



PHARVA.com

Richmond Regional Housing Framework

Increasing access to housing
through policy and partnerships



RRHF Footprint

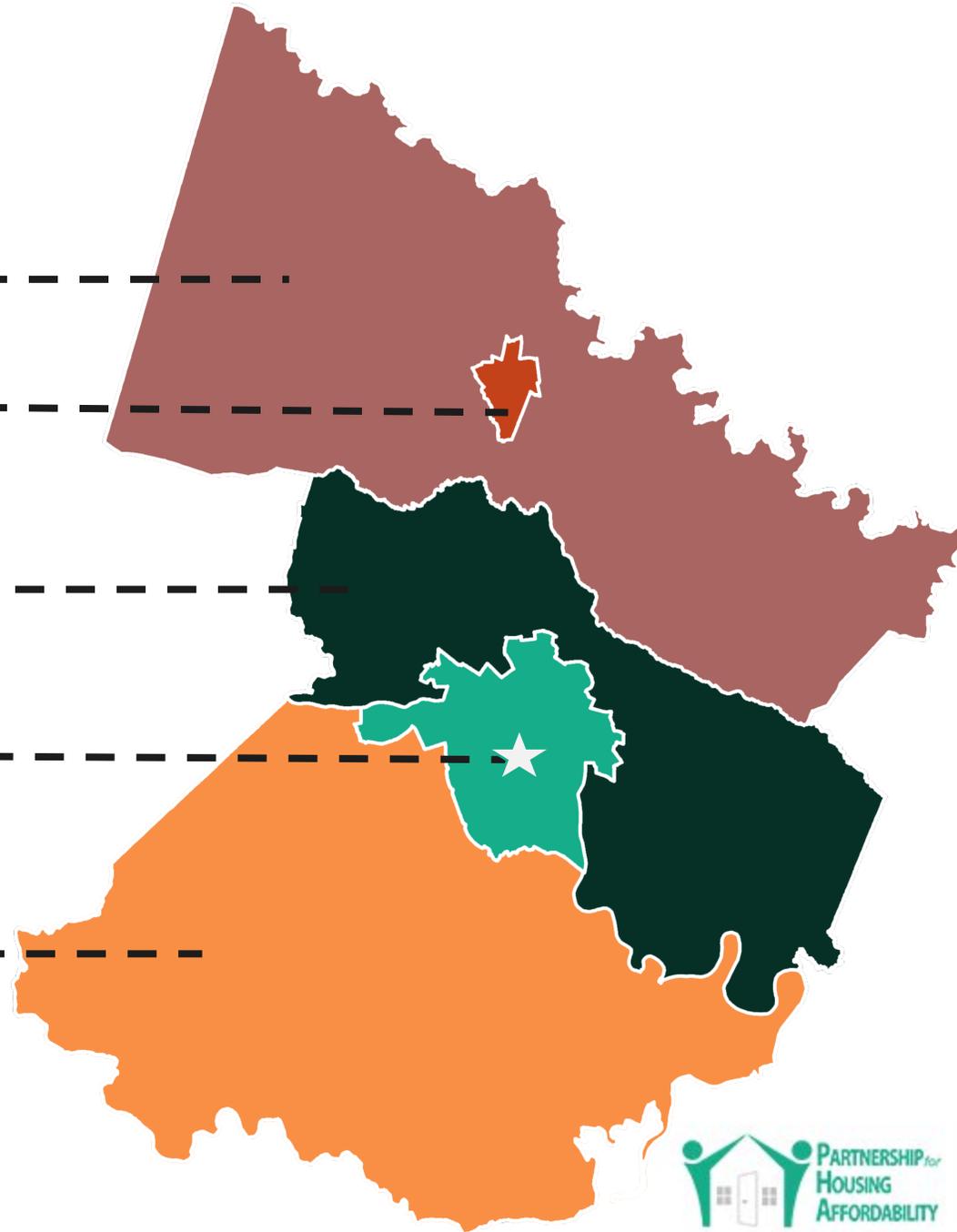
Hanover - - - - -

Ashland - - - - -

Henrico - - - - -

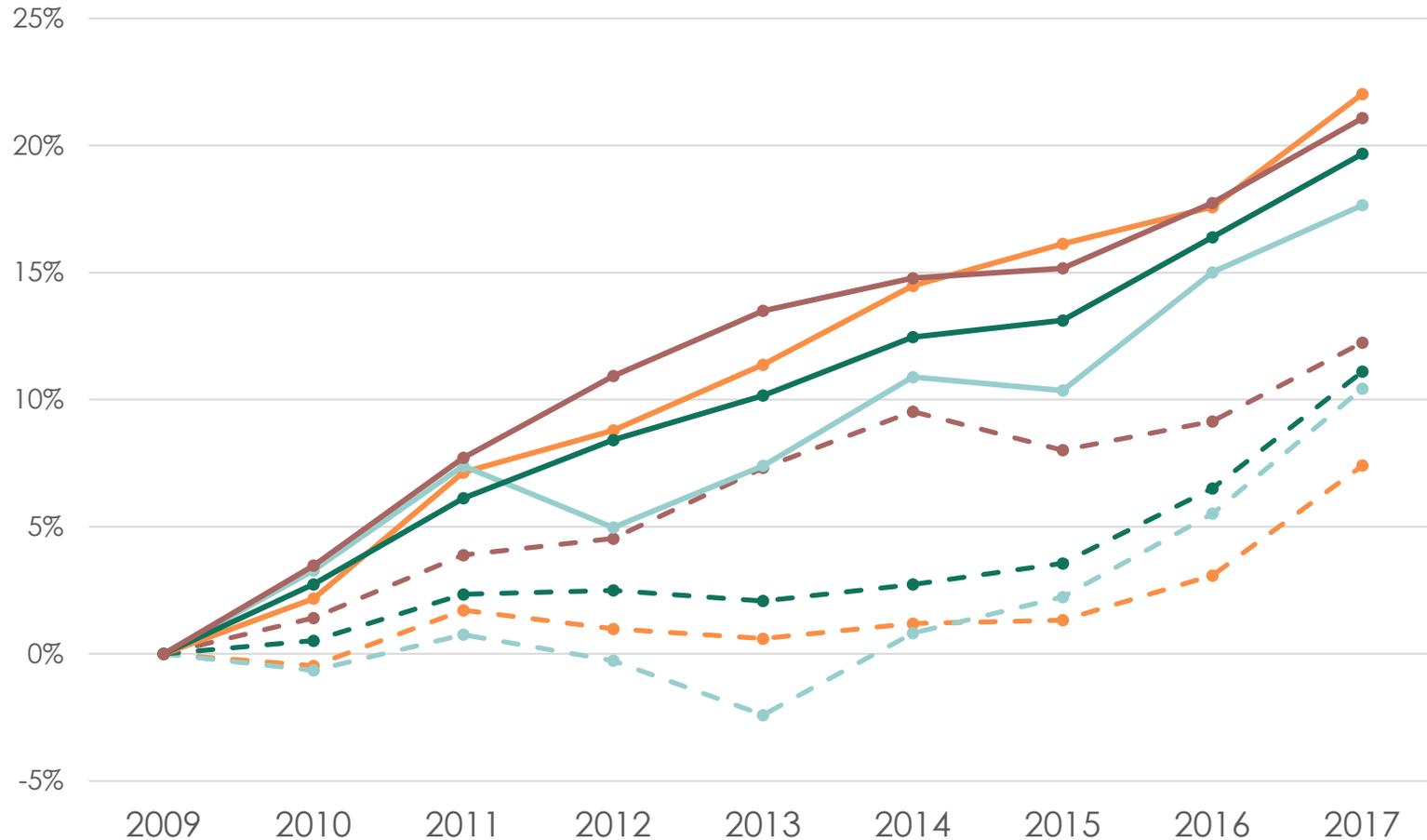
Richmond - - - - -

Chesterfield - - - - -



Rents Are Outpacing Household Incomes

Cumulative percent change in median gross rent and median household income



Median gross rent



Median household income



Chesterfield

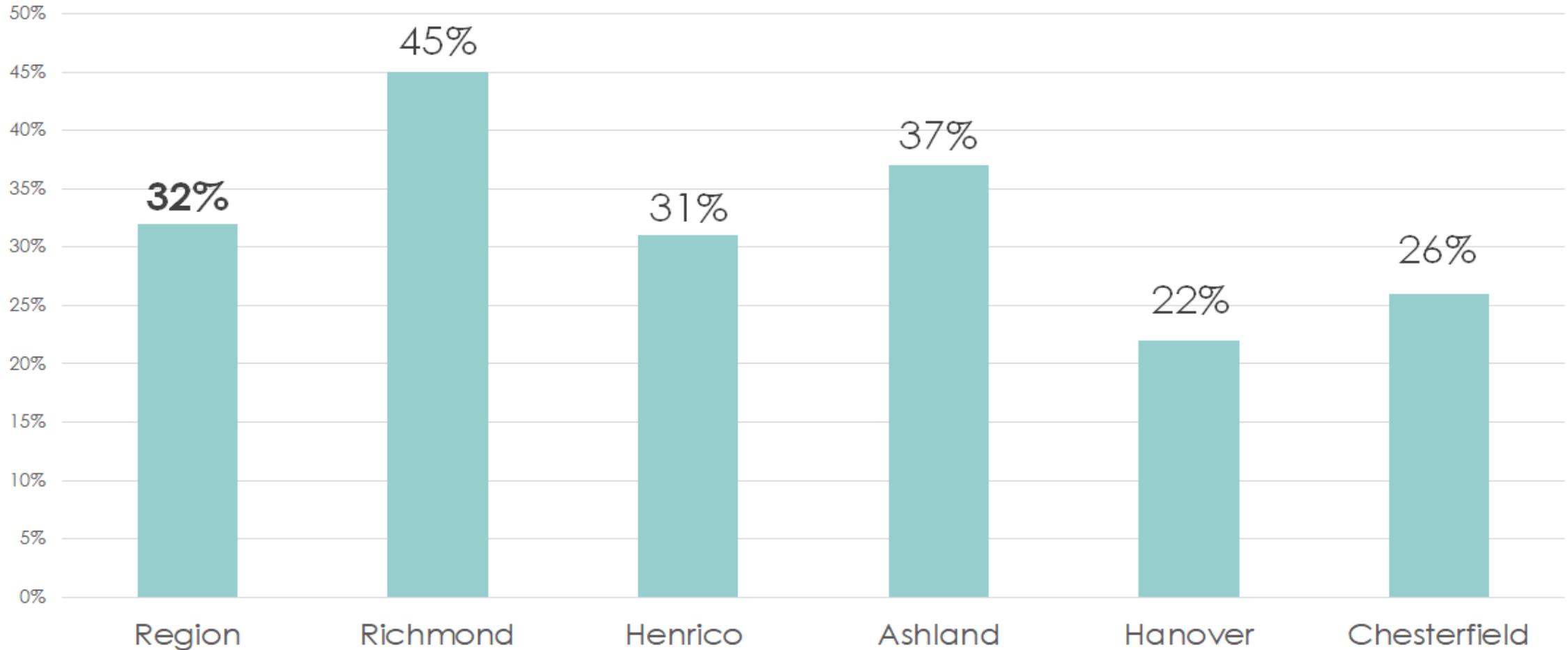
Hanover

Henrico

Richmond

Source: 2005-2009 through 2013-2017 American Community Survey, 5-year estimates (Tables B19013 and B25064)

Percent of Cost-Burdened Households



Source: 2013-2017 American Community Survey,
our estimates (Tables B25074 and B25095)

The Homeownership Market

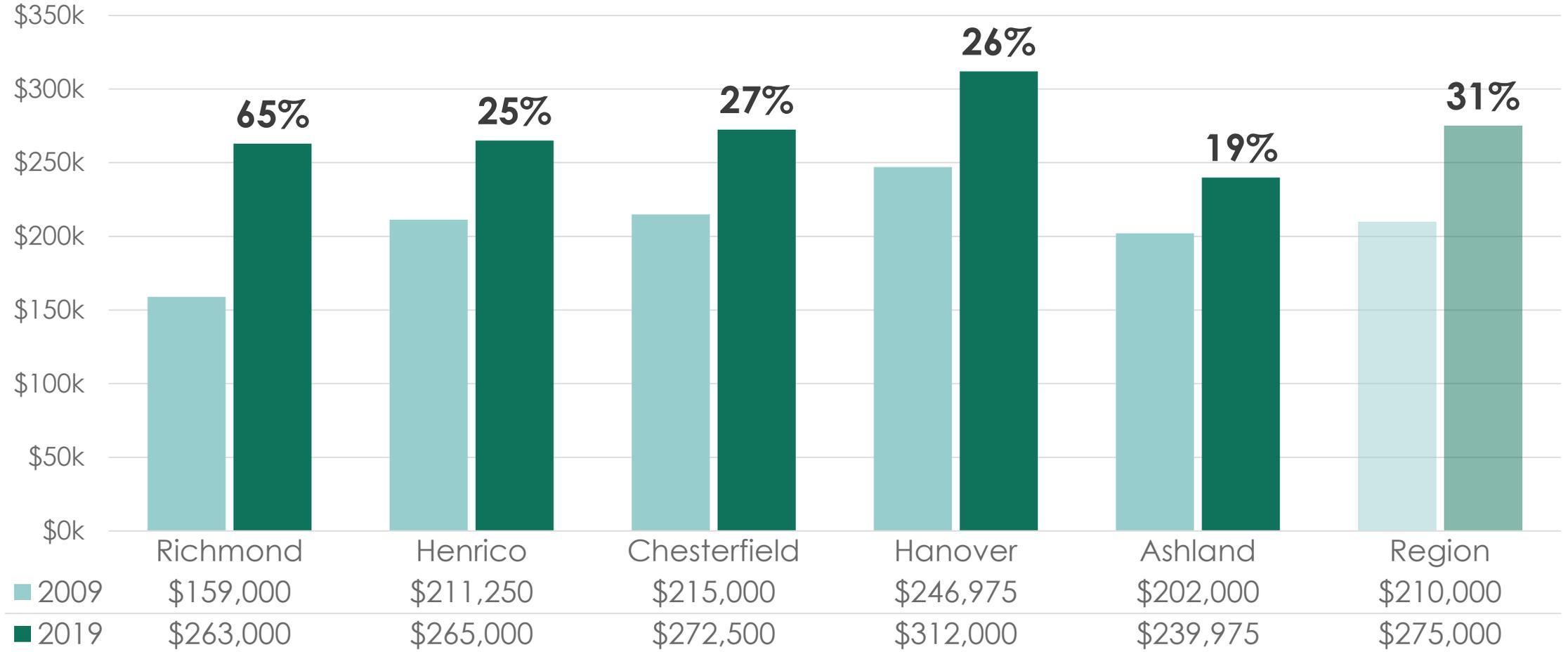
"I've seen my property values go up 492% over two years... there are going to be bigger challenges in the future."

- *City of Richmond Resident*



All Homes

Change in Median Single-Family Home Sales Price: 2009 to 2019



Rental Housing

Goal #1

Increase the supply of rental housing in the region for low-income households.



Solution 1-A

Increase the amount of land available for multifamily housing development in commercial areas.

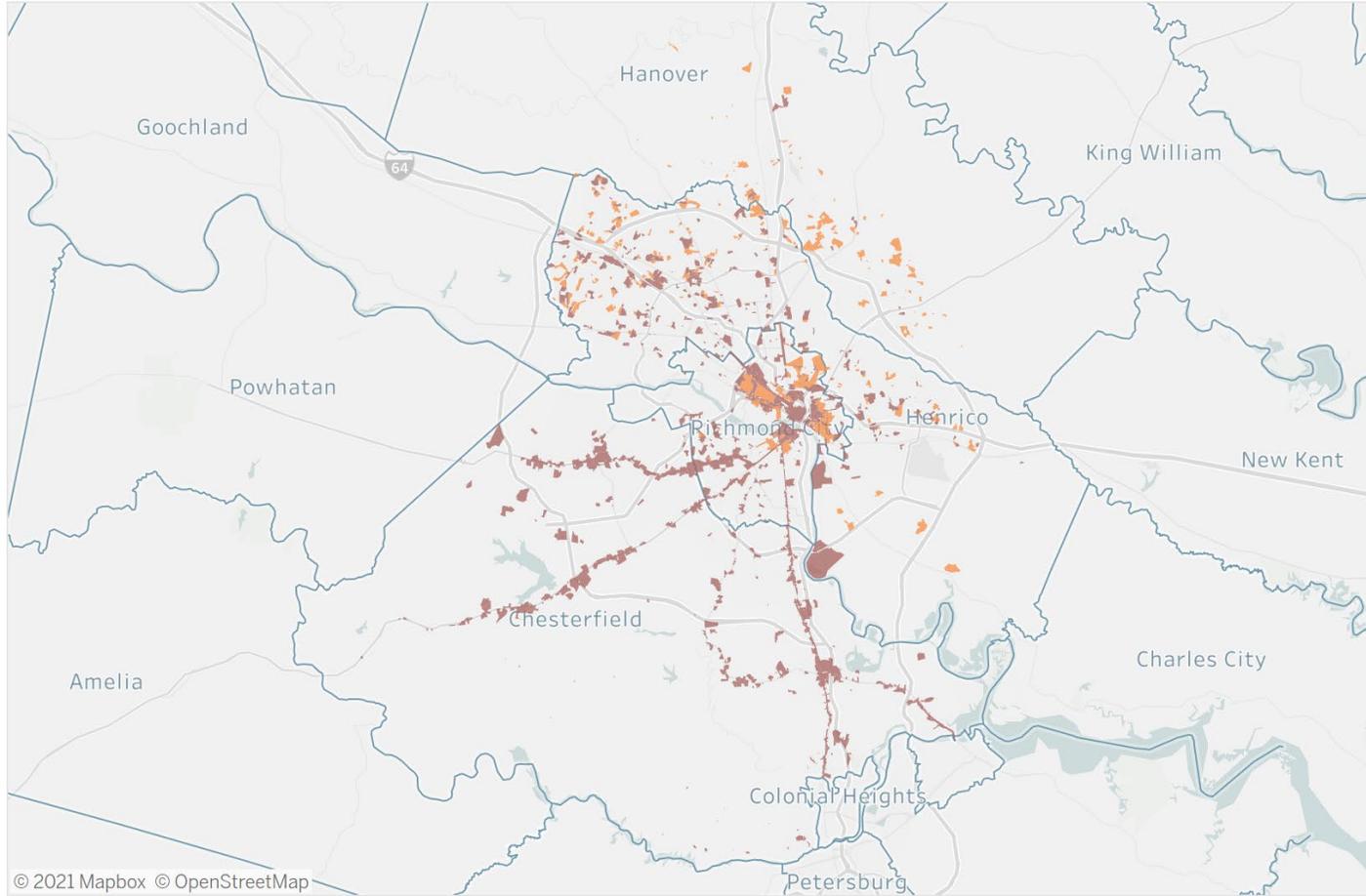


Solution 1-E

Establish programs that incentivize affordable dwelling units.

Where Apartments Are Allowed By-Right

Map of Zoning Districts

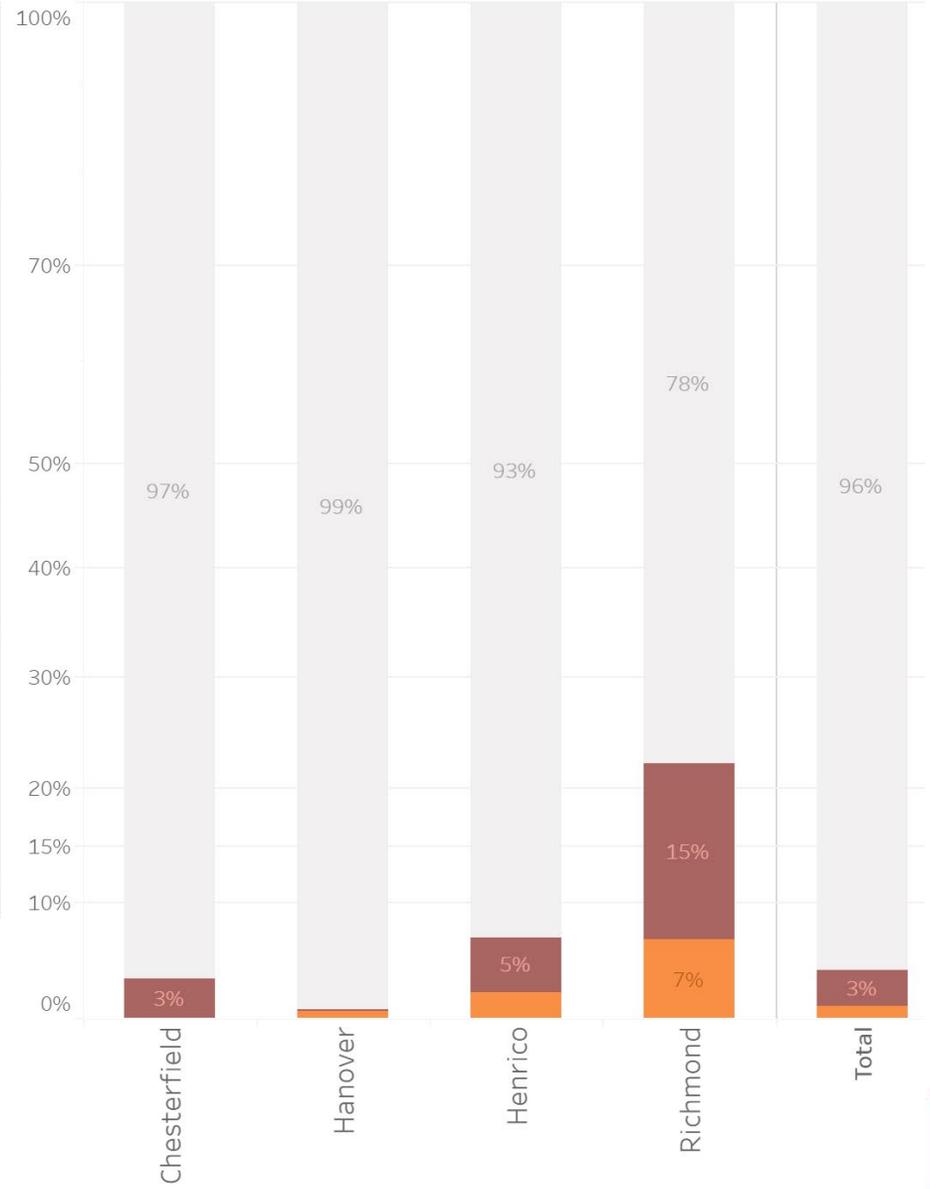


- Locality**
- Chesterfield
 - Hanover
 - Henrico
 - Richmond

- Type of Apartments Allowed**
- Most types of multifamily
 - Small apartment buildings (<5 units)

Sources: Chesterfield County Planning Department; Hanover County Planning Department; Henrico County Planning Department; City of Richmond Department of Planning and Development Review

Percent of Land



Solution 1-A

Commercial Shopping Center Redevelopment

A financial analysis of the benefits of redeveloping aging shopping centers in Chesterfield County

December 2020



Homeownership

Goal #2

Support racially inclusive wealth creation by increasing homeownership opportunities for low and moderate-income households



Solution 2-B

Create a regional center for homeownership that is a one-stop resource hub

Housing Resource Line

- Phone-based access point
- Serves to connect callers with existing housing services and resources
- Regional footprint
- Streamline housing navigation and take load off service providers

Out of Scope

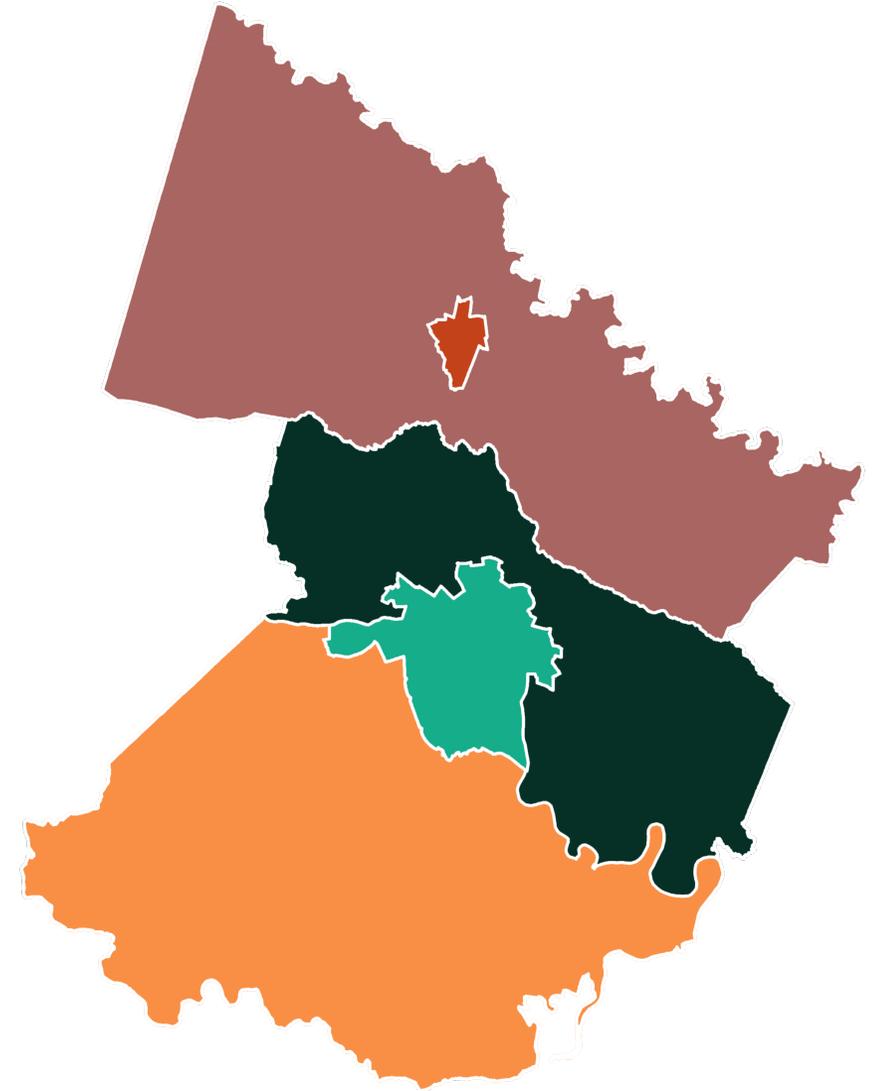
Imminent homelessness continues to be served by the Homeless Crisis Line

Scope of the Housing Resource Line Resource Network



Popular Zip Codes

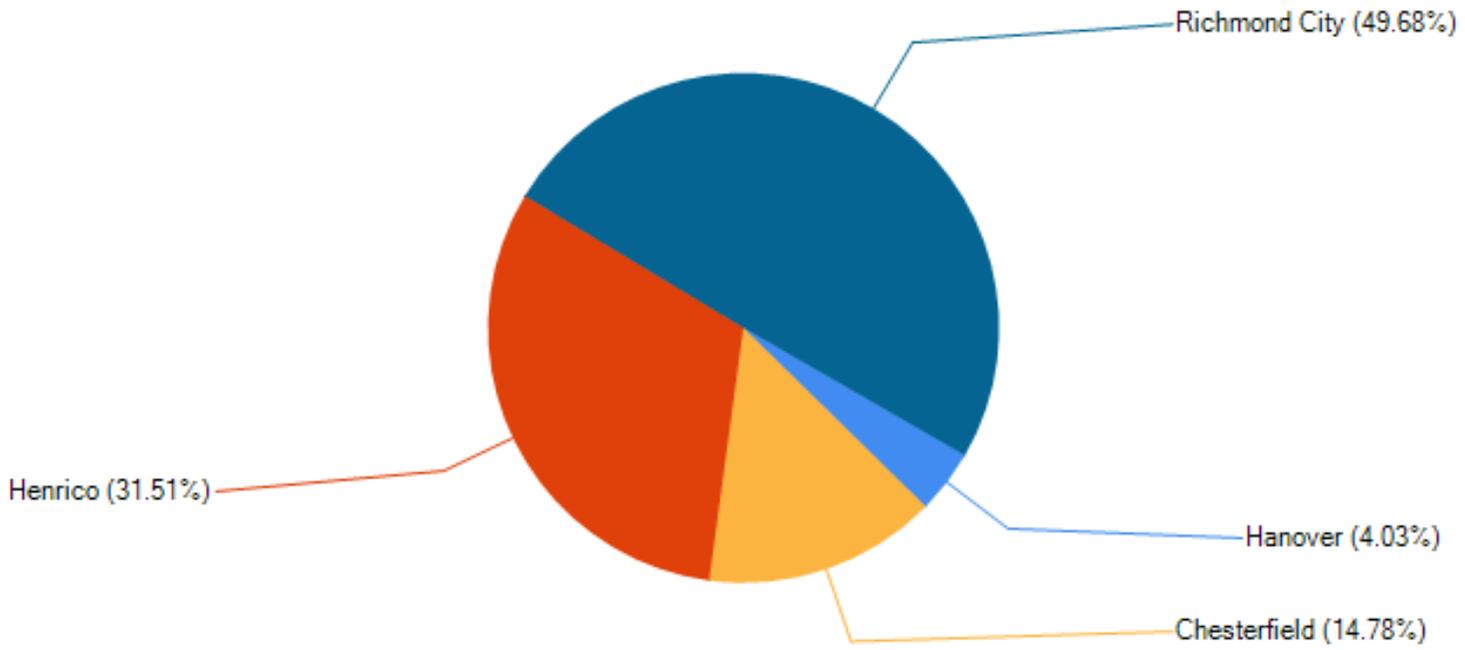
- 23223 – 688 calls (Richmond)
- 23224 – 562 calls (Richmond)
- 23231 – 275 calls (Henrico)
- 23227 – 274 calls (Henrico)
- 23234 – 239 calls (Chesterfield)



Caller Location

Caller Location - 9/1/2020 to 7/15/2021

As of 7/16/2021

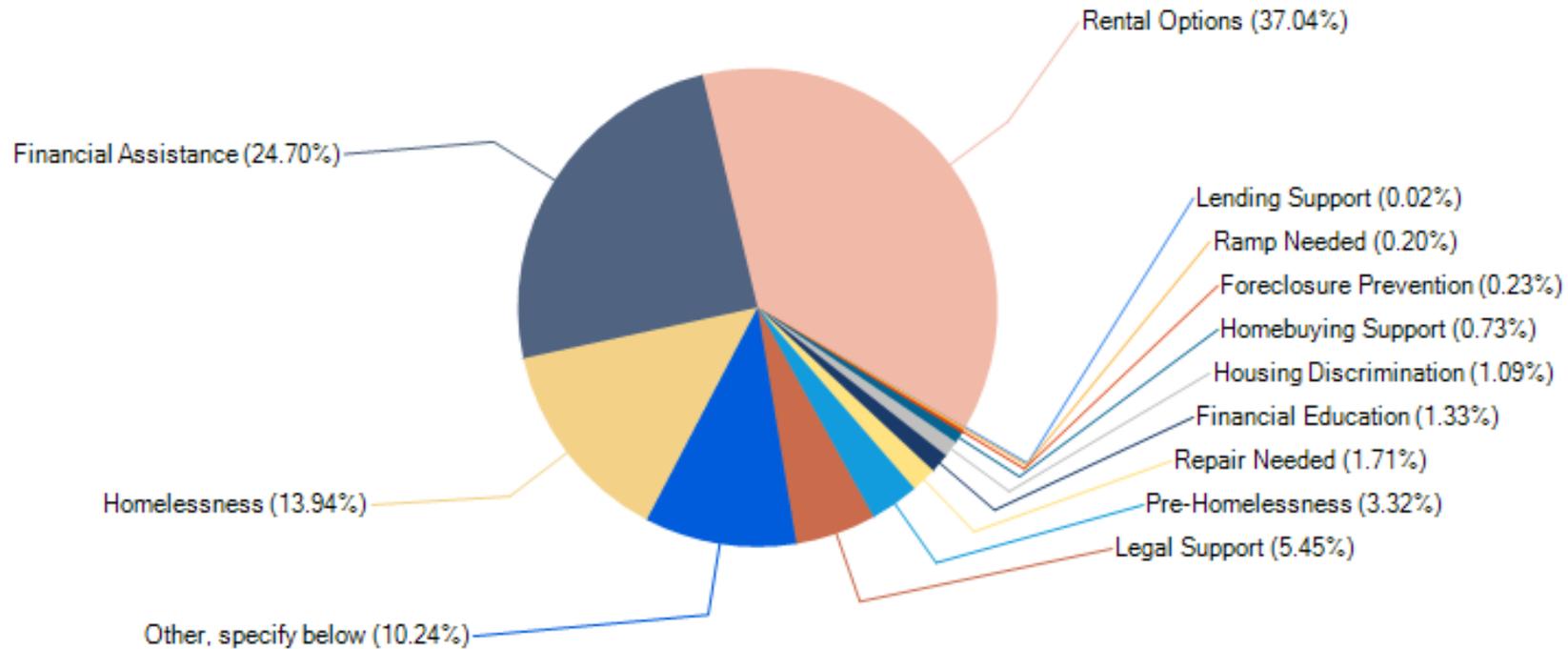


Source: iCarol

Service Needed Breakdown

Service needed Challenge being faced - 9/1/2020 to 7/15/2021

As of 7/16/2021



Referral Outcomes

- Over 175 households connected to **more than \$500,000 in financial assistance (rent, utilities, etc.) in the region.**
- Dozens of households connected to other services, such as:
 - I. Legal consultation & representation
 - II. Home delivered meals & short-term/long-term home care
 - III. Critical home repairs
 - IV. Case management
 - V. Rental housing
 - VI. Fair housing services

Social Return on Investment

- For every \$1 invested the HRL, there's been a social return of \$6.
- Reduced use of court system, police/EMS services, health system

Housing Quality

Goal #4

Improve housing quality and ensure better health and safety for residents



Solution 4-C

Revitalize manufactured home communities and replace poor quality homes

Solution 4-C



Other Progress

- Expansion of Community Land Trust and Land Bank
- Regional contributions to rent and utility assistance
- Adoption of multi-family zoning overlay districts
- MOUs with developers to improve aging subsidized housing stock