Richmond Regional Housing Framework

CITY OF RICHMOND
SUMMARY 2020

Richmond is undergoing major transformation. Most consider it for the better, but not everyone benefits. Despite some progress, Richmond is still very unequal—especially in communities of color currently seeing investments that threaten long-term residents. By limiting housing opportunities for all Richmonders, our collective ability to thrive suffers.
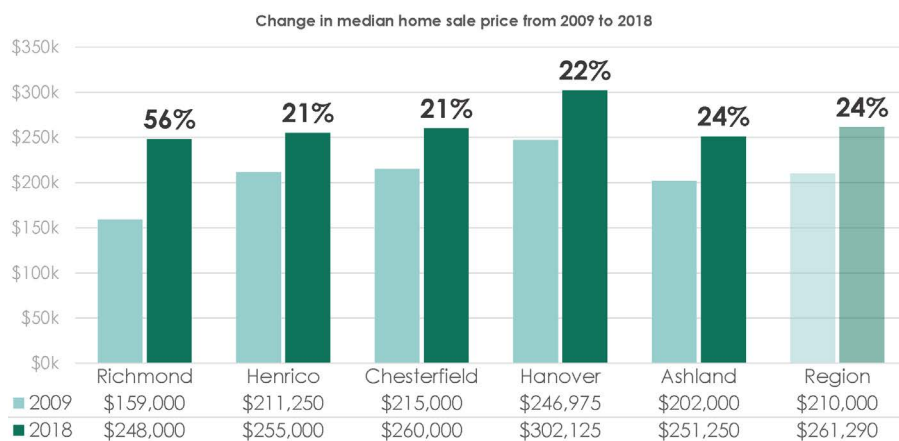
PARTNERSHIP *for* **HOUSING AFFORDABILITY**

REGIONAL HOUSING FRAMEWORK

RRHF Findings

Home prices are increasing faster in Richmond than anywhere else in the region.

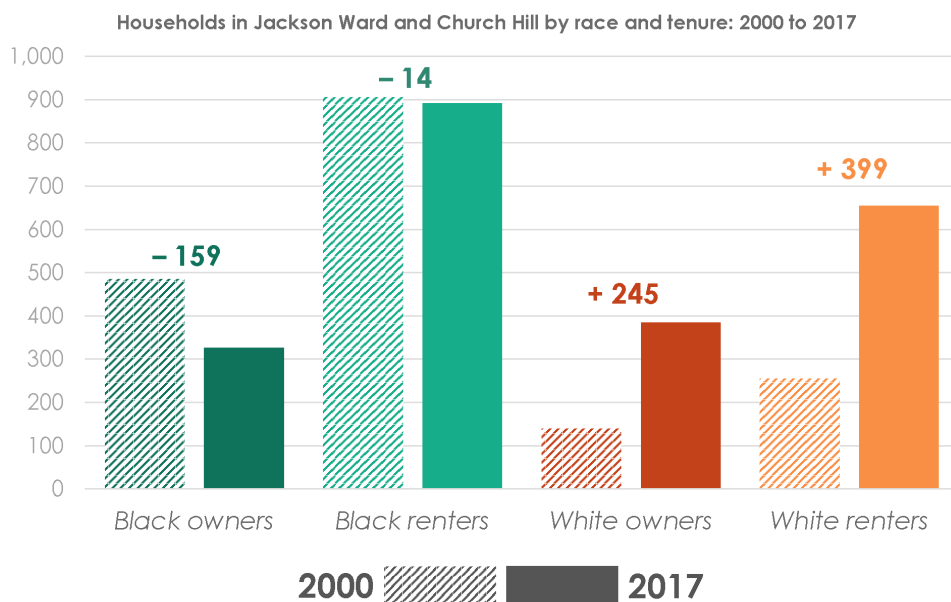The average home is 56% more expensive now than in 2009.

Source: Central Virginia Regional MLS

Change in median home sale price from 2009 to 2018

	Richmond	Henrico	Chesterfield	Hanover	Ashland	Region
% change	56%	21%	21%	22%	24%	24%
2009	$159,000	$211,250	$215,000	$246,975	$202,000	$210,000
2018	$248,000	$255,000	$260,000	$302,125	$251,250	$261,290

High home prices are transforming Richmond's black neighborhoods.

There are 3,600 fewer black homeowners in the city now than in 2000. Much of this loss has occurred in Jackson Ward, Church Hill, and other historically Black communities.

Sources: 2000 Census SF1; 2013-2017 American Community Survey, 5-year estimates

Households in Jackson Ward and Church Hill by race and tenure: 2000 to 2017

	Black owners	Black renters	White owners	White renters
change	− 159	− 14	+ 245	+ 399

2000 (hatched)   2017 (solid)

The racial homeownership gap grows larger every day.

In 2017, an average of twenty-six homes were purchased by White buyers in the region each day. For Black buyers, just six per day. For Latino buyers, fewer than two per day.
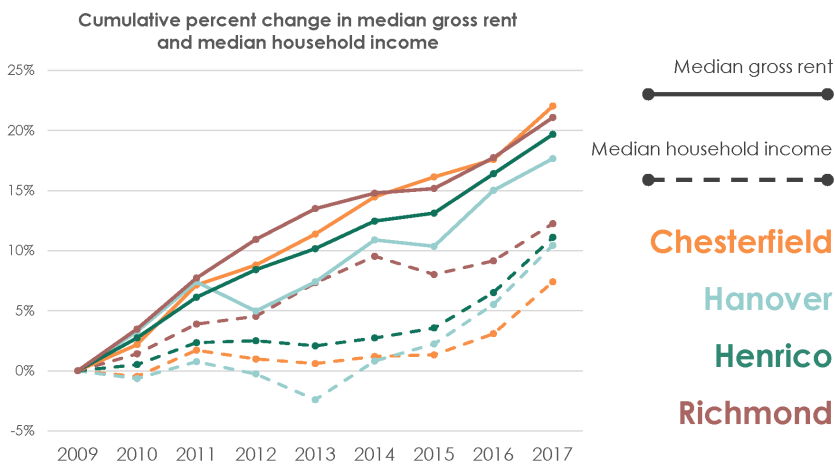
Source: Home Mortgage Disclosure Act

2000 Census SF1; 2013-2017 American Community Survey, 5-year estimates
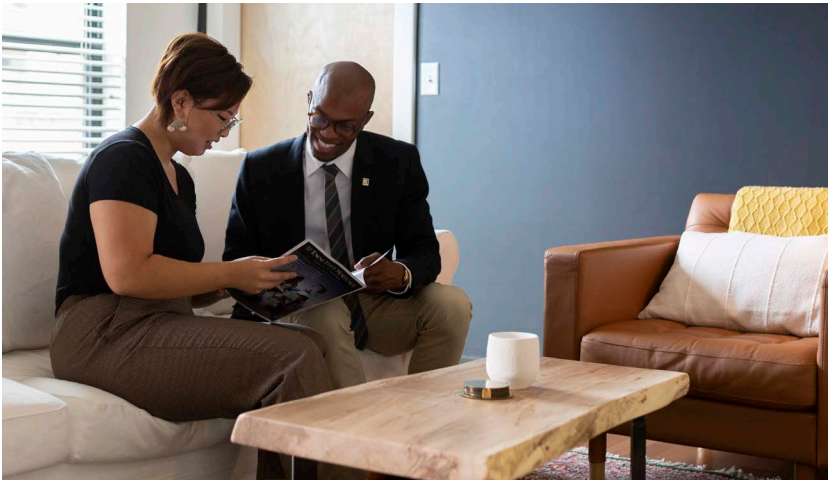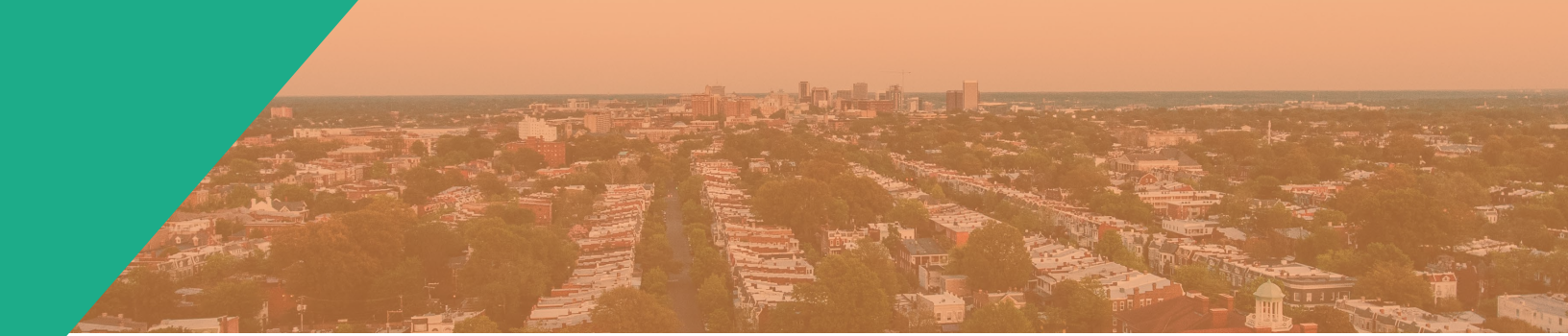
The City is relatively affordable to middle- and upper-income households, but low-income households are more likely to be housing cost-burdened than not.

This cost-burden is extremely prevalent in renters earning less than 50% of the Area Median Income (AMI).

Source: Virginia Center for Housing Research, 2019

Cumulative percent change in median gross rent and median household income

Median gross rent

Median household income

Chesterfield

Hanover

Henrico

Richmond

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

Many future jobs will not be high-paying.

Most of the region's job growth in the next decade will be occupations whose wages require monthly housing costs of $1,000 or less. Richmond will need to find homes for roughly 280 new low-income (<80% AMI) households per year over the next two decades, in addition to the current deficit of affordable homes.

Source: Virginia Employment Commission, Long-Term Workforce Area Occupational Projections, 2016-2026 (for Capital Region Workforce Partnership Workforce Investment Area)

Over the next two decades, Richmond will add more low-income (<80% AMI) households than middle- and high-income households (>80% AMI).

Most of these will be very low-income households (<50% AMI) who will find it very hard to find apartments for rent at prices they can afford.
Source: Virginia Center for Housing Research, 2019

Framework Vision

Everyone in the Richmond region will have a stable, healthy, and affordable place to call home.

Framework Goals

- **Goal 1:** Increase the supply of affordable rental housing in the region.
- **Goal 2:** Support racially inclusive wealth creation by increasing homeownership opportunities for moderate and low-income households.
- **Goal 3:** Ensure that our growing senior population is safely and affordably housed.
- **Goal 4:** Improve housing quality and ensure better health and safety for residents.
- **Goal 5:** Expand housing stability and stop displacement.
- **Goal 6:** Expand housing choices for moderate and low-income households.

Selected Solutions for the City of Richmond

- **Solution 1-B:** Preserve naturally occurring affordable housing through proactive outreach to owners and incentives to retain affordability.
- **Solution 2-A:** Support and expand the community land trust homeownership model.
- **Solution 3-B:** Increase housing rehab, home accessibility and critical home repair assistance programs.
- **Solution 4-B:** Transform Richmond's aging public housing communities with resident-oriented rehabilitation and replacement.
- **Solution 5-B:** Support, monitor and evaluate Richmond's eviction diversion pilot program.
- **Solution 6-B:** Implement Small Area Fair Market Rents (SAFMR's) to expand choices for voucher holders.

Visit PHARVA.com/Framework for full survey results, interactive data dashboards, and dozens of solutions.