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Eastern Shore of Virginia

HOUSING NEEDS ASSESSMENT, HOUSING STRATEGIC PLAN

Client

Accomack-Northampton Planning Development Commission (A-NPDC). The PDC is responsible for planning and implementing housing and community development activities on Virginia's Eastern Shore. In carryout out this responsibility, the PDC serves as staff to the Eastern Shore Housing Consortium.

Project Description

Prepare a housing needs assessment for Accomack County and Northampton County, Virginia, including the following tasks:

- Research demographic and housing trends
- Evaluate the condition of the housing stock
- Facilitate the preparation of a housing strategic plan

Challenges

The Eastern Shore of Virginia is a rural area with a high rate of poverty. While certain non-profit organizations are in the process of developing in-house capacity, the Eastern Shore relies heavily on developers and general contractors from the mainland. Construction costs are higher due to the need to import materials and due to the relative absence of public water and sewer service. Because of the high poverty level on the Eastern Shore, all assisted rental housing projects require project based rental assistance. The PDC needed a plan that would enable the agency to prioritize projects within a five year time horizon.

Solution

M&L staff traveled extensively on the Eastern Shore in an effort to visualize housing and supportive service needs. We documented rental housing and homeownership needs, as well as the housing needs of special populations. We prepared a strategic plan of action based on input from local housing practitioners.

Benefits

A-NPDC can use the results of our study as the basis for its applications for state housing and community development assistance. The Eastern Shore Housing Consortium has formed various task forces to implement major components of the housing strategy with a clear sense of direction.

Planning and Development Consultants