Downtown Richmond
Downtown Richmond in 2000* and 2006**

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

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

(* As of December 30, 2000; ** As of June 30, 2006)
Number of Housing Units Downtown from 2000 to 2006

- 2000: 2,897
- 2001: 3,394
- 2002: 3,421
- 2003: 3,431
- 2004: 3,426
- 2005: 3,714
- 2006: 4,022
Jackson Ward in 2000 and 2006

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

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

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

- In 2000, the number of housing units totaled 1,203 and increased to 1,452 by 2006. Population also increased in the same time period, from 2,040 to 2,415, nearly a 16% increase.
- As of 2000, the residential vacancy rate was less than 11% of the total available units.
- In 2000, 99% of the occupied units were attributable to renters.
- 12 projects including 59 housing units are either under construction or have permits pending.
  - These projects range in size from 1 to 20 units, with 5 units the average.
Shockoe Slip and Shockoe Bottom are situated at the eastern edge of Downtown. They serve as a transitional area between the intense development west of Interstate 95 and the residential neighborhood of Church Hill. They contain a mixture of land uses, resulting primarily from the departure of many industrial uses during the past 20 years, and adaptive reuse of structures for housing, restaurants, retail shops, art galleries, and studios.

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

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>2000</th>
<th>2001</th>
<th>2002</th>
<th>2003</th>
<th>2004</th>
<th>2005</th>
<th>2006 (As of June 30)</th>
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<tbody>
<tr>
<td></td>
<td>Units</td>
<td>PoP</td>
<td>Units</td>
<td>PoP</td>
<td>Units</td>
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<td>Units</td>
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<tr>
<td>Jackson Ward</td>
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<td>904</td>
<td>1196</td>
<td>902</td>
<td>1191</td>
<td>891</td>
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<td>Monroe Ward</td>
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<td>2040</td>
<td>1339</td>
<td>2275</td>
<td>1352</td>
<td>2286</td>
<td>1353</td>
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<tr>
<td>Shockoe Slip/Shockoe Bottom</td>
<td>814</td>
<td>1036</td>
<td>1047</td>
<td>1503</td>
<td>1063</td>
<td>1531</td>
<td>1072</td>
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<td>Rest Of Downtown</td>
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<td>254</td>
<td>104</td>
<td>270</td>
<td>104</td>
<td>270</td>
<td>115</td>
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<td>Downtown Totals</td>
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<td>4420</td>
<td>3394</td>
<td>5244</td>
<td>3421</td>
<td>5278</td>
<td>3431</td>
</tr>
</tbody>
</table>

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

Population totals are derived by multiplying the number of units by the average household size per the 2000 Census.
The Future of Downtown Housing

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