

# Chapter II: Population and Demographics

This chapter provides an overview and analysis of trends that may shape the future of the County. Evaluating changes in a community's population and demographics over time helps us to better understand and plan for future needs that should be addressed in the goals, objectives and policies of the comprehensive plan.

## Key Trends

**The population of Botetourt is aging, with 59% of residents over 40 years old.** *An aging population creates unique challenges in regards to the provision of services, mobility and housing needs.*

**The age demographics of the county are polarized, with a notable decrease in population aged 20 to 34 years and 35 to 44 years.** *Retaining and attracting this segment of the population will be an important component to ensuring an active workforce and sustained growth.*

**The racial and cultural composition of the county remains fairly homogenous, but trends point towards a gradual diversification of the population.** *How institutions and services, particularly public schools, respond to the challenges and opportunities presented by an increasingly diverse population will be an important consideration moving forward.*

**Ninety-one percent of county residents, aged 25 years and older, have an educational attainment of high school or above. Overall, 17% of citizens have obtained bachelor's degrees and 7% have obtained graduate or professional degrees.** *Improving support systems that encourage students to apply for and attend institutions of higher education or complete trade certifications while simultaneously retaining or attracting residents with college degrees will be important to the County's growth and economic prosperity.*

**The workforce of Botetourt is highly mobile.** *Only 14% of the workforce lives and works in the area. Diversifying housing and career options may help to capture some of this mobile workforce—creating a community to both live in and work.*

**Existing housing stock is primarily low density, single-family homes that are owner occupied. The average home value is \$210,300 which is higher than neighboring localities.** *Recent economic announcements within the county and surrounding region, paired with shifting demographics, have highlighted the importance of constructing new housing that will meet the needs of a growing workforce and the changing preferences of current residents.*

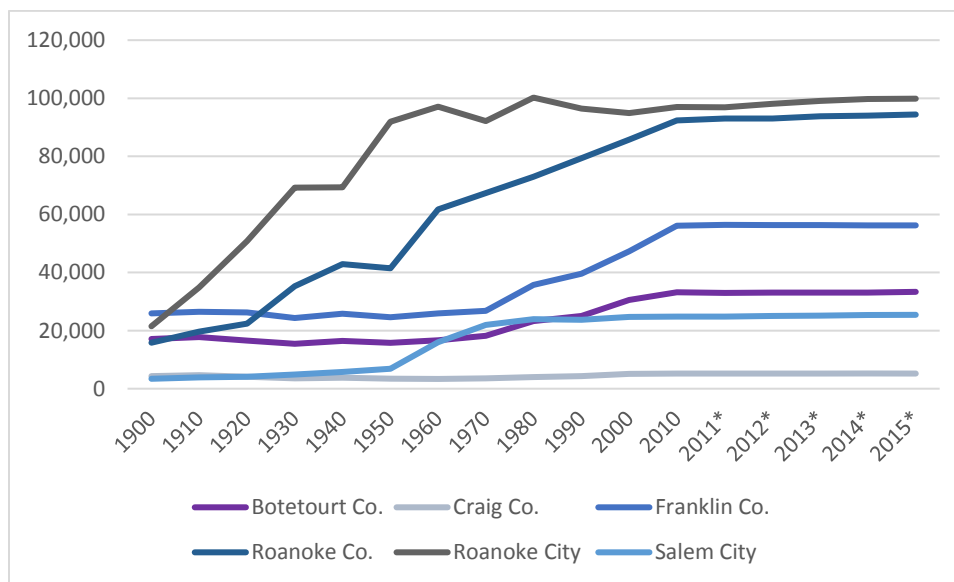
## Population Growth and Density

Beginning in 1970, the county experienced significant population growth. Figure 1 illustrates the growth of Botetourt County compared to municipalities in the Roanoke Metropolitan Statistical Area (MSA), depicting where each decade falls within the overall population growth and decline of each locality.

Between 1970 and 2013, the County grew 82% with significant increases during the decades of 1970 and 1990, while, overall, the Roanoke MSA only grew by 33% during the same timeframe. Recent data suggests a much slower rate of population growth than previous decades. From 2000 to 2010, growth in the County occurred at a rate of 8%, compared to a 22% increase between 1990 to 2000. The growth rate for the Roanoke MSA during this same time period (2000-2010) was a more modest 7%.

Populations across all municipalities have somewhat stabilized since 2010. Growth over the past five years in Botetourt reflects this trend, with population estimates suggesting an increase of only 0.6% between 2010-2015.

**Figure 1. Peer County Comparison of Population Growth Trends- 1900-2015**



Source: \* U.S. Census Bureau, July 1, 2015 Population Estimates; \*\* American Community Survey, 2010-2014 5-Year Estimates

These trends are typical of rural communities across the state. Data from the University of Virginia suggests that the death rate in Botetourt County has exceeded the birth rate between the years of 2010-2015 (Table 1). This phenomenon is referred to as natural decrease and is caused by two interrelated factors, the first of which being a local age structure that has fewer young adults of child bearing age and a large surplus of older adults. Second, natural decrease is also attributed to lower fertility rates than in the past, with individuals choosing to postpone childbirth and have fewer children. As with many rural communities of the state, population growth has been reliant on the influx of new residents. Rural communities, such as Botetourt, experiencing slight population growth are typically near urban centers and they tend to attract retirees or those close to retiring.

**Table 1. Change Since 2010 Census & Components of Change**

| April 1, 2010<br>Census | July 1, 2015<br>Estimate | Numeric<br>Change | Births minus<br>Deaths | Net Migration |
|-------------------------|--------------------------|-------------------|------------------------|---------------|
| 33,148                  | 33,486                   | 338               | -279                   | 617           |

Source: Weldon Cooper Center for Public Service, Demographics Research Group, University of Virginia

Population growth is an indicator of existing demand for services and can be used to predict future need for public services such as education, recreation, and public safety. The Virginia Employment Commission (VEC) predicts Botetourt County's population will grow to 38,885 in 2040, a projected 17% increase from 2015. The VEC population forecasts take into account anticipated growth rates and projected job growth in the region and state, as well as actual growth rates experienced by the county in the past, and therefore provides the best representation of the future population size of Botetourt County.

**Table 2. Virginia Employment Commission Population Forecast**

| Year | Botetourt | % Change | Virginia   | % Change |
|------|-----------|----------|------------|----------|
| 2000 | 30,496    | -----    | 7,079,030  | -----    |
| 2010 | 33,148    | 8.70%    | 8,001,024  | 13.02%   |
| 2020 | 35,235    | 6.30%    | 8,811,512  | 10.13%   |
| 2030 | 37,121    | 5.35%    | 9,645,281  | 9.46%    |
| 2040 | 38,885    | 4.75%    | 10,530,229 | 9.17%    |

Source: U.S. Census Bureau, Virginia Employment Commission

As population expanded during the 1980s and 1990s, population density for the entire County increased from 42 persons per square mile in 1980, to 56 persons per square mile in 2000, a 33% increase. Between 2000 and 2010, density increased by 9%, reaching 61 persons per square mile. Table 3 and Map 2 (Population Distribution-2010) show total population and density in the year 2010 by U.S. Census Blocks. As of 2010, 76% of the population was concentrated in the southern part of the County, specifically in Census Tracts 403, 404, and 405. Map 4 illustrates the 2014 estimated population distribution based on the location of dwelling units.

**Table 3. Population Density by Census Tract (2010)**

|                    | 401   | 402   | 403    | 404   | 405   | Total  |
|--------------------|-------|-------|--------|-------|-------|--------|
| Square Miles       | 239   | 132   | 121    | 31    | 24    | 547    |
| Population         | 3,498 | 4,294 | 10,521 | 7,099 | 7,736 | 33,148 |
| Population/Sq. Mi. | 15    | 33    | 87     | 229   | 322   | 61     |

Source: U.S. Census Bureau, 2010 Census.

## Demographic Characteristics

This section will focus on demographic characteristics of the population in Botetourt County, looking at age, gender, and race. While the population of Botetourt County is no longer growing at such a high rate in 2015 as it was in previous decades, the demographics continue to shift due to a variety of factors.

The population of Botetourt County is aging, as demonstrated by Table 4, with 31% of citizens aged 40-59 years old and 28% aged 60 years and over. Together this equates to 59% of the population over the age of 40.

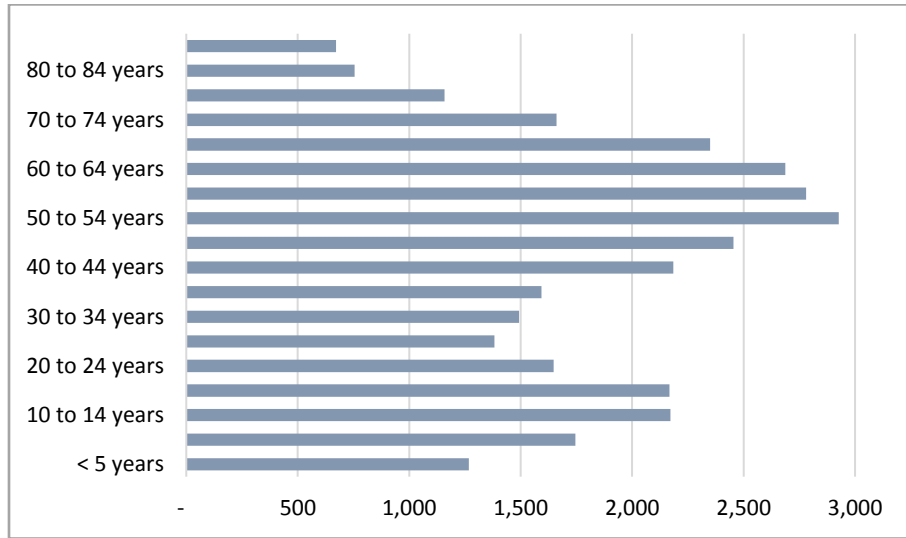
**Table 4. Age Group Trends - Botetourt County (2000-2015)**

| Age Group        | 2000 Census | 2010 Census | 2011 (Est.) | 2012 (Est.) | 2013 (Est.) | 2014 (Est.) |
|------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Under 19 years   | 7,772       | 8,095       | 7,875       | 7,769       | 7,485       | 7,351       |
| 20 to 39         | 7,084       | 6,097       | 5,955       | 5,945       | 5,998       | 6,118       |
| 40 to 59         | 10,064      | 11,019      | 10,844      | 10,741      | 10,522      | 10,347      |
| Over 60 years    | 5,576       | 7,937       | 8,378       | 8,702       | 9,024       | 9,284       |
| Total Population | 30,496      | 33,148      | 33,052      | 33,157      | 33,029      | 33,100      |

*Source: U.S. Census Bureau, Population Division, June 2015*

Figure 2 offers a visualization of the demographic structure of the county in 2014. The largest cohort of individuals is between 45 and 69 years of age—with the population aged 19 and under reflecting this distribution—as these are likely the children of persons within this cohort. The notable drop in population aged 20-29 years is likely due to children of residents leaving to pursue educational and career opportunities.

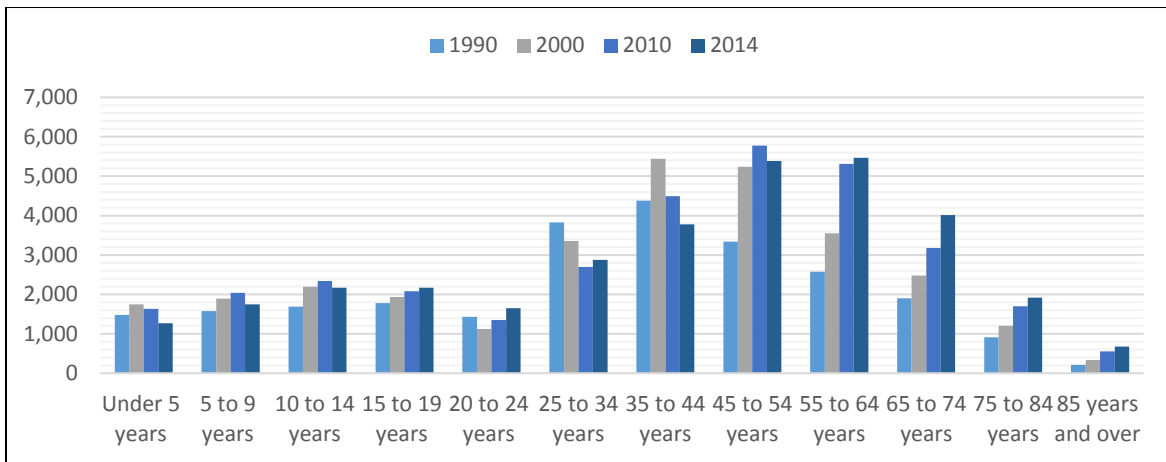
**Figure 2. 2014 Population Age Groups**



Source: 2010-2014 American Community Survey 5-Year Estimates

Figure 3 provides a visual comparison of age group distribution and growth over the past three decades. The data shows that there has been a decrease in the population of 25 to 34 year olds as well as in 35 to 44 year olds. This population, also referred to as a household forming population, is the group which is often most active in the workforce as well as being most likely to have children to attend Botetourt County schools.

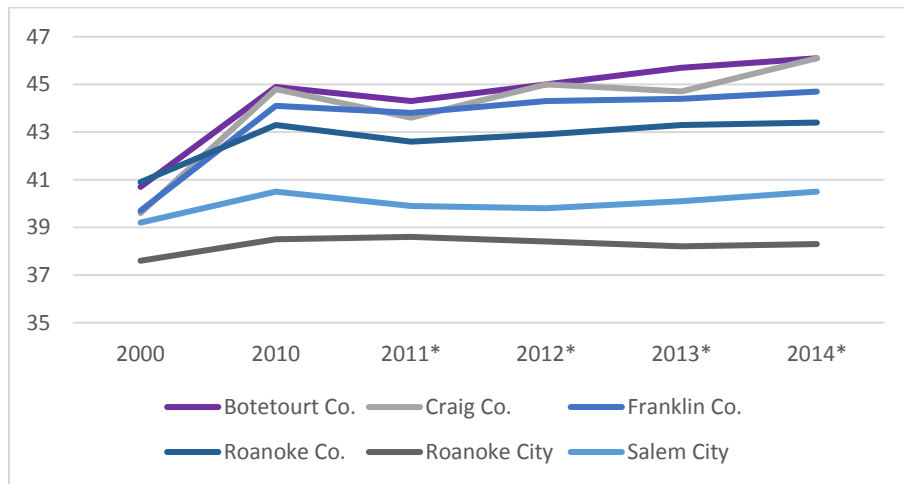
**Figure 3. Age Group Growth Trends for Botetourt County: 1990-2014**



Source: U.S. Census Bureau, Decennial Census 1990, 2000 and 2010; 2014 American Community Survey 5-Year Estimates

The median age for Botetourt county is estimated to be 46 years, likewise for Craig County, which is roughly three years higher than the median age of the Roanoke MSA overall. More urban peers have the lowest median ages, with Roanoke City maintaining a stable median age of 38 years since 2000. This trend may reflect a lack of younger, household forming generations moving to Botetourt and similar rural communities when deciding where to live and work.

**Figure 4. Median Age, Peer County Comparison**



Source: U.S. Census Bureau, Decennial Census 2000 and 2010; \*2010-2014 American Community Survey 5-Year Estimates

Table 5 shows projections of the population to 2040, broken down by gender. This table shows a continuation of trends seen in the previous tables and figures. Of note is the general proportion of female to male residents. The female population is projected to be greater than the male population, with the gap growing in each successive decade. This disparity may be due to the fact that women generally live longer than men. However, it is unclear whether the data in Table 5 reflect recent economic announcements which are projected to increase the number of jobs in Botetourt County by 1,000 in the next 10 years and could subsequently cause an increase in population.

**Table 5. Population Projections by Age and Gender - Botetourt County**

| Age               | 2020          |               | 2030          |               | 2040          |               |
|-------------------|---------------|---------------|---------------|---------------|---------------|---------------|
|                   | Female        | Male          | Female        | Male          | Female        | Male          |
| Under 5 years     | 812           | 818           | 886           | 893           | 944           | 951           |
| 5 to 9 years      | 873           | 910           | 961           | 1,002         | 1,036         | 1,081         |
| 10 to 14 years    | 1,116         | 1,198         | 1,132         | 1,215         | 1,245         | 1,337         |
| 15 to 19 years    | 1,112         | 1,254         | 985           | 1,111         | 1,094         | 1,234         |
| 20 to 24 years    | 713           | 770           | 716           | 773           | 732           | 791           |
| 25 to 29 years    | 659           | 811           | 761           | 936           | 680           | 836           |
| 30 to 34 years    | 955           | 830           | 1,067         | 927           | 1,079         | 938           |
| 35 to 39 years    | 964           | 919           | 1,127         | 1,074         | 1,312         | 1,251         |
| 40 to 44 years    | 935           | 910           | 1,185         | 1,152         | 1,335         | 1,298         |
| 45 to 49 years    | 1,219         | 1,161         | 1,140         | 1,086         | 1,344         | 1,280         |
| 50 to 54 years    | 1,293         | 1,339         | 990           | 1,025         | 1,285         | 1,310         |
| 55 to 59 years    | 1,561         | 1,526         | 1,301         | 1,271         | 1,227         | 1,199         |
| 60 to 64 years    | 1,430         | 1,453         | 1,329         | 1,350         | 1,028         | 1,042         |
| 65 to 69 years    | 1,372         | 1,315         | 1,537         | 1,472         | 1,291         | 1,237         |
| 70 to 74 years    | 1,163         | 1,037         | 1,355         | 1,208         | 1,270         | 1,132         |
| 75 to 79 years    | 699           | 598           | 1,042         | 891           | 1,177         | 1,007         |
| 80 to 84 years    | 464           | 319           | 771           | 530           | 906           | 623           |
| 85 years and over | 505           | 223           | 639           | 282           | 955           | 421           |
| <b>TOTALS</b>     | <b>17,845</b> | <b>17,391</b> | <b>18,924</b> | <b>18,198</b> | <b>19,918</b> | <b>18,968</b> |
|                   | <b>35,236</b> |               | <b>37,122</b> |               | <b>38,886</b> |               |

Source: Virginia Employment Commission, Botetourt County Community Profile, October 2016

The racial and cultural composition of Botetourt County remains fairly homogenous. In 1990, approximately 95.3% of the population was white. This number has changed very little in subsequent years, with the numbers in 2010 describing 94.7% of the population as white. Table 6 shows the demographic breakdown of the different racial and ethnic groups within the county, as well as the percent change of those populations from 1990 to 2010. Of particular note in this table is a large increase in the Hispanic population, though the overall representation of this demographic remains 1% of the total county population. According to estimates from the American Community Survey, a supplement to the official decennial census, the racial/ethnic makeup of the county has changed very little between 2010-2014.

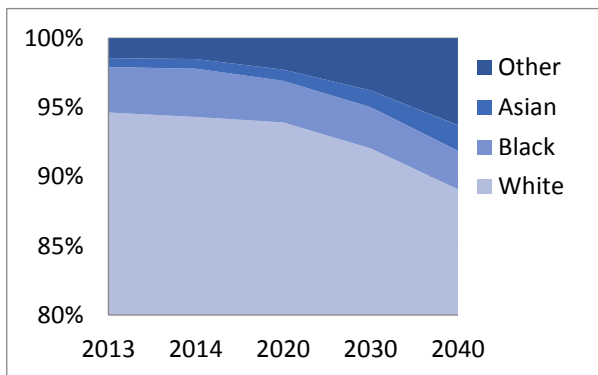
**Table 6. Racial and Cultural Composition - Botetourt County (1990-2010)**

| Group                             | 1990   | 2000   | 2010   | % Change |
|-----------------------------------|--------|--------|--------|----------|
| Total Population                  | 24,992 | 30,496 | 33,148 | 33%      |
| White                             | 23,818 | 28,944 | 31,397 | 32%      |
| White/Hispanic                    | 82     | 111    | 257    | 213%     |
| White/Non-Hispanic                | 23,736 | 28,833 | 31,140 | 31%      |
| Black                             | 1,035  | 1,073  | 1,004  | -3%      |
| American Indian, Eskimo, or Aleut | 22     | 66     | N/A    | 200%     |
| Asian or Pacific Islander         | 97     | 145    | 175    | 80%      |
| Total Hispanic                    | 107    | 181    | 356    | 233%     |
| Other Race                        | 20     | 59     | N/A    | 195%     |
| 2 or More Races                   | N/A    | 209    | 345    | 65%      |

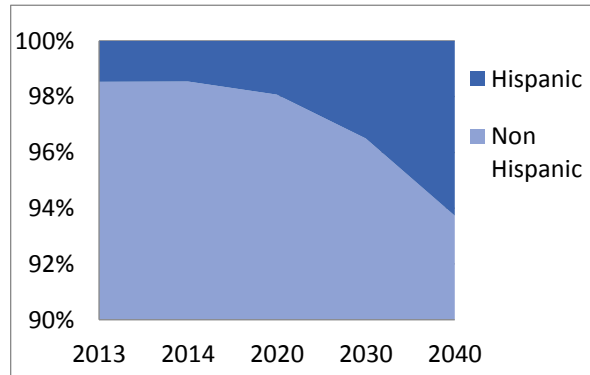
Source: U.S. Census Bureau, Decennial Census 1990, 2000 and 2010

Estimates from the Census Bureau for the year 2040 suggest a 5-6% change in the racial and ethnic composition of the county.

**Figure 5. Population by Race, 2013-2040**



**Figure 6. Population by Ethnicity, 2013-2040**



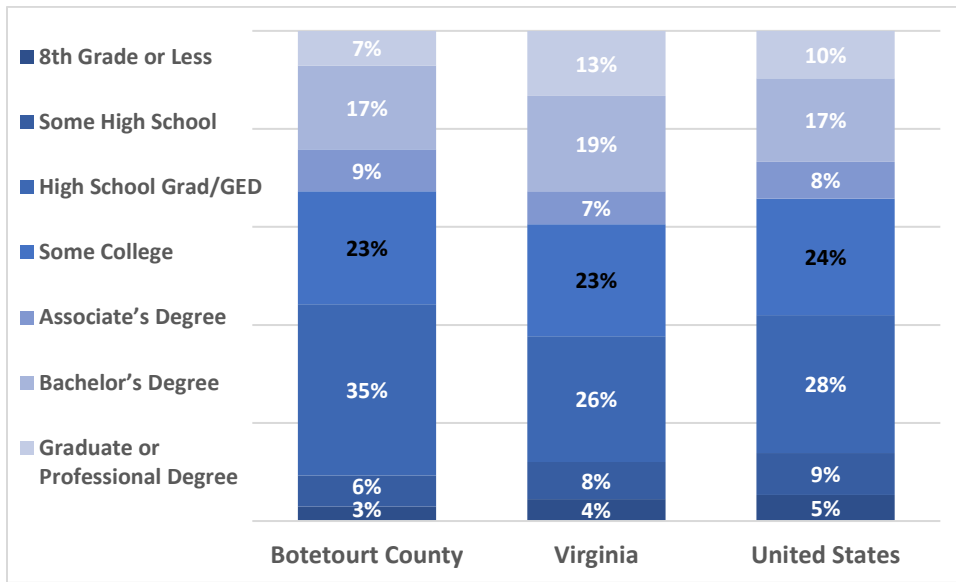
Source: U.S. Census Bureau



## Education

Botetourt County has a relatively well-educated population, with 91% of residents having completed high school or above. Figure 7 explores the educational attainment of Botetourt’s 18 years or older population, and compares that to state and national statistics. Botetourt has a proportionally greater percentage of the population with at least a high school diploma than both the state and the United States as a whole. However, the county has a slightly lower percentage of people with a Bachelor’s or graduate degree than the broader state population, though the numbers are closer to national averages for these categories.

**Figure 7. Educational Attainment – County, State and National Data**



Source: U.S. Census Bureau, American Community Survey, 2010-2014

## Income

Table 7 shows the Median Annual Gross Income across Botetourt and peer localities. From these estimates, it becomes apparent that Botetourt has a higher median income, with 2014 estimates being \$63,011 for Botetourt compared to an average of \$50,172 for the entire Roanoke MSA. Roanoke County's median household income growth mirrors that of Botetourt and is the most closely comparable of the peer localities, with a median income of \$60,950.

**Table 7. Median Annual Household Income, Peer County Comparison**

| Municipality     | 2009     | 2010     | 2011     | 2012     | 2013     | 2014     | % Change |
|------------------|----------|----------|----------|----------|----------|----------|----------|
| Botetourt County | \$59,823 | \$64,724 | \$65,633 | \$66,053 | \$65,935 | \$63,011 | 5%       |
| Roanoke County   | \$57,800 | \$59,446 | \$62,895 | \$61,686 | \$60,795 | \$60,950 | 5%       |
| Salem City       | \$47,746 | \$48,828 | \$48,050 | \$47,776 | \$48,733 | \$50,590 | 6%       |
| Craig County     | \$48,845 | \$51,291 | \$54,120 | \$47,691 | \$47,806 | \$46,658 | -4%      |
| Franklin County  | \$45,578 | \$45,555 | \$47,606 | \$45,049 | \$45,624 | \$44,827 | -2%      |
| Roanoke City     | \$35,811 | \$36,422 | \$37,753 | \$38,265 | \$38,145 | \$39,530 | 10%      |

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

A more in depth look at the income distribution for the year 2014 shows that of total households, 61% in Botetourt and 59% in Roanoke County had an income above \$50,000, while the next closest peer was Salem City at 51%. Roanoke City's income distribution is the inverse, with 60% of households having made less than \$50,000 in 2014.

**Table 8. Income Distribution, Peer Comparison, 2014**

| Income Bracket       | Botetourt County | Craig County | Franklin County | Roanoke County | Roanoke City | Salem City |
|----------------------|------------------|--------------|-----------------|----------------|--------------|------------|
| Below \$10,000       | 488              | 103          | 1,631           | 1,654          | 4,491        | 590        |
| \$10,000 to \$29,999 | 2,080            | 647          | 5,954           | 6,459          | 12,123       | 2,228      |
| \$30,000 to \$49,999 | 2,386            | 387          | 4,968           | 7,417          | 8,716        | 2,078      |
| \$50,000 to \$74,999 | 2,420            | 368          | 4,499           | 7,547          | 8,448        | 2,197      |
| \$75,000 to \$99,999 | 2,319            | 242          | 2,763           | 5,896          | 4,123        | 1,003      |
| \$100,000 to 124,999 | 1,267            | 201          | 1,230           | 3,707          | 1,623        | 640        |
| \$125,000 and above  | 1,907            | 203          | 2,203           | 5,517          | 3,025        | 1,217      |
| Total                | 12,867           | 2,151        | 23,248          | 38,197         | 42,549       | 9,953      |

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

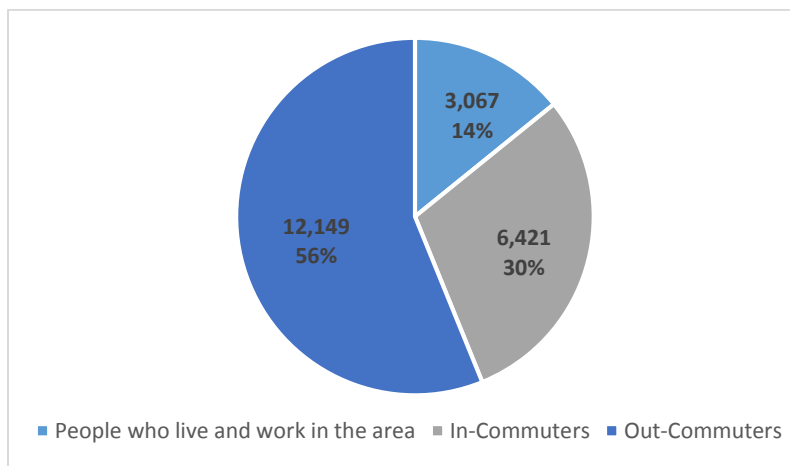
## Workforce Characteristics

This section of the chapter looks at workforce characteristics such as commuting destinations, employment statistics, and types of jobs which may be available in the county.

### Commuter Profile

According to data, Botetourt County is a commuter community, with 6,421 people commuting from other localities to work in the county and 12,149 residents commuting out. This equates to 56% of the workforce commuting outside of the county daily. Compared to other areas, Botetourt residents commute to work overwhelmingly by car, with 96% percent of workers commuting by motor vehicle, either alone or via carpooling (ACS 2014). This means Botetourt’s workforce is highly mobile and car-dependent. Figure 5 shows the proportion of persons who commute out of the community for work versus the persons who commute in. The smallest proportion of Figure 5 shows people who both live and work in the county (14%).

**Figure 8. Botetourt County Commuting Patterns, 2012**



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2012

The top places where residents commute to are Roanoke City, Roanoke County, and Salem. This is expected as Roanoke City is the largest metropolitan center in the area. Botetourt’s southern half is included in the city’s metropolitan planning boundary because of its relationship to the city as a commuter community. Likewise, the two leading source localities for workers coming in to the county are from Roanoke County and City. This could be due to a variety of factors, of which could be more affordable housing options in these localities.

**Table 9. Top 10 Places Workers Are Commuting To**

| Area              | Workers |
|-------------------|---------|
| Roanoke City      | 4,393   |
| Roanoke County    | 2,305   |
| Salem City        | 1,252   |
| Montgomery County | 376     |
| Lynchburg City    | 210     |
| Henrico County    | 197     |
| Alleghany County  | 193     |
| Bedford County    | 160     |
| Richmond City     | 158     |
| Fairfax County    | 157     |

**Table 10. Top 10 Places Workers Are Commuting From**

| Area              | Workers |
|-------------------|---------|
| Roanoke County    | 1,344   |
| Roanoke City      | 1,186   |
| Bedford County    | 557     |
| Franklin County   | 285     |
| Salem City        | 279     |
| Montgomery County | 194     |
| Alleghany County  | 183     |
| Rockbridge County | 131     |
| Pulaski County    | 107     |
| Augusta County    | 104     |

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2012.

## Employment

Botetourt County is characterized by low unemployment. Table 11 compares the unemployed population and corresponding unemployment rates for Botetourt’s peer counties as well as the broader Roanoke MSA as well.

**Table 11. Labor Force, Region and Peer Counties**

| Area               | Labor Force    | Employed       | Unemployed   | Unemployment Rate |
|--------------------|----------------|----------------|--------------|-------------------|
| Botetourt County   | 17,410         | 16,795         | 615          | 3.7%              |
| Roanoke County     | 49,170         | 47,410         | 1,760        | 3.7%              |
| Salem City         | 12,915         | 12,403         | 512          | 4.1%              |
| Franklin County    | 26,733         | 25,595         | 1,138        | 4.4%              |
| Craig County       | 2,387          | 2,282          | 105          | 4.6%              |
| Roanoke City       | 49,025         | 46,843         | 2,182        | 4.7%              |
| <b>Roanoke MSA</b> | <b>157,640</b> | <b>151,328</b> | <b>6,312</b> | <b>4.2%</b>       |

Source: Virginia Employment Commission, Local Area Unemployment Statistics, March 2016.

Unemployment rates in the county show a notable increase in 2009, which is similar in both the state and nation due to the economic crisis. This number has decreased gradually since 2010. The unemployment rate in 2015 is only one percent higher than that in 2008. This indicates that employment markets have somewhat stabilized in the region.

**Table 12. Unemployment Rates - Trends**

|      | Botetourt County | Virginia | United States |
|------|------------------|----------|---------------|
| 2003 | 3.6%             | 4.1%     | 6.0%          |
| 2004 | 3.3%             | 3.7%     | 5.5%          |
| 2005 | 3.0%             | 3.5%     | 5.1%          |
| 2006 | 2.6%             | 3.0%     | 4.6%          |
| 2007 | 2.7%             | 3.1%     | 4.6%          |
| 2008 | 3.3%             | 4.0%     | 5.8%          |
| 2009 | 6.5%             | 7.0%     | 9.3%          |
| 2010 | 6.7%             | 7.1%     | 9.6%          |
| 2011 | 6.1%             | 6.4%     | 8.9%          |
| 2012 | 5.6%             | 5.9%     | 8.1%          |
| 2013 | 5.2%             | 5.5%     | 7.4%          |
| 2014 | 4.8%             | 5.2%     | 6.2%          |
| 2015 | 4.3%             | 3.9%     | 5.3%          |

Source: Virginia Employment Commission, Local Area Unemployment Statistics

Botetourt County's employers are made up primarily of small businesses employing between 0 and 9 employees. Recent economic development announcements in the Botetourt Center at Greenfield, a research and manufacturing park developed by the county to encourage economic growth as well as the Virginia Community College System Shared Service Center, may provide future growth in the establishments with 250 to 999 employees. Botetourt currently has no businesses that employ over 1000 people.

**Table 13. Employers by Size of Establishment**

|                          | Botetourt  | Virginia       |
|--------------------------|------------|----------------|
| 0 to 4 employees         | 526        | 157,588        |
| 5 to 9 employees         | 130        | 38,062         |
| 10 to 19 employees       | 98         | 28,119         |
| 20 to 49 employees       | 44         | 20,310         |
| 50 to 99 employees       | 16         | 7,036          |
| 100 to 249 employees     | 13         | 3,721          |
| 250 to 499 employees     | ***        | 1,030          |
| 500 to 999 employees     | ***        | 370            |
| 1,000 and over employees | 0          | 236            |
| <b>TOTALS</b>            | <b>832</b> | <b>256,472</b> |

Source: Virginia Employment Commission, Quarterly Census of Unemployment and Wages, 1<sup>st</sup> Quarter 2016

Note: Asterisks (\*\*\*) indicate non-disclosable area

When looking at where people are employed, however, the numbers are somewhat inverted. The category with the most individuals employed is 100-249 employees.

**Table 14. Employment by Size of Establishment**

|                          | Botetourt     | Virginia         |
|--------------------------|---------------|------------------|
| 0 to 4 employees         | 808           | 226,110          |
| 5 to 9 employees         | 858           | 252,887          |
| 10 to 19 employees       | 1,326         | 381,783          |
| 20 to 49 employees       | 1,356         | 615,099          |
| 50 to 99 employees       | 1,100         | 480,746          |
| 100 to 249 employees     | 2,113         | 554,968          |
| 250 to 499 employees     | ***           | 354,440          |
| 500 to 999 employees     | ***           | 252,921          |
| 1,000 and over employees | 0             | 605,266          |
| <b>TOTALS</b>            | <b>10,575</b> | <b>3,724,220</b> |

Source: Virginia Employment Commission, Quarterly Census of Unemployment and Wages, 1<sup>st</sup> Quarter 2016 Note: Asterisks (\*\*\*) indicate non-disclosable area

According to Tables 15, the top occupations in the county include Office and Administrative Support Occupations, Sales and Related Occupations, and Food Preparation and Service Related Occupations, in that order. Sales and food service jobs are often not particularly high paying positions. Additional top occupations which are more competitive in terms of pay include Healthcare Practitioners and Technical Occupations, Production Occupations, and Transportation and Material Moving Occupations. Many of the jobs found in these areas are more traditional middle class jobs. Together, these six occupations make up 58% of all occupations based on 2012 estimates. Jobs in food service and sales make up 19% of estimated employment, nearly one-fifth across all occupations.

Table 16 shows specific occupations which are considered Growth Occupations. The highest percent change between 2012 employment levels and 2022 employment levels is 63% growth in the number of Personal Care Aides which are projected to be employed in the county. This is likely related to the continued aging of the current population. The Average Annual Salary for this occupation is only \$19,348, much lower than the median household income for the county overall. Growth in other occupations, however, should counterbalance this. The majority of other occupations reported have average salaries of over \$40,000 a year. Veterinarians and Software Developers, the third and fourth fastest growing industries, have salaries of \$128,582 and \$94,470 respectively, significantly higher than the median household income for the county.

**Table 15. Long-term Occupation Employment and Projections**

| Occupation                                 | Employment  |         |          | Openings         |        |       |
|--|-------------|---------|----------|------------------|--------|-------|
|  | 2012 (est.) | 2022    | % Change | Replac-<br>ement | Growth | Total |
| Total, All Occupations                     | 164,595     | 181,061 | 10%      | 3,899            | 1,773  | 5,672 |
| Management                                 | 6,908       | 7,526   | 9%       | 140              | 64     | 204   |
| Business and Financial Operations          | 7,141       | 7,924   | 11%      | 148              | 80     | 228   |
| Computer and Mathematics                   | 3,668       | 4,410   | 20%      | 60               | 75     | 135   |
| Architecture and Engineering               | 2,027       | 2,196   | 8%       | 50               | 20     | 70    |
| Life, Physical, Social Sciences            | 664         | 749     | 13%      | 20               | 8      | 28    |
| Community and Social Service               | 2,974       | 3,630   | 22%      | 67               | 66     | 133   |
| Legal Occupations                          | 907         | 1,048   | 16%      | 15               | 14     | 29    |
| Education, Training, Library               | 8,194       | 9,438   | 15%      | 176              | 124    | 300   |
| Arts, Design, Entertainment, Sports, Media | 2,218       | 2,397   | 8%       | 53               | 22     | 75    |
| Healthcare Practitioners and Technical     | 12,008      | 13,550  | 13%      | 249              | 155    | 404   |
| Healthcare Support                         | 4,894       | 5,721   | 17%      | 94               | 84     | 178   |
| Protective Service                         | 3,834       | 4,471   | 17%      | 105              | 65     | 170   |
| Food Preparation and Service Related       | 13,929      | 14,334  | 3%       | 558              | 59     | 617   |
| Building, Grounds Cleaning, Maintenance    | 4,674       | 5,211   | 11%      | 95               | 54     | 149   |
| Personal Care and Service                  | 5,656       | 7,258   | 28%      | 108              | 161    | 269   |
| Sales and Related Occupations              | 16,898      | 18,151  | 7%       | 501              | 126    | 627   |
| Office and Administrative Support          | 27,151      | 28,767  | 6%       | 610              | 196    | 806   |
| Farming, Fishing, Forestry                 | 177         | 184     | 4%       | 4                | 2      | 6     |
| Construction and Extraction                | 7,853       | 9,416   | 20%      | 128              | 156    | 284   |
| Installation, Maintenance, Repair          | 7,591       | 8,500   | 12%      | 179              | 93     | 272   |
| Production                                 | 12,642      | 12,701  | 0.5%     | 252              | 58     | 310   |
| Transportation and Material Moving         | 12,587      | 13,479  | 7%       | 289              | 90     | 379   |

Source: Virginia Employment Commission, Long-Term Industry and Occupational Projections, 2012-2022

**Table 16. Growth Occupations - Botetourt County**

| Occupation                                   | Employment |       |          | Average Annual Openings |        |       | Avg. Annual Salary |
|--|------------|-------|----------|-------------------------|--------|-------|--------------------|
|  | 2012       | 2022  | % Change | Replacement             | Growth | Total |                    |
| Personal Care Aides                          | 1,556      | 2,530 | 63%      | 11                      | 97     | 108   | \$19,348           |
| Audiologists                                 | ***        | ***   | ***      | ***                     | ***    | ***   | \$69,478           |
| Phlebotomists                                | ***        | ***   | ***      | ***                     | ***    | ***   | \$31,410           |
| Medical and Clinical Laboratory Technicians  | 354        | 524   | 48%      | 9                       | 17     | 26    | \$43,486           |
| Veterinarians                                | 92         | 134   | 46%      | 3                       | 4      | 7     | \$128,582          |
| Software Developers, Systems Software        | 493        | 718   | 46%      | 6                       | 22     | 28    | \$94,470           |
| Physical Therapist Assistants                | 101        | 147   | 46%      | 2                       | 5      | 7     | \$58,546           |
| Emergency Medical Technicians, Paramedics    | 244        | 351   | 44%      | 7                       | 11     | 18    | N/A                |
| Personal Financial Advisors                  | 151        | 211   | 40%      | 2                       | 6      | 8     | \$129,218          |
| Rehabilitation Counselors                    | 310        | 431   | 39%      | 7                       | 12     | 19    | \$51,754           |
| Veterinary Assistants, Lab Animal Caretakers | 200        | 278   | 39%      | 4                       | 8      | 12    | \$20,000           |
| Physical Therapists                          | 301        | 407   | 35%      | 7                       | 11     | 18    | \$105,377          |
| Helpers—Electricians                         | 145        | 195   | 34%      | 2                       | 5      | 7     | \$25,888           |
| Brickmasons and Blockmasons                  | 123        | 164   | 33%      | 1                       | 4      | 5     | \$40,184           |
| Nonfarm Animal Caretakers                    | ***        | ***   | ***      | ***                     | ***    | ***   | \$19,158           |
| Fence Erectors                               | ***        | ***   | ***      | ***                     | ***    | ***   | N/A                |
| Multimedia Artists and Animators             | ***        | ***   | ***      | ***                     | ***    | ***   | N/A                |
| Mental Health Counselors                     | 457        | 588   | 29%      | 10                      | 13     | 23    | \$49,540           |
| Healthcare Support Workers, All Other        | ***        | ***   | ***      | ***                     | ***    | ***   | N/A                |
| Software Developers, Applications            | 740        | 950   | 28%      | 10                      | 21     | 31    | \$77,342           |

Source: Virginia Employment Commission, Long-Term Industry and Occupational Projections, 2012-2022. Note: Asterisks (\*\*\*) indicate non-disclosable data



In contrast, Table 17 shows occupations that are in decline in the county. These include two categories of postal workers, likely a result of the rollback of the United States Postal Service in the area, which included the closing of a major sorting center in Roanoke City.

**Table 17. Declining Occupations - Botetourt County**

| Occupation  | Employment |      |          | Average Annual Openings |        |       |
|---|------------|------|----------|-------------------------|--------|-------|
|   | 2012       | 2022 | % Change | Replacements            | Growth | Total |
| Postal Service Mail Sorters, Processors, and Processing Machine Operators               | 243        | 188  | -23%     | 2                       | 0      | 2     |
| Sewing Machine Operators  | 177        | 138  | -22%     | 1                       | 0      | 1     |
| Textile Knitting and Weaving Machine Setters, Operators, and Tenders                    | ***        | ***  | ***      | ***                     | ***    | ***   |
| Postal Service Mail Carriers  | 315        | 251  | -20%     | 11                      | 0      | 11    |
| Data Entry Keyers   | 414        | 332  | -20%     | 5                       | 0      | 5     |
| Coil Winders, Tapers, and Finishers   | ***        | ***  | ***      | ***                     | ***    | ***   |
| Computer Operators  | 116        | 95   | -18%     | 1                       | 0      | 1     |
| Switchboard Operators, Including Answering Service                                      | 127        | 106  | -17%     | 2                       | 0      | 2     |
| Electrical and Electronic Equipment Assemblers  | 472        | 399  | -15%     | 6                       | 0      | 6     |
| Packaging and Filling Machine Operators and Tenders                                     | 303        | 263  | -13%     | 7                       | 0      | 7     |
| Prepress Technicians and Workers  | 101        | 88   | -13%     | 3                       | 0      | 3     |
| Electrical and Electronics Engineering Technicians                                      | 101        | 90   | -11%     | 2                       | 0      | 2     |
| Counter Attendants, Cafeteria, Food Concession, and Coffee Shop                         | 850        | 764  | -10%     | 52                      | 0      | 52    |
| Cutting, Punching, and Press Machine Setters, Operators, and Tenders, Metal and Plastic | 240        | 221  | -8%      | 2                       | 0      | 2     |
| Cooks, Fast Food  | ***        | ***  | ***      | ***                     | ***    | ***   |
| Cabinetmakers and Bench Carpenters  | 187        | 174  | -7%      | 2                       | 0      | 2     |
| File Clerks   | 165        | 154  | -7%      | 4                       | 0      | 4     |
| Writers and Authors   | 187        | 175  | -6%      | 4                       | 0      | 4     |
| Tire Builders   | ***        | ***  | ***      | ***                     | ***    | ***   |
| Merchandise Displayers and Window Trimmers  | 263        | 249  | -5%      | 7                       | 0      | 7     |

Source: Virginia Employment Commission, Long-Term Industry and Occupational Projections, 2012-2022. Note: Asterisks (\*\*\*) indicate non-disclosable data

Table 18 looks at the age of the Botetourt County workforce. Overall, the majority of workers in Botetourt County are between 25 and 64, with the highest proportion of workers being between 45 and 54. The proportion of workers from a given age group changes by industry. Notably, the food service industry contains the largest number of workers between 14 and 21, followed by retail.

**Table 18. Age of Work Force by Industry**

| Industry   | 14-18 | 19-21 | 22-24 | 25-34 | 35-44 | 45-54 | 55-64 | 65+ |
|--|-------|-------|-------|-------|-------|-------|-------|-----|
| Total, all industries                            | 215   | 424   | 536   | 1,813 | 2,082 | 2,418 | 1,809 | 541 |
| Agriculture, Forestry, Fishing and Hunting       |       | 4     |       | 27    | 22    | 14    | 22    | 7   |
| Mining, Quarrying, and Oil and Gas Extraction    |       |       |       |       |       |       |       |     |
| Utilities  |       |       |       |       |       |       |       |     |
| Construction                                     | 5     | 29    | 51    | 193   | 219   | 284   | 178   | 43  |
| Manufacturing                                    |       | 29    | 68    | 307   | 448   | 546   | 341   | 58  |
| Wholesale Trade                                  | 3     | 35    | 59    | 213   | 226   | 232   | 173   | 53  |
| Retail Trade                                     | 48    | 77    | 72    | 172   | 131   | 155   | 138   | 54  |
| Transportation and Warehousing                   |       | 18    | 18    | 76    | 113   | 133   | 139   | 32  |
| Information                                      |       | 5     | 20    | 56    | 59    | 45    | 24    | 6   |
| Finance and Insurance                            |       | 3     | 8     | 39    | 52    | 63    | 63    | 12  |
| Real Estate and Rental and Leasing               |       |       |       | 15    | 5     | 14    | 17    | 4   |
| Professional, Scientific, and Technical Services | 5     |       | 11    | 33    | 52    | 63    | 55    | 13  |
| Management of Companies and Enterprises          |       |       | 6     | 22    | 32    | 48    | 37    | 12  |
| Administrative and Support and Waste Management  | 9     | 33    | 43    | 157   | 151   | 168   | 93    | 40  |
| Educational Services                             | 7     | 9     | 24    | 120   | 191   | 246   | 213   | 66  |
| Health Care and Social Assistance                | 32    | 36    | 36    | 131   | 171   | 162   | 139   | 46  |
| Arts, Entertainment, and Recreation              |       | 4     | 5     | 8     | 7     | 8     | 11    | 6   |
| Accommodation and Food Services                  | 95    | 126   | 95    | 162   | 120   | 109   | 62    | 35  |
| Other Services (except Public Administration)    | 3     | 10    | 4     | 31    | 26    | 50    | 46    | 26  |
| Public Administration                            |       |       | 12    | 50    | 50    | 67    | 51    | 26  |

Source: U.S. Census Bureau, Local Employment Dynamics (LED) Program, 1<sup>st</sup> Quarter 2014, all ownerships

Table 19 shows long-term employment projections by industry, with the highest percent change being seen in Professional, Scientific, and Technical Services, followed by Construction jobs.

**Table 19. Long-term Industry Employment and Projections**

| Industry   | Employment |         |        | Percent |        |
|--|------------|---------|--------|---------|--------|
|  | 2012       | 2022    | Change | Total   | Annual |
| Total, all industries                            | 164,595    | 181,061 | 16,466 | 10%     | 1%     |
| Agriculture, Forestry, Fishing and Hunting       | 134        | 145     | 11     | 8%      | 0.8%   |
| Mining, Quarrying, and Oil and Gas Extraction    | 153        | 152     | -1     | -0.7%   | -0.1%  |
| Utilities  | 314        | 274     | -40    | -13%    | -1%    |
| Construction                                     | 7,825      | 9,822   | 1,997  | 26%     | 2%     |
| Manufacturing                                    | 16,614     | 16,059  | -555   | -3%     | -0.3%  |
| Wholesale Trade                                  | 6,991      | 7,600   | 609    | 9%      | 0.8%   |
| Retail Trade                                     | 19,161     | 20,671  | 1,510  | 8%      | 0.8%   |
| Transportation and Warehousing                   | 6,881      | 7,456   | 575    | 8%      | 0.8%   |
| Information                                      | 1,931      | 1,845   | -86    | -4%     | -0.5%  |
| Finance and Insurance                            | 6,118      | 6,761   | 643    | 11%     | 1%     |
| Real Estate and Rental and Leasing               | 1,716      | 1,910   | 194    | 11%     | 1%     |
| Professional, Scientific, and Technical Services | 7,316      | 9,430   | 2,114  | 29%     | 3%     |
| Management of Companies and Enterprises          | 4,707      | 4,224   | -483   | -10%    | -1%    |
| Administrative and Support and Waste Management  | 8,178      | 9,479   | 1,301  | 16%     | 1%     |
| Educational Services                             | 11,791     | 13,456  | 1,665  | 14%     | 1%     |
| Health Care and Social Assistance                | 23,122     | 27,814  | 4,692  | 20%     | 2%     |
| Arts, Entertainment, and Recreation              | 1,437      | 1,643   | 206    | 14%     | 1%     |
| Accommodation and Food Services                  | 12,608     | 12,716  | 108    | 0.9%    | 0.1%   |
| Other Services (except Public Administration)    | 5,211      | 6,080   | 869    | 17%     | 2%     |

Source: Virginia Employment Commission, Long Term Industry Occupational Projections, 2012-2022

## Housing

This section characterizes housing units, value, homeownership, and other information to better understand the current housing situation in the county.

### Housing Stock

Census estimates of housing units are shown in Table 20. New housing units in the county increased rapidly during the 80s, 90s and early 2000s. It is important to note that the American Community Survey produced *estimates* of total housing units for the years 2011-2015. Although the margin of error is relatively low for these years, it is advised to only draw broad conclusions over this time period. The data suggests that the housing construction market has been slow to rebound after the economic crisis of 2008. Future reiterations of this section will reveal more concrete trends and conclusions.

**Table 20. Total Housing Units - Botetourt County**

| Year  | Units  | Change |
|-------|--------|--------|
| 1960* | 5,215  |        |
| 1970* | 6,180  | 19%    |
| 1980* | 8,710  | 41%    |
| 1990* | 9,785  | 12%    |
| 2000* | 12,571 | 28%    |
| 2010* | 14,562 | 16%    |
| 2011  | 14,494 | -0.5%  |
| 2012  | 14,555 | 0.4%   |
| 2013  | 14,588 | 0.2%   |
| 2014  | 14,628 | 0.3%   |
| 2015  | 14,749 | 1%     |

Source: \*U.S. Bureau of the Census; American Community Survey, 2010-2014 5-Year Estimates; American Community Survey July 2015 estimates

Table 21 shows the year that a particular residence was built. It is interesting to note that, according to the Census, the majority of housing stock in the county was built between 1970 and 2009. This corresponds with the general shape of the population curve shown in Figure 1. Therefore, a correlation may exist between the decrease in new housing structures and the decrease in new residents in the county. This correlation is likely the result of several external factors, including decreased economic activity which would draw in new workers and residents. Likewise, Roanoke county shows a similar distribution in the year built, while the broader Roanoke MSA demonstrates more stable housing growth over time.

**Table 21. Year Structure Was Built, Peer Comparison**

| Year Built                 | Botetourt County | % Total     | Roanoke County | % Total     | Roanoke MSA    | % Total     |
|----------------------------|------------------|-------------|----------------|-------------|----------------|-------------|
| Built 2010 or later        | 95               | 1%          | 221            | 1%          | 790            | 1%          |
| Built 2000 to 2009         | 2,629            | 18%         | 4,610          | 11%         | 17,545         | 12%         |
| Built 1990 to 1999         | 2,898            | 20%         | 5,673          | 14%         | 18,940         | 13%         |
| Built 1980 to 1989         | 2,054            | 14%         | 6,200          | 15%         | 18,523         | 13%         |
| Built 1970 to 1979         | 2,598            | 18%         | 10,123         | 25%         | 26,250         | 18%         |
| Built 1960 to 1969         | 1,075            | 7%          | 6,451          | 16%         | 18,432         | 13%         |
| Built 1950 to 1959         | 1,003            | 7%          | 4,210          | 10%         | 18,112         | 12%         |
| Built 1940 to 1949         | 425              | 3%          | 1,218          | 3%          | 8,753          | 6%          |
| Built 1939 or earlier      | 1,851            | 13%         | 1,613          | 4%          | 18,034         | 12%         |
| <b>Total Housing Units</b> | <b>14,628</b>    | <b>100%</b> | <b>40,319</b>  | <b>100%</b> | <b>145,379</b> | <b>100%</b> |

Source: 2010-2014 American Community Survey 5-Year Estimates

Housing stock in Botetourt is predominantly single-family, detached housing units (Table 22).

**Table 22. Housing Units per Structure**

|                            | Botetourt County | % Total     | Roanoke County | % Total     | Roanoke MSA    | % Total     |
|----------------------------|------------------|-------------|----------------|-------------|----------------|-------------|
| 1-Unit, detached           | 12,489           | 85%         | 30,662         | 76%         | 104,328        | 72%         |
| 1-Unit, Attached           | 289              | 2%          | 1,968          | 5%          | 4,627          | 3%          |
| 2 Units                    | 130              | 1%          | 634            | 2%          | 4,575          | 3%          |
| 3 or 4 Units               | 76               | 1%          | 470            | 1%          | 3,789          | 3%          |
| 5 to 9 Units               | 122              | 1%          | 1,310          | 3%          | 5,271          | 4%          |
| 10 to 19 Units             | 23               | 0%          | 2,886          | 7%          | 8,645          | 6%          |
| 20 or More Units           | 189              | 1%          | 1,374          | 3%          | 5,227          | 4%          |
| Mobile Home                | 1,300            | 9%          | 991            | 2%          | 8,860          | 6%          |
| Boat, RV, Van, etc.        | 10               | 0%          | 24             | 0%          | 57             | 0%          |
| <b>Total Housing Units</b> | <b>14,628</b>    | <b>100%</b> | <b>40,319</b>  | <b>100%</b> | <b>145,379</b> | <b>100%</b> |

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

As can be seen in Table 23, these units often contain multiple rooms, with 21% of all homes in Botetourt County having nine rooms or more. Table 24 shows that most of the houses in the county have three or more bedrooms. Table 25 shows that close to 100% of households in Botetourt County have sufficient rooms to allow for one occupant or less per room.

**Table 23. Number of Rooms**

| Botetourt County    | Estimate | Percent |
|---------------------|----------|---------|
| Total Housing Units | 14,628   | 100%    |
| 1 Room              | 228      | 2%      |
| 2 Rooms             | 128      | 1%      |
| 3 Rooms             | 418      | 3%      |
| 4 Rooms             | 1,253    | 9%      |
| 5 Rooms             | 2,352    | 16%     |
| 6 Rooms             | 2,615    | 18%     |
| 7 Rooms             | 2,616    | 18%     |
| 8 Rooms             | 1,998    | 14%     |
| 9 Rooms or More     | 3,020    | 21%     |
| Median Rooms        | 6.6      | -----   |

Source: U.S. Bureau of the Census,  
2010-2014 American Community Survey 5-Year Estimates

**Table 24. Number of Bedrooms**

| Botetourt County    | Estimate | Percent |
|---------------------|----------|---------|
| Total Housing Units | 14,628   | 100%    |
| No Bedroom          | 237      | 3%      |
| 1 Bedroom           | 493      | 3%      |
| 2 Bedrooms          | 2,434    | 17%     |
| 3 Bedrooms          | 7,031    | 48%     |
| 4 Bedrooms          | 3,549    | 24%     |
| 5 or More Bedrooms  | 884      | 6%      |

Source: U.S. Bureau of the Census,  
2010-2014 American Community Survey 5-Year Estimates

**Table 25. Occupants per Room**

| Botetourt County       | Estimate | Percent |
|------------------------|----------|---------|
| Occupied Housing Units | 12,867   | 100%    |
| 1.00 or Less           | 12,699   | 98.7%   |
| 1.01 to 1.50           | 57       | 0.4%    |
| 1.51 or More           | 111      | 0.9%    |

Source: U.S. Bureau of the Census,  
2010-2014 American Community Survey 5-Year Estimates

Housing in Botetourt largely relies on a centralized electrical system to provide heat. However, there is still a significant portion of the housing stock which uses utility gas, at 19%. Many houses also use fuel sources that must be delivered to tanks on site by truck or other vehicle, such as bottled gas or fuel oil, equating to 17% of all housing stock. Lastly, 7% of houses are heated solely by wood in Botetourt County. This is a high percentage, though perhaps not atypical in rural areas of Southwest Virginia.

**Table 26. Type of Heating Fuel**

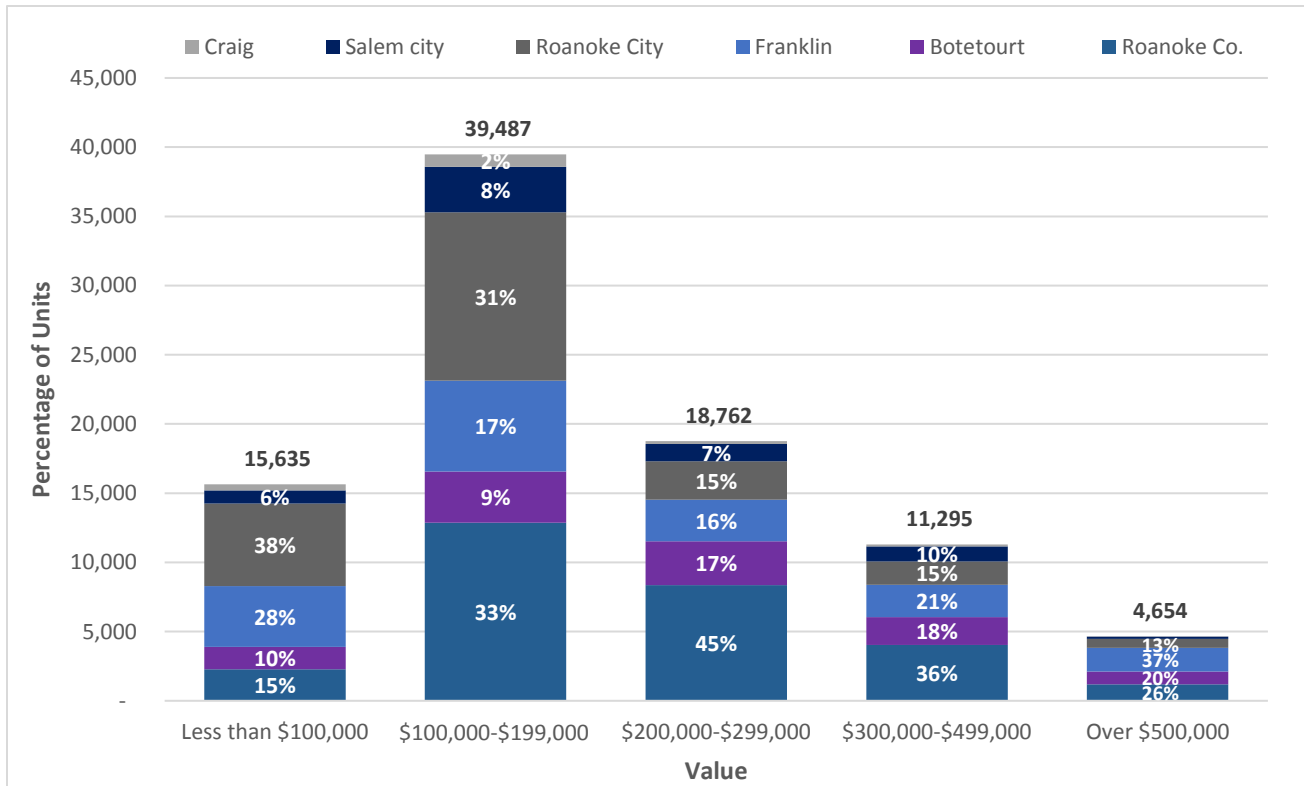
| <b>Botetourt County</b>  | <b>Estimate</b> | <b>Percent</b> |
|--------------------------|-----------------|----------------|
| Total Housing Units      | 12,867          | 100%           |
| Utility Gas              | 2,441           | 19%            |
| Bottled, Tank or LP Gas  | 1,049           | 8%             |
| Electricity              | 7,244           | 56%            |
| Fuel Oil, Kerosene, etc. | 1,174           | 9%             |
| Coal or Coke             | 0               | 0.0%           |
| Wood                     | 935             | 7%             |
| Solar Energy             | 5               | 0.0%           |
| Other Fuel               | 19              | 0.1%           |
| No Fuel Used             | 0               | 0.0%           |

Source: U.S. Bureau of the Census, 2010-2014 American Community Survey 5-Year Estimates

## Housing Value

Figure 9 shows the values of owner-occupied housing units in Botetourt and its peer localities. Botetourt County has a relatively high housing value, with 28% of homes being priced between \$200,000 and \$299,999, and an additional 18% being priced between \$300,000 and \$499,999. This means that roughly half of the owner-occupied housing units in Botetourt are valued at over \$200,000. In contrast, only 39% of the housing units in the broader MSA are valued so highly. Despite high home values, housing occupancy in the county is fairly average, with a homeowner vacancy rate of only 2%. This indicates a sustained demand for more expensive housing stock.

**Figure 9. Occupied Housing Units and their Values, Peer Comparison**



Source: U.S. Bureau of the Census, American Community Survey 2010-2014 5-Year Estimates



Table 27 shows how many of the owner-occupied housing units in the county are estimated to have a mortgage, and how many do not have a mortgage currently. The number of housing units with a mortgage mirrors that of the Roanoke MSA.

**Table 27. Mortgage Information, Owner-Occupied Housing Units**

| Mortgage Status                  | Botetourt County |         | Roanoke MSA |         |
|----------------------------------|------------------|---------|-------------|---------|
|                                  | Estimate         | % Total | Estimate    | % Total |
| Owner-occupied units             | 11,366           |         | 89,833      |         |
| Housing units with a mortgage    | 7,243            | 64%     | 57,258      | 64%     |
| Housing units without a mortgage | 4,123            | 36%     | 32,575      | 36%     |

Source: U.S. Bureau of the Census, 2010-2014 American Community Survey 5-Year Estimates

### Rental Units and Rates

Rental units are important accommodations for people who want to work in Botetourt but may not have enough money to take out a mortgage or purchase a house. Renting is also a common choice for people who are taking jobs in a community but do not intend to remain in that area for longer than 5 years. Currently, there is a relatively limited rental market in Botetourt County.

In Botetourt County, approximately 88% of occupied housing units are owner occupied and 12% are renter occupied, which is significantly lower than the communities selected for peer comparison. The number of rental units in surrounding localities are higher, with the closest peer comparison being Craig County with an estimated 19% of housing stock classified as renter-occupied. More broadly, rentals comprise 26% of the of the housing stock in the Roanoke MSA.

**Table 28. Housing Tenure and Characteristics, Peer Comparison**

| Housing Units   | Botetourt County |     | Craig County |     | Franklin County |     | Roanoke County |     | Roanoke City |     | Salem City |     |
|-----------------|------------------|-----|--------------|-----|-----------------|-----|----------------|-----|--------------|-----|------------|-----|
|                 | Total            | %   | Total        | %   | Total           | %   | Total          | %   | Total        | %   | Total      | %   |
| Total           | 14,628           | --  | 2,868        | --  | 29,386          | --  | 40,319         | --  | 47,330       | --  | 10,848     | --  |
| Occupied        | 12,867           | 88% | 2,151        | 75% | 23,248          | 79% | 38,197         | 95% | 42,549       | 90% | 9,953      | 92% |
| Owner-occupied  | 11,366           | 88% | 1,733        | 81% | 18,072          | 78% | 28,749         | 75% | 23,204       | 55% | 6,709      | 67% |
| Renter-occupied | 1,501            | 12% | 418          | 19% | 5,176           | 22% | 9,448          | 25% | 19,345       | 46% | 3,244      | 33% |
| Vacant          | 1,761            | 12% | 717          | 25% | 6,138           | 21% | 2,122          | 5%  | 4,781        | 10% | 895        | 8%  |

Source: American Community Survey, 2010-2014 5-Year Estimates; U.S. Bureau of the Census, July 1, 2015 Population Estimates.

An estimated 90% of rental units in the county cost over \$500 a month, while 59% cost over \$750 per month. Assuming that a renter should pay no more than 30% of their monthly income on rent in order to remain financially stable, this means that roughly 41-70% of rental properties in Botetourt are priced at rates which would be affordable to people making \$3,000 per month, or a minimum of \$36,000 a year.

This is a decent middle class wage, but many employees in the county like those occupations listed in Table 16 are projected to make less than this.

**Table 29. Gross Rental Rates, Botetourt County**

| Botetourt County           | Estimate | Percent |
|----------------------------|----------|---------|
| Occupied Units Paying Rent | 1,263    | 100%    |
| Less than \$200            | 0        | 0.0%    |
| \$200 to \$299             | 0        | 0.0%    |
| \$300 to \$499             | 158      | 12.5%   |
| \$500 to \$749             | 361      | 28.6%   |
| \$750 to \$999             | 364      | 28.8%   |
| \$1,000 to \$1,499         | 333      | 26.4%   |
| \$1,500 or More            | 47       | 3.7%    |
| Median (Dollars)           | 881      | N/A     |
| No Rent Paid               | 238      | N/A     |

Source: U.S. Bureau of the Census, 2010-2014 American Community Survey 5-Year Estimates

Median rent in Botetourt County is \$881 per month, which would require that the renter make \$2,936 per month, or \$35,232 annually, to keep this expense at 30% of their income. Compared to the broader Roanoke MSA, Botetourt County has the highest rent. However, median rent appears competitive with that of Roanoke County and Salem City.

**Table 30. Median Rent, Peer County Comparison**

| Municipality       | Median Rent  | Margin of Error |
|--------------------|--------------|-----------------|
| Botetourt County   | \$881        | +/-123          |
| Roanoke County     | \$857        | +/-23           |
| Salem City         | \$833        | +/-24           |
| Roanoke City       | \$719        | +/-14           |
| Franklin County    | \$ 668       | +/-45           |
| Craig County       | \$550        | +/-112          |
| <b>Roanoke MSA</b> | <b>\$751</b> | <b>N/A</b>      |

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Table 31 shows gross rent in the county as a percentage of income. It indicates that 64% of people renting in Botetourt County are paying less than 30% of their monthly income in rent. This leaves 36% of the county paying an amount greater than 30% of their monthly income. In comparison with the broader MSA, Botetourt appears to be on par with average distribution of percent income dedicated to rent. Peer comparison reveals a similar rent as a percentage of income to that of Roanoke County. Craig County is particularly notable, as 84% of residents dedicate less than 30% of their income to rent, this could be attributed to Craig County having the lowest median rent (\$550) in the Roanoke MSA.

**Table 31. Rent as a Percentage of Income, Peer Comparison, 2014**

| Percent Income | Botetourt County | Craig County | Franklin County | Roanoke County | Roanoke City | Salem City | Roanoke MSA |
|----------------|------------------|--------------|-----------------|----------------|--------------|------------|-------------|
| Less than 30%  | 64%              | 84%          | 50%             | 60%            | 51%          | 51%        | 60%         |
| 30.0 to 34.9%  | 6%               | 0%           | 11%             | 9%             | 8%           | 5%         | 7%          |
| 35.0% or more  | 30%              | 16%          | 39%             | 32%            | 41%          | 44%        | 33%         |

Source: American Community Survey 2010-2014 5-Year Estimates

## Homeowner Information

The majority of households in the county are married couple households, of which 35% contain children less than 18 years of age.

**Table 32. Households and Families - Botetourt County**

| Subject                                   | Married-couple | Male HH, no wife present | Female HH, no husband present | Nonfamily household | Total         |
|---|----------------|--------------------------|-------------------------------|---------------------|---------------|
| <b>Total Households</b>                   | <b>8,637</b>   | <b>373</b>               | <b>1,031</b>                  | <b>2,826</b>        | <b>12,867</b> |
| Average HH Size                           | 2.94           | 2.87                     | 2.86                          | 1.19                | 2.55          |
| <b>Families</b>                           |                |                          |                               |                     |               |
| Total Families                            | 8,637          | 373                      | 1,031                         | N/A                 | 10,041        |
| Average Family Size                       | 2.94           | 2.71                     | 2.72                          | N/A                 | 2.91          |
| <b>Age of Own Children</b>                |                |                          |                               |                     |               |
| HH with Own Children Under 18             | 2,791          | 113                      | 419                           | N/A                 | 3,323         |
| Under 6 Years                             | 23%            | 8%                       | 8%                            | N/A                 | 21%           |
| 0 to 17 Years                             | 15%            | 21%                      | 19%                           | N/A                 | 16%           |
| 6 to 17 Years                             | 62%            | 71%                      | 73%                           | N/A                 | 63%           |
| <b>Selected by Household Type</b>         |                |                          |                               |                     |               |
| HH with 1 or more people under 18         | 35%            | 41%                      | 60%                           | 1%                  | 30%           |
| HH with 1 or more people older than 60    | 40%            | 43%                      | 43%                           | 55%                 | 43%           |
| Householder living alone                  | N/A            | N/A                      | N/A                           | 85%                 | 19%           |
| 65 Years and over                         | N/A            | N/A                      | N/A                           | 40%                 | 9%            |
| <b>Unmarried Partner Households</b>       |                |                          |                               |                     |               |
| Same Sex                                  | N/A            | N/A                      | N/A                           | N/A                 | 0.4%          |
| Opposite Sex                              | N/A            | N/A                      | N/A                           | N/A                 | 3%            |
| <b>Units in Structure</b>                 |                |                          |                               |                     |               |
| 1-Unit Structures                         | 93%            | 69%                      | 78%                           | 84%                 | 89%           |
| 2-or-More-Unit-Structures                 | 1%             | 3%                       | 8%                            | 7%                  | 3%            |
| Mobile Homes and All Other Types of Units | 6%             | 28%                      | 14%                           | 9%                  | 8%            |
| <b>Housing Tenure</b>                     |                |                          |                               |                     |               |
| Owner-Occupied Housing Units              | 93%            | 81%                      | 86%                           | 76%                 | 88%           |
| Renter-Occupied Housing Units             | 7%             | 19%                      | 14%                           | 24%                 | 12%           |

Source, U.S. Bureau of the Census, 2010-2014 American Community Survey 5-Year Estimates

Note: HH=Household

Table 33 shows that most homeowners in Botetourt County maintain fairly long residencies, with only 12% having moved to their current dwelling unit during or after 2010. This could be an indicator of quality of life satisfaction or area job stability among other factors.

**Table 33. Year Householder Moved into Housing Unit**

| Botetourt County         | Estimate | Percent |
|--------------------------|----------|---------|
| Occupied Housing Units   | 12,867   | 100%    |
| Moved in 2010 or Later   | 1,582    | 12%     |
| Moved in 2000 to 2009    | 5,276    | 41%     |
| Moved in 1990 to 1999    | 2,855    | 22%     |
| Moved in 1980 to 1989    | 1,343    | 10%     |
| Moved in 1970 to 1979    | 1,023    | 8%      |
| Moved in 1969 or Earlier | 788      | 6%      |

Source: U.S. Bureau of the Census, 2010-2014 American Community Survey 5-Year Estimates

## Agricultural Activity

Botetourt County has traditionally been a rural community heavily reliant on agriculture. Population growth, coupled with development and economic diversification have shifted industry. Consequently, the farming sector of the county has declined over time in absolute and relative size. Table 34 shows the changes in the characteristics of agriculture in Botetourt from 1982 to 2012. These statistics were obtained from the Census of Agriculture. In general, the data shows a diminishing role for agriculture as a part of the Botetourt County economy.

The number of farms decreased by 14% between the years of 1982 and 1997 and began to rebound in the early 2000s. Data for 2012, suggest a return to a trending decline. The extent to which the economic downturn of 2008 played a role in this decline cannot be extrapolated from this data. While the number of farms has decreased, the total acreage devoted to farming has recently increased (2007-2012) but shows an overall decline of 8% over the last decade. The average value of farms continues to rise, increasing 75% between 1997-2007 and a more modest 35% between 2002-2012. This reflects the overall trend of increasing land values throughout the County.

In 2015, the county developed the Botetourt County Agricultural Development Strategic Plan, a roadmap for local agriculture that contains strategic goals, objectives and initiatives to promote and expand local agriculture. The plan also explains in further detail the consumer and production trends impacting County Agriculture.

**Table 34. Agricultural Statistics**

|  | 1982      | 1987      | 1992      | 1997      | 2002      | 2007      | 2012      | %Δ<br>2002-<br>2012 |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|---------------------|
| Number of Farms  | 586       | 532       | 512       | 505       | 610       | 638       | 584       | -4%                 |
| Land in Farms (acres)                                  | 97,835    | 97,523    | 96,833    | 90,502    | 97,091    | 87,913    | 89,316    | -8%                 |
| Average Farm Size (acres)                              | 167       | 183       | 189       | 179       | 159       | 138       | 153       | -4%                 |
| <b>Estimated market value of land and buildings:</b>   |           |           |           |           |           |           |           |                     |
| Average per farm (dollars)                             | \$179,118 | \$202,592 | \$259,284 | \$332,893 | \$496,590 | \$584,921 | \$668,360 | 35%                 |
| Average per acre (dollars)                             | \$1,007   | \$1,070   | \$1,459   | \$1,870   | \$2,732   | \$4,245   | \$4,370   | 60%                 |
| Total Cropland (acres)                                 | 46,236    | 40,465    | 41,373    | 40,662    | 44,393    | 27,662    | 26,190    | -41%                |
| Harvested Cropland (acres)                             | 19,193    | 19,397    | 18,689    | 20,023    | 23,458    | 21,005    | 22,007    | -6%                 |
| Market value of agricultural products sold (\$1000)    | \$10,580  | \$11,934  | \$12,549  | \$10,773  | \$9,982   | \$13,548  | \$18,704  | 87%                 |
| Average per farm (dollars)                             | \$17,983  | \$22,432  | \$25,410  | \$21,253  | \$16,365  | \$21,234  | \$32,028  | 96%                 |
| Crops, including nursery and greenhouse crops (\$1000) | \$2,011   | \$2,086   | \$2,138   | \$1,772   | \$1,850   | \$2,488   | \$6,063   | 228%                |
| Livestock, poultry, and their products (\$1000)        | \$8,527   | \$9,848   | \$10,411  | \$8,961   | \$8,133   | \$11,059  | \$12,641  | 55%                 |

Source: Census of Agriculture 1982, 1987, 1997, 2002, 2007, 2012

## Planning for Growth and Change

Change is usually inevitable, but not entirely unpredictable. As the children of the baby boom generation age and graduate from the County school system, they often leave the County to pursue higher education, job opportunities, or a greater diversity of housing options. Those same boomer children may gravitate back to the area with young families in later years. Seniors are increasingly choosing to “age in place” rather than migrate away from familiar communities for their retirement years. To remain attractive, competitive and stable, the County needs to anticipate changes that will affect the future and anticipate local, regional and national trends that will influence future land use patterns and drive public facility and utility needs. The comprehensive plan is designed to respond to the driving forces that will affect the County's future through policies that will maintain the county's quality of life and economic vitality.