

# Appendix

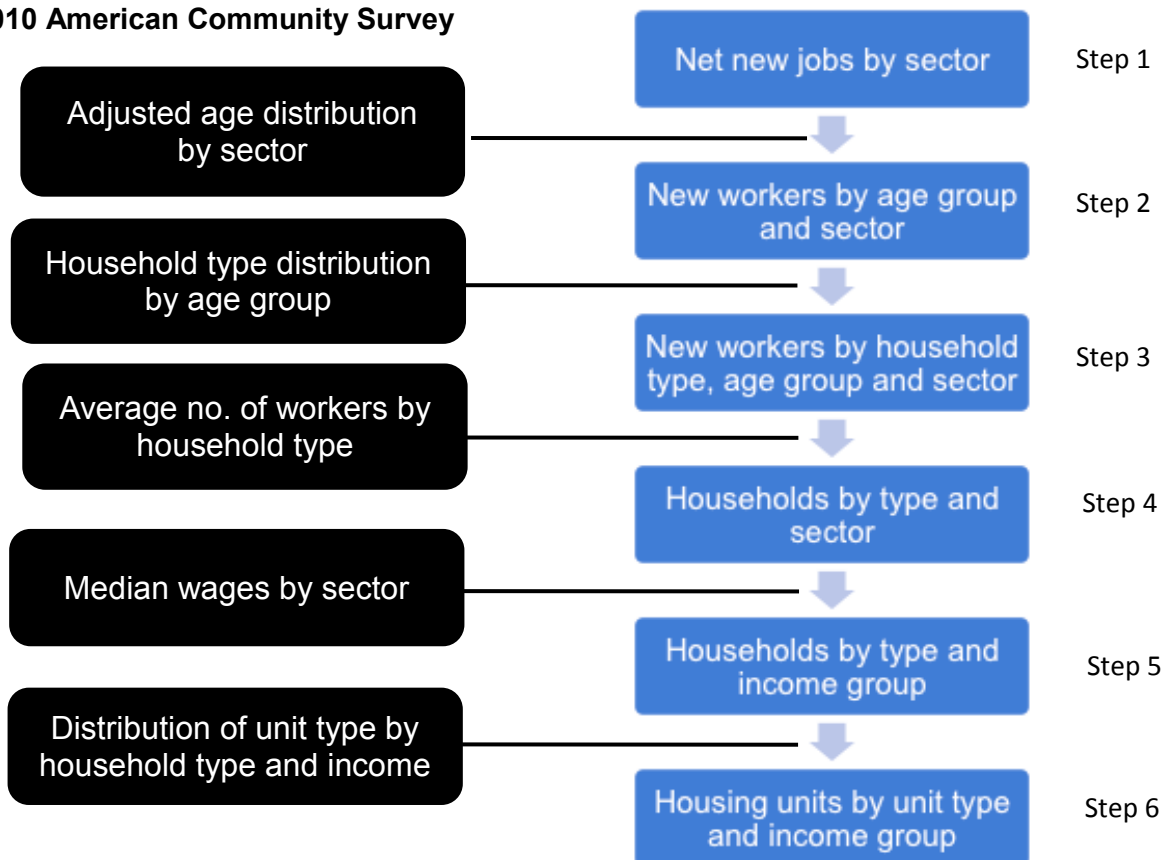
## Methodology

The housing demand forecasts generated by the Center for Regional Analysis are employment-driven forecasts of the need for housing. These forecasts differ from some other forecasts of housing need, which are demographically driven. The approach explicitly links regional job and economic growth with the availability and price of housing. Housing forecasts were generated for 8 counties and the City of Richmond that comprise the Richmond Regional Planning District. These housing forecasts were based on forecasts of job growth by industry sector for each jurisdiction and assessed the amount and type of housing that would be needed to house each jurisdiction's workers.

The Center conducted a six-step model for generating housing demand forecasts. Each step in the process was important for modeling not simply the overall demand for housing, but also the need for housing in different jurisdictions, of different types, and at different price/rent points. The characteristics of the housing units needed for the region's future workers depend on the age, household composition, and household income of new workers, which are all factors included in the analysis. This section describes the methodology and data used to derive the forecasts.

### Model for Forecasting Housing Need

#### 2010 American Community Survey



## **Step 1. Determine Net New Job Growth By Sector**

It is important to understand the types of jobs coming to the region so we can develop estimates of household income, which will determine housing types and affordability levels. IHS Global Insight provides annual job forecasts for each of the region's jurisdictions. These employment forecasts are based on a county-level econometric model that Global Insight updates regularly. The forecasts include full-time, payroll jobs only, excluding both part-time jobs and self-employed persons. Therefore, the Global Insight figures undercount the total employment activity in the region. The Global Insight forecasts include 13 major industry sectors. In some cases, we split the Global Insight sectors into subsectors if the wages of workers in different subsectors were likely to have different wages. We split the Global Insight Trade and Utilities sector into Transportation and Utilities, Wholesale Trade and Retail Trade. We divided the Education and Health Services sector into two sectors. We split the Financial Services sector into Finance and Insurance, and Real Estate. Finally, we split the Professional and Business Services sector into Professional and Technical Services/Management and Administrative and Waste Services. Historic county-level employment data from the U.S. Bureau of Economic Analysis was used to divide the sectors. Tables A1-1 through A1-8 summarize the employment change by sector for each jurisdiction.

## **Step 2. Assign Net New Workers to Age Categories**

Understanding the age distribution of the region's future workforce is important for estimating housing demand, since the demand for different types of housing is strongly associated with individuals' ages. The first step in moving from jobs to housing demand is to estimate the age distribution of the net new workers. For each jurisdiction, we assigned some share of the net new workers in each sector to one of three age groups: under 30, 30-44 or 45-64. We assumed no net new workers are aged 65 or older. New workers will be somewhat younger than the existing workforce.

We analyzed data from the 2010 American Community Survey (1-year microdata sample) to estimate the age distribution of current workers for each industry sector. This analysis was done separately for each jurisdiction. We adjusted the age distribution to account for the fact that new workers will be younger by analyzing 2010 ACS data on the age distribution of recent movers to the Richmond region. Through this analysis, we found that recent movers are more likely to be under age 45 and less likely to be age 45 to 64 compared to existing workers. We applied these ratios to the age distribution of existing workers in each jurisdiction to adjust the age distribution for new workers. Tables A2-1 through A2-8 summarize the age distribution of new workers by sector for each jurisdiction.

### Step 3. Assign Net New Workers to Household Types

Age is a determinant of housing need largely because of the household composition implied by the ages of the individuals in the households. For example, new workers under age 30 are more likely to live in one-person households or two adult-no children households. By contrast, workers age 30 to 44 are more likely to live in households with children.

We assigned each new worker in each sector to one of ten household types based on the age group to which they were assigned in the previous analytic step. The 10 household types are listed below:

Household Types	
Household Size	Household Composition
1-person households	1 adult
2-person households	1 adult, 1 child
	2 adults
3-person households	1 adult, 2 children
	2 adults, 1 child
	3 adults
4+ person households	1 adult, 3+ children
	2 adults, 2+ children
	3 adults, 1+ children
	4 adults

We used the 2010 ACS 1-year data and analyzed the current distribution of household types for each age group and for each jurisdiction. Thus, for each jurisdiction, we assessed what percent of workers under 30 live in one-adult households, what percent live in one-adult, one-child households and so on. From step 2 above, we know how many workers in each sector are in each age group (under 30, 30-44, and 45-64) for each jurisdiction. We used the distribution of household types by age from the 2010 ACS to assign workers in each sector and age group to a household type. Tables A3-1 through A3-8 summarize the distribution of household types by age group for each sector.

### Step 4. Generate the Number of New Households by Type Using Average Number of Workers per Household

From the 2010 ACS data, we estimated the average number of workers in each of the ten household types. We analyzed these averages for each jurisdiction. By knowing the number of

workers in each household type, we convert workers into households by dividing the total number of workers assigned to each household type by the average number of workers in each household type. (This step assumes that workers who live in the same household also work in the same sector. Tables A3-1 through A3-8 summarize the average workers per household by household type for each jurisdiction.

### Example of Assigning Workers to Household Types

(note: figures are for illustrative purposes only)

Assume there were 1,000 net new workers in the construction sector in the City of Richmond who were between the ages of 30 and 44. From the 2010 ACS we have the household type distribution for people age 30 to 44 in the City of Richmond, as shown in the second column of the table below. We use that distribution to assign the 1,000 net new construction workers to a household type, as shown in the fourth column of the table below. We repeat this process for all age groups and all sectors in each jurisdiction.

Household Type	% of all 30-44 year olds in the City of Richmond	Average # of Workers	# of Net New Construction Workers Age 30-44	# of Net New Households Associated with New Construction Workers Age 30-44
1 adult	10%	1	100	100
1 adult, 1 child	10%	1	100	100
2 adults	20%	1.42	200	141
1 adult, 2 child	10%	1	100	100
2 adults, 1 child	20%	1.73	200	116
3 adults	5%	2.08	50	24
1 adult, 3+ children	5%	1	50	50
2 adults, 2+ children	10%	1.84	100	54
3 adults, 1+ children	5%	2.37	50	21
4 adults	5%	2.4	50	21

Then, we combine workers into households. For example, the 100 workers in the first row of the table above form 100 households, but the 200 workers in the third row form 141 households (200 workers / 1.42 workers per household.)

#### **Step 5. Calculate Household Income and Sum Households by Income Group**

Housing demand is driven by factors including age and household composition, but it is also necessarily related to household income. We calculated median household incomes for all ten household types and all industry sectors. Then, we tabulate the total number of households in each of five income categories: less than \$25,000; \$25,000 – 49,999; \$50,000 – 74,999; \$75,000 – 99,999; and \$100,000 and greater.

We used the 2010 ACS 1-year data to calculate the median wages by sector for each jurisdiction. Table A4-1 summarize the median wages by sector for each jurisdiction. Using information on the median wage by sector and the average number of workers per household (assuming both are in the same sector), we calculated the household income for each household type and sector for each jurisdiction. We then summed up—across sectors—the number of households in each of the five income categories for each of the ten household types. Thus, we have a count of the numbers of one-adult households in each income group, the number of one-adult, one-child households in each income group, and so on.

#### **Step 6. Estimate the Number of Housing Units by Type and Price/Rent**

After step 5, we have a count of the number of households by household type and household income that result from the net new jobs in each jurisdiction. Household type and household income are both associated with the type of housing demanded. We estimated the need for four different types of housing units in five rent/price categories. The four housing unit types are: single-family owner and renter (includes single-family detached only), and multi-family owner and renter (includes townhomes, apartments, and condos). The five rent/price categories are linked to the five income groups and represent the maximum rent or home price affordable to households in each income group.

We used the 2010 ACS 1-year data to run cross tabulations of housing type (i.e. four types) by household composition (i.e. 10 household types) for each of the five income groups. The results of this analysis show the current distribution of housing types for different household types and household incomes. We ran this analysis for each jurisdiction. Tables A5-1 through A5-8 show the distributions of housing unit type by household composition for the five income groups. We then applied these distributions to the projected number of households for each jurisdiction to estimate the need for housing by unit type and rent/price.

We made assumptions about the affordable price and rent levels for households in each of the five income groups (see below.) We assumed that the maximum affordable home price was 3.5

times the household income. The maximum affordable rent was set as a percentage of household income. We assumed affordable rents would not exceed 30% of renters' income when the household income was below \$25,000; 25% of income for renters with incomes between \$25,000 and 49,999; 21% of income for renters with incomes between \$50,000 and 74,999; 18% of income for renters with incomes between \$75,000 and 99,999; and 18% of income for renters with incomes above \$100,000.

These rent percentages are based on standard definitions of housing burden for the lowest income group and on an analysis of rents as a percentage of household income in the 2010 ACS for the other income groups, knowing that higher income renters tend to spend a lower percentage of their income on rent than do lower income renters.

**Household Income and Maximum Home Prices and Monthly Rents**

<b>Household Income</b>	<b>Max Home Price</b>	<b>Max Monthly Rent</b>
Less than \$25,000	\$87,499	\$624
\$25,000 - \$49,000	\$174,999	\$874
\$50,000 - \$74,000	\$259,999	\$1,124
\$75,000 - \$99,000	\$349,999	\$1,399
\$ 100,000 or more	n/a	n/a

**Table A1. Job Change 2012-2032**

**Table A1-1. City of Richmond**

Sector	2012	2022	2032	Change 2012- 2022	Change 2022- 2032
Total Employment	157,301	160,638	165,474	3,337	4,836
Construction, Natural Resources and Mining	5,186	8,692	12,134	3,506	3,442
Manufacturing	5,879	5,029	3,815	-850	-1,214
Transportation & Utilities	3,336	3,117	2,962	-219	-155
Wholesale Trade	4,538	4,240	4,030	-298	-211
Retail Trade	8,950	8,362	7,947	-588	-416
Information	1,882	1,891	1,922	9	31
Finance and Insurance	6,410	5,821	5,701	-590	-120
Real Estate and Rental and Leasing	2,642	2,399	2,350	-243	-49
Prof, scientific and tech services; management	23,804	27,230	30,620	3,426	3,390
Admin and waste services	9,228	10,556	11,870	1,328	1,314
Education	3,745	4,009	4,092	264	83
Health Services	20,887	22,360	22,823	1,473	464
Leisure and Hospitality	11,856	10,642	10,239	-1,214	-403
Other Services	8,107	7,098	6,652	-1,009	-446
Government/Public Administration	40,851	39,191	38,317	-1,660	-874
Military	1,464	1,493	1,477	29	-17

Source: IHS Global Insight, Bureau of Economic Analysis, GMU Center for Regional Analysis



**Table A1. Job Change 2012-2032****Table A1-2. Chesterfield**

Sector	2012	2022	2032	Change 2012- 2022	Change 2022- 2032
Total Employment	120,090	142,765	165,986	22,675	23,220
Construction, Natural Resources and Mining	7,318	11,855	15,684	4,537	3,829
Manufacturing	7,857	9,063	8,594	1,206	-468
Transportation & Utilities	4,959	5,526	6,122	567	595
Wholesale Trade	4,936	5,500	6,092	564	592
Retail Trade	18,413	20,518	22,728	2,105	2,210
Information	2,202	2,742	3,303	540	561
Finance and Insurance	3,914	4,272	4,887	358	615
Real Estate and Rental and Leasing	3,113	3,398	3,887	285	489
Prof, scientific and tech services; management	8,077	9,779	11,657	1,701	1,879
Admin and waste services	6,337	7,671	9,145	1,335	1,474
Education	2,071	2,660	3,171	589	511
Health Services	11,514	14,789	17,631	3,275	2,842
Leisure and Hospitality	12,962	13,663	15,184	701	1,521
Other Services	6,022	6,318	6,916	296	597
Government/Public Administration	20,396	22,852	26,040	2,456	3,188
Military	1,185	1,209	1,196	24	-13

Source: IHS Global Insight, Bureau of Economic Analysis, GMU Center for Regional Analysis

**Table A1. Job Change 2012-2032****Table A1-3. Henrico**

Sector	2012	2022	2032	Change 2012- 2022	Change 2022- 2032
Total Employment	183,339	212,958	241,307	29,618	28,349
Construction, Natural Resources and Mining	6,866	11,703	16,321	4,837	4,618
Manufacturing	5,814	6,443	5,797	630	-647
Transportation & Utilities	4,109	4,396	4,618	287	223
Wholesale Trade	7,987	8,544	8,978	557	433
Retail Trade	22,762	24,349	25,583	1,587	1,234
Information	4,027	4,817	5,526	790	709
Finance and Insurance	16,232	17,126	18,605	894	1,479
Real Estate and Rental and Leasing	5,793	6,112	6,639	319	528
Prof, scientific and techservices; management	23,216	30,147	37,637	6,931	7,490
Admin and waste services	14,321	18,597	23,217	4,276	4,620
Education	2,684	3,304	3,742	620	437
Health Services	25,951	31,944	36,171	5,993	4,227
Leisure and Hospitality	16,596	16,815	17,755	219	940
Other Services	8,336	8,364	8,694	28	330
Government/Public Administration	18,645	20,295	22,024	1,650	1,729
Military	1,147	1,170	1,158	23	-13

Source: IHS Global Insight, Bureau of Economic Analysis, GMU Center for Regional Analysis

**Table A1. Job Change 2012-2032****Table A1-4. Hanover**

Sector	2012	2022	2032	Change 2012- 2022	Change 2022- 2032
Total Employment	46,869	53,205	58,897	6,336	5,692
Construction, Natural Resources and Mining	4,854	5,589	4,394	734	-1,195
Manufacturing	3,173	3,553	3,343	379	-210
Transportation & Utilities	1,270	1,385	1,532	115	148
Wholesale Trade	4,875	5,317	5,885	441	568
Retail Trade	7,052	7,691	8,512	638	822
Information	381	457	547	76	91
Finance and Insurance	588	629	721	42	92
Real Estate and Rental and Leasing	727	778	892	52	114
Prof, scientific and tech services; management	2,716	3,586	4,715	870	1,129
Admin and waste services	2,301	3,038	3,994	737	956
Education	1,182	1,470	1,755	288	286
Health Services	4,849	6,032	7,205	1,182	1,173
Leisure and Hospitality	5,142	5,240	5,817	98	577
Other Services	2,530	2,573	2,822	44	249
Government/Public Administration	5,228	5,868	6,761	640	894
Military	373	381	376	8	-4

Source: IHS Global Insight, Bureau of Economic Analysis, GMU Center for Regional Analysis

**Table A1. Job Change 2012-2032**

**Table A1-5. Goochland**

Sector	2012	2022	2032	Change 2012- 2022	Change 2022- 2032
Total Employment	11,667	14,030	16,918	2,363	2,887
Construction, Natural Resources and Mining	1,156	1,450	1,405	294	-45
Manufacturing	283	354	350	70	-4
Transportation & Utilities	133	150	173	17	23
Wholesale Trade	211	238	273	27	36
Retail Trade	527	594	683	67	89
Information	6	6	6	0	0
Finance and Insurance	2,689	3,026	3,607	337	581
Real Estate and Rental and Leasing	765	861	1,027	96	165
Prof, scientific and tech services; management	1,898	2,626	3,606	728	980
Admin and waste services	661	914	1,255	254	341
Education	214	280	347	65	68
Health Services	405	528	656	123	128
Leisure and Hospitality	763	823	954	59	131
Other Services	634	676	771	43	95
Government/Public Administration	1,322	1,505	1,805	183	300
Military	82	83	82	2	-1

Source: IHS Global Insight, Bureau of Economic Analysis, GMU Center for Regional Analysis

**Table A1. Job Change 2012-2032**

**Table A1-6. New Kent**

Sector	2012	2022	2032	Change 2012- 2022	Change 2022- 2032
Total Employment	3,954	5,045	6,151	1,091	1,105
Construction, Natural Resources and Mining	654	900	853	245	-46
Manufacturing	154	181	191	27	10
Transportation & Utilities	163	200	247	36	47
Wholesale Trade	56	68	84	12	16
Retail Trade	475	580	717	106	136
Information	10	10	9	0	-1
Finance and Insurance	19	23	29	4	6
Real Estate and Rental and Leasing	50	59	76	9	17
Prof, scientific and technical services; management	91	134	197	43	63
Admin and waste services	111	163	241	52	78
Education	98	137	183	39	46
Health Services	408	572	763	164	191
Leisure and Hospitality	510	588	735	78	146
Other Services	179	205	251	25	46
Government/Public Administration	976	1,226	1,576	250	350
Military	69	71	70	1	-1

Source: IHS Global Insight, Bureau of Economic Analysis, GMU Center for Regional Analysis

**Table A1. Job Change 2012-2032**

**Table A1-7. Powhatan**

Sector	2012	2022	2032	Change 2012- 2022	Change 2022- 2032
Total Employment	6,866	8,149	9,538	1,284	1,389
Construction, Natural Resources and Mining	1,010	1,134	731	124	-403
Manufacturing	172	178	181	7	2
Transportation & Utilities	174	205	248	32	42
Wholesale Trade	138	163	197	25	34
Retail Trade	436	515	621	79	106
Information	19	26	35	7	9
Finance and Insurance	338	389	485	51	97
Real Estate and Rental and Leasing	235	271	338	35	67
Prof, scientific and tech services; management	234	329	472	95	143
Admin and waste services	240	338	485	98	147
Education	132	176	230	44	53
Health Services	255	340	443	85	103
Leisure and Hospitality	591	652	787	62	135
Other Services	418	458	547	39	89
Government/Public Administration	2,474	2,975	3,739	501	764
Military	105	107	106	2	-1

Source: IHS Global Insight, Bureau of Economic Analysis, GMU Center for Regional Analysis

**Table A1. Job Change 2012-2032**

**Table A1-8. Charles City**

Sector	2012	2022	2032	Change 2012- 2022	Change 2022- 2032
Total Employment	1,527	1,593	1,639	66	46
Construction, Natural Resources and Mining	214	302	364	88	62
Manufacturing	264	267	225	4	-43
Transportation & Utilities	198	191	191	-8	0
Wholesale Trade	53	51	51	-2	0
Retail Trade	106	102	102	-4	0
Information	18	19	21	1	1
Finance and Insurance	4	3	3	0	0
Real Estate and Rental and Leasing	10	9	9	-1	0
Prof, scientific and technical services; management	52	59	68	7	9
Admin and waste services	45	51	59	6	8
Education	7	8	8	1	0
Health Services	31	34	36	3	2
Leisure and Hospitality	83	76	76	-7	0
Other Services	80	71	69	-10	-2
Government/Public Administration	361	351	358	-10	8
Military	27	27	27	1	0

Source: IHS Global Insight, Bureau of Economic Analysis, GMU Center for Regional Analysis

**Table A2. Age Distribution by Sector**

**Table A2-1. City of Richmond**

Sector	Under 30	30 – 44	45 - 64
Construction, Natural Resources and Mining	0.45	0.46	0.09
Manufacturing	0.23	0.38	0.39
Transportation & Utilities	0.18	0.36	0.46
Wholesale Trade	0.15	0.29	0.56
Retail Trade	0.72	0.28	0.00
Information	0.50	0.32	0.17
Finance and Insurance	0.32	0.44	0.24
Real Estate and Rental and Leasing	0.32	0.57	0.11
Prof, Scientific and Tech Services; Management	0.39	0.44	0.17
Admin and Waste Services	0.42	0.29	0.28
Education	0.42	0.30	0.28
Health Services	0.43	0.34	0.23
Leisure and Hospitality	1.00	0.00	0.00
Other Services	0.54	0.25	0.21
Government/Public Administration	0.33	0.27	0.40
Military	0.33	0.27	0.40

Sources: 2010 American Community Survey, GMU Center for Regional Analysis



**Table A2. Age Distribution by Sector**

**Table A2-2. Chesterfield**

Sector	Under 30	30 – 44	45 - 64
Construction, Natural Resources and Mining	0.35	0.44	0.21
Manufacturing	0.32	0.30	0.38
Transportation & Utilities	0.31	0.36	0.33
Wholesale Trade	0.22	0.32	0.46
Retail Trade	0.63	0.24	0.13
Information	0.33	0.47	0.20
Finance and Insurance	0.44	0.44	0.12
Real Estate and Rental and Leasing	0.53	0.47	0.00
Prof, Scientific and Tech Services; Management	0.13	0.43	0.44
Admin and Waste Services	0.48	0.27	0.25
Education	0.30	0.24	0.46
Health Services	0.40	0.35	0.25
Leisure and Hospitality	1.00	0.00	0.00
Other Services	0.43	0.20	0.37
Government/Public Administration	0.29	0.30	0.41
Military	0.29	0.30	0.41

Sources: 2010 American Community Survey, GMU Center for Regional Analysis

**Table A2. Age Distribution by Sector**

**Table A2-3. Henrico**

Sector	Under 30	30 – 44	45 - 64
Construction, Natural Resources and Mining	0.35	0.38	0.26
Manufacturing	0.35	0.26	0.38
Transportation & Utilities	0.11	0.31	0.58
Wholesale Trade	0.34	0.42	0.23
Retail Trade	0.61	0.25	0.13
Information	0.17	0.69	0.14
Finance and Insurance	0.42	0.41	0.16
Real Estate and Rental and Leasing	0.48	0.36	0.16
Prof, Scientific and Tech Services; Management	0.37	0.46	0.17
Admin and Waste Services	0.53	0.38	0.09
Education	0.40	0.31	0.29
Health Services	0.29	0.32	0.39
Leisure and Hospitality	1.00	0.00	0.00
Other Services	0.43	0.28	0.28
Government/Public Administration	0.46	0.36	0.18
Military	0.46	0.36	0.18

Sources: 2010 American Community Survey, GMU Center for Regional Analysis

**Table A2. Age Distribution by Sector**

**Table A2-4. Hanover**

Sector	Under 30	30 – 44	45 - 64
Construction, Natural Resources and Mining	0.43	0.20	0.37
Manufacturing	0.57	0.43	0.00
Transportation & Utilities	0.15	0.39	0.46
Wholesale Trade	0.04	0.50	0.46
Retail Trade	0.56	0.34	0.10
Information	0.00	0.22	0.78
Finance and Insurance	0.19	0.58	0.23
Real Estate and Rental and Leasing	0.52	0.14	0.35
Prof, Scientific and Tech Services; Management	0.47	0.44	0.09
Admin and Waste Services	0.33	0.41	0.26
Education	0.32	0.35	0.33
Health Services	0.39	0.46	0.16
Leisure and Hospitality	1.00	0.00	0.00
Other Services	0.54	0.10	0.36
Government/Public Administration	0.27	0.30	0.43
Military	0.27	0.30	0.43

Sources: 2010 American Community Survey, GMU Center for Regional Analysis

**Table A2. Age Distribution by Sector**

**Table A2-5. Goochland**

Sector	Under 30	30 – 44	45 - 64
Construction, Natural Resources and Mining	0.43	0.20	0.37
Manufacturing	0.57	0.43	0.00
Transportation & Utilities	0.15	0.39	0.46
Wholesale Trade	0.04	0.50	0.46
Retail Trade	0.56	0.34	0.10
Information	0.00	0.22	0.78
Finance and Insurance	0.19	0.58	0.23
Real Estate and Rental and Leasing	0.52	0.14	0.35
Prof, Scientific and Tech Services; Management	0.47	0.44	0.09
Admin and Waste Services	0.33	0.41	0.26
Education	0.32	0.35	0.33
Health Services	0.39	0.46	0.16
Leisure and Hospitality	1.00	0.00	0.00
Other Services	0.54	0.10	0.36
Government/Public Administration	0.27	0.30	0.43
Military	0.27	0.30	0.43

Sources: 2010 American Community Survey, GMU Center for Regional Analysis

**Table A2. Age Distribution by Sector**

**Table A2-6. New Kent**

Sector	Under 30	30 – 44	45 - 64
Construction, Natural Resources and Mining	0.39	0.35	0.26
Manufacturing	0.27	0.37	0.36
Transportation & Utilities	0.08	0.50	0.41
Wholesale Trade	0.44	0.18	0.38
Retail Trade	0.62	0.34	0.04
Information	0.66	0.34	0.00
Finance and Insurance	0.92	0.00	0.08
Real Estate and Rental and Leasing	0.00	0.43	0.57
Prof, Scientific and Tech Services; Management	0.35	0.30	0.35
Admin and Waste Services	0.10	0.62	0.28
Education	0.26	0.32	0.42
Health Services	0.38	0.35	0.27
Leisure and Hospitality	1.00	0.00	0.00
Other Services	0.24	0.20	0.57
Government/Public Administration	0.81	0.19	0.00
Military	0.81	0.19	0.00

Sources: 2010 American Community Survey, GMU Center for Regional Analysis

**Table A2. Age Distribution by Sector**

**Table A2-7. Powhatan**

Sector	Under 30	30 – 44	45 - 64
Construction, Natural Resources and Mining	0.43	0.20	0.37
Manufacturing	0.57	0.43	0.00
Transportation & Utilities	0.15	0.39	0.46
Wholesale Trade	0.04	0.50	0.46
Retail Trade	0.56	0.34	0.10
Information	0.00	0.22	0.78
Finance and Insurance	0.19	0.58	0.23
Real Estate and Rental and Leasing	0.52	0.14	0.35
Prof, Scientific and Tech Services; Management	0.47	0.44	0.09
Admin and Waste Services	0.33	0.41	0.26
Education	0.32	0.35	0.33
Health Services	0.39	0.46	0.16
Leisure and Hospitality	1.00	0.00	0.00
Other Services	0.54	0.10	0.36
Government/Public Administration	0.27	0.30	0.43
Military	0.27	0.30	0.43

Sources: 2010 American Community Survey, GMU Center for Regional Analysis

**Table A2. Age Distribution by Sector**

**Table A2-8. Charles City**

Sector	Under 30	30 – 44	45 - 64
Construction, Natural Resources and Mining	0.39	0.35	0.26
Manufacturing	0.27	0.37	0.36
Transportation & Utilities	0.08	0.50	0.41
Wholesale Trade	0.44	0.18	0.38
Retail Trade	0.62	0.34	0.04
Information	0.66	0.34	0.00
Finance and Insurance	0.92	0.00	0.08
Real Estate and Rental and Leasing	0.00	0.43	0.57
Prof, Scientific and Tech Services; Management	0.35	0.30	0.35
Admin and Waste Services	0.10	0.62	0.28
Education	0.26	0.32	0.42
Health Services	0.38	0.35	0.27
Leisure and Hospitality	1.00	0.00	0.00
Other Services	0.24	0.20	0.57
Government/Public Administration	0.81	0.19	0.00
Military	0.81	0.19	0.00

Sources: 2010 American Community Survey, GMU Center for Regional Analysis

**Table A3. Household Types and Workers per Household by Age Group**

**Table A3-1. City of Richmond**

Household Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
<b>Workers</b>	1.00	1.00	1.19	1.00	1.37	1.75	1.00	1.42	2.28	2.49
<b>Age Group</b>										
Under 30	0.32	0.03	0.25	0.03	0.06	0.06	0.04	0.08	0.02	0.12
30-44	0.29	0.05	0.19	0.03	0.11	0.05	0.10	0.13	0.05	0.00
45-64	0.31	0.04	0.30	0.00	0.04	0.12	0.02	0.06	0.07	0.04

Sources: 2010 American Community Survey, GMU Center for Regional Analysis

**Table A3-2. Chesterfield**

Household Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
<b>Workers</b>	1.00	1.00	1.33	1.00	1.78	2.06	1.00	1.78	2.28	2.43
<b>Age Group</b>										
Under 30	0.15	0.03	0.19	0.09	0.28	0.07	0.02	0.10	0.05	0.02
30-44	0.06	0.04	0.14	0.03	0.15	0.01	0.11	0.39	0.06	0.01
45-64	0.14	0.02	0.33	0.01	0.09	0.12	0.03	0.10	0.11	0.06

Sources: 2010 American Community Survey, GMU Center for Regional Analysis

**Table A3-3. Henrico**

Household Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
<b>Workers</b>	1.00	1.00	1.31	1.00	1.61	2.17	1.00	1.82	2.33	2.44
<b>Age Group</b>										
Under 30	0.31	0.03	0.31	0.05	0.14	0.00	0.03	0.09	0.01	0.02
30-44	0.12	0.02	0.13	0.04	0.16	0.05	0.10	0.32	0.04	0.02
45-64	0.19	0.02	0.25	0.01	0.09	0.17	0.02	0.09	0.10	0.06

Sources: 2010 American Community Survey, GMU Center for Regional Analysis



**Table A3. Household Types and Workers per Household by Age Group**

**Table A3-4. Hanover**

Household Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
<b>Workers</b>	1.00	1.00	1.23	1.00	1.71	2.33	1.00	1.92	2.41	2.82
<b>Age Group</b>										
Under 30	0.10	0.13	0.41	0.00	0.05	0.22	0.01	0.07	0.00	0.00
30-44	0.07	0.01	0.11	0.02	0.13	0.03	0.09	0.43	0.10	0.01
45-64	0.09	0.02	0.27	0.01	0.09	0.21	0.02	0.15	0.09	0.06

Sources: 2010 American Community Survey, GMU Center for Regional Analysis

**Table A3-5. Goochland**

Household Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
<b>Workers</b>	1.00	1.00	1.23	1.00	1.71	2.33	1.00	1.92	2.41	2.82
<b>Age Group</b>										
Under 30	0.10	0.13	0.41	0.00	0.05	0.22	0.01	0.07	0.00	0.00
30-44	0.07	0.01	0.11	0.02	0.13	0.03	0.09	0.43	0.10	0.01
45-64	0.09	0.02	0.27	0.01	0.09	0.21	0.02	0.15	0.09	0.06

Sources: 2010 American Community Survey, GMU Center for Regional Analysis

**Table A3-6. New Kent**

Household Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
<b>Workers</b>	1.00	1.00	1.20	1.00	1.63	1.66	1.00	1.68	2.14	2.15
<b>Age Group</b>										
Under 30	0.19	0.04	0.23	0.08	0.14	0.05	0.11	0.14	0.00	0.01
30-44	0.08	0.07	0.11	0.04	0.17	0.07	0.07	0.28	0.08	0.04
45-64	0.19	0.01	0.33	0.01	0.11	0.12	0.01	0.10	0.07	0.07

Sources: 2010 American Community Survey, GMU Center for Regional Analysis

**Table A3. Household Types and Workers per Household by Age Group**

**Table A3-7. Powhatan**

<b>Household Type</b>	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
<b>Workers</b>	1.00	1.00	1.23	1.00	1.71	2.33	1.00	1.92	2.41	2.82
<b>Age Group</b>										
Under 30	0.10	0.13	0.41	0.00	0.05	0.22	0.01	0.07	0.00	0.00
30-44	0.07	0.01	0.11	0.02	0.13	0.03	0.09	0.43	0.10	0.01
45-64	0.09	0.02	0.27	0.01	0.09	0.21	0.02	0.15	0.09	0.06

Sources: 2010 American Community Survey, GMU Center for Regional Analysis

**Table A3-8. Charles City**

<b>Household Type</b>	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
<b>Workers</b>	1.00	1.00	1.20	1.00	1.63	1.66	1.00	1.68	2.14	2.15
<b>Age Group</b>										
Under 30	0.19	0.04	0.23	0.08	0.14	0.05	0.11	0.14	0.00	0.01
30-44	0.08	0.07	0.11	0.04	0.17	0.07	0.07	0.28	0.08	0.04
45-64	0.19	0.01	0.33	0.01	0.11	0.12	0.01	0.10	0.07	0.07

Sources: 2010 American Community Survey, GMU Center for Regional Analysis

**Table A4. Median Wages by Sector (2010 dollars)****Table A4-1. Median Wages by Sector (2010 dollars)**

Sector	City of Richmond	Chesterfield County	Henrico	Hanover
Construction, Natural Resources and Mining	35,500	24,500	30,000	32,950
Manufacturing	55,000	45,000	50,500	28,000
Transportation & Utilities	40,000	37,000	31,000	27,000
Wholesale Trade	30,600	40,000	50,000	50,000
Retail Trade	19,000	23,000	24,000	27,350
Information	45,000	45,250	45,000	37,000
Finance and Insurance	60,000	46,000	50,000	85,000
Real Estate and Rental and Leasing	36,000	11,000	45,550	9,300
Prof, Scientific and Tech Services; Management	60,000	46,300	58,000	49,000
Admin and Waste Services	24,500	25,500	25,000	22,900
Education	41,000	39,000	39,400	43,000
Health Services	38,000	30,000	36,000	32,000
Leisure and Hospitality	17,500	10,400	16,000	7,275
Other Services	21,800	20,350	24,800	24,500
Government/Public Administration	54,500	60,000	48,000	38,300
Military	54,500	60,000	48,000	38,300

**Table A4-1 (cont.) Median Wages by Sector (2010 dollars)**

Sector	Goochland	New Kent	Powhatan	Charles City
Construction, Natural Resources and Mining	32,950	32,000	32,950	32,000
Manufacturing	28,000	49,500	28,000	49,500
Transportation & Utilities	27,000	23,800	27,000	23,800
Wholesale Trade	50,000	31,550	50,000	31,550
Retail Trade	27,350	20,000	27,350	20,000
Information	37,000	n/a	37,000	n/a
Finance and Insurance	85,000	41,000	85,000	41,000
Real Estate and Rental and Leasing	9,300	32,000	9,300	32,000
Prof, Scientific and Tech Services; Management	49,000	43,000	49,000	43,000
Admin and Waste Services	22,900	25,000	22,900	25,000
Education	43,000	38,000	43,000	38,000
Health Services	32,000	29,000	32,000	29,000
Leisure and Hospitality	7,275	11,425	7,275	11,425
Other Services	24,500	13,300	24,500	13,300
Government/Public Administration	38,300	45,000	38,300	45,000
Military	38,300	45,000	38,300	45,000

Sources: 2010 American Community Survey, GMU Center for Regional Analysis

**Table A5. Unit Type by Household Type and Income**

**Table A5-1. City of Richmond**

**Less than \$25,000**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.27	0.04	0.14	0.11	0.24	0.31	0.00	0.04	0.00	0.00
SF-renter	0.03	0.09	0.17	0.13	0.00	0.12	0.25	0.25	0.25	0.45
MF-owner	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MF-renter	0.68	0.87	0.67	0.77	0.76	0.57	0.75	0.71	0.75	0.55

**\$25,000 – 49,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.36	0.04	0.35	0.11	0.33	0.30	0.14	0.11	0.33	0.22
SF-renter	0.09	0.09	0.18	0.13	0.27	0.29	0.26	0.13	0.27	0.30
MF-owner	0.04	0.00	0.01	0.00	0.00	0.04	0.00	0.00	0.00	0.00
MF-renter	0.50	0.87	0.46	0.77	0.39	0.37	0.59	0.77	0.39	0.48

**\$50,000 – 74,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.33	0.45	0.56	0.48	0.53	0.44	0.49	0.44	0.77	0.22
SF-renter	0.05	0.00	0.19	0.10	0.00	0.17	0.41	0.23	0.00	0.30
MF-owner	0.09	0.00	0.10	0.10	0.00	0.17	0.00	0.00	0.00	0.00
MF-renter	0.54	0.55	0.14	0.32	0.47	0.22	0.10	0.34	0.23	0.48

**\$75,000 – 99,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.54	0.45	0.72	0.48	0.53	0.51	0.49	0.76	0.77	0.51
SF-renter	0.07	0.00	0.06	0.32	0.00	0.35	0.25	0.24	0.00	0.35
MF-owner	0.16	0.00	0.11	0.16	0.00	0.00	0.00	0.00	0.00	0.00
MF-renter	0.00	0.55	0.11	0.04	0.47	0.06	0.26	0.00	0.23	0.06

**\$100,000 or More**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.65	0.45	0.77	0.48	0.88	0.51	0.49	0.90	0.77	0.51
SF-renter	0.00	0.00	0.06	0.32	0.00	0.35	0.25	0.10	0.00	0.35
MF-owner	0.26	0.00	0.12	0.16	0.12	0.00	0.00	0.00	0.00	0.00
MF-renter	0.09	0.55	0.05	0.04	0.00	0.06	0.26	0.00	0.23	0.06

Sources: 2010 American Community Survey, GMU Center for Regional Analysis

Note: SF = single-family detached; MF = townhouses and multi-family

**Table A5. Unit Type by Household Type and Income**

**Table A5-2. Chesterfield**

**Less than \$25,000**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4adults
SF-owner	0.62	0.34	0.70	0.14	0.38	0.55	0.39	0.36	0.49	0.36
SF-renter	0.10	0.24	0.13	0.49	0.30	0.19	0.46	0.32	0.43	0.47
MF-owner	0.03	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.02	0.00
MF-renter	0.25	0.41	0.17	0.37	0.32	0.27	0.15	0.32	0.07	0.17

**\$25,000 – 49,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.64	0.63	0.81	0.39	0.55	0.74	0.65	0.53	0.49	0.36
SF-renter	0.10	0.11	0.09	0.27	0.25	0.21	0.18	0.38	0.43	0.47
MF-owner	0.05	0.03	0.02	0.00	0.00	0.02	0.00	0.01	0.02	0.00
MF-renter	0.21	0.24	0.08	0.34	0.20	0.03	0.17	0.08	0.07	0.17

**\$50,000 – 74,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.64	0.64	0.81	0.65	0.79	0.84	0.65	0.85	0.75	0.70
SF-renter	0.10	0.13	0.09	0.35	0.11	0.08	0.18	0.13	0.18	0.17
MF-owner	0.05	0.00	0.03	0.00	0.03	0.00	0.00	0.01	0.04	0.00
MF-renter	0.21	0.23	0.07	0.00	0.08	0.08	0.17	0.01	0.04	0.13

**\$75,000 – 99,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.64	0.64	0.86	0.65	0.90	0.88	0.85	0.89	1.00	0.78
SF-renter	0.10	0.13	0.08	0.35	0.01	0.09	0.10	0.09	0.00	0.18
MF-owner	0.05	0.00	0.03	0.00	0.01	0.00	0.05	0.00	0.00	0.00
MF-renter	0.21	0.23	0.03	0.00	0.08	0.03	0.00	0.02	0.00	0.04

**\$100,000 or More**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.69	0.64	0.96	0.65	0.93	0.93	0.93	0.94	0.98	0.83
SF-renter	0.05	0.13	0.01	0.35	0.02	0.04	0.06	0.05	0.02	0.13
MF-owner	0.09	0.00	0.03	0.00	0.03	0.03	0.01	0.00	0.00	0.03
MF-renter	0.17	0.23	0.01	0.00	0.02	0.00	0.00	0.01	0.00	0.00

Sources: 2010 American Community Survey, GMU Center for Regional Analysis

Note: SF = single-family detached; MF = townhouses and multi-family

**Table A5. Unit Type by Household Type and Income**

**Table A5-3. Henrico**

**Less than \$25,000**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4adults
SF-owner	0.37	0.06	0.56	0.10	0.10	0.67	0.17	0.24	0.19	0.67
SF-renter	0.01	0.05	0.10	0.05	0.13	0.00	0.41	0.00	0.00	0.00
MF-owner	0.16	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MF-renter	0.46	0.90	0.27	0.85	0.77	0.33	0.41	0.76	0.81	0.33

**\$25,000 – 49,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.37	0.23	0.56	0.41	0.42	0.74	0.51	0.20	0.43	0.31
SF-renter	0.01	0.07	0.10	0.00	0.11	0.16	0.31	0.22	0.24	0.41
MF-owner	0.16	0.17	0.06	0.00	0.03	0.11	0.00	0.04	0.15	0.00
MF-renter	0.46	0.53	0.27	0.59	0.44	0.00	0.18	0.54	0.18	0.27

**\$50,000 – 74,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.42	0.53	0.64	0.41	0.75	0.74	0.53	0.72	0.43	0.74
SF-renter	0.00	0.00	0.05	0.00	0.05	0.16	0.47	0.11	0.24	0.16
MF-owner	0.17	0.00	0.08	0.00	0.04	0.11	0.00	0.00	0.15	0.11
MF-renter	0.42	0.47	0.23	0.59	0.17	0.00	0.00	0.16	0.18	0.00

**\$75,000 – 99,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.50	0.53	0.78	0.57	0.93	0.88	0.63	0.84	0.74	0.74
SF-renter	0.02	0.00	0.01	0.00	0.00	0.06	0.20	0.04	0.13	0.16
MF-owner	0.21	0.00	0.14	0.00	0.02	0.00	0.00	0.03	0.00	0.11
MF-renter	0.27	0.47	0.07	0.43	0.05	0.06	0.17	0.09	0.13	0.00

**\$100,000 or More**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.52	0.53	0.90	0.57	0.96	0.96	0.97	0.86	0.95	0.81
SF-renter	0.07	0.00	0.03	0.00	0.00	0.02	0.00	0.08	0.00	0.00
MF-owner	0.17	0.00	0.04	0.00	0.02	0.02	0.00	0.02	0.05	0.00
MF-renter	0.24	0.47	0.03	0.43	0.02	0.00	0.03	0.04	0.00	0.19

Sources: 2010 American Community Survey, GMU Center for Regional Analysis

Note: SF = single-family detached; MF = townhouses and multi-family

**Table A5. Unit Type by Household Type and Income**

**Table A5-4. Hanover**

**Less than \$25,000**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4adults
SF-owner	0.62	0.34	0.70	0.14	0.38	0.55	0.39	0.36	0.49	0.36
SF-renter	0.10	0.24	0.13	0.49	0.30	0.19	0.46	0.32	0.43	0.47
MF-owner	0.03	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.02	0.00
MF-renter	0.25	0.41	0.17	0.37	0.32	0.27	0.15	0.32	0.07	0.17

**\$25,000 – 49,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.64	0.63	0.81	0.39	0.55	0.74	0.65	0.53	0.49	0.36
SF-renter	0.10	0.11	0.09	0.27	0.25	0.21	0.18	0.38	0.43	0.47
MF-owner	0.05	0.03	0.02	0.00	0.00	0.02	0.00	0.01	0.02	0.00
MF-renter	0.21	0.24	0.08	0.34	0.20	0.03	0.17	0.08	0.07	0.17

**\$50,000 – 74,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.64	0.64	0.81	0.65	0.79	0.84	0.65	0.85	0.75	0.70
SF-renter	0.10	0.13	0.09	0.35	0.11	0.08	0.18	0.13	0.18	0.17
MF-owner	0.05	0.00	0.03	0.00	0.03	0.00	0.00	0.01	0.04	0.00
MF-renter	0.21	0.23	0.07	0.00	0.08	0.08	0.17	0.01	0.04	0.13

**\$75,000 – 99,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.64	0.64	0.86	0.65	0.90	0.88	0.85	0.89	1.00	0.78
SF-renter	0.10	0.13	0.08	0.35	0.01	0.09	0.10	0.09	0.00	0.18
MF-owner	0.05	0.00	0.03	0.00	0.01	0.00	0.05	0.00	0.00	0.00
MF-renter	0.21	0.23	0.03	0.00	0.08	0.03	0.00	0.02	0.00	0.04

**\$100,000 or More**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.69	0.64	0.96	0.65	0.93	0.93	0.93	0.94	0.98	0.83
SF-renter	0.05	0.13	0.01	0.35	0.02	0.04	0.06	0.05	0.02	0.13
MF-owner	0.09	0.00	0.03	0.00	0.03	0.03	0.01	0.00	0.00	0.03
MF-renter	0.17	0.23	0.01	0.00	0.02	0.00	0.00	0.01	0.00	0.00

Sources: 2010 American Community Survey, GMU Center for Regional Analysis

Note: SF = single-family detached; MF = townhouses and multi-family

**Table A5. Unit Type by Household Type and Income**

**Table A5-5. Goochland**

**Less than \$25,000**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4adults
SF-owner	0.62	0.34	0.70	0.14	0.38	0.55	0.39	0.36	0.49	0.36
SF-renter	0.10	0.24	0.13	0.49	0.30	0.19	0.46	0.32	0.43	0.47
MF-owner	0.03	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.02	0.00
MF-renter	0.25	0.41	0.17	0.37	0.32	0.27	0.15	0.32	0.07	0.17

**\$25,000 – 49,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.64	0.63	0.81	0.39	0.55	0.74	0.65	0.53	0.49	0.36
SF-renter	0.10	0.11	0.09	0.27	0.25	0.21	0.18	0.38	0.43	0.47
MF-owner	0.05	0.03	0.02	0.00	0.00	0.02	0.00	0.01	0.02	0.00
MF-renter	0.21	0.24	0.08	0.34	0.20	0.03	0.17	0.08	0.07	0.17

**\$50,000 – 74,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.64	0.64	0.81	0.65	0.79	0.84	0.65	0.85	0.75	0.70
SF-renter	0.10	0.13	0.09	0.35	0.11	0.08	0.18	0.13	0.18	0.17
MF-owner	0.05	0.00	0.03	0.00	0.03	0.00	0.00	0.01	0.04	0.00
MF-renter	0.21	0.23	0.07	0.00	0.08	0.08	0.17	0.01	0.04	0.13

**\$75,000 – 99,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.64	0.64	0.86	0.65	0.90	0.88	0.85	0.89	1.00	0.78
SF-renter	0.10	0.13	0.08	0.35	0.01	0.09	0.10	0.09	0.00	0.18
MF-owner	0.05	0.00	0.03	0.00	0.01	0.00	0.05	0.00	0.00	0.00
MF-renter	0.21	0.23	0.03	0.00	0.08	0.03	0.00	0.02	0.00	0.04

**\$100,000 or More**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.69	0.64	0.96	0.65	0.93	0.93	0.93	0.94	0.98	0.83
SF-renter	0.05	0.13	0.01	0.35	0.02	0.04	0.06	0.05	0.02	0.13
MF-owner	0.09	0.00	0.03	0.00	0.03	0.03	0.01	0.00	0.00	0.03
MF-renter	0.17	0.23	0.01	0.00	0.02	0.00	0.00	0.01	0.00	0.00

Sources: 2010 American Community Survey, GMU Center for Regional Analysis

Note: SF = single-family detached; MF = townhouses and multi-family



**Table A5. Unit Type by Household Type and Income**

**Table A5-6. New Kent**

**Less than \$25,000**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4adults
SF-owner	0.62	0.34	0.70	0.14	0.38	0.55	0.39	0.36	0.49	0.36
SF-renter	0.10	0.24	0.13	0.49	0.30	0.19	0.46	0.32	0.43	0.47
MF-owner	0.03	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.02	0.00
MF-renter	0.25	0.41	0.17	0.37	0.32	0.27	0.15	0.32	0.07	0.17

**\$25,000 – 49,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.64	0.63	0.81	0.39	0.55	0.74	0.65	0.53	0.49	0.36
SF-renter	0.10	0.11	0.09	0.27	0.25	0.21	0.18	0.38	0.43	0.47
MF-owner	0.05	0.03	0.02	0.00	0.00	0.02	0.00	0.01	0.02	0.00
MF-renter	0.21	0.24	0.08	0.34	0.20	0.03	0.17	0.08	0.07	0.17

**\$50,000 – 74,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.64	0.64	0.81	0.65	0.79	0.84	0.65	0.85	0.75	0.70
SF-renter	0.10	0.13	0.09	0.35	0.11	0.08	0.18	0.13	0.18	0.17
MF-owner	0.05	0.00	0.03	0.00	0.03	0.00	0.00	0.01	0.04	0.00
MF-renter	0.21	0.23	0.07	0.00	0.08	0.08	0.17	0.01	0.04	0.13

**\$75,000 – 99,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.64	0.64	0.86	0.65	0.90	0.88	0.85	0.89	1.00	0.78
SF-renter	0.10	0.13	0.08	0.35	0.01	0.09	0.10	0.09	0.00	0.18
MF-owner	0.05	0.00	0.03	0.00	0.01	0.00	0.05	0.00	0.00	0.00
MF-renter	0.21	0.23	0.03	0.00	0.08	0.03	0.00	0.02	0.00	0.04

**\$100,000 or More**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.69	0.64	0.96	0.65	0.93	0.93	0.93	0.94	0.98	0.83
SF-renter	0.05	0.13	0.01	0.35	0.02	0.04	0.06	0.05	0.02	0.13
MF-owner	0.09	0.00	0.03	0.00	0.03	0.03	0.01	0.00	0.00	0.03
MF-renter	0.17	0.23	0.01	0.00	0.02	0.00	0.00	0.01	0.00	0.00

Sources: 2010 American Community Survey, GMU Center for Regional Analysis

Note: SF = single-family detached; MF = townhouses and multi-family

**Table A5. Unit Type by Household Type and Income**

**Table A5-7. Powhatan**

**Less than \$25,000**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4adults
SF-owner	0.62	0.34	0.70	0.14	0.38	0.55	0.39	0.36	0.49	0.36
SF-renter	0.10	0.24	0.13	0.49	0.30	0.19	0.46	0.32	0.43	0.47
MF-owner	0.03	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.02	0.00
MF-renter	0.25	0.41	0.17	0.37	0.32	0.27	0.15	0.32	0.07	0.17

**\$25,000 – 49,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.64	0.63	0.81	0.39	0.55	0.74	0.65	0.53	0.49	0.36
SF-renter	0.10	0.11	0.09	0.27	0.25	0.21	0.18	0.38	0.43	0.47
MF-owner	0.05	0.03	0.02	0.00	0.00	0.02	0.00	0.01	0.02	0.00
MF-renter	0.21	0.24	0.08	0.34	0.20	0.03	0.17	0.08	0.07	0.17

**\$50,000 – 74,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.64	0.64	0.81	0.65	0.79	0.84	0.65	0.85	0.75	0.70
SF-renter	0.10	0.13	0.09	0.35	0.11	0.08	0.18	0.13	0.18	0.17
MF-owner	0.05	0.00	0.03	0.00	0.03	0.00	0.00	0.01	0.04	0.00
MF-renter	0.21	0.23	0.07	0.00	0.08	0.08	0.17	0.01	0.04	0.13

**\$75,000 – 99,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.64	0.64	0.86	0.65	0.90	0.88	0.85	0.89	1.00	0.78
SF-renter	0.10	0.13	0.08	0.35	0.01	0.09	0.10	0.09	0.00	0.18
MF-owner	0.05	0.00	0.03	0.00	0.01	0.00	0.05	0.00	0.00	0.00
MF-renter	0.21	0.23	0.03	0.00	0.08	0.03	0.00	0.02	0.00	0.04

**\$100,000 or More**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.69	0.64	0.96	0.65	0.93	0.93	0.93	0.94	0.98	0.83
SF-renter	0.05	0.13	0.01	0.35	0.02	0.04	0.06	0.05	0.02	0.13
MF-owner	0.09	0.00	0.03	0.00	0.03	0.03	0.01	0.00	0.00	0.03
MF-renter	0.17	0.23	0.01	0.00	0.02	0.00	0.00	0.01	0.00	0.00

Sources: 2010 American Community Survey, GMU Center for Regional Analysis

Note: SF = single-family detached; MF = townhouses and multi-family

**Table A5. Unit Type by Household Type and Income**

**Table A5-8. Charles City**

**Less than \$25,000**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4adults
SF-owner	0.62	0.34	0.70	0.14	0.38	0.55	0.39	0.36	0.49	0.36
SF-renter	0.10	0.24	0.13	0.49	0.30	0.19	0.46	0.32	0.43	0.47
MF-owner	0.03	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.02	0.00
MF-renter	0.25	0.41	0.17	0.37	0.32	0.27	0.15	0.32	0.07	0.17

**\$25,000 – 49,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.64	0.63	0.81	0.39	0.55	0.74	0.65	0.53	0.49	0.36
SF-renter	0.10	0.11	0.09	0.27	0.25	0.21	0.18	0.38	0.43	0.47
MF-owner	0.05	0.03	0.02	0.00	0.00	0.02	0.00	0.01	0.02	0.00
MF-renter	0.21	0.24	0.08	0.34	0.20	0.03	0.17	0.08	0.07	0.17

**\$50,000 – 74,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.64	0.64	0.81	0.65	0.79	0.84	0.65	0.85	0.75	0.70
SF-renter	0.10	0.13	0.09	0.35	0.11	0.08	0.18	0.13	0.18	0.17
MF-owner	0.05	0.00	0.03	0.00	0.03	0.00	0.00	0.01	0.04	0.00
MF-renter	0.21	0.23	0.07	0.00	0.08	0.08	0.17	0.01	0.04	0.13

**\$75,000 – 99,999**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.64	0.64	0.86	0.65	0.90	0.88	0.85	0.89	1.00	0.78
SF-renter	0.10	0.13	0.08	0.35	0.01	0.09	0.10	0.09	0.00	0.18
MF-owner	0.05	0.00	0.03	0.00	0.01	0.00	0.05	0.00	0.00	0.00
MF-renter	0.21	0.23	0.03	0.00	0.08	0.03	0.00	0.02	0.00	0.04

**\$100,000 or More**

Unit Type	1 adult	1 adult/ 1 child	2 adults	1 adult/ 2 children	2 adults/ 1 child	3 adults	1 adult/ 3+ children	2 adults/ 2+ children	3 adults/ 1+ children	4 adults
SF-owner	0.69	0.64	0.96	0.65	0.93	0.93	0.93	0.94	0.98	0.83
SF-renter	0.05	0.13	0.01	0.35	0.02	0.04	0.06	0.05	0.02	0.13
MF-owner	0.09	0.00	0.03	0.00	0.03	0.03	0.01	0.00	0.00	0.03
MF-renter	0.17	0.23	0.01	0.00	0.02	0.00	0.00	0.01	0.00	0.00

Sources: 2010 American Community Survey, GMU Center for Regional Analysis

Note: SF = single-family detached; MF = townhouses and multi-family