



August 2022 News from RRRC



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Upcoming Events

August 18th

Land Use & Environment Committee
Virtual Meeting | 10am

August 24th

Regional Commission
RRRC Board Room | 1:00 pm

September 13th

Foothills Housing Network
Virtual Meeting | 10am

[View the Full Calendar for Updates and Changes](#)



Tween Rivers Trail site [Fieldstone Trails](#) - check out the [TRT calendar](#) for updated event listings!

RRRC Commissioner Bob Coiner Receives VAPDC President's Award

The [Virginia Association of Planning District Commissions](#) (VAPDC) presented RRRC Commissioner Robert K. 'Bob' Coiner with the VAPDC President's Award at its 2022 Summer Conference on July 21st in Staunton, Virginia. Coiner has devoted much of the past two decades to public service and has championed the role and importance of regional coordination across Virginia and the country. Coiner has served as Mayor of the Town of Gordonsville since 2004, joined the Rappahannock-Rapidan Regional Commission (RRRC) in 2005 and has served as Chair of the RRRC on two separate occasions. Also a past president of the Virginia Municipal League and VAPDC, Coiner joined the VAPDC Board in 2012. During his time as President of VML and of VAPDC, he actively sought to bring those two organizations into closer collaboration.

"Bob is a true public servant," said VAPDC President Kim Callis. "He has made outstanding contributions to VAPDC and we are grateful for his ongoing passion and dedication to regionalism and the work of PDCs."



Above: Robert K. 'Bob' Coiner receives 2022 VAPDC President's Award from Kim Callis

RRRC Announces Affordable Housing Grant Awards

The Rappahannock-Rapidan Regional Commission (RRRC) is pleased to announce award of \$1 million in grant funding to three affordable housing developers in the region. Funding for the RRRC Housing Development Program was awarded by Virginia Housing as part of its REACH Virginia program. Additional awards are anticipated to be announced later this year.

The first set of awards includes two developments in Culpeper and one in Madison. “We are excited to announce these initial awards to Culpeper Community Development Corporation, People Incorporated, and Skyline Community Action Partnership. We look forward to the success of each development and for the addition of much-needed affordable housing units in the region,” said RRRC Executive Director Patrick Mauney.

The awards announced last week are:

Culpeper Community Development Corporation – Parkside Apartments

Culpeper Community Development Corporation, whose mission is to provide shelter and services in the Culpeper area through Culpeper Housing and Shelter Services, plans to develop 37 new rental units. The proposed property is planned to include a mix of one-, two-, and three-bedroom units to serve households earning at or below 60% Area Median Income for Culpeper County. Rental rates are anticipated to range from \$575 per month to \$900 per month based on unit size and the household’s income.

People Incorporated – Lightfoot Apartments

People Incorporated, who works to address a lack of affordable housing in the communities they serve, plans to develop 60 new rental units. The proposed property plans to provide a mix of one-, two-, and three- bedroom units for households who earn at or below 60% Area Median Income for Culpeper County. Rental rates are anticipated to range from \$656 to \$1,247 depending on unit size and household income.

Skyline Community Action Partnership – Barbara’s House

Skyline Community Action Partnership recently completed the purchase of the former Barbara’s House building from the Madison Emergency Services Association (MESA). Along with five existing units, Skyline CAP plans to renovate the building to add a sixth unit, along with new appliances and cosmetic changes. The property, which served as transitional housing from 2002 until the decision to close Barbara’s House in 2020, consists of two- and three-bedroom units, which are expected to rent to households who earn at or below 80% Area Median Income for Madison County. Anticipated rental rates, according to HUD’s Fair Market rental rates, are expected to be \$957 for a two-bedroom and \$1,183 for a three-bedroom per month.

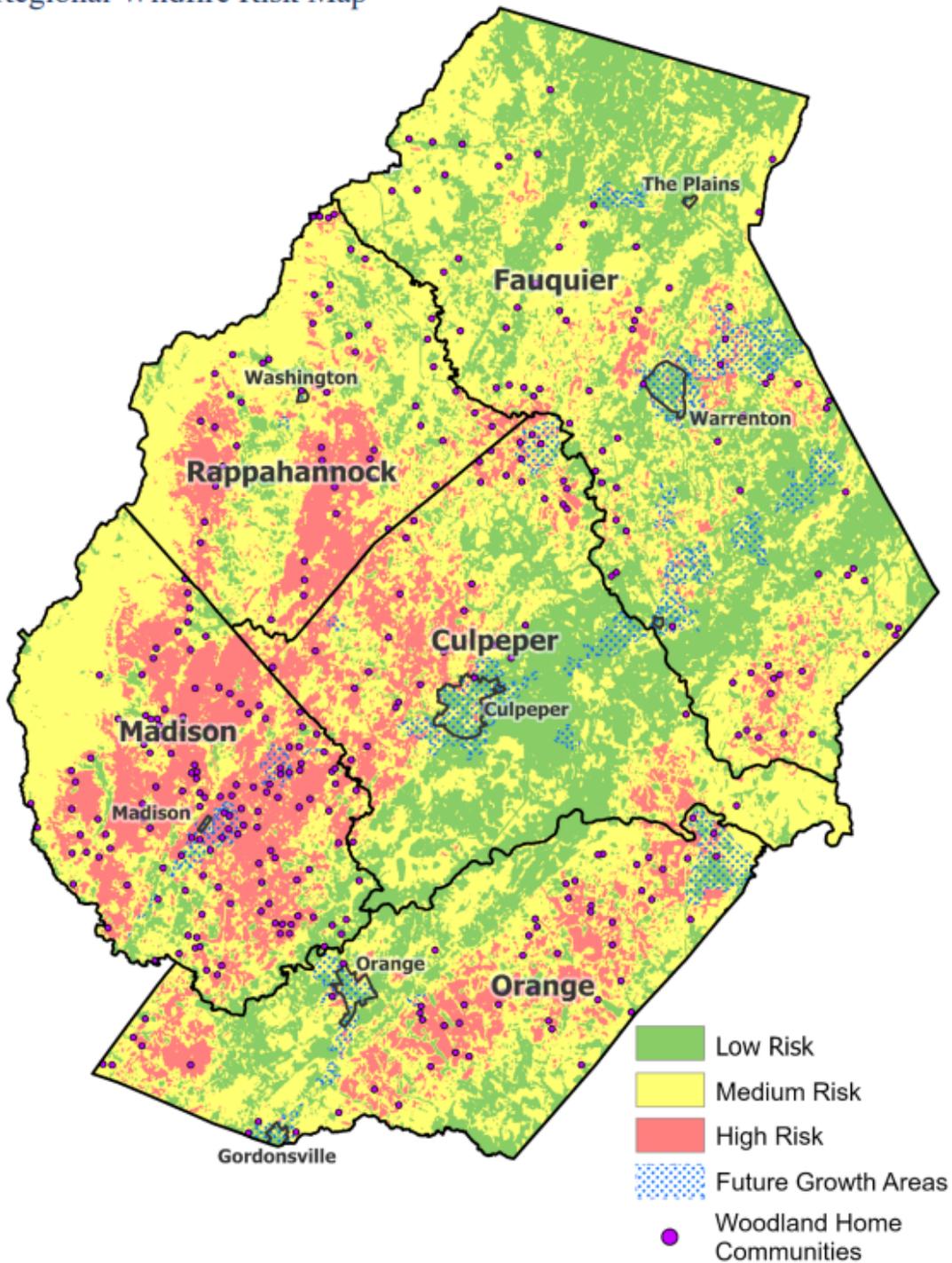
RRRC Releases Regional Wildfire Analysis Report

The Regional Commission recently produced a regional Wildfire Risk Analysis report designed to utilize updated data to document the region’s wildfire risks. The Rappahannock-Rapidan region’s 1,965 square miles includes large tracts of forests and wildlands, including Shenandoah National Park. Much of the region is located near or adjacent to these wooded areas, where heavy and dense vegetation can serve as a source to fuel wildfires. In addition, growth and development changes the Wildland-Urban interface and, along with other natural factors such as topography, wildfire can pose a risk to many parts of the region. The 2018 regional Hazard Mitigation Plan identifies wildfire as one of the region’s moderate risk hazards.

The risk analysis incorporated new population data, land cover data, and historic wildfire information, and other data sets as part of the study process. Using GIS tools, data sets were input into a weighted model and classified into low, moderate and higher risk areas. Comparisons with historic wildfire locations and previous analyses were used to provide context. In addition, the map below shows woodland home communities and future growth areas, which may assist in identifying opportunities for local wildfire education and outreach.

The analysis can be accessed on the Regional Commission’s website at <https://www.rregion.org/wildfireanalysis>

Regional Wildfire Risk Map



2030 to 2050 Population Projections Released by Weldon Cooper Center

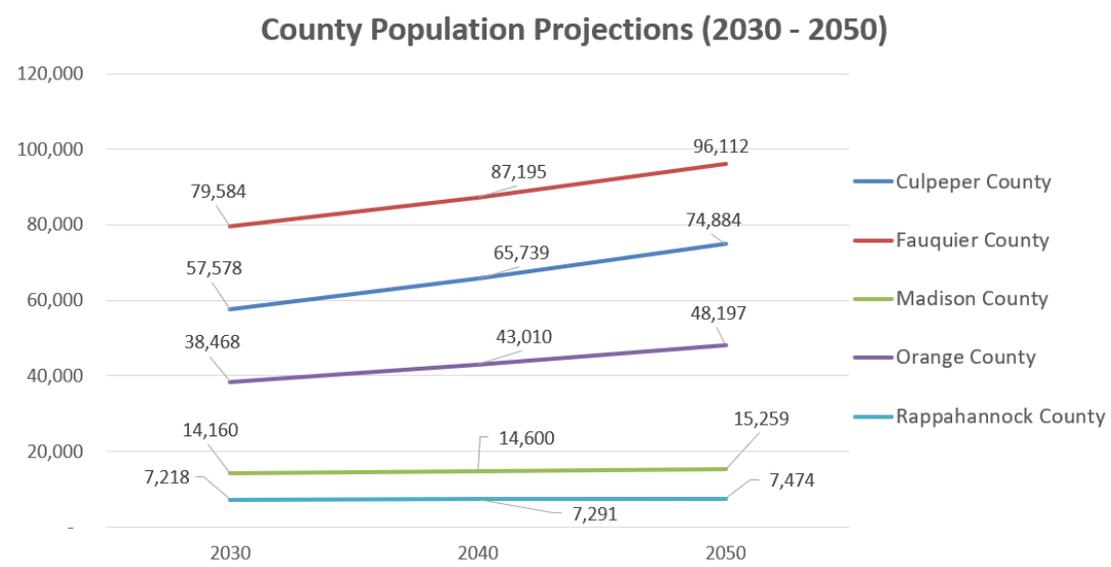
The Weldon Cooper Center Demographics Research Group recently released population projections for Virginia's Counties, Cities and large Towns (those with populations greater than 5,000 as of the 2020 Census) for 2030 to 2050. The July 2022 release is the first release since the 2020 U.S. Census. State-level projections are developed first, and local projections are then developed past on past trends and are controlled within the total statewide projections.

In the Rappahannock-Rapidan region, the 2020 census population totaled 182,963 and that number is projected to grow by nearly 33% to a total of 241,925 by 2050. With the exception of Rappahannock County, each County and the Towns of Culpeper and Warrenton are expected to see population increases

in each decade between 2020 and 2050, with Culpeper projected to grow by 42.5% by 2050, Orange County by 32.9%, Fauquier County by 31.7%, and Madison County by 10.3%. Rappahannock County is projected to see slight population decline between 2020 and 2040, but an increase of 1.7% by 2050.

The Town of Culpeper is projected to grow to 28,587 by 2050, while Warrenton is projected to 13,246 by the same year.

More information can be found on the [Weldon Cooper Center Demographics Research Group website](#).



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