

Richmond's "Affordable" Housing Is Fueling Housing Crisis

Petition to Deny Affordable Housing Definition Changes with Subsequent Zoning Changes to 1401 Hull Street

We, the undersigned neighbors, residents of Blackwell/Manchester, and concerned citizens of Richmond and beyond, hereby petition Richmond City Council to acknowledge that the use of HUD affordability definitions is dangerous to Richmonders and that proposed "affordable" housing project at 1401-1407 Hull Street will have an adverse impact on the Blackwell Community.

1. HUD definitions for affordable housing are unacceptable

- a. The City utilizes HUD's methodology, designed to deconcentrate funding in lower-income areas, like Richmond, and give low-income households access to higher quality public education in wealthier areas, like Chesterfield
- b. The Richmond metro statistical area (MSA) has an area median household income (AMI) of \$109,400; however, the City of Richmond has a median household income of only \$59,606 (2022)
 - i. According to HUD, a one-bedroom apartment at 60% AMI is expected to cost \$1,200/month and \$1,600 for 80% AMI; in the case of 1401-1407 Hull, these pricey apartments will be between 500-600 sq ft
 - ii. The City is setting this new baseline; all non-"affordable" housing will be more expensive in comparison
 - iii. Based on Richmond's median income, 60% would be \$654/month and 80% would be \$872
 1. This is what would be affordable to the current residents of Richmond
 2. There are zero one-bedroom units available for \$654 and 63 at \$872 (no utility allowance considered)
- c. When the HUD affordable housing rates are unattainable by most Richmonders, they're pushed out with nowhere else to go
 - i. This is not only community-based violence, but incites violence in our homes, schools, and neighborhoods

2. Already an abundance of vacant units "affordable" rates

- a. Even with a \$200 utility allowance, there are currently over 1,200 one-bedroom vacant apartment units under \$1400/month in Richmond

1. Drains are already clogged from nearby construction and garbage that hasn't been collected
- ix. It takes 45 minutes to get to the closest grocery store by bus; Unlikely that over thirty units (without parking spots) can afford the inconvenience of riding the bus, when they are making as much as 60%-80% AMI
- x. This monstrous building will dwarf the entire block, leaving the true low-income earners literally in its shadow
- xi. Our landlord blames the city for the sewage backup in all the first floor units of our building; any additional pressure from an increase in capacity may force tenants from their apartments with nowhere to go
- xii. Our streets are already torn up from nearby constructions; nails leave us with flat tires and huge potholes destroy our cars
- xiii. The sound pollution and interior air quality is already very poor from the vehicular traffic and our building's single-paned windows
 1. The massive scale of this project will cause anyone who works from home or sleeps during the day to leave our well-established community
- b. Richmond 300 Master Plan
 - i. "The plan recommends that future development should generally complement existing context. Uses may be mixed horizontally in several buildings on a block or vertically within the same building. Parking areas are located within the structure and to the rear of buildings. Buildings generally range from two to six stories, based on street widths and depending on the historic context."
 1. This proposed structure does not complement existing context whatsoever
 2. Replacing one story buildings with a massive five story is antithetical to historic context

We respectfully request that Council Members thoroughly review these concerns and take appropriate action to address them before permitting further harm. Our city's working class survival, our community's wellbeing, and heritage are at stake. We urge Richmond City Council to prioritize the needs and interests of its current residents above all else.

Sincerely,

[Signatures and name of petitioners]

143 SIGNATURES

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Signature/First Name Last Name Blackwell/Manchester, Richmond; Beyond) Comments

Michael Clark	Michael	Clark	Manchester	
ell Clark	michael	Clark	Manchester	
Eric Hansen	Eric	Hansen	Manchester	
C. Byrd	Castanda	Byrd	Manchester	
R. Green	Rose	Green	Manchester	
Shirley	Shirley	Shirley	Manchester	
C. Nelson	Candi	Nelson	Manchester	
Willie	Nash		Manchester	
Harold	McIntyre	McIntyre	Manchester	
Ramon Ellis				
Barry	Barry		Manchester	
Frank	Frank		Manchester	
Frank				
Ellis	Ellis	Beverly	S. Richmond	

I agree	Haselhorst	Justin	Richmond resident
I agree	Mazza	Joseph	Richmond resident
I agree	Cassidy	Pollard	Richmond resident
I agree	Testani	Joey	Richmond resident
I agree	Akerley	Josh	Richmond resident
I agree	Tyler	Sarah	Outside of Richmond
I agree	Narsinghani	Matthew	Blackwell/Manchester neighbor
I agree	Narsinghani	Nafis	Blackwell/Manchester neighbor
I agree	Gowen	Heidi	Outside of Richmond
I agree	Boynton	Wren	Richmond resident
I agree	Johnson	Collette	Outside of Richmond
I agree	Sparrow	Alex	Richmond resident
I agree	Randall	James	Blackwell/Manchester neighbor
I agree	Carline	Katie	Richmond resident
I agree	Fahey	Shannon	Richmond resident
I agree	Keeley	Allie	Richmond resident
I agree	McElgunn	Madeline	Richmond resident
I agree	Post	Joanna	Richmond resident
I agree	Davis	Alisha	Richmond resident
I agree	DeWind	Mallory	Richmond resident
I agree	Riley	Venus	Richmond resident
I agree	Felton	Kyra	Blackwell/Manchester neighbor
I agree	Williams	Shawn	Richmond resident
I agree	Santisteban	Alexa	Richmond resident
I agree	Womack	Elizabeth	Outside of Richmond
I agree	McDavid	Camille	Richmond resident
I agree	Finnegan	Michael	Richmond resident
I agree	Stevens	Bronwyn	Richmond resident
I agree	Lengel	Megan	Richmond resident
I agree	Roberts	Liz	Richmond resident
I agree	Forrester	Anne	Richmond resident
I agree	Mulla	Matthew	Richmond resident
I agree	Castillo	Josue	Outside of Richmond
I agree	Strickland	Bryanna	Richmond resident

I agree	St. Peter	Noah	Richmond resident
I agree	Mesecher	Alyssa	Outside of Richmond
I agree	McKnight	Aves	Richmond resident
I agree	Finn	J	Richmond resident
I agree	Elliott	Mary	Richmond resident
I agree	Melgar	Stefany	Outside of Richmond
I agree	Hughes	Shelby	Blackwell/Manchester neighbor
I agree	Fry	Troy	Blackwell/Manchester neighbor
I agree	Joseph	Carl	Richmond resident
I agree	durham	jack	Blackwell/Manchester neighbor
I agree	Krantz	Nora	Richmond resident
I agree	Diaz-Castro	Fern	Richmond resident
I agree	Butler	Matthew	Outside of Richmond
I agree	Brannan	Sarah	Richmond resident
I agree	MacDonald	H.W.	Richmond resident
I agree	Hill	Kaylynn	Blackwell/Manchester neighbor
I agree	Brannan	Bea	Richmond resident
I agree	Huse	Collin	Outside of Richmond
I agree	Kolesar	Trisha	Outside of Richmond
I agree	Lederle-Ensign	Martin	Richmond resident
I agree	Dailey	Jordan	Richmond resident
I agree	Troup	Jessica	Outside of Richmond
I agree	Swofford	Aaron	Richmond resident
I agree	McMasters	Kim	Richmond resident
I agree	Norton	Samuel	Richmond resident
I agree	Dinsmore	Brooke	Blackwell/Manchester neighbor
I agree	Karyn	Mauch	Richmond resident
I agree	Nguyen	Ruth	Richmond resident
I agree	Crews	Tene'sha	Blackwell/Manchester neighbor
I agree	Rouzan	Jessica	Richmond resident
I agree	Johnstone	Michelle	Blackwell/Manchester neighbor
I agree	Columbus	Bryan	Blackwell/Manchester neighbor
I agree	Anderson	Celine	Blackwell/Manchester neighbor
I agree	Kinyon	Madelyn	Richmond resident
I agree	Sparks	Sydney	Richmond resident

I agree	Marshall	Sylvia	Blackwell/Manchester neighbor
I agree	Breuker	Abigail	Outside of Richmond
I agree	Bandanza	Alaina	Outside of Richmond
I agree	Csukardi	Emily	Richmond resident
I agree	Rhea	Jessa	Outside of Richmond
I agree	Plank	Katie	Richmond resident
I agree	Boateng	Kimberly	Blackwell/Manchester neighbor
I agree	Gomez	Laura	Richmond resident
I agree	Thompson	Willis	Richmond resident
I agree	Scebba	Alyssa	Outside of Richmond
I agree	Warren	Kayden	Richmond resident
I agree	Warren	Kayden	Richmond resident
I agree	King	Colin	Richmond resident
I agree	Leah	Duncan	Blackwell/Manchester neighbor
I agree	Muller	Natasha	Outside of Richmond
I agree	McReynolds	Michaela	Richmond resident
I agree	Smith	Hanna	Blackwell/Manchester neighbor
I agree	oddo	noah	Outside of Richmond
I agree	Shepherd	Julie	Richmond resident

I agree	Mackiewicz	Anna	Outside of Richmond	As I had stated in an email that I had sent, it's important to center ensuring that the most economically disadvantaged individuals have access to housing. This housing project would not create affordable housing for them. This project would displace property that should be recognized as historic.
I agree	Versus	Jess	Richmond resident	City Council should absolutely be doing everything in its power to cap the rising rent and soaring costs of housing for the citizens of Richmond. We don't need a casino, we need AFFORDABLE HOUSING made affordable NOW.
I agree	Barrow	Robert	Richmond resident	Development companies are driving houselessness and economic distress in Richmond. These "affordable" units are simply not affordable for actual people who live in Richmond and earn at or below Richmond's median income. We need to stop rewarding real estate developers for shutting Richmonders out of vacant properties, and we need to find solutions to open up housing that is actually affordable for our communities.

I agree	Wacker	Joelle	Blackwell/M anchester neighbor	I can hardly afford rent and groceries with my income (which is slightly above the area median.) HUD is out of touch with reality. Unless HUD can redefine "affordable" and prioritize people that work hard AND fall below their income averages, the city will continue to see huge economic inequalities. I teach in Manchester and hearing about my students having to move from shelter to shelter, unfed on weekends, is heartbreaking. What Manchester needs is quality and cheap groceries, and homes for families missing one or both parents for the children being educated there. What Manchester needs is quality and free services for its citizens. NOT another developer building apartments for rich people with roommates. Stop designing apartments and start building family homes for the people who already live here. No more ugly and unnecessary developer apartment. The apartment complex I live in in Manchester has 30% vacancy. It's exhausting to hear there isn't enough housing. We all know it's a lie. Start taxing the people who own unoccupied apartment buildings so we can see the prices drop down to pre-2020 rates. Last I checked noone got a pay raise to reflect the rent inflation.
I agree	Taylor	Bradley	Blackwell/M anchester neighbor	I do not agree with the affording housing plan in a neighborhood that can barely house the residents it has now.
I agree	Campbell	Stephani e	Richmond resident	I have lived in Richmond for 7 years now and watched apartments I used to rent for less than \$700 increase to well over \$1,200 if not more in less than 3 years. It is becoming an untenable situation, and if I was not able to renew my current lease, I would probably be forced to relocate.
I agree	Shackelford	Jesse	Richmond resident	I have urge you to use data from local median income to define affordable, as opposed to HUD's AMI which is grossly inflated by surrounding areas. When developing for Manchester, listen to the citizens of Manchester to tell you what is actually affordable.
I agree	Holliday	Garrett	Outside of Richmond	Make living affordable again.
I agree	Anderson	Heather	Richmond resident	None of my friends can afford to live alone. We are all around the age 30. It shouldn't be like this.
I agree	Carneal	Anastasi a	Richmond resident	Our jobs won't raise wages and our landlord continue to raise rent!
I agree	Tillman	Loretta	Outside of Richmond	Please don't do this. I grew up in Southside and remember when there were all sorts of shops including in this area. What about readaptive use?

I agree	Meehan	Caroline	Richmond resident	Please keep Richmond affordable! I teach in RPS and so many of my students are pushed out of their housing because the prices keep increasing. Even though these projects are seemingly affordable on paper, they are simply not for the average Richmond renter. I've lived here for nine years now and the rent continues to sky rocket.
I agree	Juno Sinclair	Maxine	Richmond resident	prioritize people over profit!
I agree	Bierschenk	Monika	Richmond resident	Proposed "affordable" housing project at 1401-1407 Hull will have an adverse impact on the Blackwell Community and historic Hull Street.
I agree	Cuery	Peter	Richmond resident	Richmond is already an embarrassment to the nation in showing up at the top of lists for its expensive housing, that notoriety will continue especially if it continues to displace black neighborhoods
I agree	Newton	Christina	Richmond resident	The continued approval of any and all development in the City of Richmond is hurting residents that have been here for years or move and wish to return and can't because the city has become completely unaffordable. So-called "improvements", especially to Southside, are seen in terms of allowing out of state developers build one ugly building after another while killing the integrity and history and affordability of the area and city as a whole. As a 30+ year resident of Southside, you may think this development will help inspire improvements, but it will simply destroy history and kick more people out of the community.
I agree	Lose	Abby	Richmond resident	The decision you have to make may feel small to you but will greatly affect the people who live in these homes and this area. Please take the time to consider that one side of this is selfish and the other is a selfless community organizing to keep their homes intact. Do better.
I agree	Taylor	Ben	Richmond resident	The proposed "affordable" housing is modeled off of inaccurate representations of Richmond city's median income and will force current residents to leave the city for less expensive places to live. By using this HUD data the city is betraying its residents.
I agree	Gomez	Carlos	Richmond resident	The requests and demands of Black south side residents are often ignored. We need to include more local Black voices.
I agree	Ornee	Laura	Blackwell/Manchester neighbor	These apartments will not be affordable. All they will do is further drive up housing prices and make housing in the city even less accessible. You will drive out long time residents of Manchester by allowing this project. This is

				the last thing the neighborhood needs.
				To: All Richmond City Council members, especially Councilwoman Ellen Robertson and her liaison, Tavares Floyd
				I live in Blackwell/Manchester, and find it alarming to see all the massive apartment complexes being constructed all around me at such a rapid pace. This neighborhood is being gentrified faster than I can keep up. The biggest shame is the exorbitant price of renting one of these apartments! So many places labeled "affordable" are simply not whatsoever to many of us here in the city! Shame on the city for allowing SO many houses and apartment units to sit EMPTY while people all over the city have no place to shelter from the rain and cold. Shame on every city council member who allows this.
I agree	Reagan	Young	Blackwell/M anchester neighbor	Earnestly, A concerned District 6 Blackwell/Manchester resident.

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11th St

Google

Hull St

