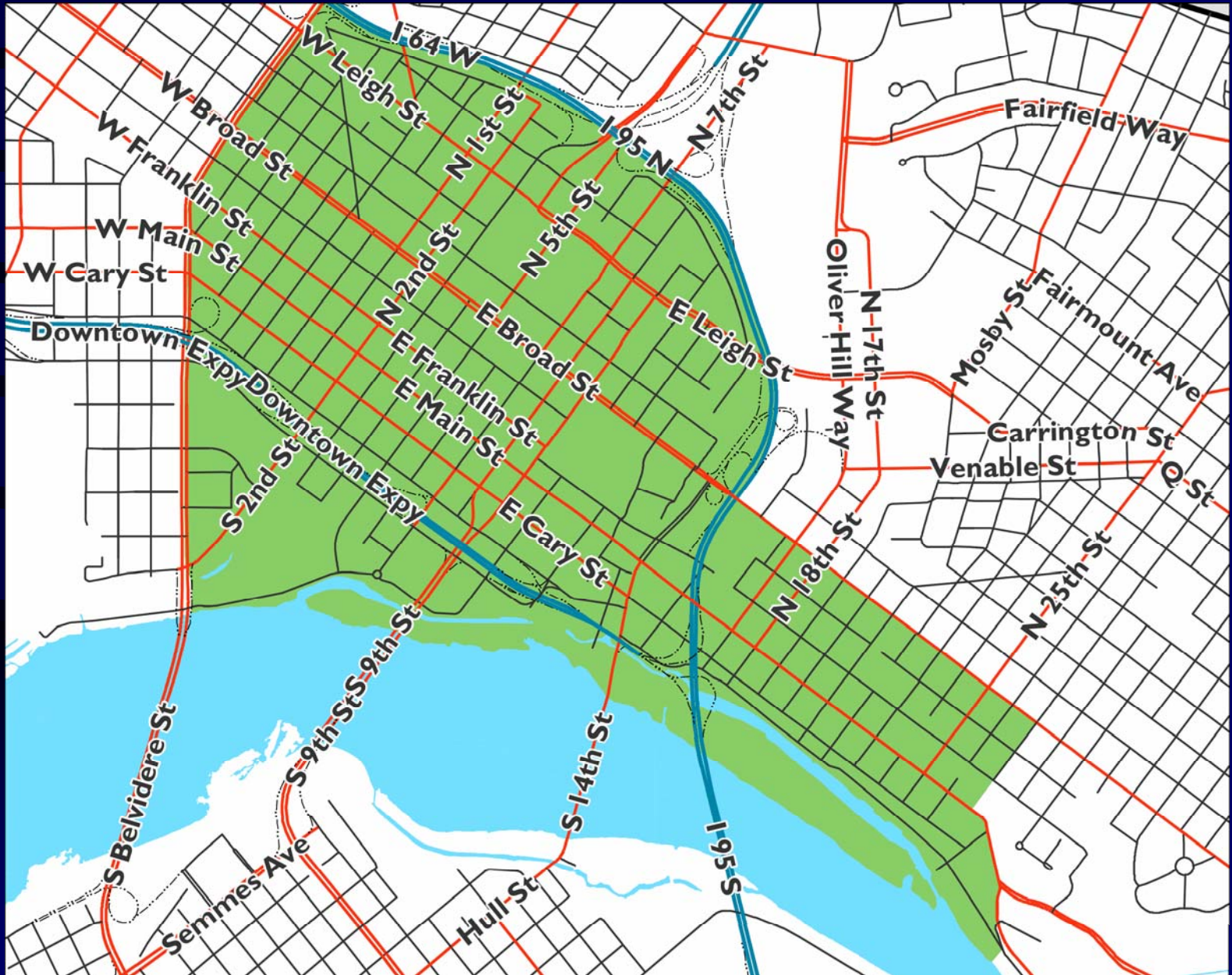


# Downtown Richmond Population and Housing Report 2000-2006



# Downtown Richmond



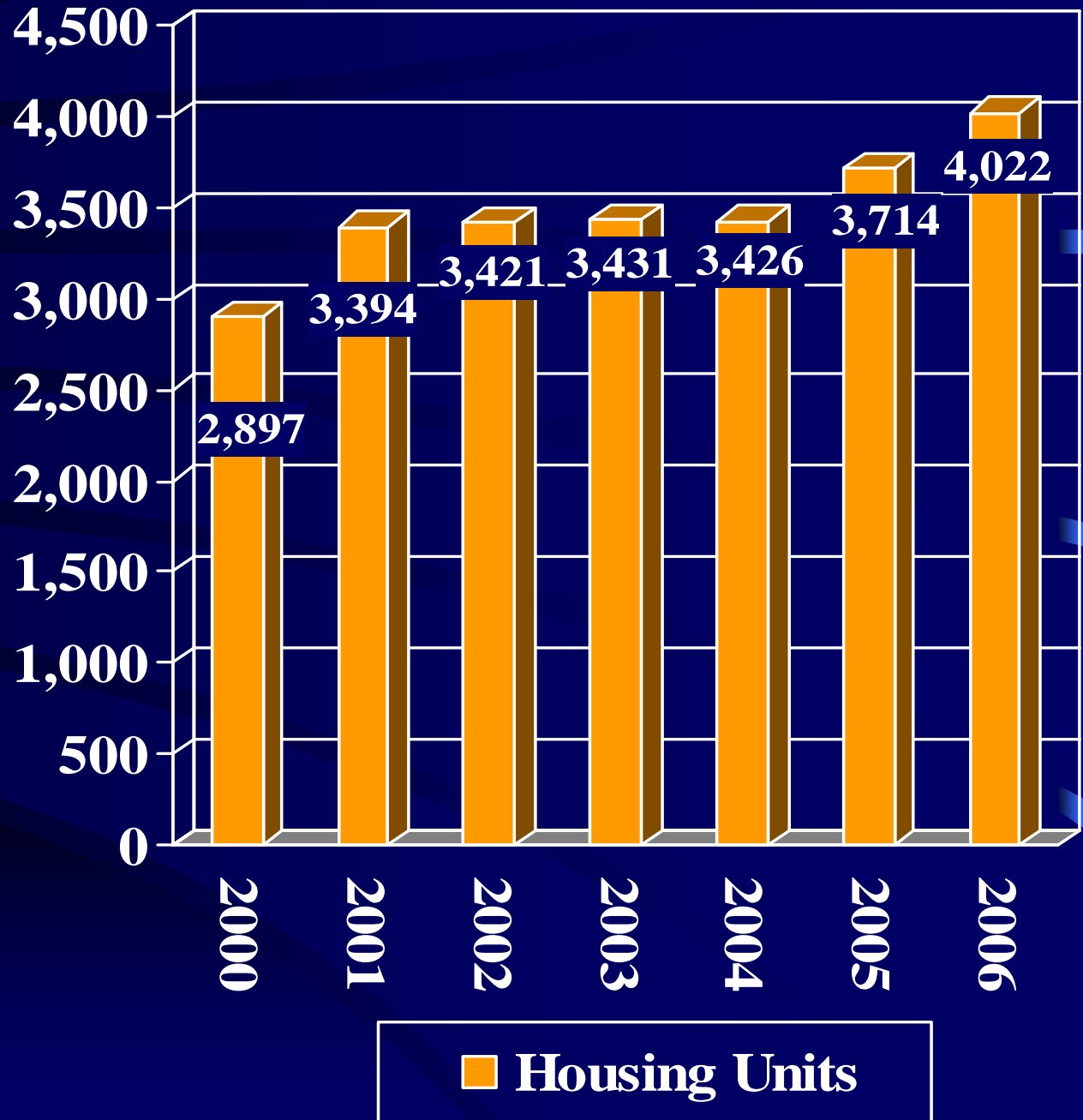
# Downtown Richmond in 2000\* and 2006\*\*

Downtown is located between I-95/64 to the north, Belvidere Street to the West, the James River to the south, and North 27<sup>th</sup> Street at its intersection with East Broad Street to the east



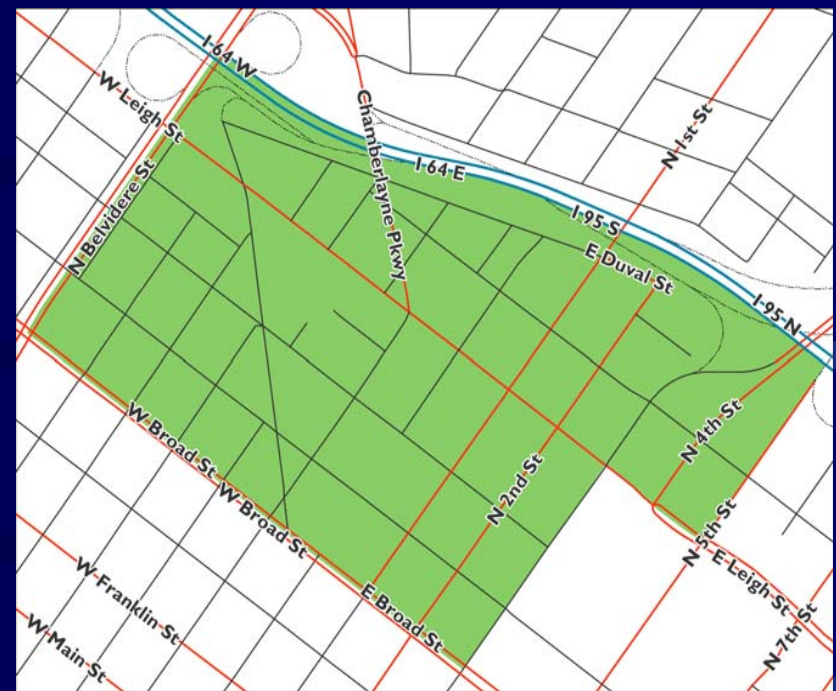
- Housing units totaled 2,897 in 2000. By 2006, total housing units increased by 39%, totaling 4,022 units
- The downtown population totaled 4,420 in 2000. By 2006, total population increased by 36%, totaling 6,005 persons
- A rental rate of above 90% remained steady between 2000 and 2006
- An additional 354 housing units are either under construction or have permits pending
  - These new projects average 25 units with the smallest being single-family complete rehabilitations and the largest a 162-unit/17 story condominium complex

Number of  
Housing  
Units  
Downtown  
from  
2000 to 2006



# Jackson Ward in 2000 and 2006

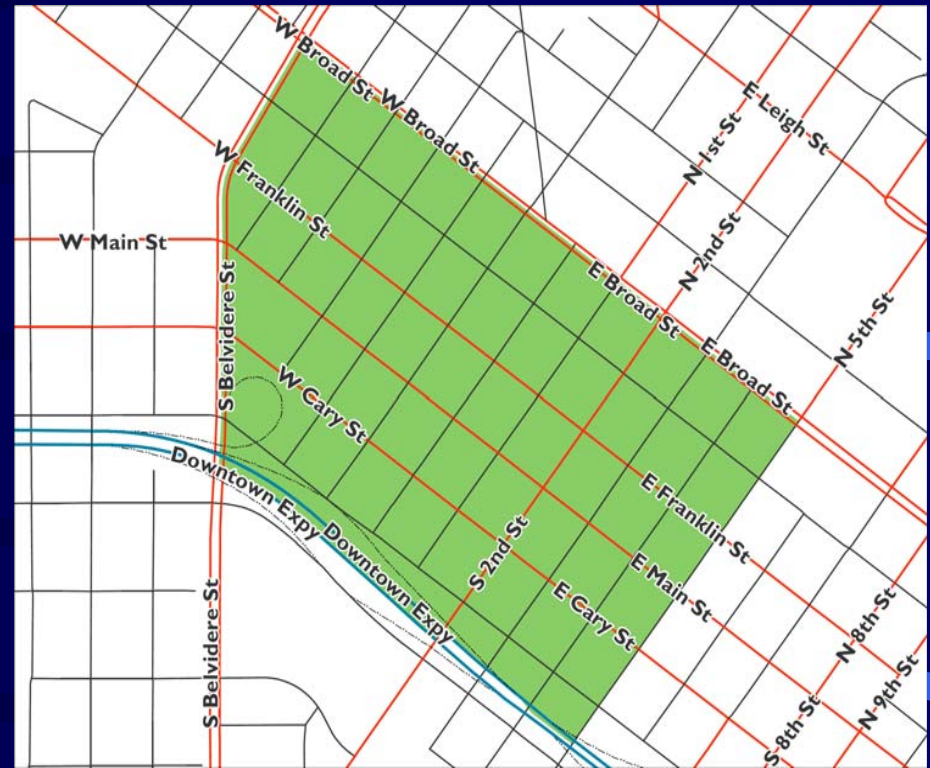
The Jackson Ward District is generally located north of Broad Street between 3rd and Belvidere Streets. It is a truly mixed-use urban neighborhood and has the highest concentration of single-family residential use in the Downtown core.



- By 2006, Jackson Ward was home to nearly 1,200 residents, most of whom live in turn-of-the-century, Italianate style one- and two-family row houses. The neighborhood also contains a number of churches, civic and cultural facilities, businesses, and several light industries
- The number of housing units totaled 791 in 2000 and increased to 905 units in 2006. This increase was mainly due to renovation of existing units and adaptive reuse
- Since 2000, approximately 30% of all occupied housing units were owner-occupied, the highest homeownership rate of any Downtown neighborhood
- 13 projects including 51 housing units are either under construction or have permits pending
  - These projects range in size from 1 to 28 units, with 4 units the average

# Monroe Ward in 2000 and 2006

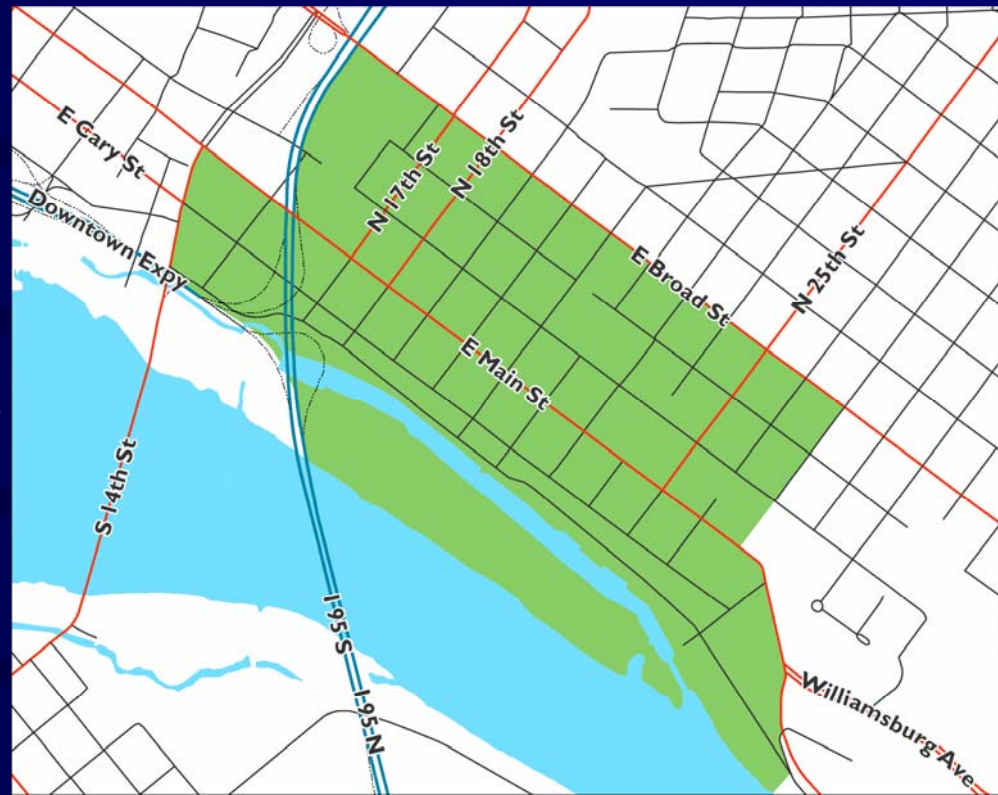
The neighborhood is bounded by Broad Street on the north and the Downtown Expressway on the south. Belvidere Street is its western boundary and 5th Street eastern edge. The district is a mixed-use neighborhood, with a variety of residential densities, several historic buildings, a cluster of civic institutions, and office and commercial uses.



- In 2000, the number of housing units totaled 1,203 and increased to 1,452 by 2006. Population also increased in the same time period, from 2,040 to 2,415, nearly a 16% increase
- As of 2000, the residential vacancy rate was less than 11% of the total available units
- In 2000, 99% of the occupied units were attributable to renters
- 12 projects including 59 housing units are either under construction or have permits pending
  - These projects range in size from 1 to 20 units, with 5 units the average

# Shockoe Slip and Shockoe Bottom in 2000 and 2006

Shockoe Bottom and Shockoe Slip are situated at the eastern edge of Downtown. They serve as a transitional area between the intense development west of Interstate 95 and the residential neighborhood of Church Hill. They contain a mixture of land uses, resulting primarily from the departure of many industrial uses during the past 20 years, and adaptive reuse of structures for housing, restaurants, retail shops, art galleries, and studios.



- Total number of housing units increased by 40% between 2000 and 2006, from 814 units to 1,359. During the same time period, population increased from 1,036 to 1,983 persons, or nearly 50%
- Rental units comprised 96% of the total number of occupied housing units in 2000
- 8 projects including 244 housing units are either under construction or have permits pending
  - These projects are 30 units on average

# Annual Downtown Housing and Population Growth

Neighborhood	2000		2001		2002		2003		2004		2005		2006 (As of June 30)	
	Units	PoP	Units	PoP	Units	PoP	Units	PoP	Units	PoP	Units	PoP	Units	PoP
Jackson Ward	791	1090	904	1196	902	1191	891	1178	883	1167	897	1183	905	1194
Monroe Ward	1203	2040	1339	2275	1352	2286	1353	2287	1353	2287	1452	2403	1452	2415
Shockoe Slip/Shockoe Bottom	814	1036	1047	1503	1063	1531	1072	1544	1075	1549	1191	1686	1359	1983
Rest Of Downtown	89	254	104	270	104	270	115	270	115	270	174	349	306	413
<b>Downtown Totals</b>	2897	4420	3394	5244	3421	5278	3431	5279	3426	5273	3714	5621	4022	6005

Units are dwellings that have been issued a certificate of occupancy, whether occupied or vacant.

Population totals are derived by multiplying the number of units by the average household size per the 2000 Census



# *The Future of Downtown Housing*

- Downtown will continue to be one of the fastest growing areas within the City
- Shockoe Bottom is on target to nearly double its year-2000 housing stock over the next few years
- Steady single-family rehabilitation activity and new construction should slowly increase units in Jackson Ward