Residential Use-Approved Development Update

March 2025

HARRISONBURG|VA
FRIENDLY BY NATURE

Overview

1. **What We Have** (existing housing landscape *)
2. **What's Approved** (use-approved development)
3. **What's Been Built** (certificates of occupancy)

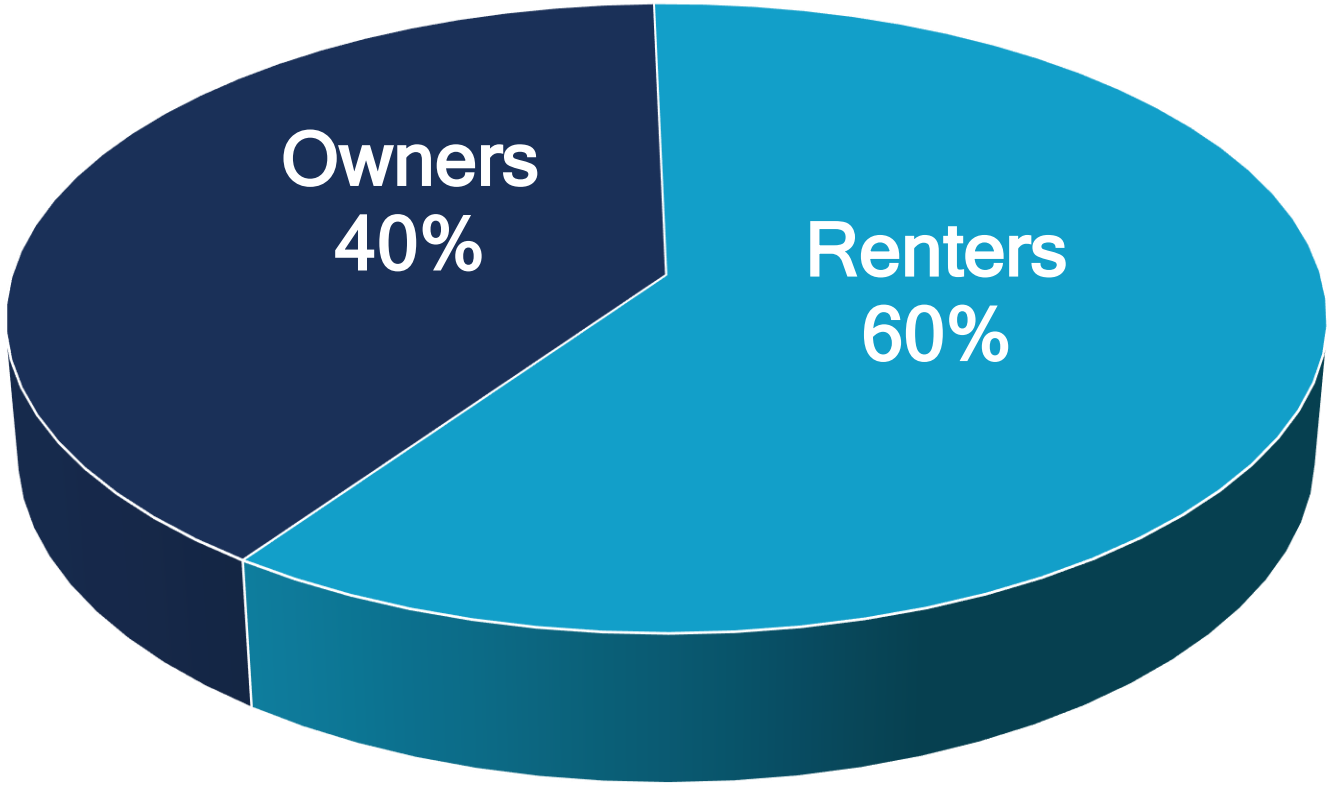
* U. S. Census Bureau, American Community Survey, 2019-2023 5-year estimates, Tables DP04 and B25032

HARRISONBURG | VA
FRIENDLY BY NATURE

Existing Units:
17,331 Occupied

Owner households:
6,922

Renter households:
10,409



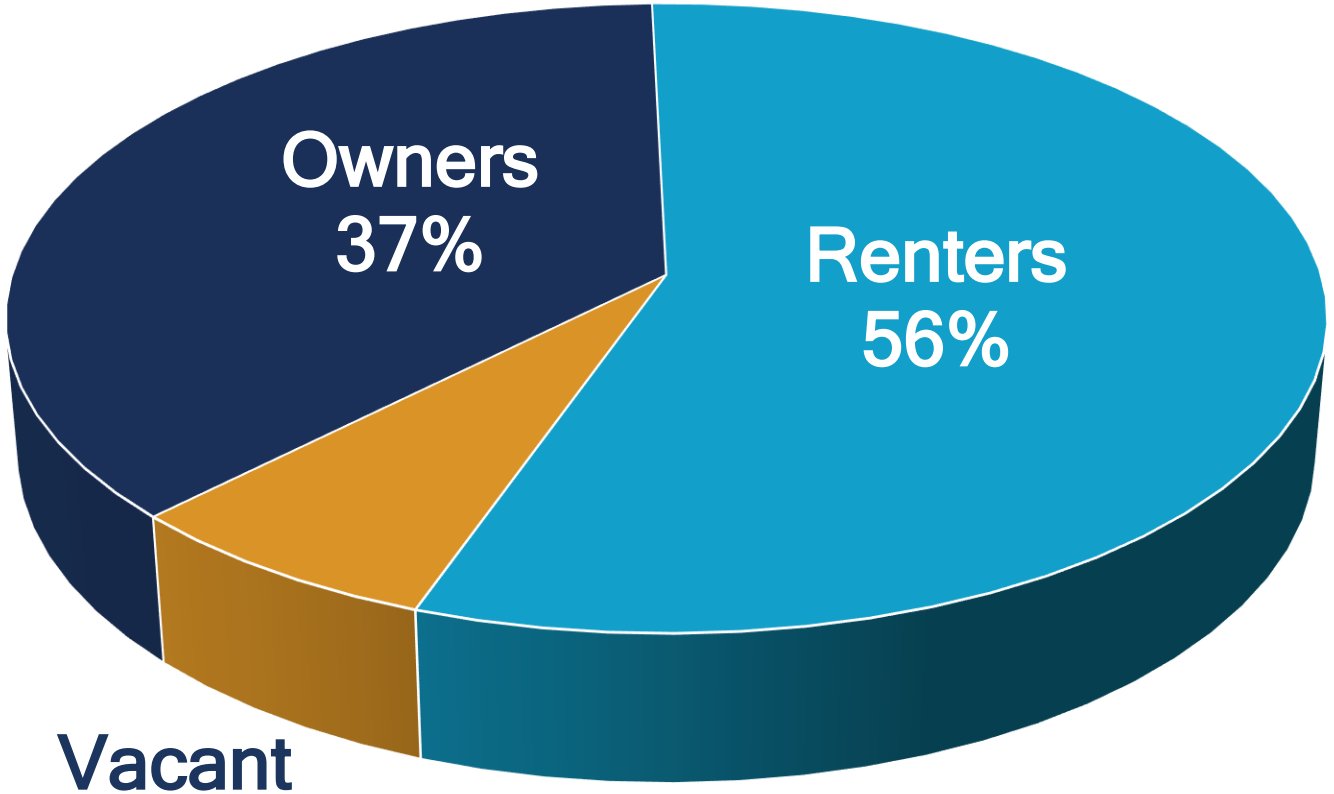
HARRISONBURG|VA
FRIENDLY BY NATURE

Existing Units:
18,654 total

Owner households:
6,922

Renter households*:
10,409

Vacancy Type	#	%
Rented Not Occupied	549	41.5%
For Rent	282	21.3%
Sold Not Occupied	105	7.9%
For Sale Only	58	4.4%
Seasonal / Occasional Use	133	10.1%
Migrant Workers	46	3.5%
Other Vacant	150	11.3%



HARRISONBURG|VA
FRIENDLY BY NATURE

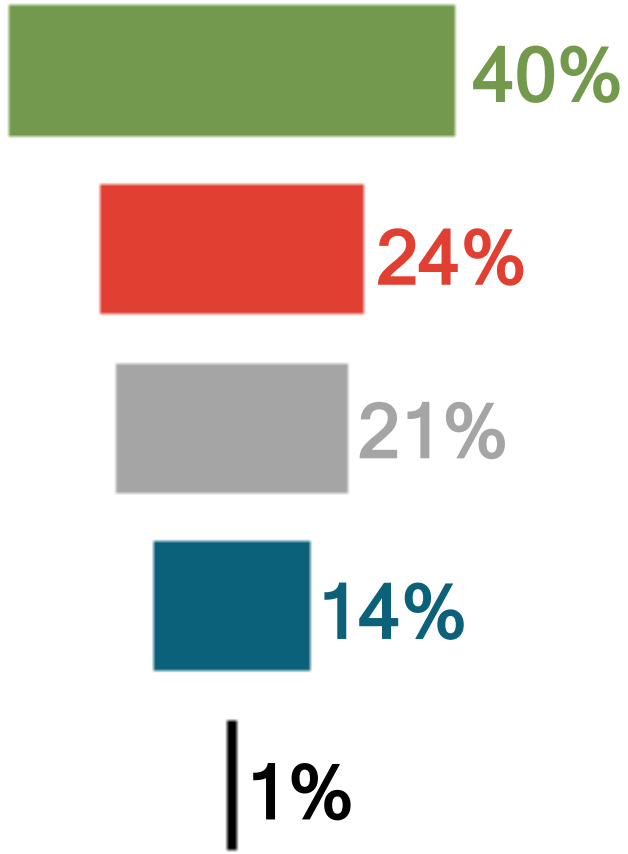
Existing Units:
18,654 Total by Type

Single Family Detached
7,008

Single Family Attached
4,190

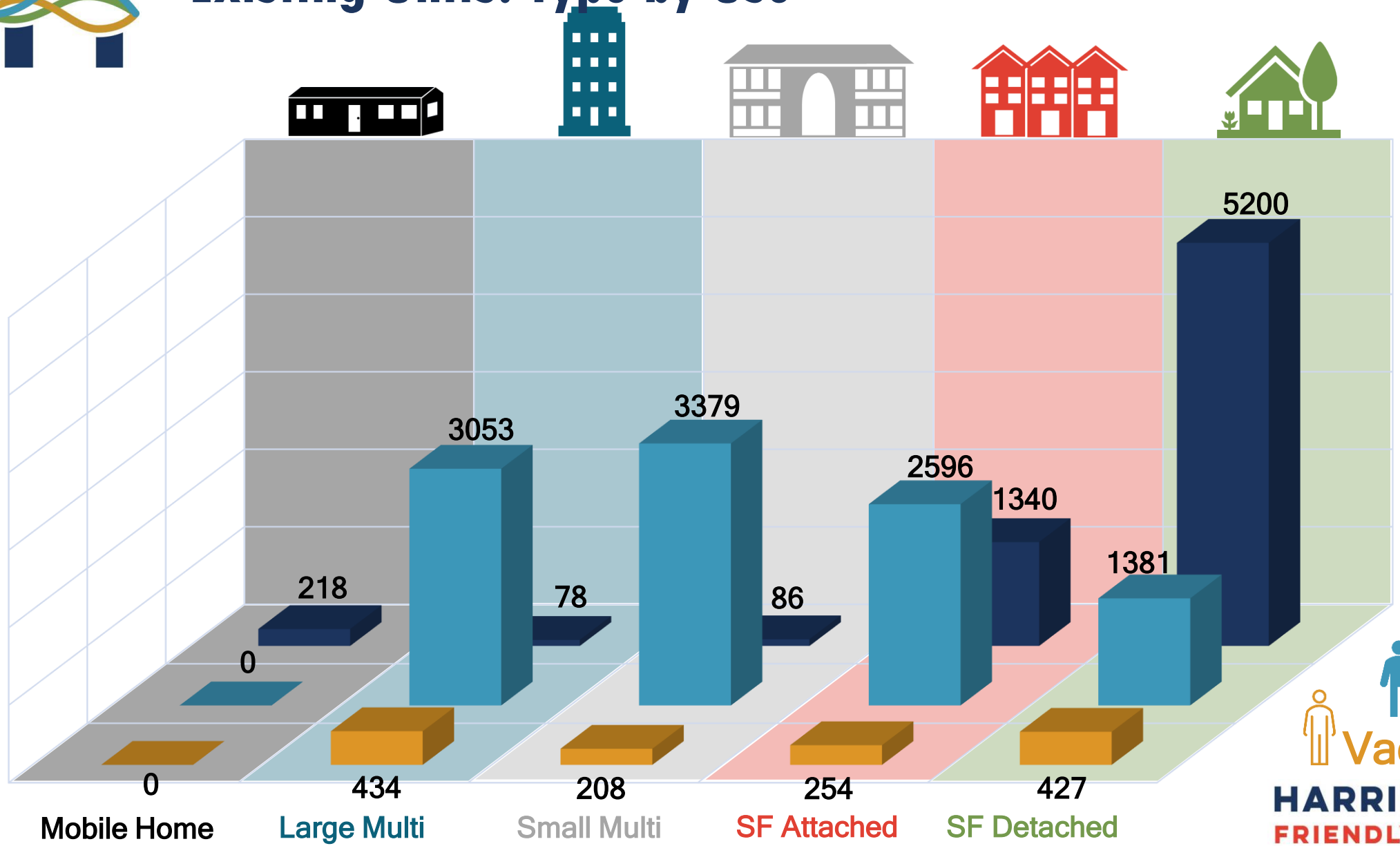
Small (2-9) Multifamily 3,673

Large (10+) Multifamily
2,504



HARRISONBURG|VA
FRIENDLY BY NATURE

Existing Units: Type by Use



HARRISONBURG | VA
FRIENDLY BY NATURE

Use-Approved Development

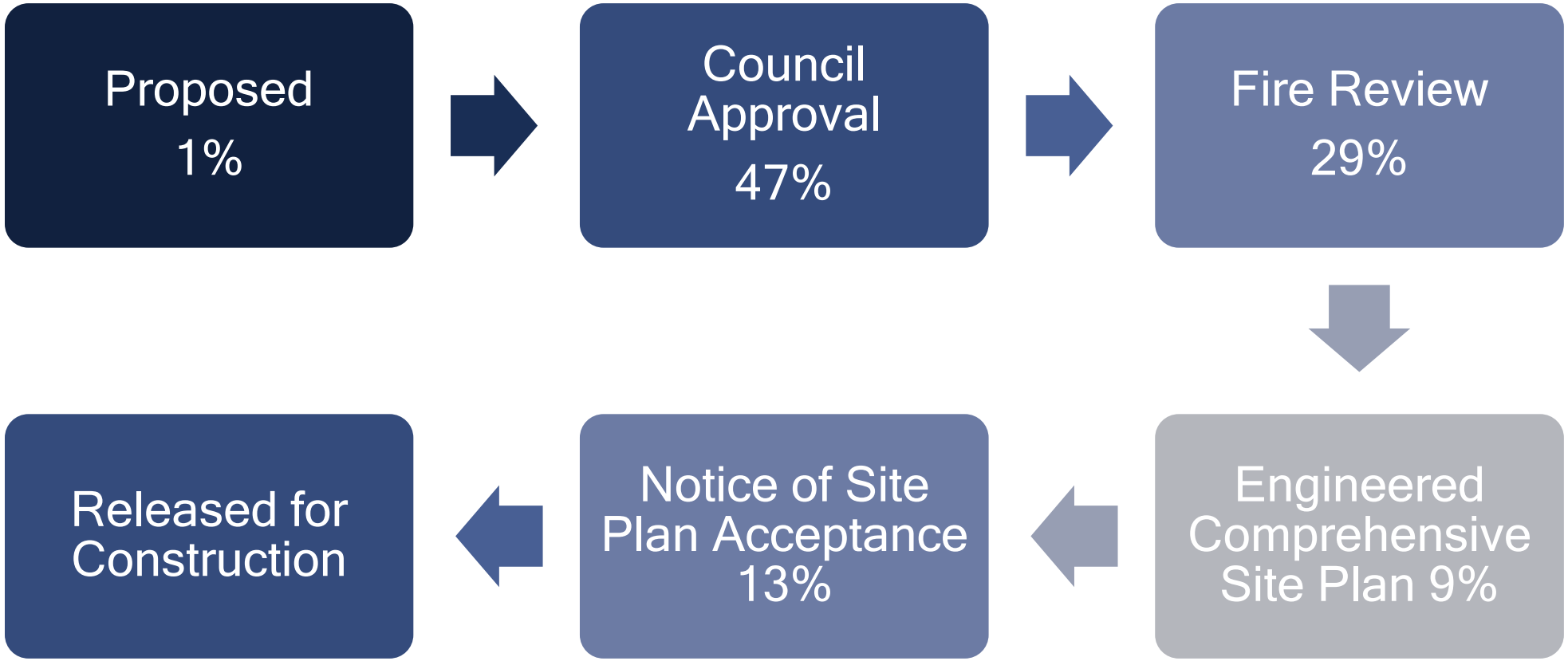
Projects granted use-approval since January 2021

- ✓ Excludes “by right”
- ✓ Varying project statuses; approval ≠ active
- ✓ Unit count may be a proffered maximum
- ✓ Unit count = use-approved total, not only net increase

Paper Only	Under Construction	Completed

HARRISONBURG | VA
FRIENDLY BY NATURE

“Paper Only”


Proposed
1%
Council Approval
47%
Fire Review
29%
Engineered Comprehensive Site Plan 9%
Notice of Site Plan Acceptance
13%
Released for Construction

Pipeline Summary: Fall 2024

	Detached	Duplex	Townhouse	Multifamily	TOTAL
Paper Only	233	54	1,276	2,813	4,376
Under Construction		4	3	48	55
Completed		14		11	25
Total	233	72	1,279	2,872	4,456

Pipeline Summary: Spring 2025

	Detached	Duplex	Townhouse	Multifamily	TOTAL
Paper Only	291	54	1,183	2,716	4,244
Under Construction		4	96	158	258
Completed		14		11	25
Total	291	72	1,279	2,885	4,527

Pipeline Summary: Spring 2025

	Detached	Duplex	Townhouse	Multifamily	TOTAL
Paper Only	291	54	1,183	2,716	4,244
Student	0	0	0	586	586
General	233	54	1,167	2,126	3,580
Proposed	58	0	16	4	78
Under Construction		4	96	158	258
Completed		14		11	25
Total	291	72	1,279	2,885	4,527

HARRISONBURG|VA
FRIENDLY BY NATURE

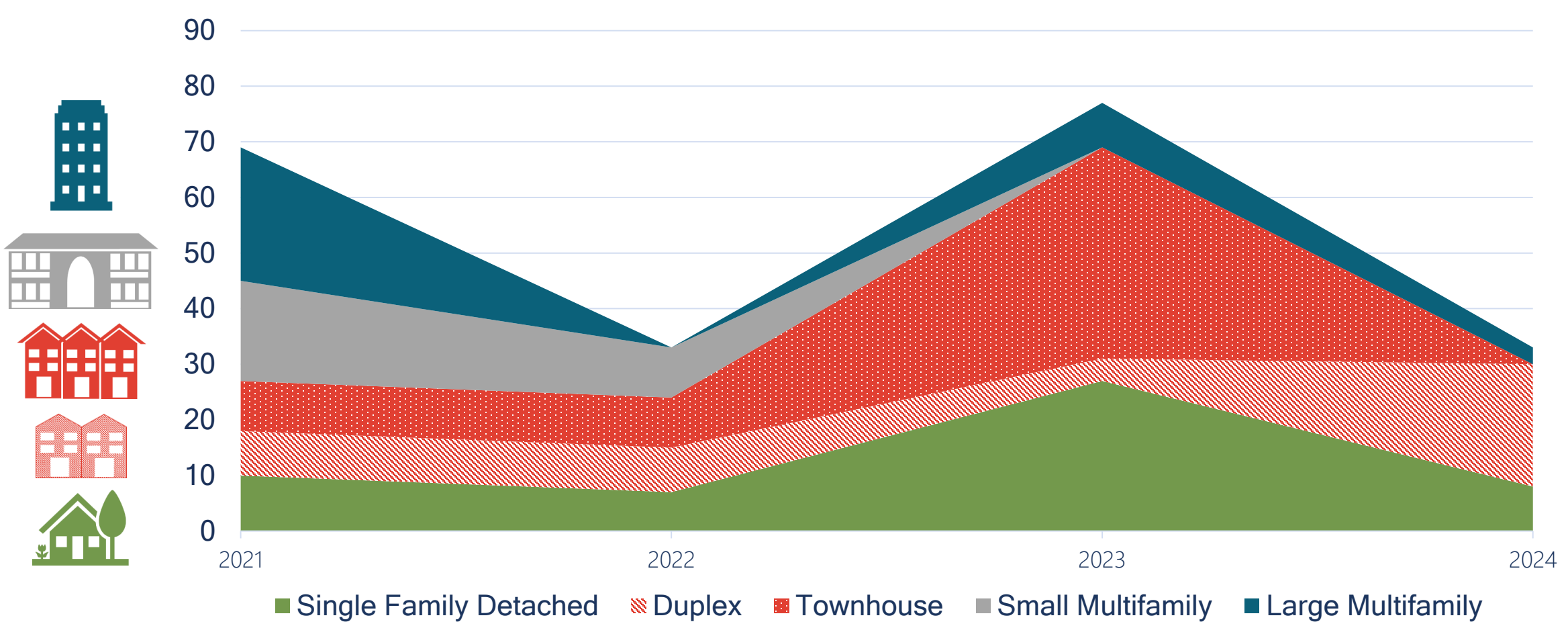
Estimated Housing Needs by 2025

Rental Units	790 to 951
For-Sale Units	558
TOTAL UNITS	1,348 to 1,509

Housing Built:
Certificates of Occupancy

	2021	2022	2023	2024	TOTAL
Detached	10	7	27	8	52
Attached	17	17	42	22	98
Multifamily	42	9	8	3	62
TOTAL	69	33	77	33	212

Housing Built Type by Year



HARRISONBURG | VA
FRIENDLY BY NATURE

Questions?

Thank You!

HARRISONBURG | VA
FRIENDLY BY NATURE