

HOUSING THE RICHMOND REGION NEEDS, IMPEDIMENTS & STRATEGIES

THE PARTNERSHIP FOR HOUSING AFFORDABILITY





OUR TASK

- **The Collaborative asked PHA to coordinate an analysis of existing housing availability and impediments to achieving the goal “of a community with adequate quality housing for all incomes and circumstances with access to jobs and commerce.”**
- **PHA commissioned the Virginia Center for Housing Research at Virginia Tech and the Center for Urban and Regional Analysis at VCU**



THE STUDY



- **Gap Analysis**
- **Stakeholders Input – Interviews, Surveys**
 - **Why Does a Gap Exist?**
 - **Who is Responsible for Addressing the Gap?**
- **Solutions to Close the Gap/ Case Studies**



DEFINITIONS

- **Cost Burden**

- Households are defined as cost burdened, if gross housing cost is 30% or more of total household income
- Gross housing cost includes utilities
- Cost Burden shown for:
 - <30% (not cost burdened)
 - 30-49% (cost burden)
 - >50% (severe cost burden)

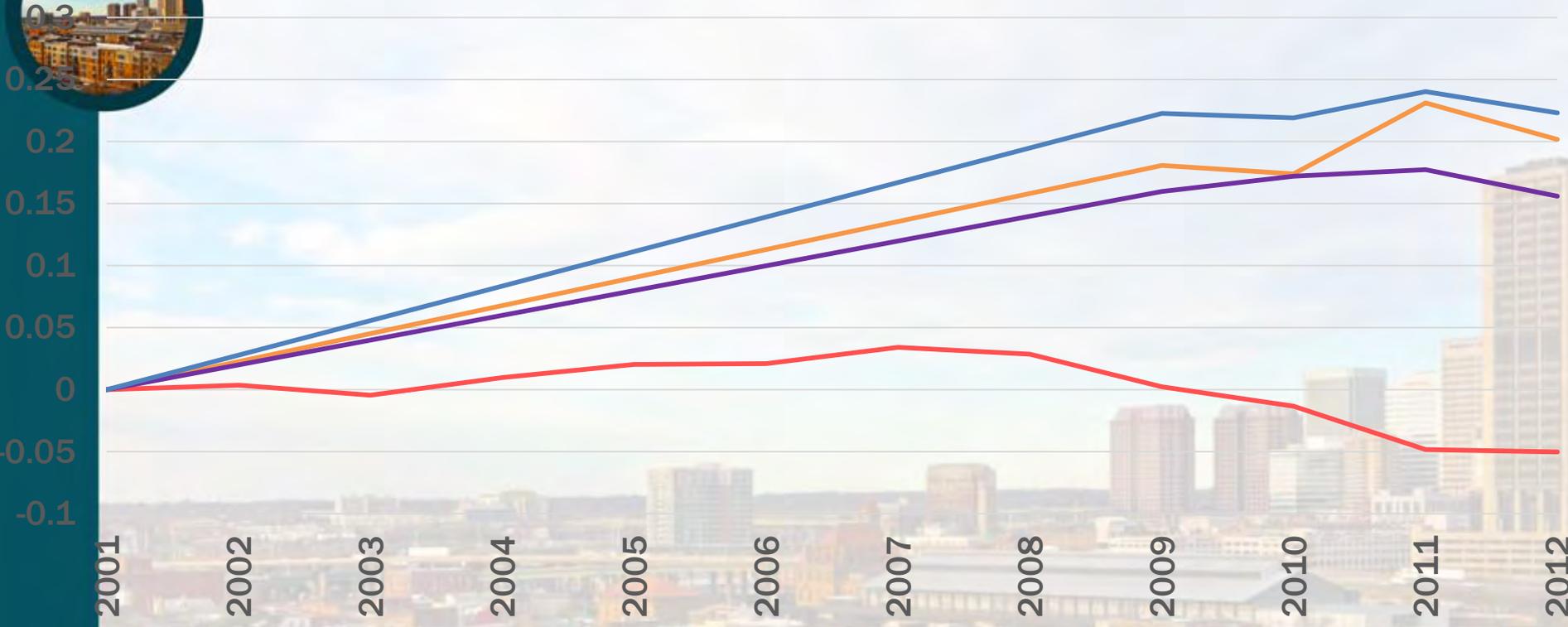


DEFINITIONS CONT.

- **Income categorized by percent of Area Median Family Income (AMI)**
 - % of AMI based on HUD income limits by household size
 - % of AMI categories, *FY2014 Income Upper Limit:*
 - <30%AMI (extremely low income), \$23,850 for a family of 4
 - 30-50%AMI (very low income), \$36,450 for a family of 4
 - 50-80%AMI (low income), \$58,300 for a family of 4
 - 80-100%AMI (low-mod income), \$72,900 for a family of 4
 - 100-120%AMI (moderate income), \$87,480 for a family of 4
 - >120%AMI (moderate to high income)

Change in Real Incomes, Wages, and Housing Costs

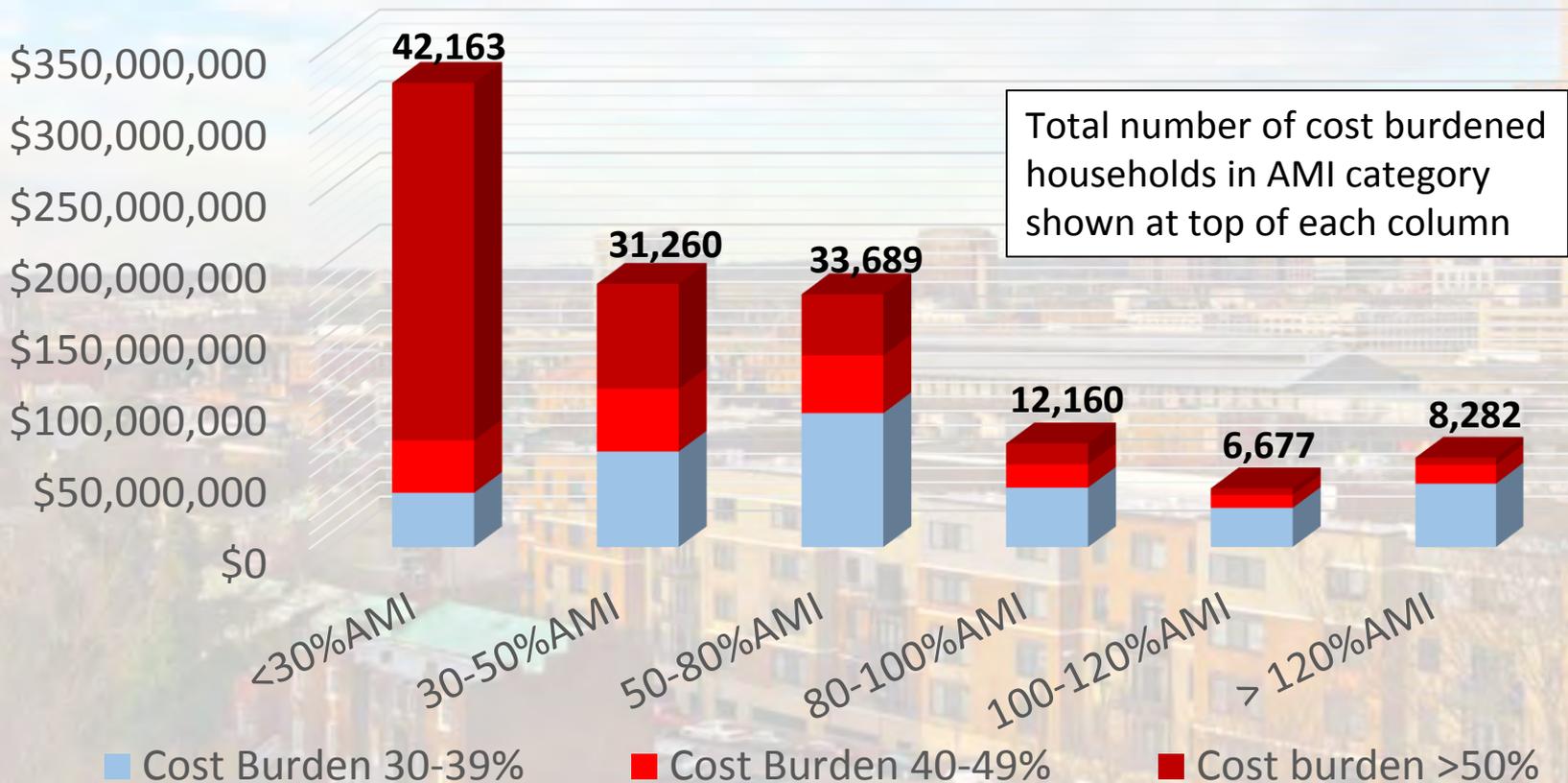
Data Source: U.S. Census 2000-2012, Decennial Summary Files and American Community Survey



- Median Household Income
- Median Gross Rent
- Median Housing Costs for Owners
- Median Housing Costs for Owners Without a Mortgage

THE REGION'S ANNUAL AFFORDABLE HOUSING DEFICIT IS \$862 MILLION (2012\$), AN AVERAGE OF \$6,422 PER COST-BURDENED HOUSEHOLD.

Size of Aggregated Affordability Deficit by Cost Burden Level and AMI Category





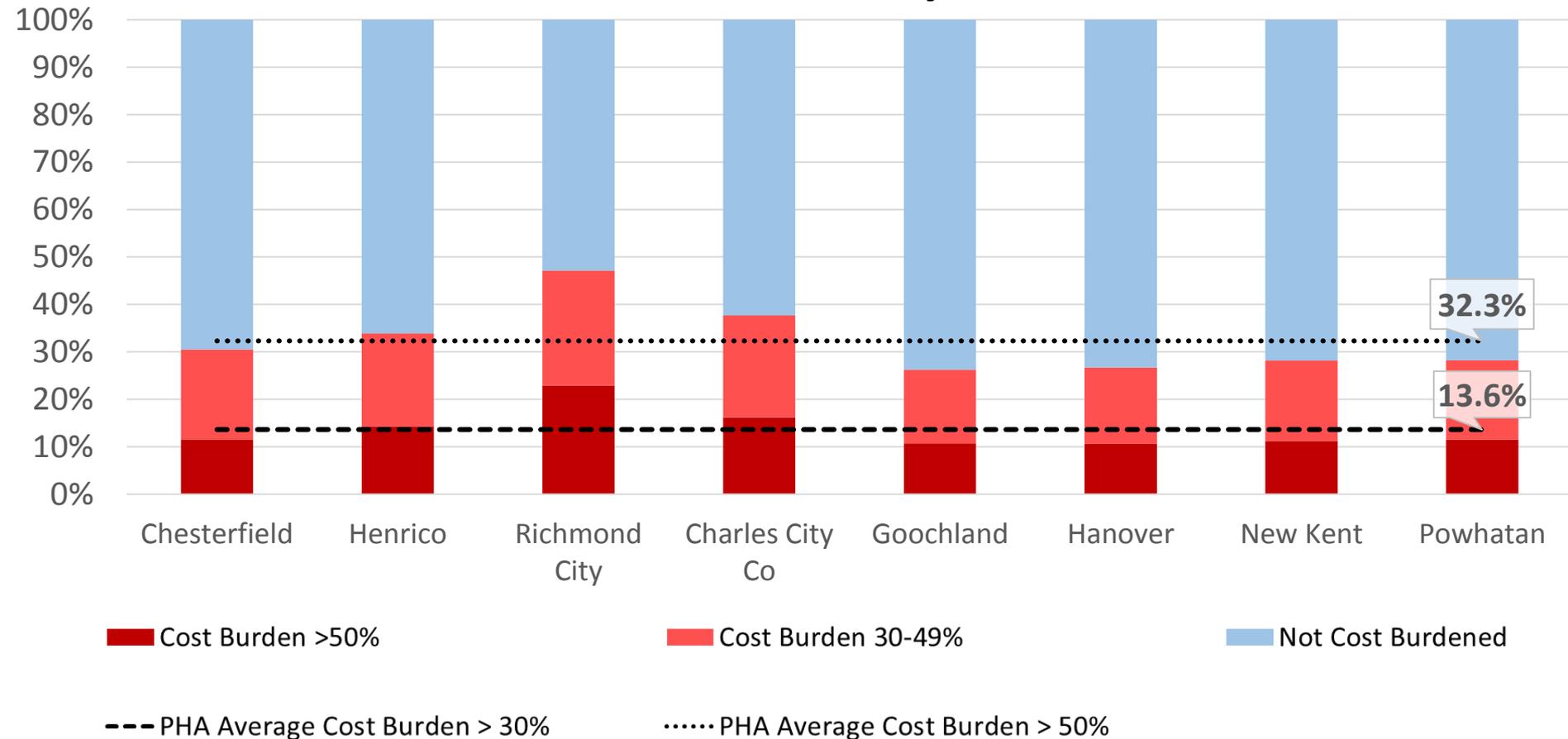
TOTAL NUMBER OF COST BURDENED HOUSEHOLDS IN THE REGION, 2012

- **130,600 with cost burden > 30%;**
 - 35% of all households have housing cost burdens
- **74,900 with cost burden 30-49%;**
- **55,700 with severe cost burden > 50%**

Approximately 35% of all households in the Richmond Regional Planning District are cost burdened.

Affordable housing is a problem for nearly 30% of households everywhere.

Percent of Households by Cost Burden

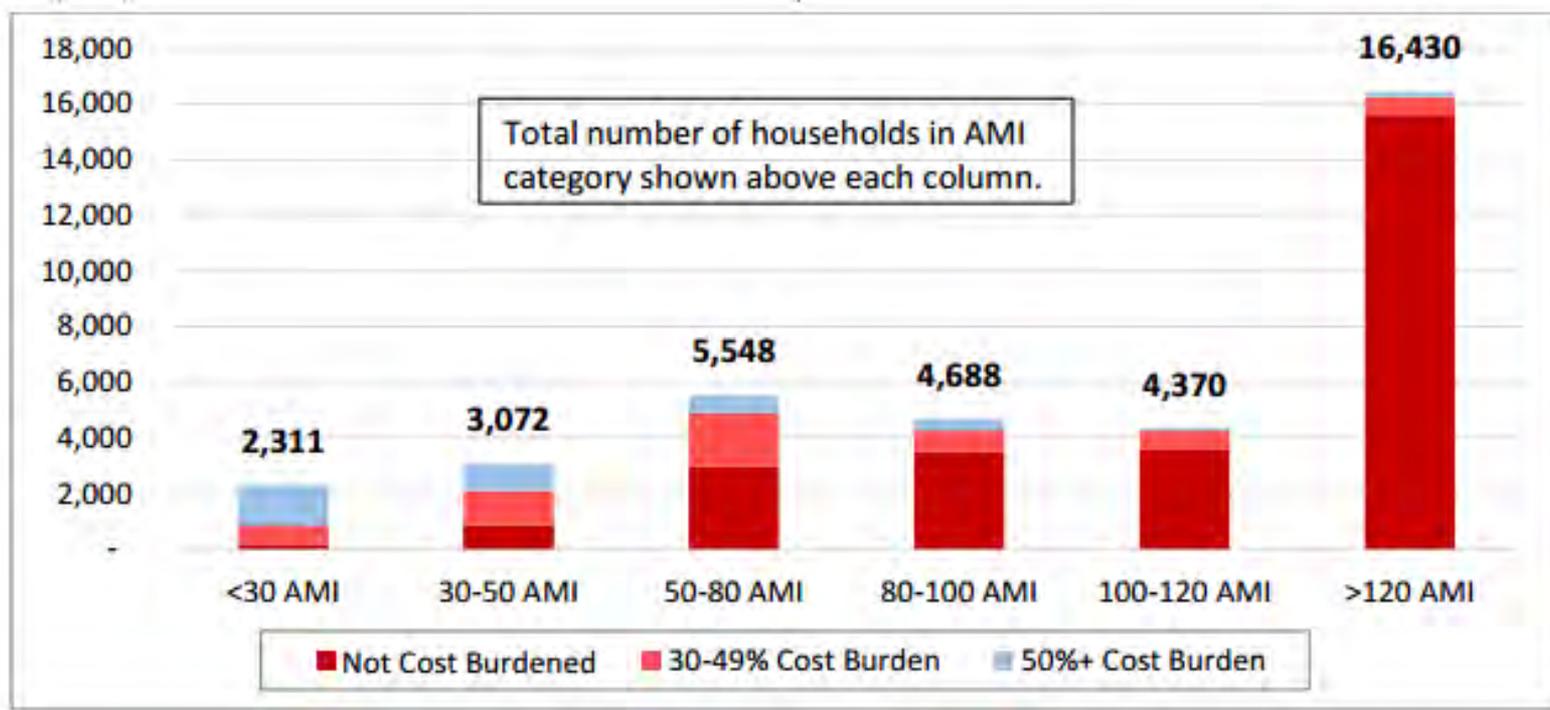




WHERE THE HANOVER STANDS

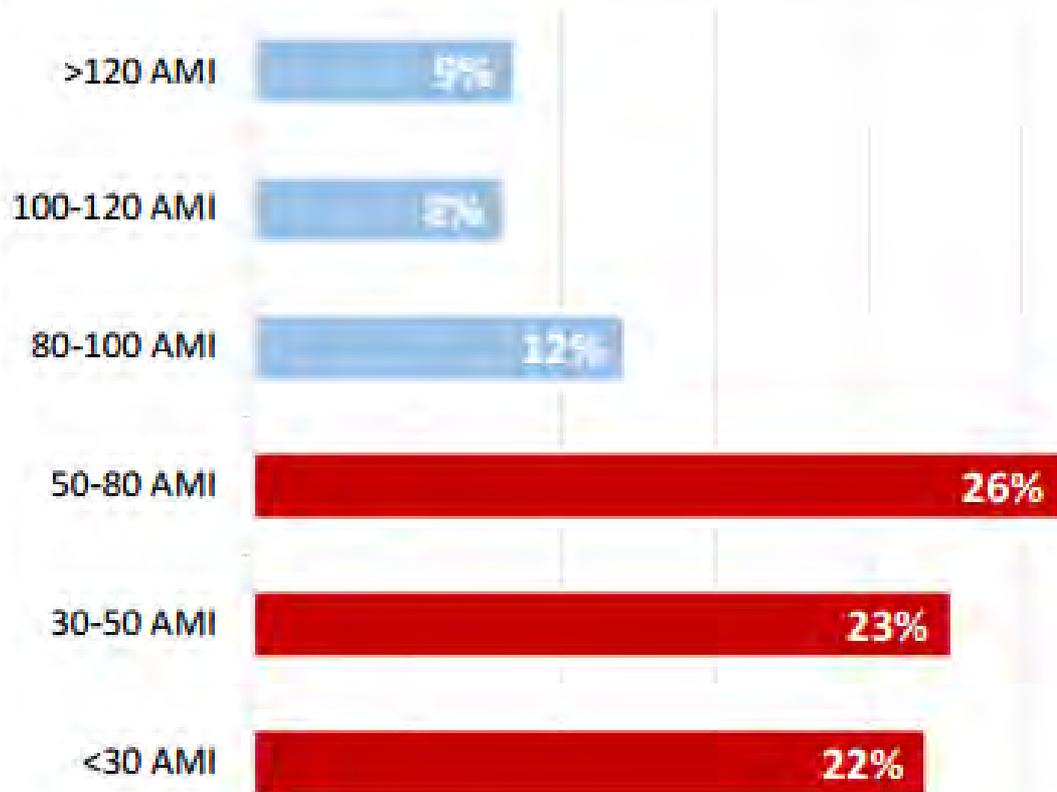
Total # of Households	36,419	
Not Cost Burdened	26,748	73.4%
Cost Burdened (pay 30-49%)	6,599	18.2%
Severely cost Burdened (pay > 50%)	3,072	8.4%

HOUSEHOLDS BY COST BURDEN AND INCOME





Percentage of Cost Burdened Households by Income



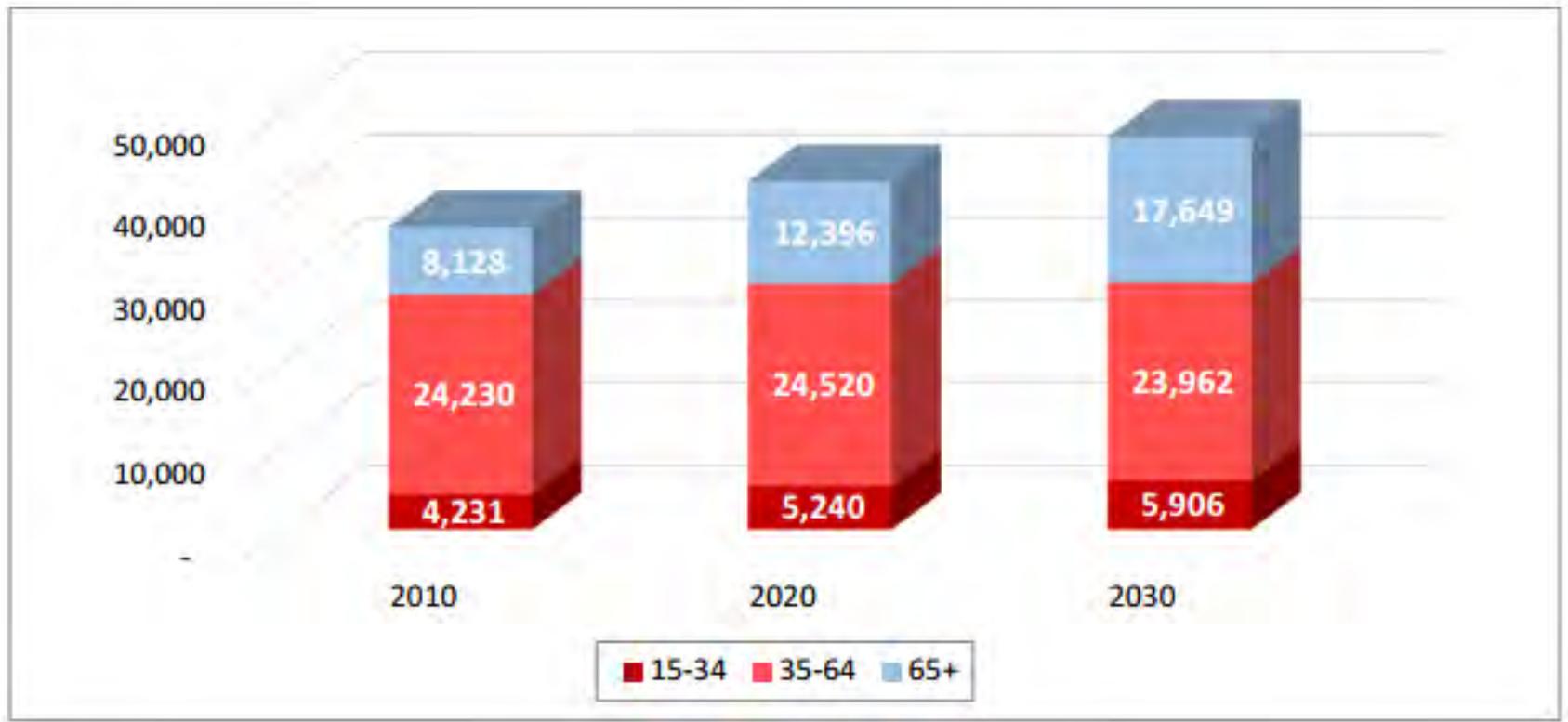


PERCENTAGE OF COST BURDENED HOUSEHOLDS BY TENURE AND INCOME



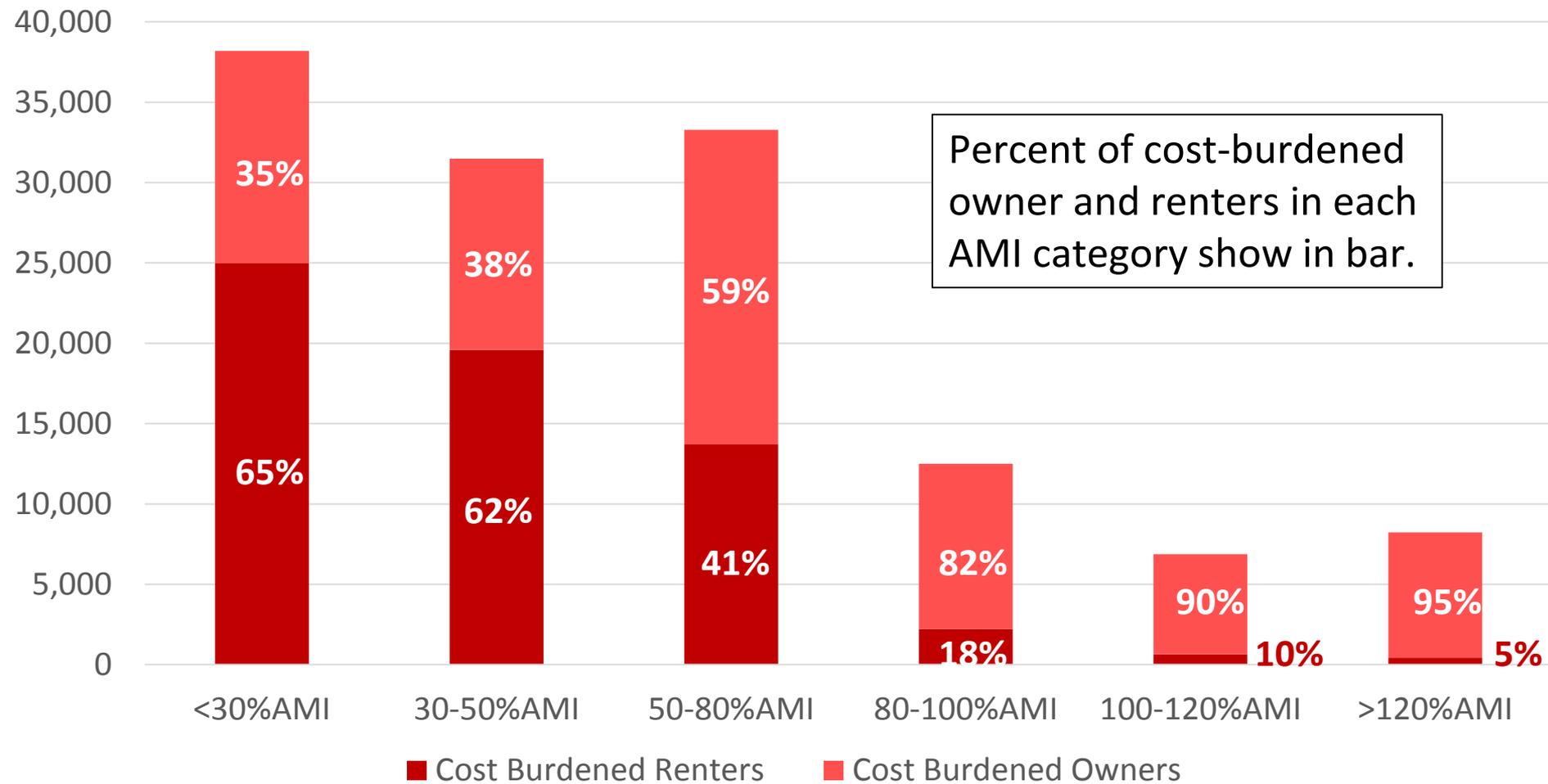


HOUSING DEMAND PROJECTION



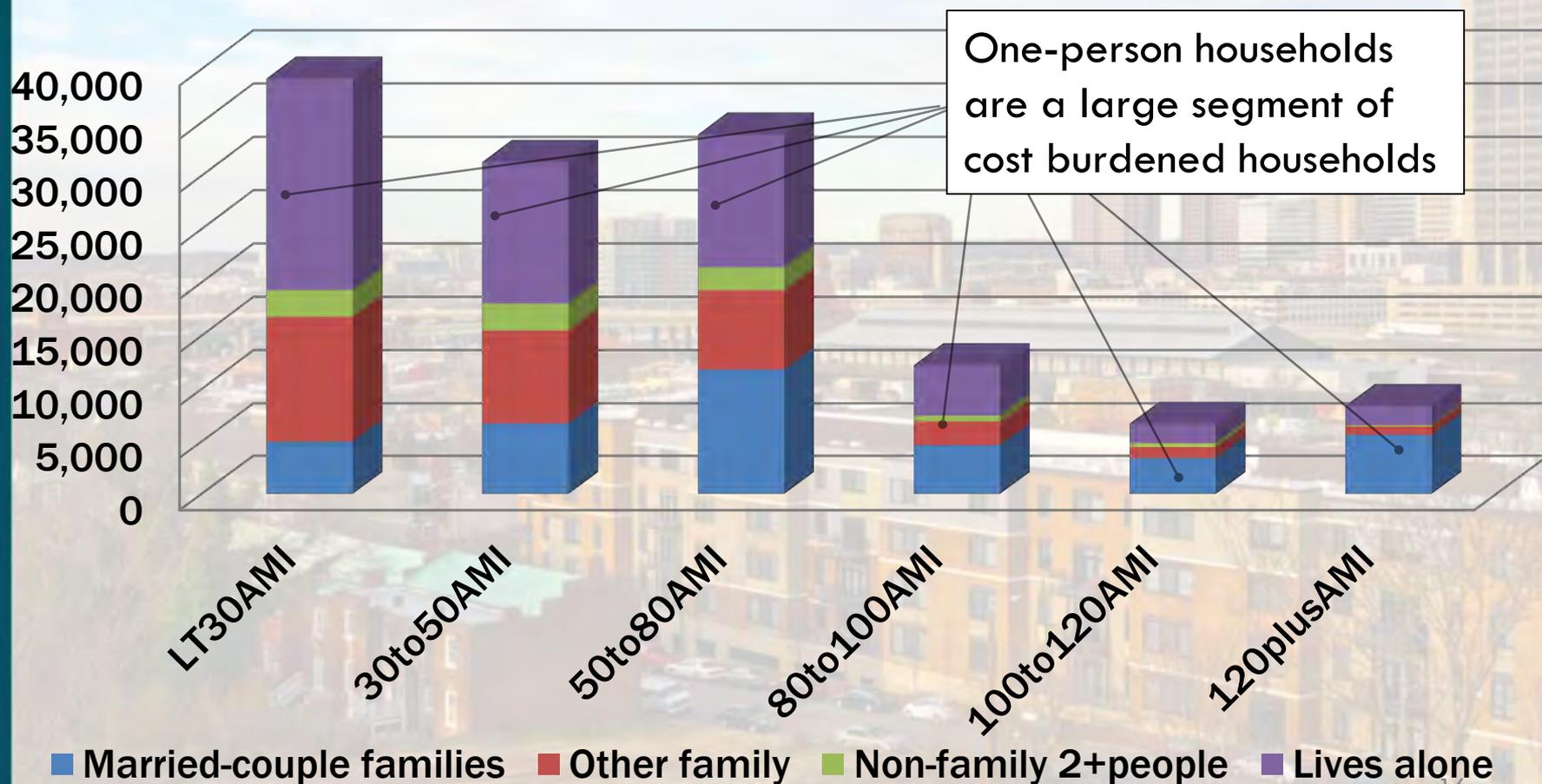
Half of cost burdened households are owners

Cost Burdened Households by AMI Level and Tenure



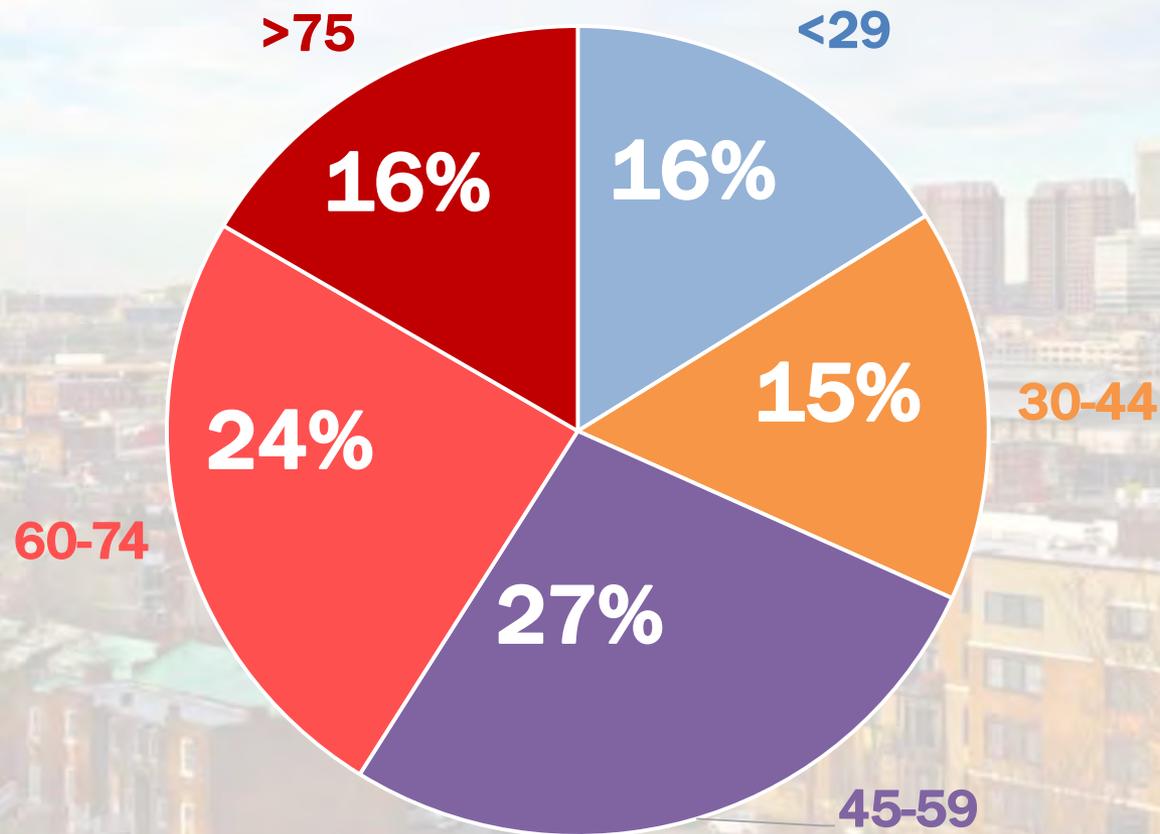
COST BURDENED HOUSEHOLDS IN THE REGION ARE MOST LIKELY TO BE PEOPLE LIVING ALONE

Cost-burdened households by Income and Household Type



SENIORS MAKE UP A LARGE PORTION OF COST-BURDENED, SINGLE-PERSON HOUSEHOLDS.

Cost Burdened, Single Person Households by Age

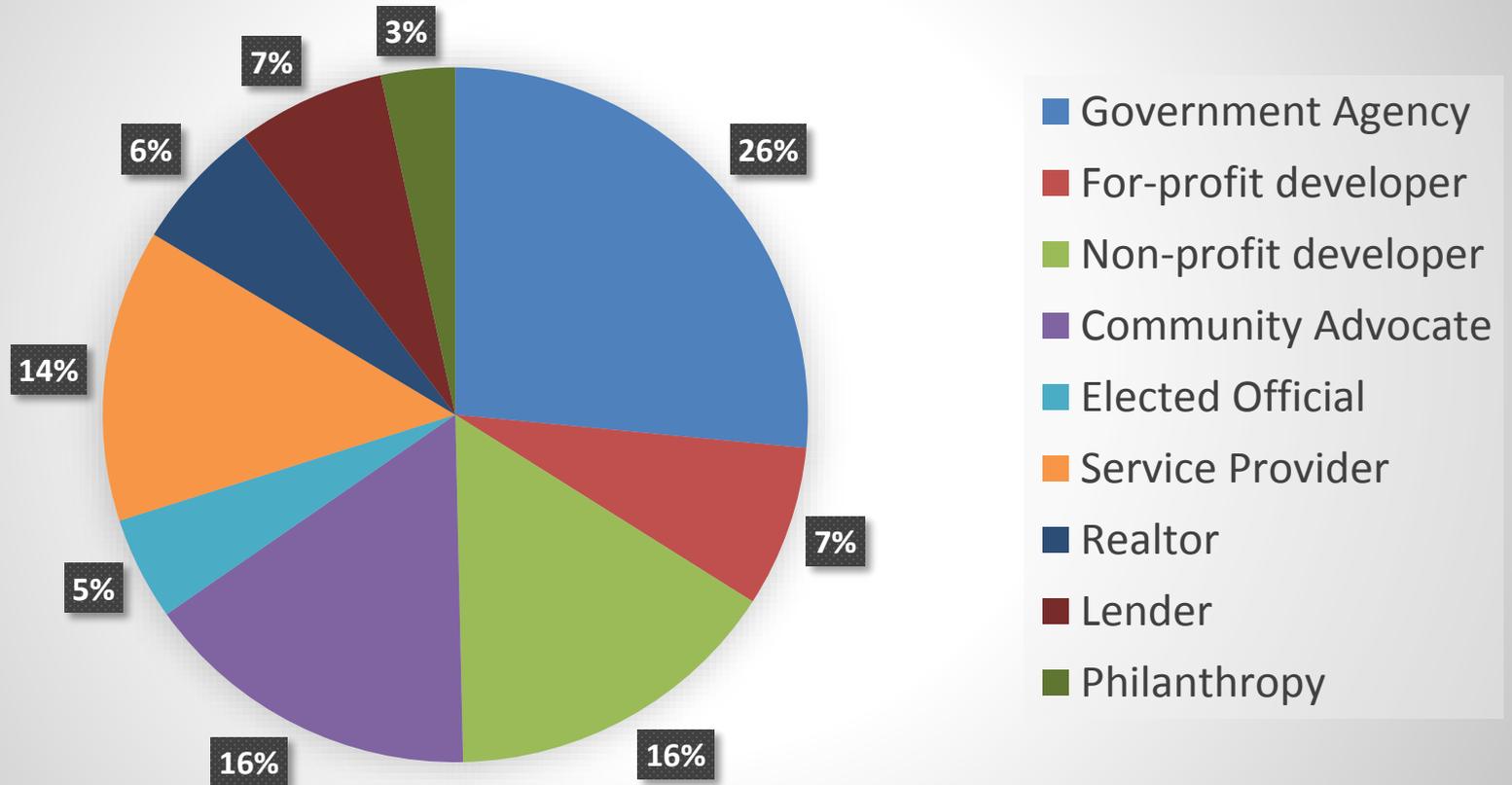




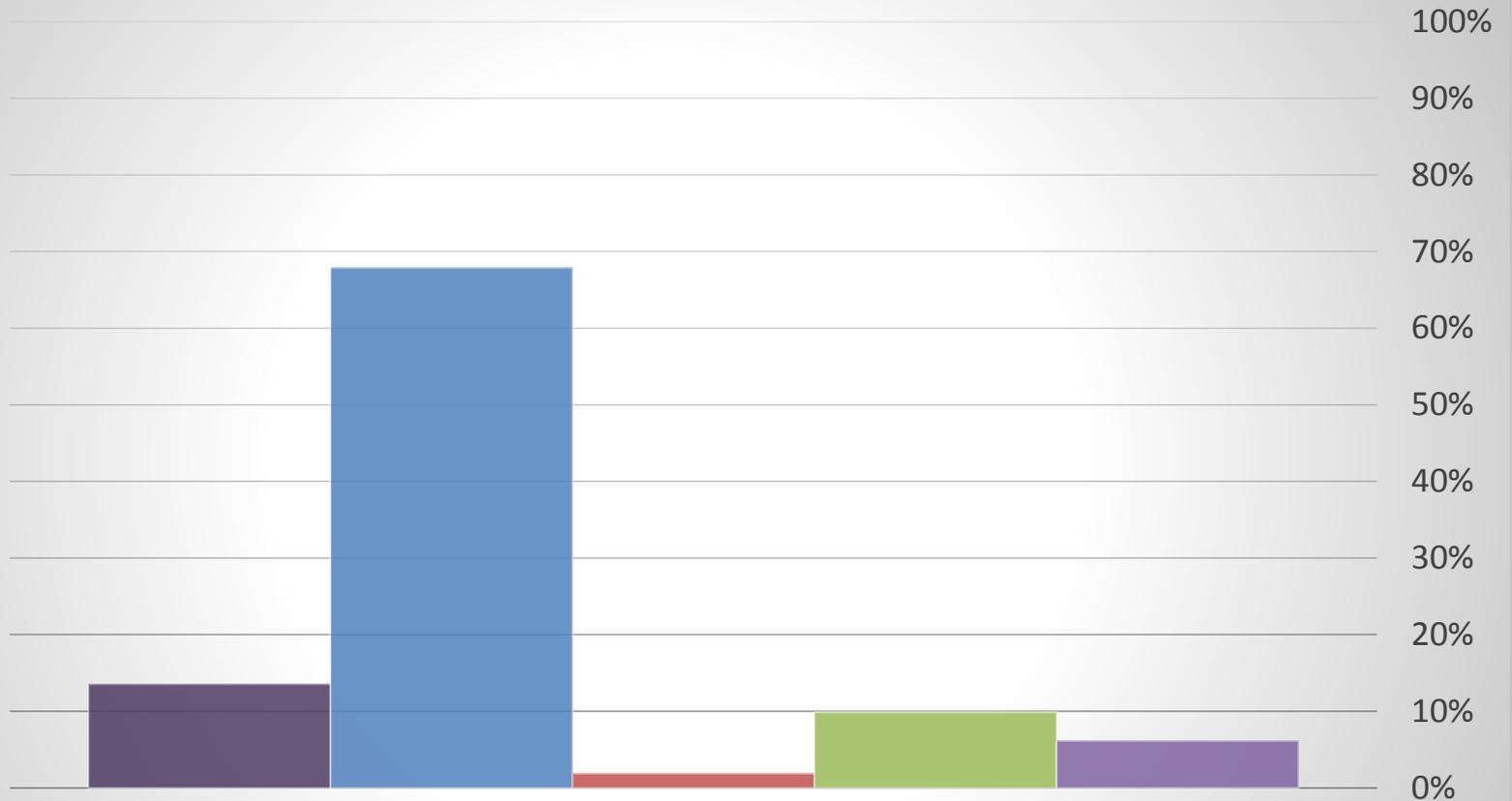
COMMUNITY-ENGAGEMENT PROCESS

- In depth interviews with **12** regional experts
 - Nonprofit housing/service providers
 - Local government staff
 - Foundations
- Survey responses from **162** stakeholders
 - Elected Officials
 - Nonprofit housing/service providers
 - Local government staff
 - For-profit developers
- November **21** Workshop of **65** local participants

Participants by Sector



Why do you think there is a housing affordability gap?



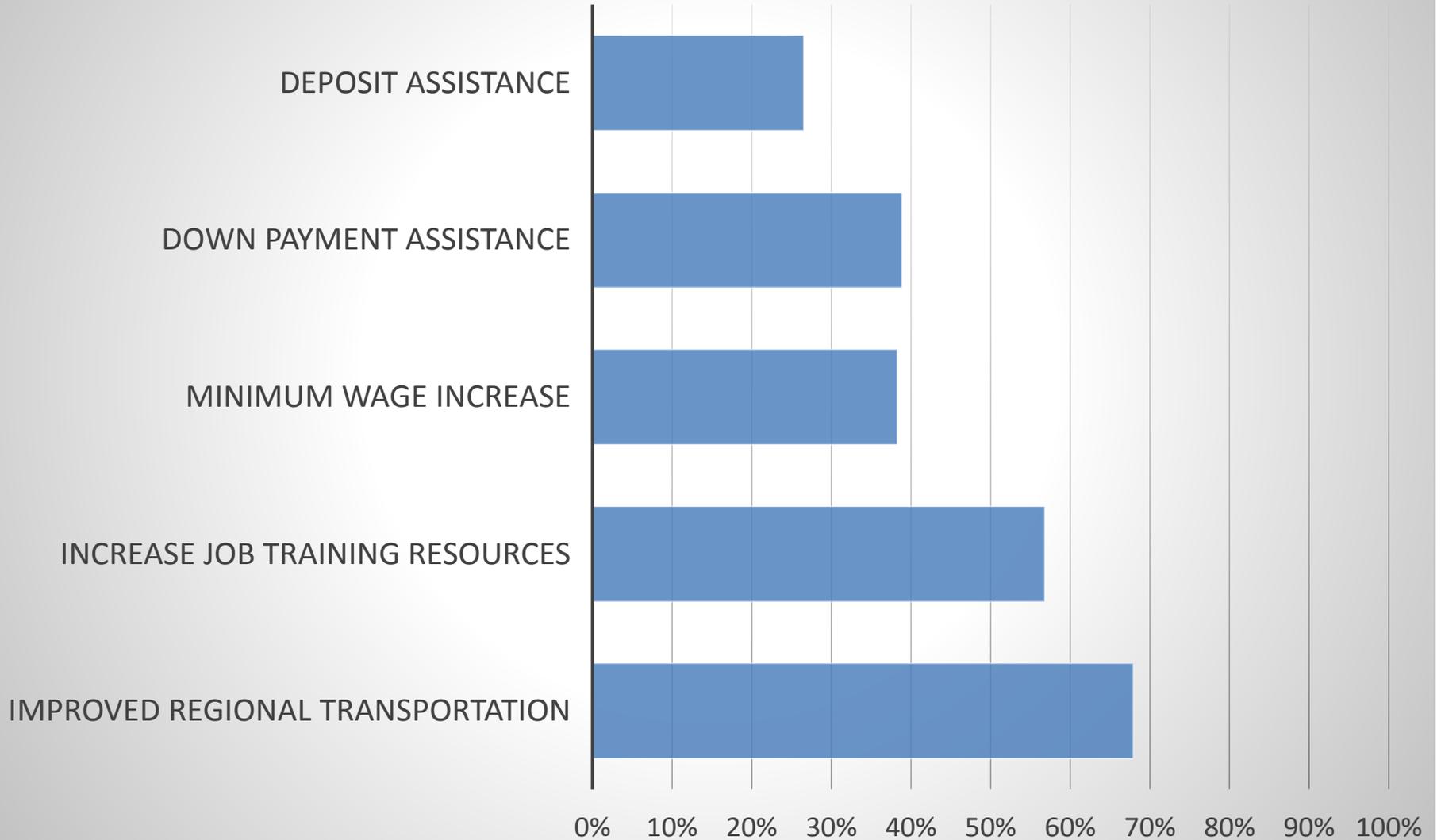
■ Land Use/Zoning

■ Institutional Capacity

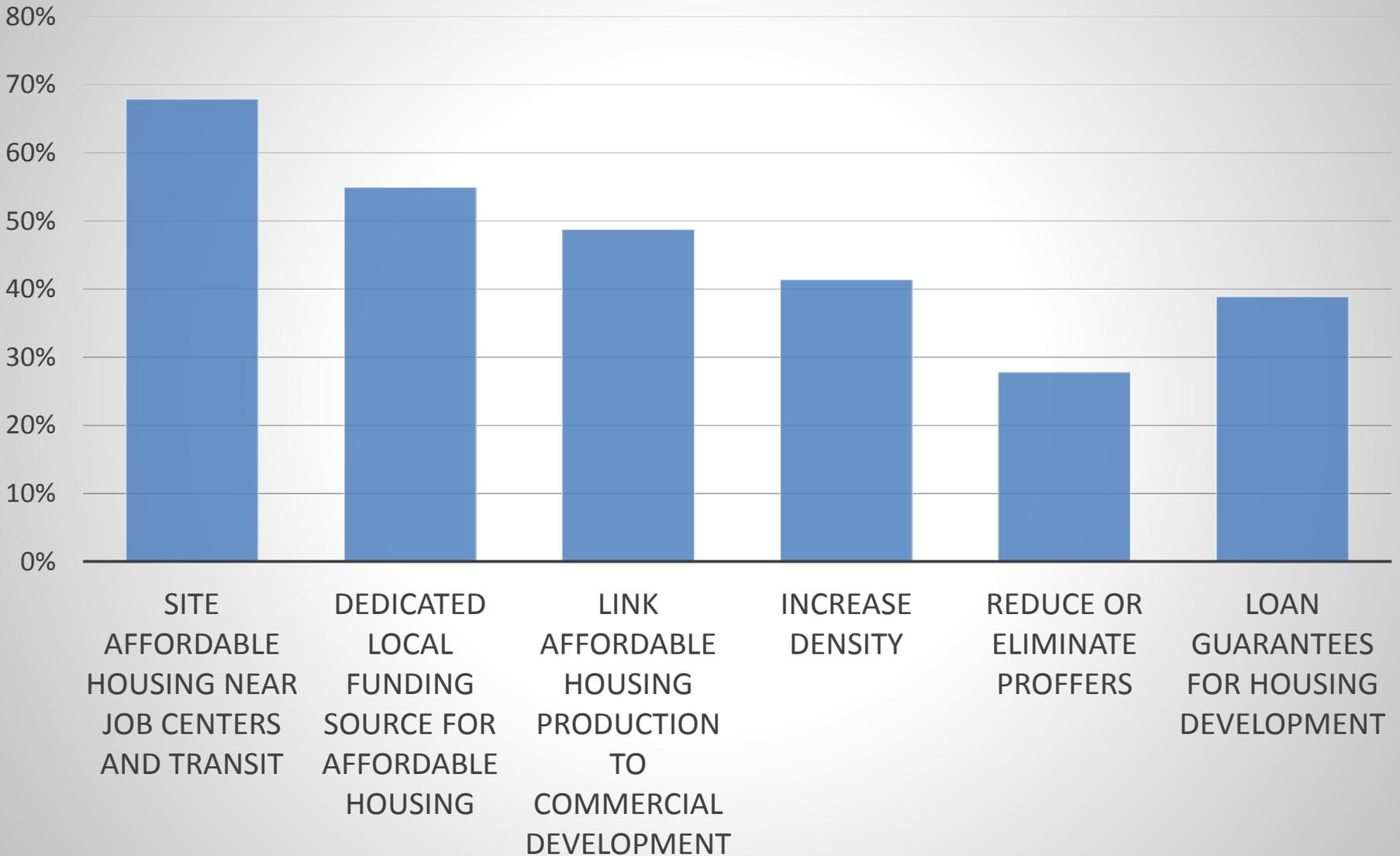
■ Economy/Income

■ Funding/Financing

Demand-Side Solutions



Supply-Side Solutions





APPROACHES TO HOUSING AFFORDABILITY

- **Develop a flexible, dedicated funding source for affordable housing;**
- **Improve access to the regional transit system, including dedicated funding, expansion, or new service;**
- **Strengthen local and regional coalitions to provide advocacy at the project and policy levels.**
- **Prioritize the preservation of existing federally-assisted housing;**
- **Support access to affordable housing through employer-assisted housing programs;**



APPROACHES TO HOUSING AFFORDABILITY

- **Develop a community land trust to support long term affordable housing;**
- **Create incentives to site affordable housing near job centers**
- **Expand by right development through zoning to include:**
 - **Mixed-use retail-residential centers;**
 - **Accessory Dwelling Units such as granny flats or alley flats; and**
 - **Infill multifamily development within the urban core and along commercial corridors.**

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