

V. Housing

Introduction

Residential land often consumes the majority of developed land in communities; this is true for the Town of Christiansburg, where residential land uses occupy 43.3 % of the Town's land area in the December 2, 2003 Zoning Map (with 28.9% being Agricultural) and 52.8% of the Town's land area in Future Land Use Map (see Chapter X "Summary of Planning Factors, Land Use Plan, Transportation Plan, and Utilities and Services Plan") of this Comprehensive Plan (including lands outside of the Town indicated on the map).

Christiansburg's location with respect to Virginia Tech and Radford University, its growing elderly population, and its status as an employment center within Montgomery County require the Town to provide a variety of housing alternatives to meet the needs of current and prospective residents. The Town of Christiansburg had 7,430 housing units according to the 2000 Census (and 7,408 housing units in the 2000 Census sample count), comprising 22.8% of Montgomery County's 32,527 total housing units.

Building Inspections

The Town of Christiansburg has a Building Inspections Department, which is housed within the Town Municipal Building at 100 E. Main Street. The Building Official is the Department Head and oversees the permitting process, inspection process, and records maintenance for the Town as well as serves as a Building Inspector. The Building Inspections Department also employs additional inspections and clerical staff.

Housing Inventory

The table on the following page presents the number of housing units of each type within Christiansburg for the last three decades. In the 10-year period from 1980 to 1990, it appears that Christiansburg experienced significant residential growth. While new single-family construction remained steady through this period, the dramatic changes represented by the figures below can be attributed in part to the 1988 annexation.

The near doubling of mobile homes and trailers in this time frame is a clear indicator of the effects of the annexation. In 2000, single-family homes comprise 5,356 units or 72.3% of the Town's total housing stock. Multi-family units comprise 1,311 units (17.7%) and mobile homes or trailers comprise 741 units (10.0%).

Town of Christiansburg – Housing Types

	Number of Units 1980	Number of Units 1990	Number of Units 2000	Percent Change 1980-1990	Percent Change 1990-2000
Single-Family	3,158	4,293	5,356	35.9%	24.8%
Multi-Family	715	1,165	1,311	62.9%	12.5%
Mobile Home or Trailer	378	716	741	89.4%	3.5%
Other		93			
Total	4,246	6,267	7,408	47.6%	18.2%

Source: U.S. Census Bureau, 1980, 1990, and 2000 U. S. Census of Population and Housing.

The housing stock in Christiansburg is, on a whole, much newer than most localities. The following table displays the year of construction of residential units from 2000 Census data. As can be seen, 3,469 (46.8%) of the Town's units were built 1980 to March 2000, compared to 44.5% for Montgomery County, 36.5% for the New River Valley, 39.6% for Virginia, and 32.8% for the United States. There has been much new construction the past two decades, meaning an overall newer housing stock. The overall increase of Christiansburg's residential units has been driven by a variety of factors including growth of the nearby universities, industrial and commercial development, and the quality of life and relative housing affordability the area provides.

Year Structure Built

	Town of Christiansburg		Montgomery County	New River Valley	Virginia	United States
Built 1999 to March 2000	192	2.6%	2.6%	2.3%	2.5%	2.4%
Built 1995 to 1998	828	11.2%	9.8%	7.8%	8.1%	7.3%
Built 1990 to 1994	780	10.5%	10.1%	8.5%	9.4%	7.3%
Built 1980 to 1989	1,669	22.5%	22.1%	17.8%	19.6%	15.8%
Built 1970 to 1979	1,474	19.9%	25.3%	22.8%	19.6%	18.5%
Built 1960 to 1969	822	11.1%	11.5%	12.8%	13.9%	13.7%
Built 1950 to 1959	736	9.9%	7.6%	9.6%	11.2%	12.7%
Built 1940 to 1949	404	5.5%	4.4%	7.6%	6.5%	7.3%
Built 1939 or earlier	503	6.8%	6.8%	10.8%	9.1%	15.0%
Total Housing Units	7,408	100.0%	100.0%	100.0%	100.0%	100.0%

Source: U. S. Census Bureau, Census 2000 Summary File 3, Table H34.

The number of Building Permits for residential structures issued by the Town of Christiansburg over the past decade is displayed in the table on the following page. The construction of townhouse units was a noticeable trend for the past decade that appears to be holding. The maintenance free aspects of townhouse living as well as the potential for individual ownership has made the units a desirable commodity, particularly among elderly and single-again adults. Construction of traditional single-family houses has remained popular over the past decade with duplex and apartment construction being more sporadic.

As can be seen by the data, residential construction has been steady for the past decade, with a total of 1,552 residential units being added (an average of 155.2. units per year).

During this period, 710 single-family houses, 559 townhouses, and a total of 194 duplex units and 76 apartment units were built, with 13 new mobile homes being placed.

1993 – 2002 Town of Christiansburg New Residential Building Permits Issued

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Single-family units	65	92	109	73	68	54	56	40	80	73
Townhouse units	0	13	20	83	84	95	43	71	58	92
One-ownership duplex units	3	12	6	22	14	10	7	0	0	0
Single-family ownership duplex units	50	8	0	6	0	0	4	10	11	31
Multi-family units	4	9	4	10	6	9	21	10	3	0
Mobile home spaces added	1	0	2	4	3	1	0	0	0	2
Total new residential units	123	134	141	198	175	169	131	131	152	198
Demolished residential units	2	8	10	13	6	5	20	3	7	9
Total residential units added	121	126	131	185	169	164	111	128	145	189

Source: Town of Christiansburg, 2003.

Housing Availability

The availability of housing often drives housing affordability and property values. The following table illustrates Christiansburg's vacancy rates as compared to Montgomery County as a whole, the New River Valley, Virginia, and the United States. As can be seen by the data, Christiansburg has relatively low number of vacant housing units, with only 336 vacant units (4.5%).

2000 Occupied Housing Units, Vacant Housing Units, Homeowner Vacancy Rates, and Rental Vacancy Rates

	Town of Christiansburg		Montgomery County	New River Valley	Virginia	United States
Occupied Housing Units	7,093	95.5%	95.3%	92.4%	92.9%	91.0%
Vacant Housing Units	337	4.5%	4.7%	7.6%	7.1%	9.0%
Total Housing Units	7,430	100.0%	100.0%	100.0%	100.0%	100.0%
Homeowner vacancy rate		1.3%	1.2%	n.a.	1.5%	1.7%
Rental vacancy rate		4.9%	3.8%	n.a.	5.2%	6.8%

Source: U. S. Census Bureau, Census 2000 Summary File 1, Table H3 and Table DP-1.

Housing Quality

The quality of housing can affect the quality of life of a community's citizens on a daily and very personal basis. Substandard housing is more than just an aesthetic problem; inadequate plumbing and kitchen facilities, improper or poor insulation, leaking roofs, and faulty wiring are health and safety issues. The Town of Christiansburg should continue to do inspections upon request as well as condemn buildings meeting the appropriate requirements. Only 27 residential units (0.4%) in the Town of Christiansburg lack complete plumbing facilities and 29 (0.4%) lack complete kitchen facilities according to the 2000 Census.

2000 Plumbing Facilities and Kitchen Facilities

	Town of Christiansburg		Montgomery County	New River Valley	Virginia	United States
Lacking Complete Plumbing Facilities	27	0.4%	0.7%	1.3%	1.1%	1.2%
Lacking Complete Kitchen Facilities	29	0.4%	0.7%	1.0%	1.0%	1.3%
Total Housing Units	7,408	100.0%	100.0%	100.0%	100.0%	100.0%

Source: U. S. Census Bureau, Census 2000 Summary File 3, Table H47 and Table H50.

The following table displays the number of rooms per unit for the Town as well as provides comparative percentages for the Town, County, region, state, and nation. There were only 450 one-, two-, or three-room housing units (6.1%) within the Town of Christiansburg in 2000 as compared to Montgomery County's 13.5%, the New River Valley's 10.6%, Virginia's 11.5%, and the nation's 16.9%. The Town had 5,603 residential units (75.6%) with 5 or more rooms, which is higher than County, regional, state, and national percentages. Christiansburg has noticeably larger units in terms of number of rooms than can be found in other localities, which is in turn an indication that overcrowding is not as large of a problem in Christiansburg.

2000 Number of Rooms per Unit

	Town of Christiansburg		Montgomery County	New River Valley	Virginia	United States
1 Room	36	0.5%	1.8%	1.1%	1.2%	2.2%
2 Rooms	104	1.4%	3.5%	2.8%	3.2%	4.8%
3 Rooms	310	4.2%	8.1%	6.7%	7.1%	9.8%
4 Rooms	1,355	18.3%	18.6%	18.7%	14.1%	16.0%
5 Rooms	1,840	24.8%	22.6%	24.4%	19.2%	20.9%
6 Rooms	1,402	18.9%	17.6%	19.0%	17.7%	18.5%
7 Rooms	1,040	14.0%	10.8%	11.7%	13.7%	12.1%
8 Rooms	710	9.6%	8.4%	8.4%	11.2%	8.1%
9 or More Rooms	611	8.2%	8.6%	7.2%	12.6%	7.7%
Total Housing Units	7,408	100.0%	100.0%	100.0%	100.0%	100.0%
1, 2, or 3 Rooms	450	6.1%	13.5%	10.6%	11.5%	16.9%
5 or More Rooms	5,603	75.6%	67.9%	70.6%	74.4%	67.2%

Source: U. S. Census Bureau, Census 2000 Summary File 3, Table H23.

The following two tables illustrate average household size and household crowding for Christiansburg, Montgomery County, the New River Valley, Virginia, and the United States. Christiansburg had 2.35 persons per household in 2000 with 75.0% of its households having 0.5 or less occupants per room. These statistics indicate household crowding is fairly comparable to the County and region and relatively low compared to the state and nation.

2000 Average Household Size

	Town of Christiansburg	Montgomery County	New River Valley	Virginia	United States
Average Household Size (Persons per Household)	2.35	2.40	2.36	2.54	2.59

Source: U. S. Census Bureau, 2000 Census, Summary File 1, Table H17.

2000 Occupants per Room

	Town of Christiansburg		Montgomery County	New River Valley	Virginia	United States
0.50 or Less	5,324	75.0%	70.2%	73.1%	74.1%	67.0%
0.51 to 1.00	1,700	24.0%	28.1%	25.4%	23.8%	27.3%
1.01 to 1.50	64	0.9%	1.2%	1.2%	2.0%	3.0%
1.51 to 2.00	0	0.0%	0.3%	0.3%	0.9%	1.7%
2.01 or More	7	0.1%	0.1%	0.0%	0.4%	1.0%
Total Households	7,095	100.0%	100.0%	100.0%	100.0%	100.0%

Source: U. S. Census Bureau, 2000 Census, Summary File 3, Table H20.

Housing Costs and Housing Affordability

The value of units plays an important role in the affordability of housing both in terms of home ownership and rental pricing. The following table illustrates the distribution of value for specified owner-occupied housing units for Christiansburg, Montgomery County, the New River Valley, Virginia and the United States. The tabulation at the bottom of the table provides totals of specific ranges.

2000 Value for Specified Owner-Occupied Housing Units

	Town of Christiansburg		Montgomery County	New River Valley	Virginia	United States
Less than \$10,000	10	0.2%	0.1%	0.4%	0.3%	0.4%
\$10,000 to \$14,999	8	0.2%	0.3%	0.5%	0.3%	0.5%
\$15,000 to \$19,999	0	0.0%	0.1%	0.5%	0.3%	0.6%
\$20,000 to \$24,999	7	0.2%	0.5%	1.3%	0.4%	0.8%
\$25,000 to \$29,999	0	0.0%	0.4%	1.2%	0.5%	1.0%
\$30,000 to \$34,999	17	0.4%	0.6%	1.7%	0.8%	1.3%
\$35,000 to \$39,999	9	0.2%	1.1%	2.2%	1.0%	1.6%
\$40,000 to \$49,999	72	1.8%	2.3%	5.0%	2.5%	3.6%
\$50,000 to \$59,999	251	6.1%	4.2%	7.8%	3.7%	4.5%
\$60,000 to \$69,999	224	5.5%	4.8%	8.2%	5.3%	5.6%
\$70,000 to \$79,999	395	9.6%	7.3%	10.0%	6.6%	6.2%
\$80,000 to \$89,999	467	11.4%	9.2%	10.0%	7.7%	7.2%
\$90,000 to \$99,999	538	13.1%	9.3%	9.0%	7.4%	6.9%
\$100,000 to \$124,999	871	21.2%	16.7%	13.5%	13.1%	12.4%
\$125,000 to \$149,999	604	14.7%	14.8%	10.5%	11.6%	11.3%
\$150,000 to \$174,999	315	7.7%	8.3%	6.1%	8.8%	8.5%
\$175,000 to \$199,999	85	2.1%	4.4%	3.3%	6.7%	6.1%
\$200,000 to \$249,999	148	3.6%	7.6%	4.1%	8.5%	7.3%
\$250,000 to \$299,999	61	1.5%	4.6%	2.8%	5.4%	4.6%
\$300,000 to \$399,999	27	0.7%	2.0%	1.3%	5.0%	4.4%
\$400,000 to \$499,999	0	0.0%	1.1%	0.6%	2.1%	2.1%
\$500,000 to \$749,999	0	0.0%	0.1%	0.1%	1.4%	1.8%
\$750,000 to \$999,999	0	0.0%	0.1%	0.0%	0.4%	0.6%
\$1,000,000 or more	0	0.0%	0.0%	0.0%	0.3%	0.6%
Total Owner-Occupied Housing Units	4,109	100%	100%	100%	100%	100%
Less than \$80,000	993	24.2%	21.8%	38.8%	21.6%	26.2%
\$80,000 to \$99,999	1,005	24.5%	18.5%	18.9%	15.1%	14.1%
\$100,000 to \$149,999	1,475	35.9%	31.5%	24.0%	24.7%	23.7%
\$150,000 or more	636	15.5%	28.2%	18.3%	38.6%	36.0%

Source: U.S. Census Bureau, 2000 Census, Summary File 3, Table H74.

The Town of Christiansburg had 24.2% of owner-occupied housing units with a value less than \$80,000 in 2000 (which is a higher percentage than the County and state, but lower than the region and nation). Christiansburg had 1,005 owner-occupied units with a value of between \$80,000 and \$99,999 (24.5%), which is a relatively high percentage. The Town also had 1,475 owner-occupied units with a value between \$100,000 and \$149,999 (35.9%), which again is a relatively high percentage. Christiansburg had 636 owner-occupied units with a value of \$150,000 or more (15.5%), which is relatively low. Locality specific items such as land values and demand play a part in determining value, but the figures still indicate that Christiansburg has a mid-value concentration.

Occupancy status can indicate an overall picture of an areas residential demand, which in turn affects costs. Christiansburg and Montgomery County have relatively low vacancy rates.

2000 Occupancy Status

	Town of Christiansburg		Montgomery County	New River Valley	Virginia	United States
Total Housing Units:	7,430	100.0%	100.0%	100.0%	100.0%	100.0%
Occupied	7,093	95.5%	95.3%	92.4%	92.9%	91.0%
Vacant	337	4.5%	4.7%	7.6%	7.1%	9.0%

Source: U. S. Census Bureau, Census 2000, Summary File 1, Table H3.

Another indication of the affordability of housing is the percent of owner versus renter occupied housing units. The following table presents housing tenure, which shows Christiansburg is comparable to the state and nation. The New River Valley and particularly Montgomery County are affected by the high percentage of college students.

2000 Housing Tenure

	Town of Christiansburg		Montgomery County	New River Valley	Virginia	United States
Occupied Housing Units	7,093	100.0%	100.0%	100.0%	100.0%	100.0%
Owner-occupied housing units	4,747	66.9%	55.1%	63.4%	68.1%	66.2%
Renter-occupied housing units	2,346	33.1%	44.9%	36.6%	31.9%	33.8%

Source: U. S. Census Bureau, Census 2000, Summary File 1, Table H4.

Reasons for vacancy can affect housing costs. The number of vacant units that are for rent are relatively high percentages for Christiansburg and Montgomery County, with both being 35.6%. Christiansburg also has a large percentage for sale only (19.0%) and a low percentage for seasonal, recreational, or occasional use (5.0%).

2000 Vacancy Status

	Town of Christiansburg		Montgomery County	New River Valley	Virginia	United States
Total Vacant Housing Units:	337	100.0%	100.0%	100.0%	100.0%	100.0%
For rent	120	35.6%	35.6%	22.8%	23.2%	25.1%
For sale only	64	19.0%	13.7%	9.4%	13.4%	11.6%
Rented or sold, not occupied	26	7.7%	11.8%	9.9%	7.9%	6.7%
For seasonal, recreational, or occasional use	17	5.0%	10.5%	29.8%	26.7%	34.3%
For migrant workers	1	0.3%	0.1%	0.0%	0.3%	0.2%
Other vacant	109	32.3%	28.4%	28.2%	28.5%	22.1%

Source: U. S. Census Bureau, Census 2000, Summary File 1, Table H5.

Affordable housing is a recognized need within Christiansburg, and to meet the need the Town should remain pro-active in its consideration of rezoning and conditional use permit requests. To this end, the Town directs more affordable, higher density development to the R-3 Multi-Family Residential District and the Town's Business Districts. Conditional use permit approval is required for residential use in the Business Districts, providing Town Council with site-specific approval.

The median monthly costs for owners with a mortgage were \$862 for the Town of Christiansburg according to the 2000 Census. Owners without a mortgage had median monthly costs of \$209.

2000 Median Selected Monthly Owner Costs for Specified Owner-Occupied Housing Units by Mortgage Status

	Town of Christiansburg	Montgomery County	Virginia	United States
Median selected monthly owner cost for:				
Housing units with a mortgage	\$862	\$912	\$1,144	\$1,088
Housing units without a mortgage	\$209	\$219	\$263	\$295

Source: U. S. Census Bureau, Census 2000 Summary File 3, Table H91.

Housing demand at a particular location is related to housing cost. The median contract rent payment for Christiansburg is relatively low when compared to the County as a whole, Virginia, and the United States. The Town had a median contract rent of \$430 per month.

Median Contract Rent (renter-occupied housing units paying cash rent)

	Town of Christiansburg	Montgomery County	Virginia	United States
Median contract rent	\$430	\$465	\$550	\$519

Source: U. S. Census Bureau, Census 2000 Summary File 3, Table H56.

Housing Needs and Assistance

With growth at Virginia Tech and resulting expansion of the retail and service sectors, there has been pressure in both Blacksburg and Christiansburg for a variety of housing types to meet housing needs. Construction of housing in Town and the surrounding County area appear to be keeping up with demand with a total of 1,552 residential units being added in Town over the past decade. But the Town must insure that all citizens have access to appropriate housing and therefore special consideration needs to be given to population groups that may not be accommodated by typical construction.

The growth of Christiansburg's elderly population is outpacing surrounding localities; the Town must, therefore, consider carefully the needs of this group. Elderly persons are often retirees living on fixed incomes. Moreover, mobility is often limited in this age group and living space requirements are lower; proximity to services is a primary concern. There are 3 large elderly housing facilities in Montgomery County, one of which is located near downtown Christiansburg and two which are in close proximity to the Town's northern limits. Considering the availability of services in both the downtown and Route 460/114 areas, both of these areas represent ideal locations for future elderly housing projects within the Town.

The 2001 Virginia Rural Homeless Survey prepared by the Center for Housing Research at Virginia Tech indicated a direct count of 91 homeless in the New River Valley in 2001 with an adjusted estimate of 237 homeless persons (8.4% of Virginia's adjusted estimate of total 2,816 rural homeless). Though 237 homeless persons in the New River Valley is not a large figure compared to the population of the area as a whole, it is still a matter of importance. There are a number of programs available to help insure that all citizens have adequate housing, but while the homeless typically have access to such assistance, they often do not seek it. Mental and emotional problems often contribute to homelessness. Those who do seek help have a variety of options including Social Services, Community Housing Partners, Virginia Department of Housing and Community Development (DHCD), and the Virginia Department of Housing and Development.

The provision of affordable housing to residents of Christiansburg was formally addressed in 1988. Community Development Block Grant Funds were secured to study opportunities for lower cost housing in upper floors of Christiansburg business properties. The study focused on two areas: the central business district and the Cambria section. The analysis included structural evaluations of potential buildings, surveys of property owners, and a housing demand survey. The study indicated rehabilitation of upper floors for residential use was feasible.

The Town of Christiansburg does not have a public housing authority, though there are currently four assisted housing projects within the corporate limits. Community Housing Partners (formerly Virginia Mountain Housing, Inc.), a private, non-profit organization located at 930 Cambria Street, NE in Christiansburg provides housing assistance through the Section 8 Existing Program and other similar programs. Additionally, Pembroke Management, Inc. is a private non-profit organization located in Blacksburg, which contracts with VHDA to provide services for the Section 8 Housing Choice Voucher Program in Montgomery, Floyd, Giles, and Pulaski Counties.

New River Community Action, Inc., headquartered in Radford with an office at 110 Roanoke Street in Christiansburg, administers Montgomery County's Emergency Assistance Program, which provides assistance to low-income persons such as transportation, food, clothing, eye glasses, blankets, bed linens, utility payments, household products, furniture, infant needs, prescriptions, rent, mortgage payments, shelter for homeless people, bus/taxi fare, gasoline, car repair, fees for services, personal hygiene products, assistance with letter writing or completing applications, loan of heaters, household items, etc..

The Smokey Ridge and Nugget Ridge Apartments complexes are Section 515 projects, Rural Rental Housing, receiving assistance to provide affordable multifamily rental housing for very low-, low-, and moderate-income families, elderly persons, and persons with disabilities. Christiansburg Bluff Apartments (at 595 Republic Road, NE) and Old Farm Village II Apartments (at 1600 Simpson Road, NE) are both Section 8 housing utilizing tenant-based vouchers.

Virginia Department of Housing and Community Development (DHCD)

The Virginia Department of Housing and Community Development (DHCD) has four divisions: Administration, Building and Fire Regulation, Community Development, and Housing. The Building and Fire Regulation Division houses the Administrative and Technical Support Office, Training and Certification, Technical Review Board, Virginia State Building Code Administrative Office, and the State Fire Marshal's Office. The Training and Certification section is for the benefit of local government Building and Fire Code Officials to ensure capable, educated inspectors. The Town of Christiansburg collects a state surcharge to participate in the training and certification programs. There is also a supplemental educational category included in the Town's budget.

The Technical Review Board is available to hear appeals to enforcement actions under Virginia Uniform Statewide Building Code (USBC), the Virginia Statewide Fire Prevention Code (SFPC), the Virginia Industrial Building Safety Regulations, the Virginia Manufactured Safety Regulations and the Virginia Certification Standards.

DHCD's Community Development Division houses the Office of Community Capacity Building, the Community Revitalization and Development Office, and a Project Management Office. DHCD's Division of Housing houses a Housing Finance Unit, Shelter and Supportive Services Unit, and a Housing Preservation Unit. The Housing Finance Unit operates loan programs for housing production and housing finance through the implementation of the Virginia Housing Partnership Fund (VHPF) and the federal HOME Investment Partnership Program. The VHPF was created in 1988 as a revolving loan fund targeted to low- and moderate-income housing needs. VHPF funds are utilized for leveraging other resources from DHCD funding partners including the Virginia Housing Development Authority, USDA Rural Development, U.S. Department of Housing and Urban Development (HUD), and private lenders.

The Housing Finance Unit also administers a Single Family Regional Loan Fund (SFRLF), which provides below market rate mortgages along with down payment and closing cost assistance for lower-income, first-time homebuyers. The SFRLF is administered regionally by the Federation of Appalachian Housing Enterprises, Inc. (FAHE) and locally by Community Housing Partners, Inc..

Housing Preservation

Housing is a basic need of all citizens. Among the Town's goals are ensuring decent and affordable housing, preserving existing residential neighborhoods, and improving opportunities for home ownership among residents. In addition to the Town's potential for commercial and industrial expansion, the character of its residential neighborhoods plays an important role in attracting and maintaining a thriving population. Preservation of the existing housing stock and stabilization of residential areas therefore represents major objectives and priorities for Christiansburg. Along with municipal resources, and Town leadership in coordination efforts with government, private, and non-profit partners is necessary.

The Town of Christiansburg should take an active role in coordinating and directing housing improvement efforts and neighborhood revitalization. Under the Small Cities Program of Virginia's Community Development Block Grant Program, the Town is eligible to compete for Planning Grants and Capital Improvement Grants to assist in the assessment and improvement of identified areas.

Areas, which are exhibiting signs of deterioration and change in residential character, warrant detailed analysis. Such study would identify physical problems and major housing and neighborhood issues to be corrected. The social context - including population growth and decline, household characteristics (age, size, tenure), and ratio of housing expense to income - will assist in identifying needs. An analysis of housing conditions and household characteristics can help pinpoint the need and opportunities for rehabilitation, required neighborhood infrastructure improvements, affordable housing, and ownership opportunities.

The largest concentrations of older residential homes in Town are located in the corridors of Main Street, Park Street, and S. Franklin Street as well as in the Cambria area. The Town has three Historic Districts, which are discussed in detail in Chapter II "Location and Historic Overview."

Housing Summary

Christiansburg must continue to provide diversified housing opportunities. Increased demand has driven property values higher and this is likely to be a continuing trend. Planning for long-term housing development including allowances for residential use in the downtown area, planned housing developments, transitional zoning/mixed-use districts, potential future boundary adjustments (accompanied with the appropriate expansion of services to these areas), and careful thought to the needs of all Town citizens can result in community oriented neighborhoods and hopefully housing units that feel like homes.