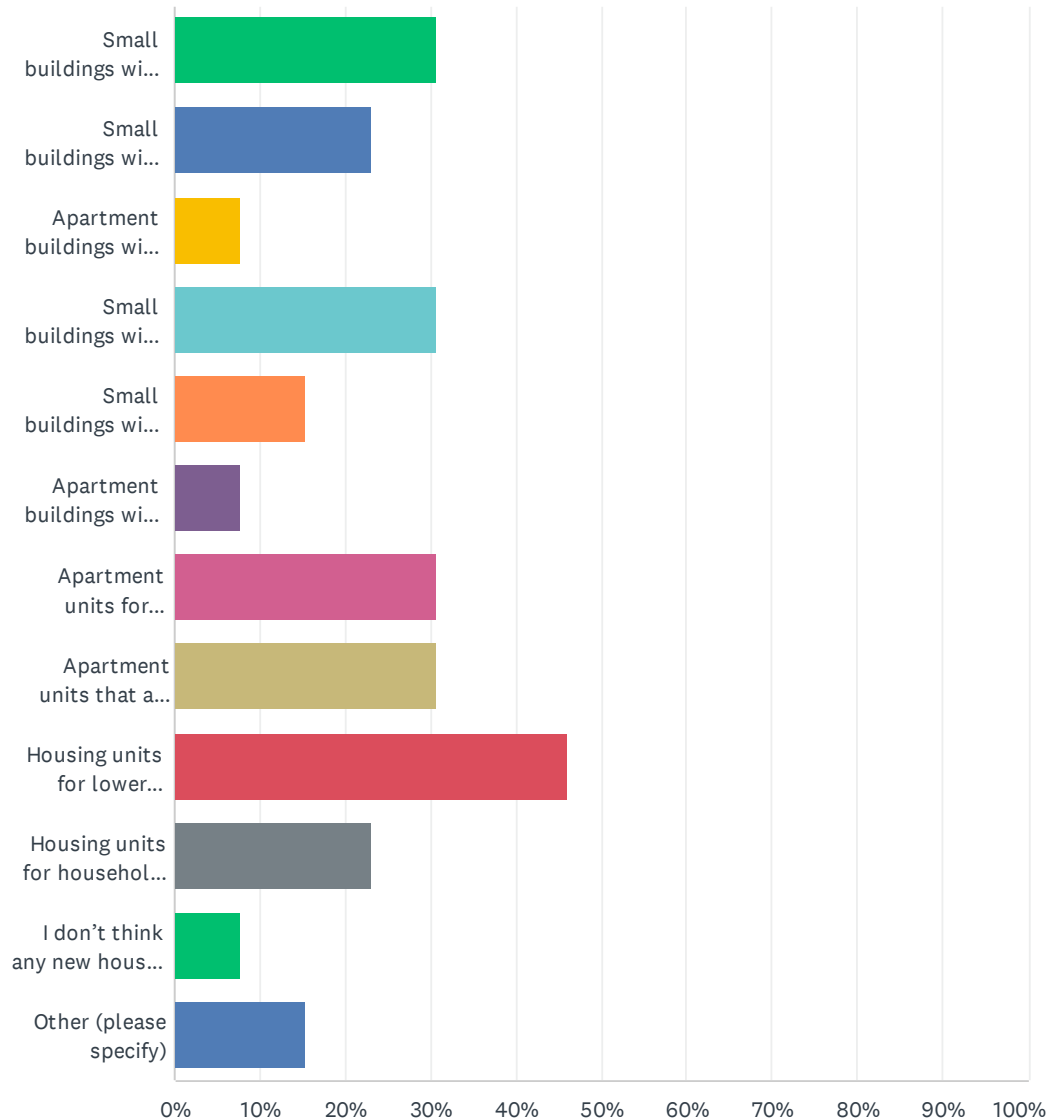
Answered: 4 Skipped: 20



ANSWER CHOICES	RESPONSES	
Yes	50.00%	2
No	50.00%	2
TOTAL		4

Q58 In your opinion, what is the type of housing most needed for current residents and future residents in Northampton County? (select up to four)

Answered: 13 Skipped: 11



ANSWER CHOICES	RESPONSES	
Small buildings with up to 4 apartments for lower income households where rent is based on income	30.77%	4
Small buildings with up to 10 apartments for lower income households where rent is based on income	23.08%	3
Apartment buildings with more than 10 units where rent is based on income	7.69%	1
Small buildings with up to 4 apartments for middle and upper income households	30.77%	4
Small buildings with up to 10 apartments for middle and upper income households	15.38%	2
Apartment buildings with more than 10 units for middle and upper income households	7.69%	1
Apartment units for elderly households 60 years and old where rent is based on income	30.77%	4
Apartment units that are accessible for persons with disabilities and rent is based on income	30.77%	4
Housing units for lower income households to purchase	46.15%	6
Housing units for households of any income to purchase	23.08%	3
I don't think any new housing is needed	7.69%	1
Other (please specify)	15.38%	2
Total Respondents: 13		

#	OTHER (PLEASE SPECIFY)	DATE
1	Again 4 unit housing available for those who work and that do not qualify for housing assistance affordable priced for average income in our area	11/1/2021 6:46 PM
2	I can't answer this question.	10/31/2021 10:10 AM



**Q59 Is there anything else you would like to tell us about the units that you own or manage in Northampton County? Specifically, are there any needs or other issues that have not been mentioned in this survey but that you think we should know about?**

Answered: 5   Skipped: 19

#	RESPONSES	DATE
1	county needs to control occupancy like all the other counties do in the commonwealth, some homes are very overpacked , placing a burden on cape charles	11/3/2021 7:01 PM
2	My unit. Is for vacation rentals of 3-30 days only	10/31/2021 10:29 AM
3	There is a huge need for apartments in and near thriving towns like Cape Charles and Onancock for young people.	10/31/2021 10:10 AM
4	No	10/25/2021 10:13 AM
5	The fees and taxes charged to the owner are too high to offer lowered rental rates. The Town of Cape Charles needs to enforce the 30 day minimum on accessory dwellings. That is the ordinance but they like collecting the TOT tax so they look the other way. They should also substantially done illegal built accessory short term rentals but instead they retroactively approve them. There are no consequences or repercussions for illegal short term rentals. Property owners lately are renting out BOTH the main residence AND the accessory dwelling. That is a commercial enterprise in a residential neighborhood. This is in R1. The main house should have to be occupied by a full time owner that oversees the rental of their accessory dwelling. Otherwise, the neighbors have to deal w problems. The Town and County have to dispatch police. Accessory apts should not be Airbnb. That is a commercial use of a residential property.	10/17/2021 11:09 PM

## D. Business Survey Results

## **ACCOMACK-NORTHAMPTON REGIONAL HOUSING NEEDS ASSESSMENT BUSINESS SURVEY SUMMARY**

This summary highlights responses to the survey questions. A total of 17 business entity representatives responded. In most cases, not all 17 responded to every question. A copy of the complete survey responses is attached to this summary.

### ***Types of Respondents***

- 41% (7) of respondents were local units of government or schools
- 12% (2) were manufacturers
- 12% (2) were accommodations (hotel, motel)
- 12% (2) were food service
- 12% (2) were farm/landscaping entities
- 6% (1) was a retail business
- 6% (1) was unknown (no response)

### ***Number of Employees***

The 17 respondents employ a total of 2,140 full-time and 679 part-time employees. Together, they are trying to fill 138 full-time positions and 105 part-time positions.

### ***Residences of Current Employees***

Of the 1,700 employees reported by respondents, 64% (1,080) live in Northampton County and 27% (455) live in Accomack County. Another 8% (141) live across the Chesapeake Bay and 1% (24) live in Maryland.

### ***Difficulty in Hiring due to Lack of Housing***

More than 76% of employer respondents reported having difficulty in hiring because of a lack of affordable housing on the Eastern Shore with 71% reported needing year-round housing. More specifically, respondents estimated that between 92-102 new or potential new hires did not accept their job offers because they were unable to find housing on the Eastern Shore. Employers provided salary ranges for 40 full-time positions of the new or potential new hires who did not accept job offers because they were unable to find housing on the Eastern Shore. These included:

- 6 positions at a salary range up to \$20,000
- 7 between \$20,000 to \$29,999
- 6 between \$30,000 to \$39,999
- 8 between \$40,000 to \$49,999
- 5 between \$50,000 to \$59,999
- 3 between \$60,000 to \$69,999
- And another 5 positions paying \$70,000 or more

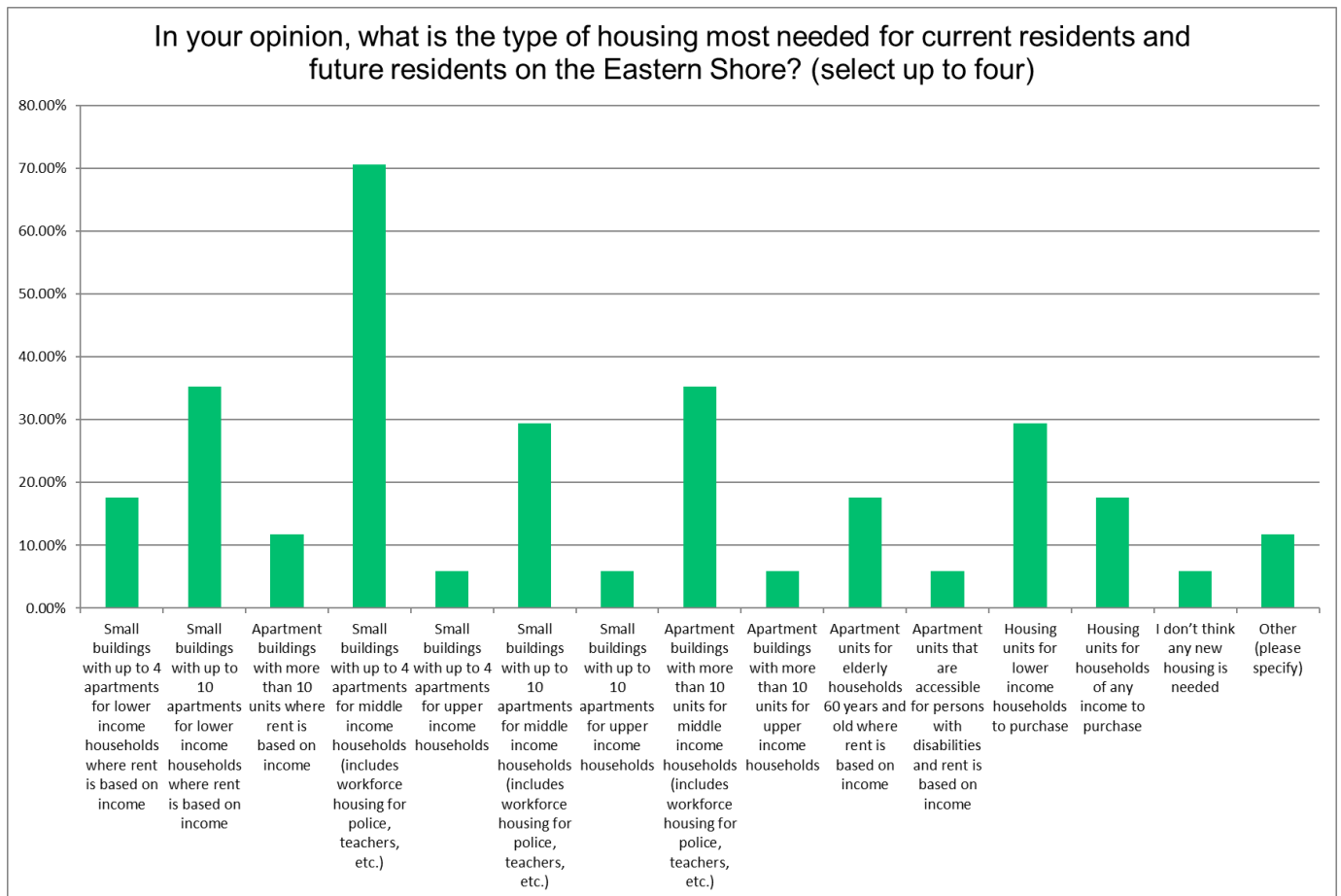
Four employers (24%) reported having to delay or cease business expansions because of a lack of housing on the Eastern Shore.

The survey asked respondents to assume they were fully staffed today (with current employees in place and current vacancies filled) and given their projected growth over the next five years, estimate the

number of additional employees they foresee needing to support this growth. Respondents reported they would require an additional 159 full-time and 45 part-time employees.

### ***Desired Housing for Employees***

The most popular housing type desired for employees are small buildings with up to 4 apartments for middle income households (includes workforce housing for police, teachers, etc.) at 71%. The next two most popular choices are small buildings up to 10 apartments for lower income households where rent is based on income (35%) and apartment buildings with more than 10 units for middle income households (includes workforce housing for police, teachers, etc.) (35%). One respondent mentioned that ADUs available for 30-day rentals would be perfect for police and teachers.



# Q1 Please provide the contact information below in case we need more details.

Answered: 16 Skipped: 1

\* Some contact details collected during this survey have been redacted for reasons of privacy.

#	NAME OF BUSINESS OR ORGANIZATION:	DATE
1	County Of Accomack	11/5/2021 11:25 AM
2	Norhampton County Schools	11/1/2021 5:05 PM
3	Eastern Shore Signs, LLC	10/26/2021 6:09 PM
4	Cape Charles Trading Co LLC	10/26/2021 2:08 PM
5	Cape Motel	10/26/2021 10:44 AM
6	Own 2 businesses, employ 4-6 people	10/25/2021 6:03 PM
7	The Bakery on Mason	10/25/2021 11:49 AM
8	Browder Hite, Inc	10/25/2021 11:17 AM
9	Hotel Cape Charles	10/25/2021 11:09 AM
10	Accomack County Department of Social Services	10/20/2021 4:49 PM
11	Northampton County	10/20/2021 9:47 AM
12	Accomack County Public Schools	10/19/2021 1:54 PM
13	Chatham Flower Farm	10/19/2021 11:57 AM
14	Eastern Shore Literacy Council	10/19/2021 9:57 AM
15	NCPS	10/19/2021 5:59 AM
16	COASTAL PRECAST SYSTEMS LLC	10/7/2021 1:58 PM
#	COUNTY LOCATION:	DATE
1	Accomack	11/5/2021 11:25 AM
2	Virginia	11/1/2021 5:05 PM
3	Northampton	10/26/2021 6:09 PM
4	Northampton	10/26/2021 2:08 PM
5	Northampton	10/26/2021 10:44 AM
6	Cape Charles	10/25/2021 6:03 PM
7	Northampton	10/25/2021 11:49 AM
8	Northampton	10/25/2021 11:17 AM
9	VA	10/25/2021 11:09 AM
10	Accomac	10/20/2021 4:49 PM
11	Virginia	10/20/2021 9:47 AM
12	Accomac, VA 23301	10/19/2021 1:54 PM
13	Accomack	10/19/2021 11:57 AM
14	Accomack	10/19/2021 9:57 AM
15	Northampton	10/19/2021 5:59 AM
16	NORTHAMPTON	10/7/2021 1:58 PM

## Q2 General Business Purpose:

Answered: 16 Skipped: 1

#	RESPONSES	DATE
1	local government	11/5/2021 11:25 AM
2	757-678-5151	11/1/2021 5:05 PM
3	Manufacturing (signs, screen printing and embroidery)	10/26/2021 6:09 PM
4	Retail	10/26/2021 2:08 PM
5	Motel	10/26/2021 10:44 AM
6	Food Service	10/25/2021 6:03 PM
7	Bakery	10/25/2021 11:49 AM
8	Landscape contracting	10/25/2021 11:17 AM
9	Hotel	10/25/2021 11:09 AM
10	Welfare	10/20/2021 4:49 PM
11	Municipal Government	10/20/2021 9:47 AM
12	Education	10/19/2021 1:54 PM
13	Flower Farm	10/19/2021 11:57 AM
14	adult education	10/19/2021 9:57 AM
15	Schoold	10/19/2021 5:59 AM
16	SUPPLIER OF CONCRETE PRECAST ELEMTNS	10/7/2021 1:58 PM

## Q3 Business size by employees:

Answered: 17 Skipped: 0

ANSWER CHOICES	RESPONSES	
Current full-time employees	100.00%	17
Current part-time employees	94.12%	16
Current full-time vacancies you are trying to fill	100.00%	17
Current part-time vacancies you are trying to fill	88.24%	15

#	CURRENT FULL-TIME EMPLOYEES	DATE
1	243	11/5/2021 11:25 AM
2	313	11/1/2021 5:05 PM
3	5	10/26/2021 6:09 PM
4	4	10/26/2021 2:08 PM
5	4	10/26/2021 10:44 AM
6	4	10/26/2021 7:55 AM
7	4	10/25/2021 6:03 PM
8	0	10/25/2021 11:49 AM
9	21	10/25/2021 11:17 AM
10	2	10/25/2021 11:09 AM
11	44	10/20/2021 4:49 PM
12	200	10/20/2021 9:47 AM
13	779	10/19/2021 1:54 PM
14	0	10/19/2021 11:57 AM
15	0	10/19/2021 9:57 AM
16	350	10/19/2021 5:59 AM
17	167	10/7/2021 1:58 PM

#	CURRENT PART-TIME EMPLOYEES	DATE
1	162	11/5/2021 11:25 AM
2	85	11/1/2021 5:05 PM
3	0	10/26/2021 6:09 PM
4	2	10/26/2021 2:08 PM
5	3	10/26/2021 10:44 AM
6	2	10/26/2021 7:55 AM
7	4	10/25/2021 6:03 PM
8	3	10/25/2021 11:49 AM
9	0	10/25/2021 11:17 AM

## Accomack-Northampton Business Survey

## SurveyMonkey

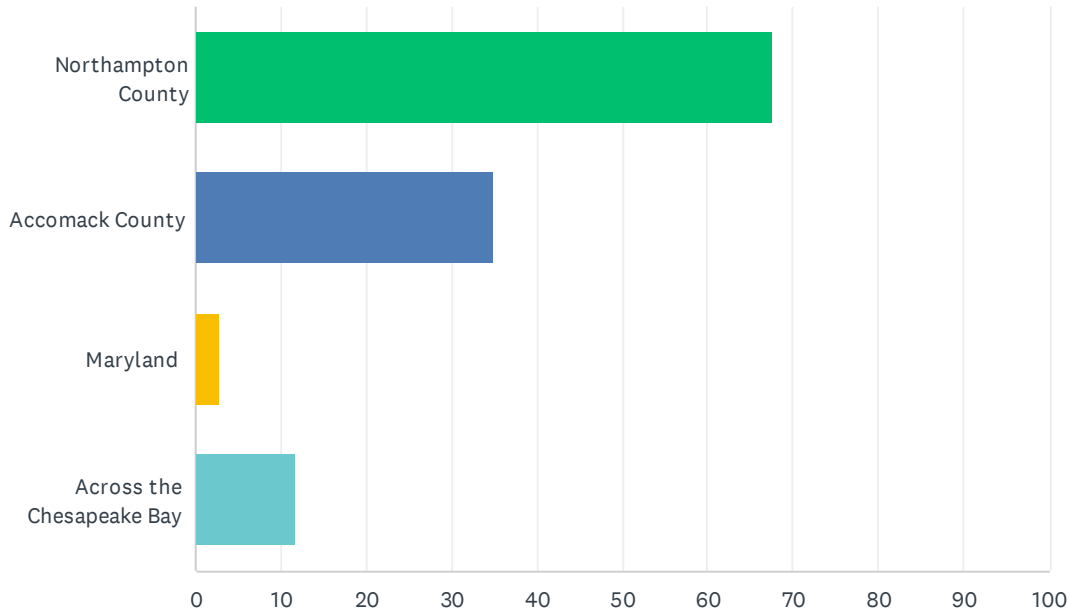
10	7	10/25/2021 11:09 AM
11	6	10/20/2021 4:49 PM
12	40	10/20/2021 9:47 AM
13	163	10/19/2021 1:54 PM
14	0	10/19/2021 11:57 AM
15	2	10/19/2021 9:57 AM
16	100	10/19/2021 5:59 AM
#	CURRENT FULL-TIME VACANCIES YOU ARE TRYING TO FILL	DATE
1	24	11/5/2021 11:25 AM
2	12	11/1/2021 5:05 PM
3	0	10/26/2021 6:09 PM
4	0	10/26/2021 2:08 PM
5	1	10/26/2021 10:44 AM
6	0	10/26/2021 7:55 AM
7	0	10/25/2021 6:03 PM
8	1	10/25/2021 11:49 AM
9	2	10/25/2021 11:17 AM
10	2	10/25/2021 11:09 AM
11	8	10/20/2021 4:49 PM
12	6	10/20/2021 9:47 AM
13	approximately 30	10/19/2021 1:54 PM
14	0	10/19/2021 11:57 AM
15	0	10/19/2021 9:57 AM
16	12	10/19/2021 5:59 AM
17	40	10/7/2021 1:58 PM
#	CURRENT PART-TIME VACANCIES YOU ARE TRYING TO FILL	DATE
1	7	11/5/2021 11:25 AM
2	25	11/1/2021 5:05 PM
3	0	10/26/2021 6:09 PM
4	0	10/26/2021 2:08 PM
5	3	10/26/2021 10:44 AM
6	0	10/26/2021 7:55 AM
7	1	10/25/2021 6:03 PM
8	1	10/25/2021 11:49 AM
9	0	10/25/2021 11:17 AM
10	4	10/25/2021 11:09 AM
11	0	10/20/2021 4:49 PM
12	We need a number of substitutes. Approximately 60 part time employees.	10/19/2021 1:54 PM



13	1	10/19/2021 11:57 AM
14	0	10/19/2021 9:57 AM
15	3	10/19/2021 5:59 AM

## Q4 Please provide a general percentage as to where all your employees currently live:

Answered: 17 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
Northampton County	68	1,080	16
Accomack County	35	455	13
Maryland	3	24	9
Across the Chesapeake Bay	12	141	12
Total Respondents: 17			

#	NORTHAMPTON COUNTY	DATE
1	5	11/5/2021 11:25 AM
2	85	11/1/2021 5:05 PM
3	100	10/26/2021 6:09 PM
4	100	10/26/2021 2:08 PM
5	95	10/26/2021 10:44 AM
6	100	10/26/2021 7:55 AM
7	100	10/25/2021 6:03 PM
8	80	10/25/2021 11:49 AM
9	80	10/25/2021 11:17 AM
10	100	10/25/2021 11:09 AM

## Accomack-Northampton Business Survey

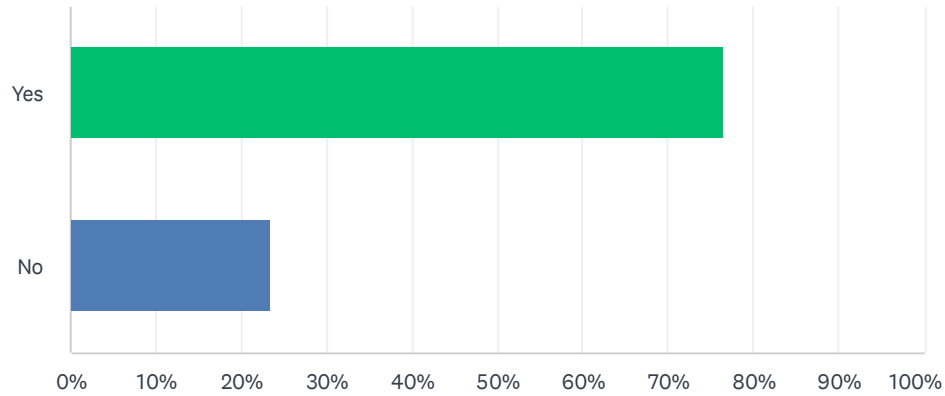
## SurveyMonkey

11	5	10/20/2021 4:49 PM
12	70	10/20/2021 9:47 AM
13	20	10/19/2021 1:54 PM
14	0	10/19/2021 11:57 AM
15	95	10/19/2021 5:59 AM
16	45	10/7/2021 1:58 PM
#	ACCOMACK COUNTY	DATE
1	88	11/5/2021 11:25 AM
2	13	11/1/2021 5:05 PM
3	0	10/26/2021 6:09 PM
4	0	10/26/2021 2:08 PM
5	20	10/25/2021 11:49 AM
6	20	10/25/2021 11:17 AM
7	90	10/20/2021 4:49 PM
8	20	10/20/2021 9:47 AM
9	65	10/19/2021 1:54 PM
10	0	10/19/2021 11:57 AM
11	100	10/19/2021 9:57 AM
12	4	10/19/2021 5:59 AM
13	35	10/7/2021 1:58 PM
#	MARYLAND	DATE
1	4	11/5/2021 11:25 AM
2	0	11/1/2021 5:05 PM
3	0	10/26/2021 2:08 PM
4	0	10/25/2021 11:17 AM
5	5	10/20/2021 4:49 PM
6	15	10/19/2021 1:54 PM
7	0	10/19/2021 11:57 AM
8	0	10/19/2021 5:59 AM
9	0	10/7/2021 1:58 PM
#	ACROSS THE CHESAPEAKE BAY	DATE
1	3	11/5/2021 11:25 AM
2	2	11/1/2021 5:05 PM
3	0	10/26/2021 6:09 PM
4	0	10/26/2021 2:08 PM
5	5	10/26/2021 10:44 AM
6	0	10/25/2021 11:17 AM
7	0	10/20/2021 4:49 PM
8	10	10/20/2021 9:47 AM

9	0	10/19/2021 1:54 PM
10	100	10/19/2021 11:57 AM
11	1	10/19/2021 5:59 AM
12	20	10/7/2021 1:58 PM

## Q5 Do you have difficulty hiring people because of the lack of housing on the Eastern Shore?

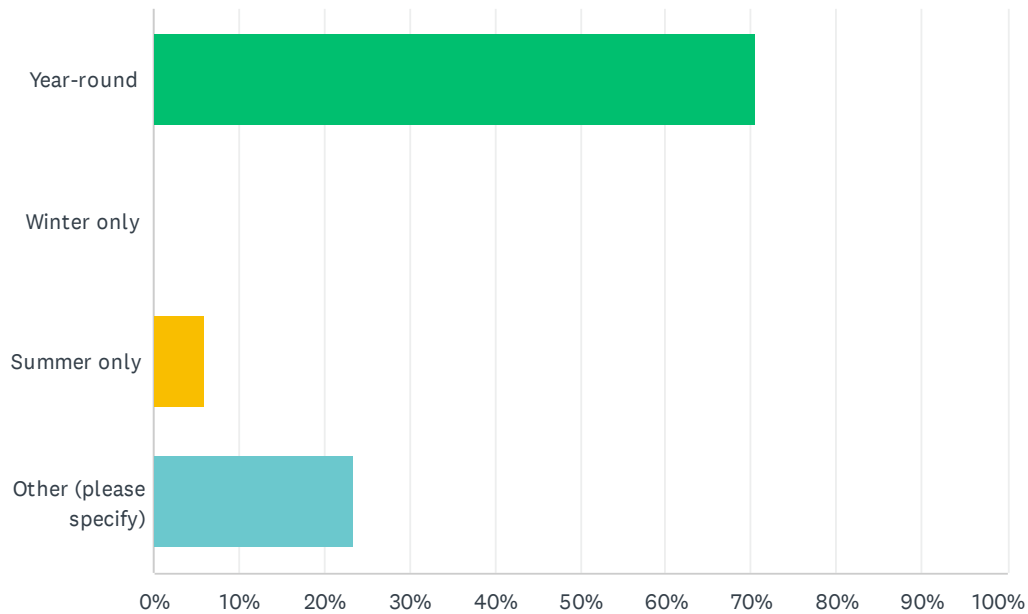
Answered: 17 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	76.47%	13
No	23.53%	4
TOTAL		17

## Q6 Are your employee housing needs year-round or seasonal?

Answered: 17 Skipped: 0



ANSWER CHOICES	RESPONSES
Year-round	70.59% 12
Winter only	0.00% 0
Summer only	5.88% 1
Other (please specify)	23.53% 4
TOTAL	17

#	OTHER (PLEASE SPECIFY)	DATE
1	My employees housing needs is not a topic I can ethically discuss with them. My position is employer. To employ.	10/25/2021 6:03 PM
2	both year around and seasonal housing is desired	10/25/2021 11:09 AM
3	We hire all year but have the most difficulty during the summer months as we hire new teachers.	10/19/2021 1:54 PM
4	April through October	10/19/2021 11:57 AM

## Q7 Over the past two years, how many new or potential new hires did not accept your job offer(s) because they were unable to find housing on the Eastern Shore?

Answered: 16 Skipped: 1

ANSWER CHOICES	RESPONSES
Enter number (an estimate is acceptable)	100.00% 16

#	ENTER NUMBER (AN ESTIMATE IS ACCEPTABLE)	DATE
1	6	11/5/2021 11:25 AM
2	12	11/1/2021 5:05 PM
3	0	10/26/2021 6:09 PM
4	0	10/26/2021 2:08 PM
5	2	10/26/2021 10:44 AM
6	0	10/26/2021 7:55 AM
7	0	10/25/2021 6:03 PM
8	2	10/25/2021 11:49 AM
9	2	10/25/2021 11:17 AM
10	5	10/25/2021 11:09 AM
11	10	10/20/2021 4:49 PM
12	6	10/20/2021 9:47 AM
13	15	10/19/2021 1:54 PM
14	2	10/19/2021 11:57 AM
15	10	10/19/2021 5:59 AM
16	20-30	10/7/2021 1:58 PM

**Q8 Of the new or potential new hires who did not accept your job offer(s), what were the salary ranges for their positions? (Enter the number of positions next to each salary range below)**

Answered: 14 Skipped: 3

ANSWER CHOICES	RESPONSES	
Up to \$20,000 / year	42.86%	6
\$20,000 - \$29,999 / year	50.00%	7
\$30,000 - \$39,999 / year	42.86%	6
\$40,000 - \$49,999 / year	57.14%	8
\$50,000 - \$59,999 / year	35.71%	5
\$60,000 - \$69,999 / year	21.43%	3
\$70,000 - \$79,999 / year	14.29%	2
\$80,000 - \$89,999 / year	7.14%	1
\$90,000 - \$99,999 / year	7.14%	1
\$100,000 or more / year	7.14%	1

#	UP TO \$20,000 / YEAR	DATE
1	2	11/1/2021 5:05 PM
2	0	10/26/2021 6:09 PM
3	0	10/25/2021 6:03 PM
4	1	10/25/2021 11:09 AM
5	13,500/7mo part time	10/19/2021 11:57 AM
6	2	10/19/2021 5:59 AM
#	\$20,000 - \$29,999 / YEAR	DATE
1	4	11/1/2021 5:05 PM
2	0	10/26/2021 6:09 PM
3	2	10/26/2021 10:44 AM
4	0	10/25/2021 6:03 PM
5	2	10/25/2021 11:17 AM
6	5	10/25/2021 11:09 AM
7	5	10/20/2021 4:49 PM
#	\$30,000 - \$39,999 / YEAR	DATE
1	2	11/5/2021 11:25 AM
2	0	10/26/2021 6:09 PM
3	0	10/25/2021 6:03 PM



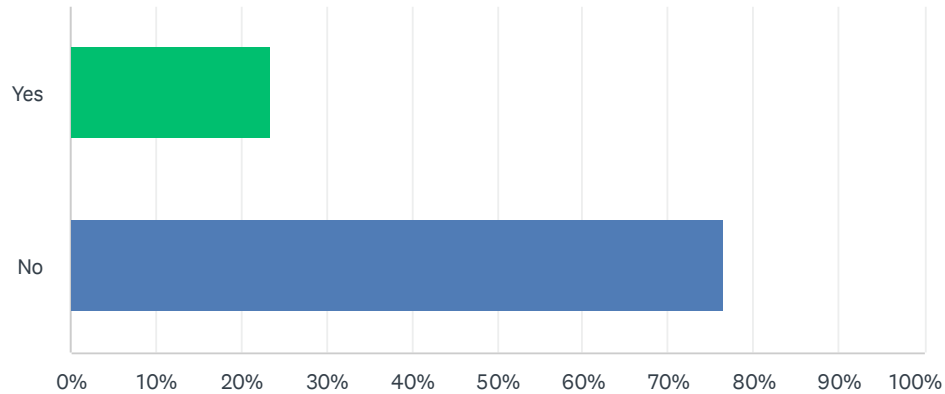
## Accomack-Northampton Business Survey

SurveyMonkey

4	2	10/25/2021 11:49 AM
5	5	10/20/2021 4:49 PM
6	5	10/19/2021 1:54 PM
#	<b>\$40,000 - \$49,999 / YEAR</b>	<b>DATE</b>
1	3	11/5/2021 11:25 AM
2	6	11/1/2021 5:05 PM
3	0	10/26/2021 6:09 PM
4	1	10/26/2021 10:44 AM
5	0	10/25/2021 6:03 PM
6	3	10/20/2021 9:47 AM
7	5	10/19/2021 1:54 PM
8	6	10/19/2021 5:59 AM
#	<b>\$50,000 - \$59,999 / YEAR</b>	<b>DATE</b>
1	1	11/5/2021 11:25 AM
2	0	10/25/2021 6:03 PM
3	5	10/19/2021 1:54 PM
4	3	10/19/2021 5:59 AM
5	10	10/7/2021 1:58 PM
#	<b>\$60,000 - \$69,999 / YEAR</b>	<b>DATE</b>
1	0	10/25/2021 6:03 PM
2	3	10/20/2021 9:47 AM
3	10	10/7/2021 1:58 PM
#	<b>\$70,000 - \$79,999 / YEAR</b>	<b>DATE</b>
1	0	10/25/2021 6:03 PM
2	10	10/7/2021 1:58 PM
#	<b>\$80,000 - \$89,999 / YEAR</b>	<b>DATE</b>
1	0	10/25/2021 6:03 PM
#	<b>\$90,000 - \$99,999 / YEAR</b>	<b>DATE</b>
1	0	10/25/2021 6:03 PM
#	<b>\$100,000 OR MORE / YEAR</b>	<b>DATE</b>
1	0	10/25/2021 6:03 PM

## Q9 Have you delayed or ceased business expansion plans because of the lack of housing on the Eastern Shore?

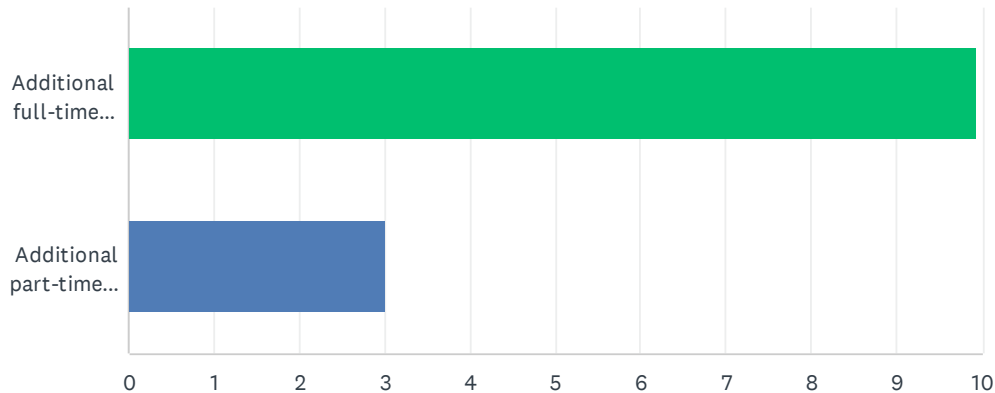
Answered: 17 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		23.53%	4
No		76.47%	13
TOTAL			17

**Q10 Assuming that you were fully staffed today (with current employees and current vacancies filled) and given your projected growth over the next five years, how many additional employees do you foresee needing to support this growth?**

Answered: 17 Skipped: 0



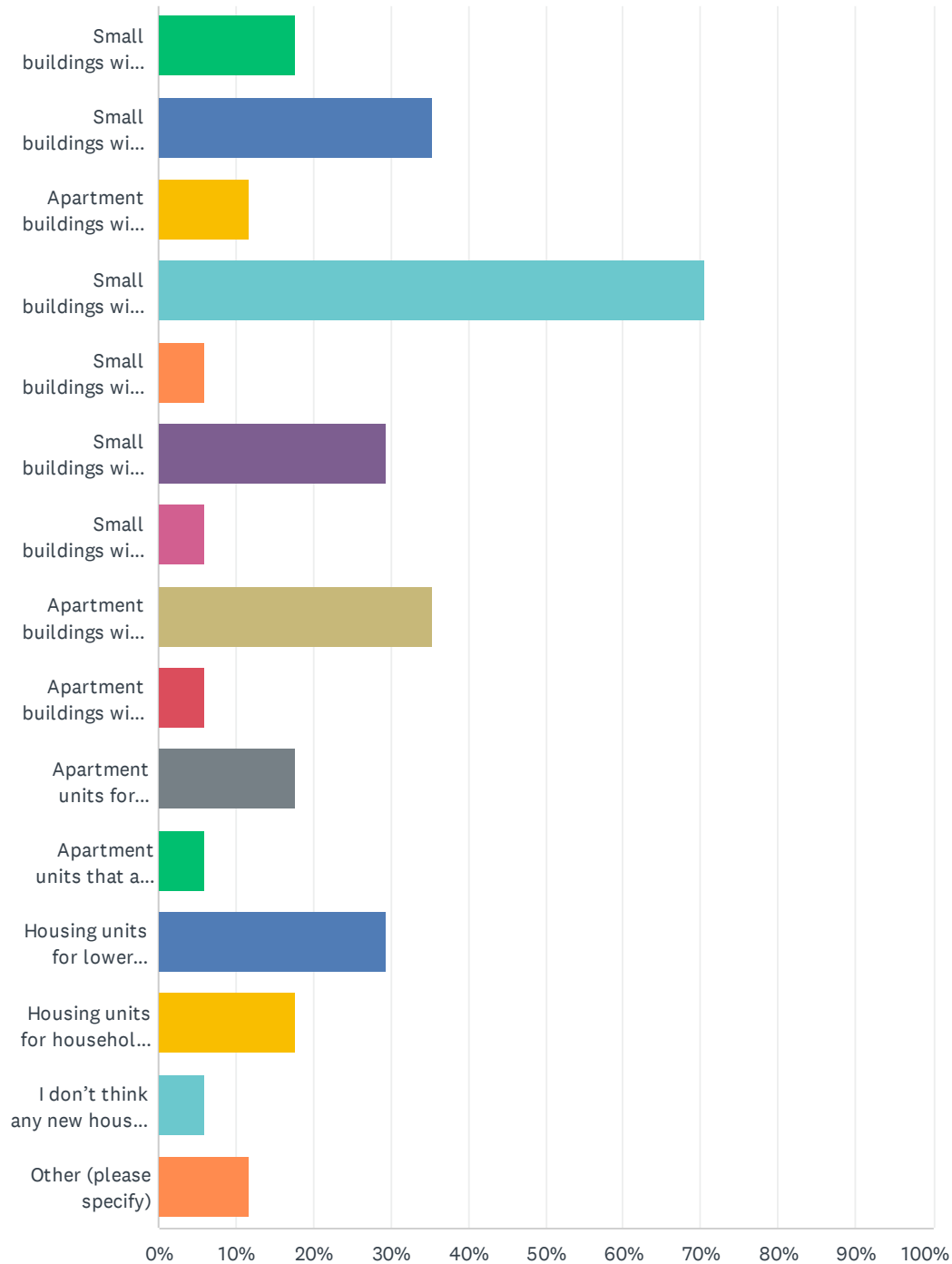
ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
Additional full-time employees	10	159	16
Additional part-time employees	3	45	15
Total Respondents: 17			

#	ADDITIONAL FULL-TIME EMPLOYEES	DATE
1	15	11/5/2021 11:25 AM
2	8	11/1/2021 5:05 PM
3	2	10/26/2021 6:09 PM
4	0	10/26/2021 2:08 PM
5	2	10/26/2021 10:44 AM
6	1	10/26/2021 7:55 AM
7	1	10/25/2021 6:03 PM
8	2	10/25/2021 11:49 AM
9	10	10/25/2021 11:17 AM
10	2	10/25/2021 11:09 AM
11	5	10/20/2021 4:49 PM
12	3	10/20/2021 9:47 AM
13	25	10/19/2021 1:54 PM
14	2	10/19/2021 11:57 AM
15	6	10/19/2021 5:59 AM

16	75	10/7/2021 1:58 PM
#	ADDITIONAL PART-TIME EMPLOYEES	DATE
1	12	11/5/2021 11:25 AM
2	4	11/1/2021 5:05 PM
3	2	10/26/2021 6:09 PM
4	3	10/26/2021 2:08 PM
5	5	10/26/2021 10:44 AM
6	1	10/26/2021 7:55 AM
7	1	10/25/2021 6:03 PM
8	3	10/25/2021 11:49 AM
9	3	10/25/2021 11:17 AM
10	5	10/25/2021 11:09 AM
11	2	10/20/2021 4:49 PM
12	0	10/19/2021 1:54 PM
13	1	10/19/2021 11:57 AM
14	1	10/19/2021 9:57 AM
15	2	10/19/2021 5:59 AM

# Q11 In your opinion, what is the type of housing most needed for current residents and future residents on the Eastern Shore? (select up to four)

Answered: 17 Skipped: 0



ANSWER CHOICES	RESPONSES	
Small buildings with up to 4 apartments for lower income households where rent is based on income	17.65%	3
Small buildings with up to 10 apartments for lower income households where rent is based on income	35.29%	6
Apartment buildings with more than 10 units where rent is based on income	11.76%	2
Small buildings with up to 4 apartments for middle income households (includes workforce housing for police, teachers, etc.)	70.59%	12
Small buildings with up to 4 apartments for upper income households	5.88%	1
Small buildings with up to 10 apartments for middle income households (includes workforce housing for police, teachers, etc.)	29.41%	5
Small buildings with up to 10 apartments for upper income households	5.88%	1
Apartment buildings with more than 10 units for middle income households (includes workforce housing for police, teachers, etc.)	35.29%	6
Apartment buildings with more than 10 units for upper income households	5.88%	1
Apartment units for elderly households 60 years and old where rent is based on income	17.65%	3
Apartment units that are accessible for persons with disabilities and rent is based on income	5.88%	1
Housing units for lower income households to purchase	29.41%	5
Housing units for households of any income to purchase	17.65%	3
I don't think any new housing is needed	5.88%	1
Other (please specify)	11.76%	2
Total Respondents: 17		

#	OTHER (PLEASE SPECIFY)	DATE
1	All but 10 unit buildings	10/26/2021 7:55 AM
2	Accessory dwellings that are kin of 30 day rentals are perfect for teachers, police	10/25/2021 6:03 PM

## Q12 Would you like to offer additional comments about the housing market on the Eastern Shore and how it impacts your business or organization? [dialogue box to be provided]

Answered: 10 Skipped: 7

#	RESPONSES	DATE
1	Affordable housing and additional options to rent for a year for family or professionals (firefighters, sheriff deputies, 911 dispatchers, teachers etc) is critical. Some 'out of box thinking such as a Tiny House village with business or non-profit entity owning 1 or 2 houses within the village would be useful and financially sustainable.	11/5/2021 11:25 AM
2	We need long term affordable housing	10/26/2021 6:09 PM
3	Yes	10/26/2021 2:08 PM
4	My first hand experience w employees is that housing is not the issue. It's a motivation issue impacted by subsidies. As a business owner I live here and just had my residential and commercial properties skyjacked. I think the ANPDC should be investigated.	10/25/2021 6:03 PM
5	Quality, affordable housing that is critical to the future of Northampton County. There are no affordable options for rent, especially for teachers and middle income earners. If this is not addressed through zoning, building incentives to developers and sewer/water availability, Northampton County will stagnate for years to come.	10/25/2021 11:17 AM
6	the shore has a tremendous need for affordable quality housing for more than weekly rentals	10/25/2021 11:09 AM
7	I am estimating the figures for the most part as we do not have that type of data. We have hired a number of additional positions with ESSERIII funds. In three years, these positions will be eliminated. We are constantly losing and hiring staff. Having more housing options would be very beneficial to this process.	10/19/2021 1:54 PM
8	No	10/19/2021 11:57 AM
9	No	10/19/2021 5:59 AM
10	Coastal Precast Systems offer concrete solutions for housing. There is a drastic need for MIDDLE-income housing-Cape Charles especially!	10/7/2021 1:58 PM