

Perspectives 2040 - Greene County Future Land Use Plan Update

Existing Conditions: Households, Families, and Housing

It is important to understand what types of households and family units are present when we plan for the future. The type of housing that people need can vary based on their household composition. The future land use plan should enable a range of housing options to meet the diverse needs of the county.

Households and Families

A household is one or more persons living in the same house or apartment. A household consists of individuals that may or may not be related. A family has two or more members who live in the same home and are related by birth, marriage or adoption.



There has been an increase in Non-Family Households.

In 2018, **34%** of households were **non-family households**, compared to **29%** in 2000.



Average Household Size has Decreased.

In 2018, the average household size was **2.40**, down from **2.53** in 2000.



Average Family Size has Decreased.

In 2018, the average family size was **2.92**, down from **3.00** in 2000.

Sources: 2000 Decennial Census; 2014 – 2018 American Community Survey 5-year Estimates

Household composition and size are important factors to consider in the type of housing that is developed. Smaller households may require fewer bedrooms or need more multi-family housing units. Affordability is another important consideration as we think about the type of housing we need to plan for.



The Share of Renters is Increasing in Greene County.

In 2018, **34%** of occupied housing units were **renter occupied**, compared to **30%** in 2000.

Between 2000 and 2018 there was an addition of **~10,000 occupied housing units**. **52%** of these units were occupied by renters.



Housing Costs are a Burden for a Quarter of Households in Greene County.

Cost Burden Housing means that households spend **30% or more** of their income on housing. In 2018, **25%** of households spent 30% or more on their housing.

Transportation is often the second highest household expense. An average household in Greene County spends **59%** of their income on **housing and transportation**.

Sources: 2000 Decennial Census; 2014 – 2018 American Community Survey 5-year Estimates; Center for Neighborhood Technology

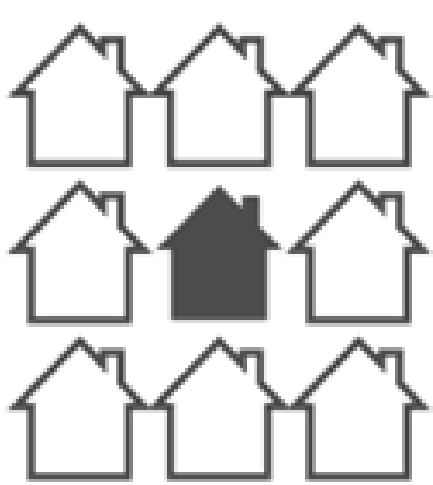
Housing

As we consider household composition and size, in Greene County are we developing enough housing to meet the needs of our residents?



New Home Construction has Tapered Since 2010.

Since 2000, approximately **11,700** new housing units have been constructed. **86%** of these were built between 2000 and 2010.



Single-Family Homes are Most Common.

78% of the housing units constructed since 2000, have been single-family homes. Likewise, of all housing units in Greene County, **78%** are single-family homes.



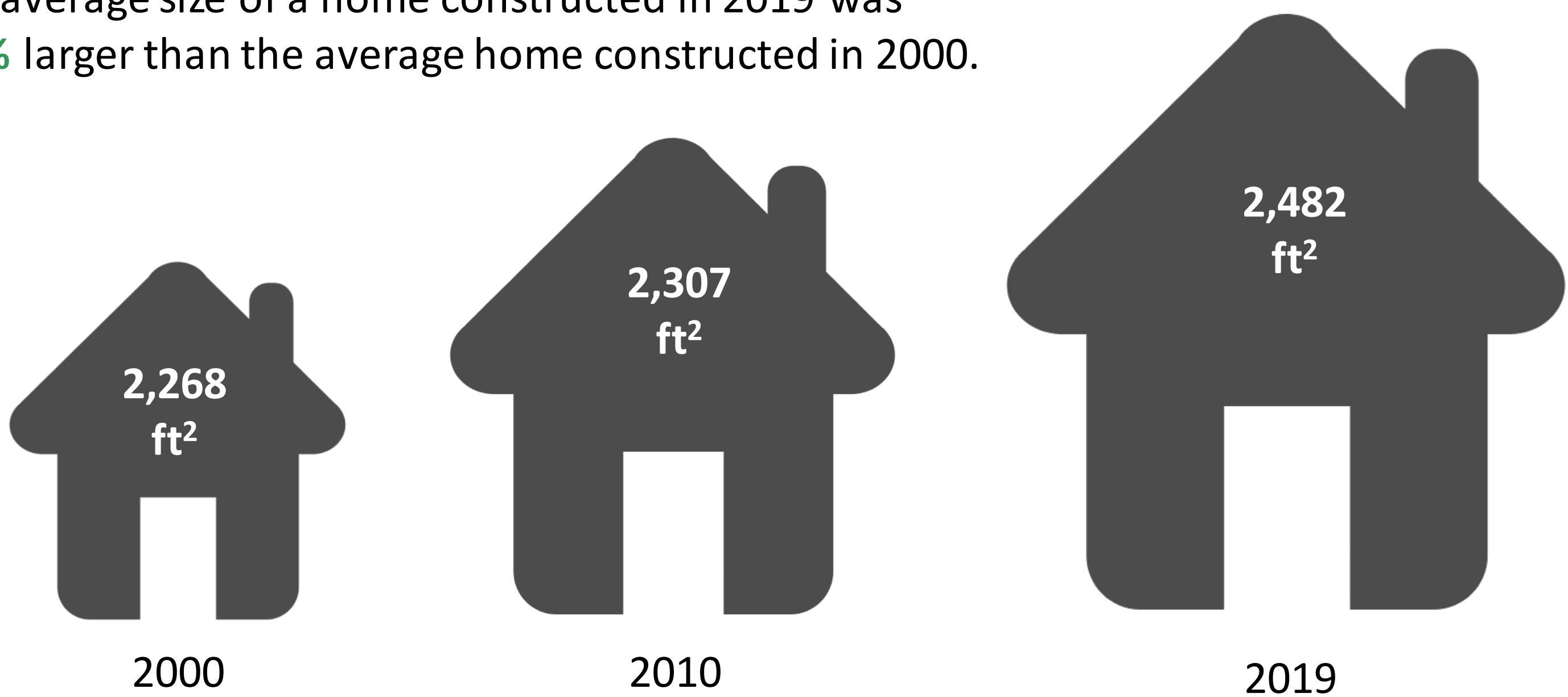
Additional Housing will be Necessary to Accommodate Expected Growth.

Based on current population forecasts, Greene County will need around **7,650** new housing units by 2040.

Sources: 2000 Decennial Census; 2014 – 2018 American Community Survey 5-year Estimates

Despite decreases in the average household and family size, homes in Greene County are getting bigger.

The average size of a home constructed in 2019 was **9.5%** larger than the average home constructed in 2000.



Source: Greene County Auditor

