



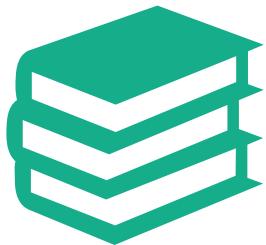
PHARVA.com

Henrico County

Public Meeting Round 1



Partnership for Housing Affordability



Mission

Champion affordable housing policies that strengthen our region's attractiveness and economic vitality

History

Founded in 2004 to raise awareness about affordable housing issues

Local Issues

Land banks, housing trust funds, mixed-income development

State Issues

Tax incentives, rental assistance programs, state housing trust fund

Framework

PHA has taken the lead in creating a housing framework to address shared housing challenges



What is the Framework?

A solutions-oriented action plan for increasing housing affordability

Unique



Framework +
Implementation



Priority

Forefront of public
policy conversations

Tested



Sound data and
research



Authentic

High level community
engagement

Framework Timeline

Phase 1

January, 2019 – June, 2019

- Collect and analyze data
- Research best practices
- Community Listening Sessions
- Outline capital Investments



Phase 2

April, 2019 – August, 2019

- Full-time director
- Public meetings
- Stakeholder sessions
- Drafting of the framework
- Policy recommendations



Phase 3

November, 2019 – 2021

- Finalize framework
- Present to elected bodies and community
- Framework Implementation
- Set measurement indicators

Why are we here?

An opportunity to share your story



Values

The things that matter most to you in your community

Discussion

Housing challenges that you have faced in the Richmond region

Collaboration

Transforming our values and challenges into solutions

Partners



The Bob & Anna Lou Schaberg Fund at VNHC



REGIONAL
HOUSING
FRAMEWORK

Tonight's Meeting



Meeting Agenda

- Introductions
- Who is in the Room?
- Community Values
- History, Data & Community Stories
- Discuss Housing Challenges
- Identify Solutions

Table Introductions

Introduce yourself to the folks at your table

Name

An important community value

Why you're here

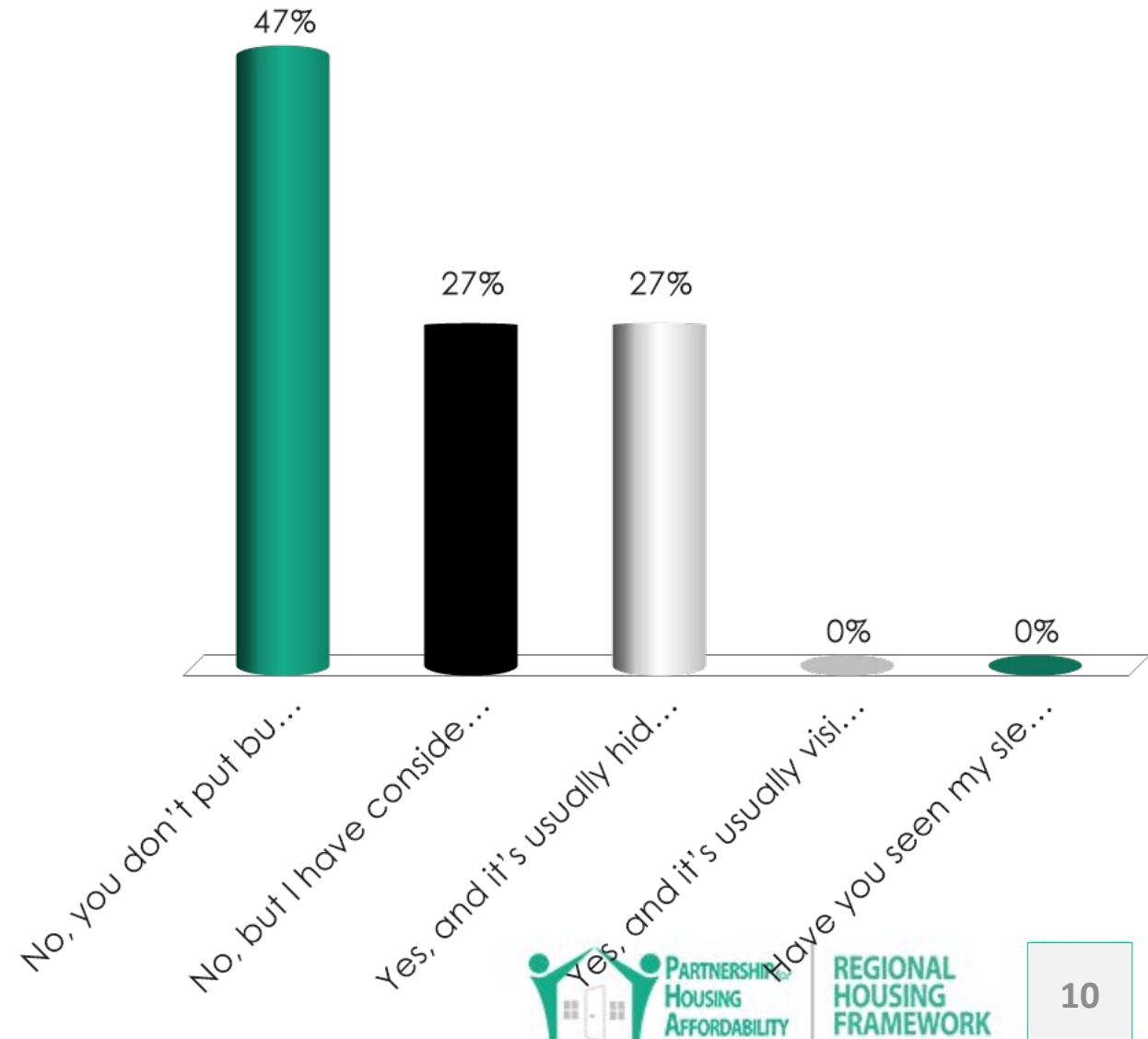
Polling: Who's here tonight?

- Simply push the button with the number that corresponds with your answer.
- All answers are anonymous.
- They don't work at home!



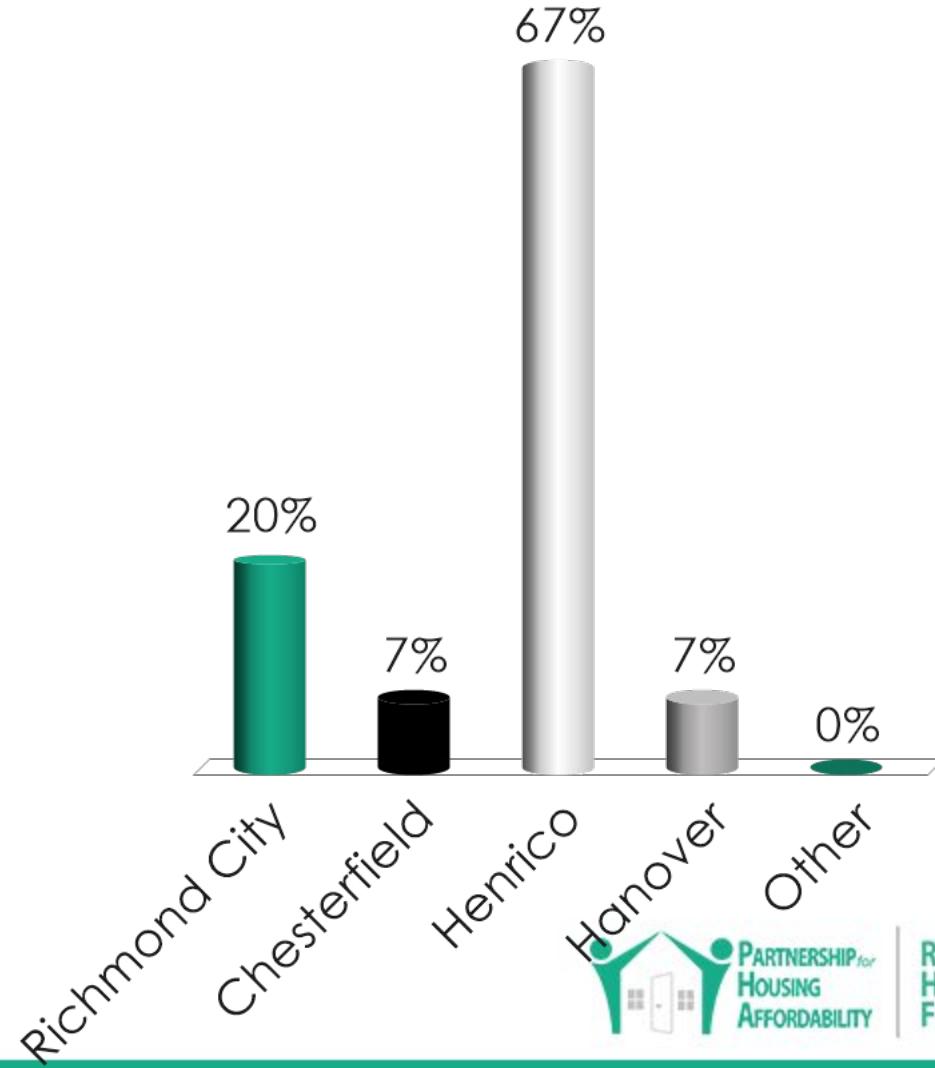
Do you have tattoos?

1. No, you don't put bumper stickers on a Bentley
2. No, but I have considered it
3. Yes, and it's usually hidden
4. Yes, and it's usually visible to others
5. Have you seen my sleeve?



Where do you live?

- | | |
|-----|------------------|
| 22% | 1. Richmond City |
| 34% | 2. Chesterfield |
| 33% | 3. Henrico |
| 10% | 4. Hanover |
| | 5. Other |



With which gender do you identify?

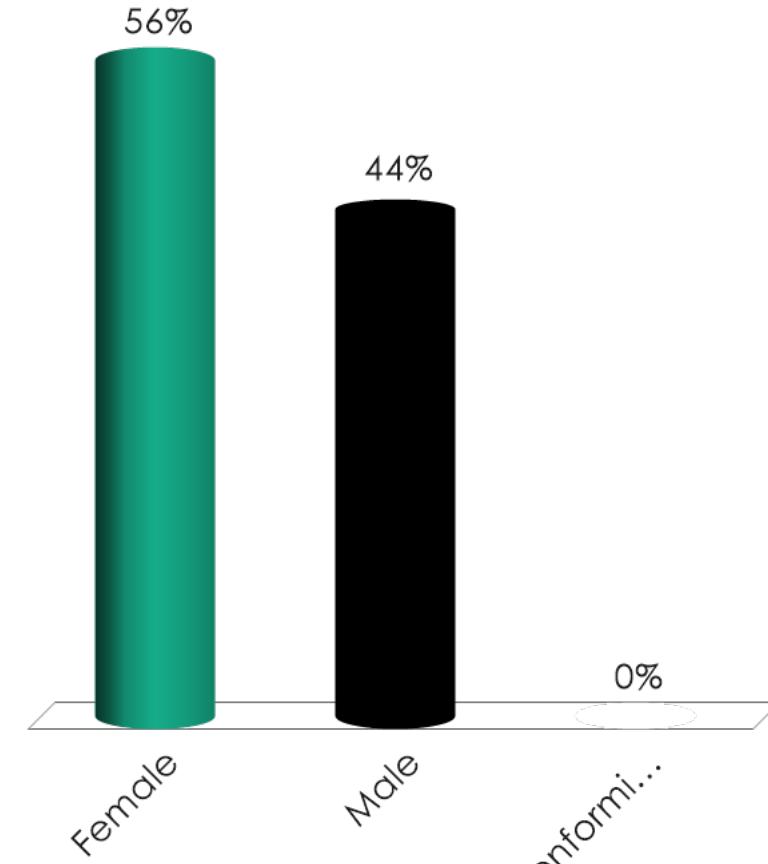
In region
52 %

48 %

Henrico
53%

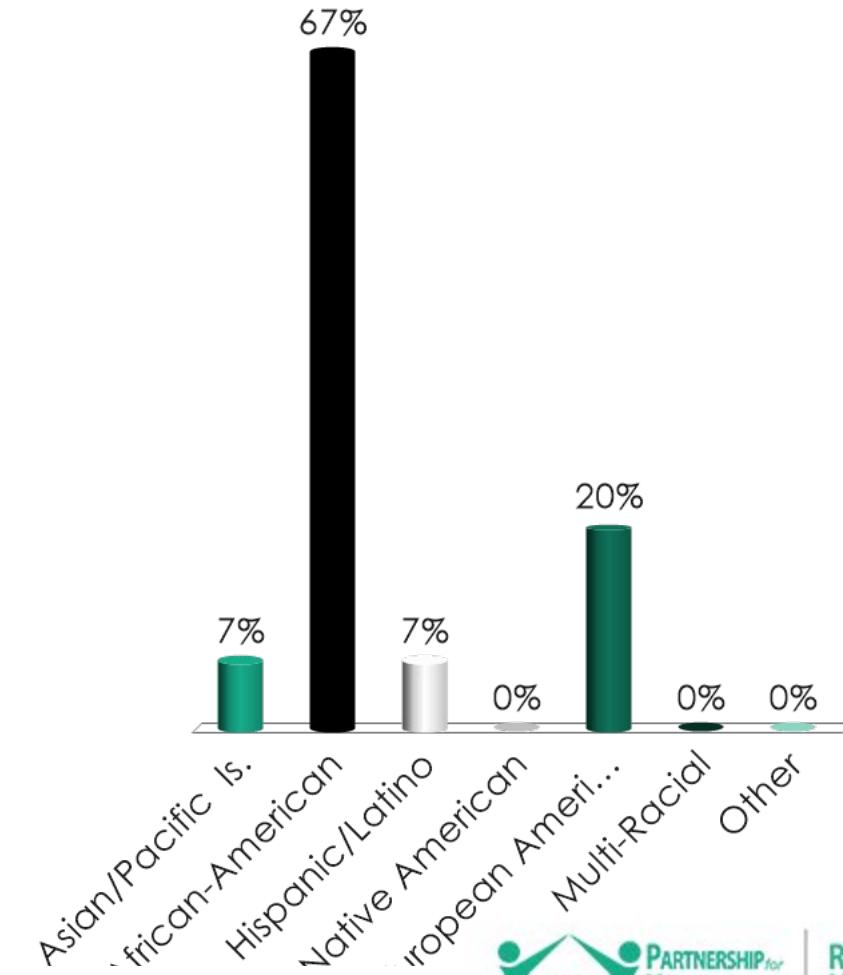
47%

1. Female
2. Male
3. Gender non-conforming /
the binary thing doesn't work
for me



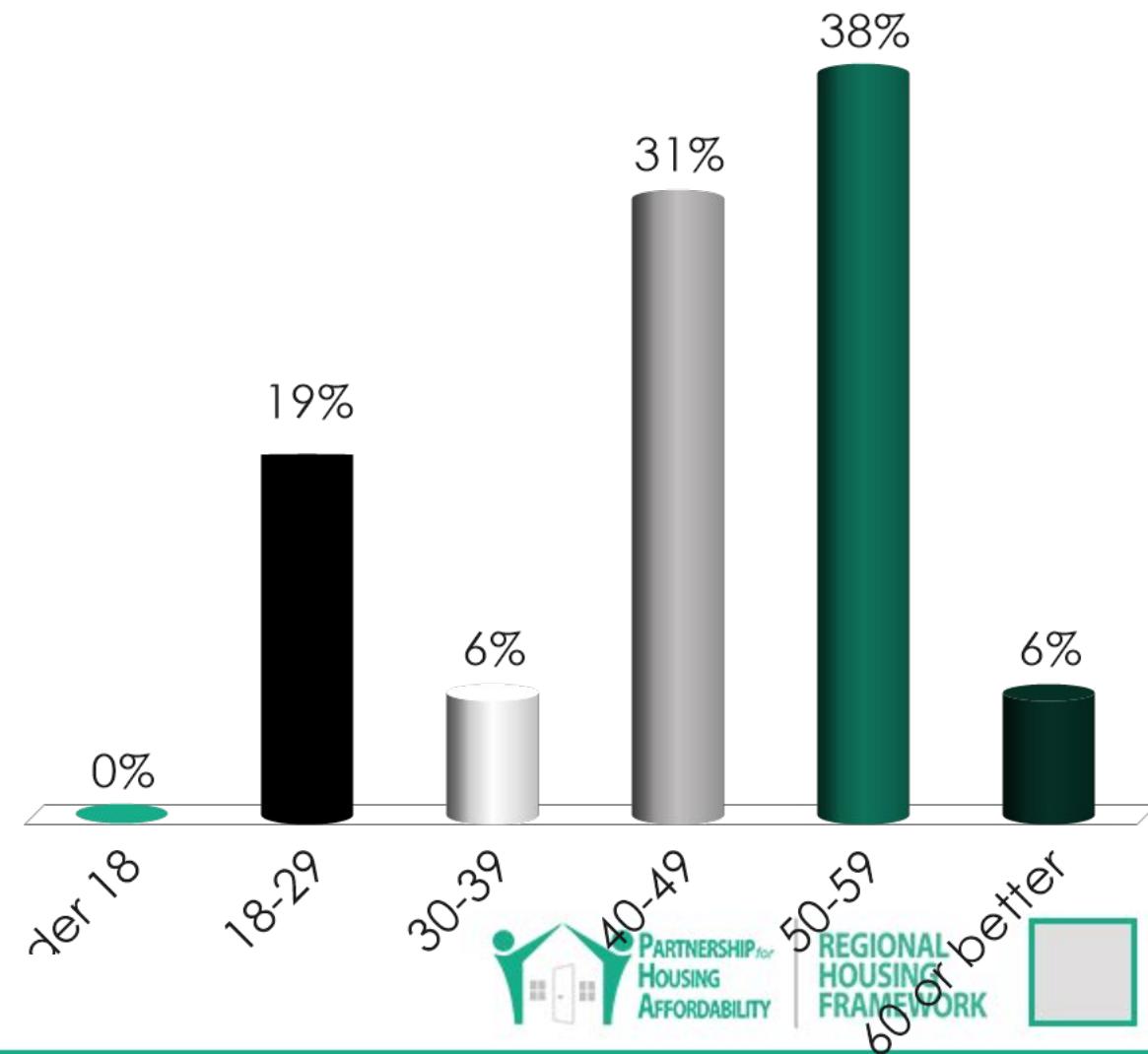
With which racial/ethnic group do you primarily identify?

Region	Henrico	
4%	8%	1. Asian/Pacific Is.
29%	29%	2. Black/African-American
6%	5%	3. Hispanic/Latino
0.2%	0.2%	4. Native American
57%	54%	5. White/European American
2.7 %	2.6%	6. Multi-Racial
0.2 %	0.3%	7. Other



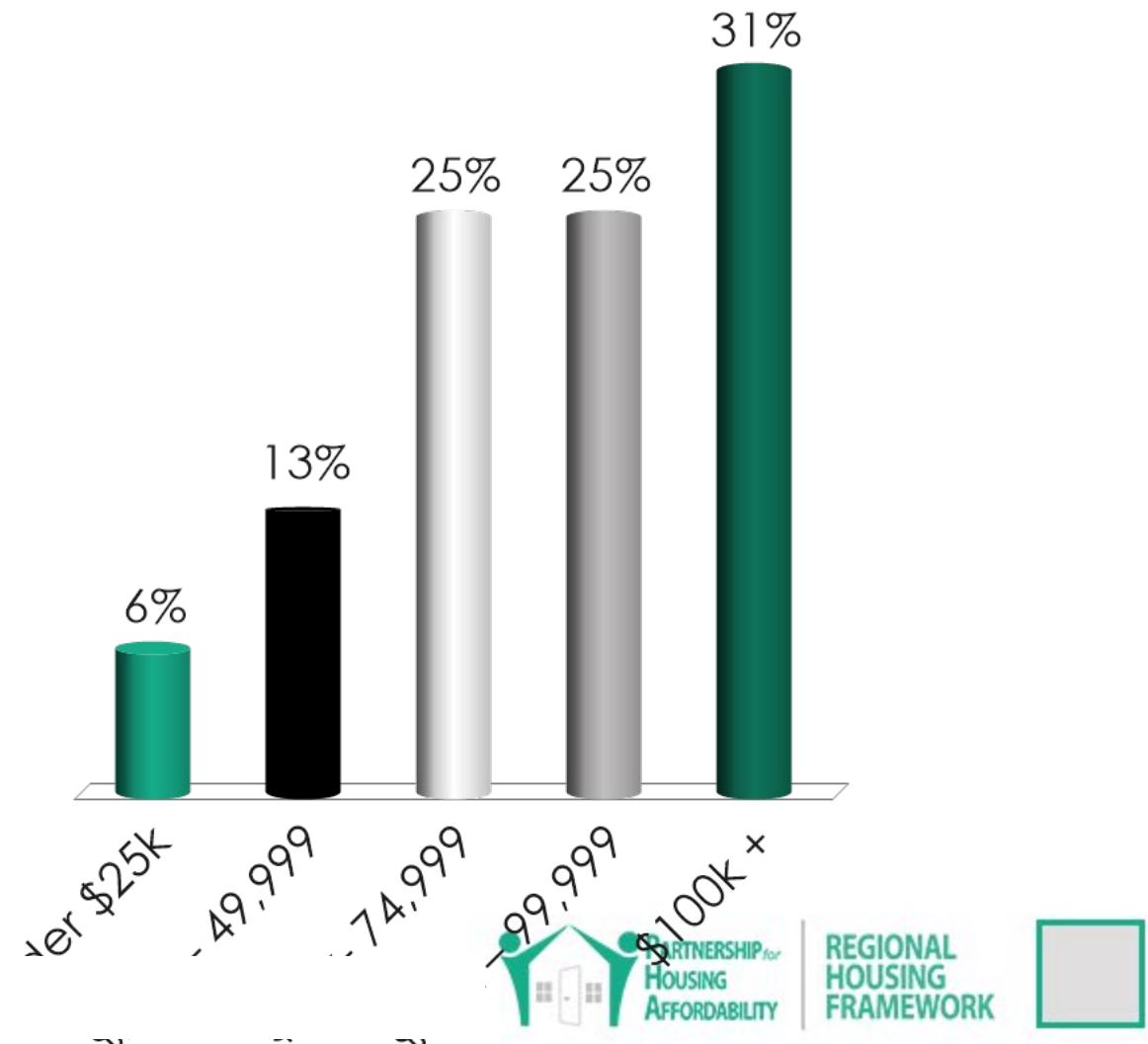
What is your age?

Region	Henrico	
22%	23%	1. Under 18
17%	15%	2. 18-29
13%	14%	3. 30-39
14%	14%	4. 40-49
14%	14%	5. 50-59
20%	20%	6. 60 or better



What is your household income?

Region	Hanover	
17%	16%	1. Under \$25k
21%	22%	2. \$25k – 49,999
18%	18%	3. \$50k- 74,999
14%	14%	4. \$75k – 99,999
30%	31%	5. \$100k +



Are you a:

Region Hanover

64% 63%

36% 37%

1. Homeowner
2. Renter
3. Other

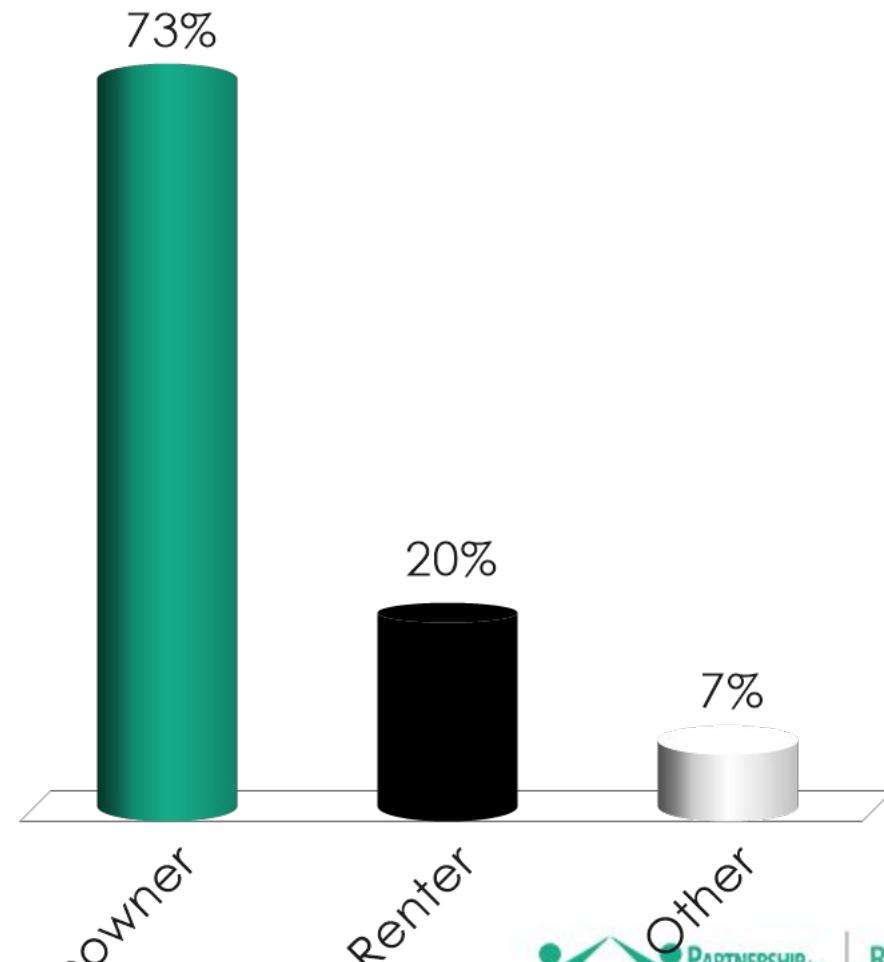


Table Conversation

Values

What are the most important values we have as a community?

Write up to 3 on an index card.

Hold up in the air when you're finished

Table Conversation

Values

Share:

What values did you write down?
How do they relate to housing?

Most common values

1. 1
2. 2
3. 3
4. 4
5. 5
6. 6
7. 7
8. 8
9. 9

Which of these values is most important for our communities to live into?

1. 1
2. 2
3. 3
4. 4
5. 5
6. 6
7. 7
8. 8
9. 9





Housing in Henrico County

How did we get to
where we are today?



Henrico in the early 1900s

- Predominately rural until turn of the century
 - Streetcar system led to “streetcar suburbs” by 1920s (Highland Park, Highland Springs)

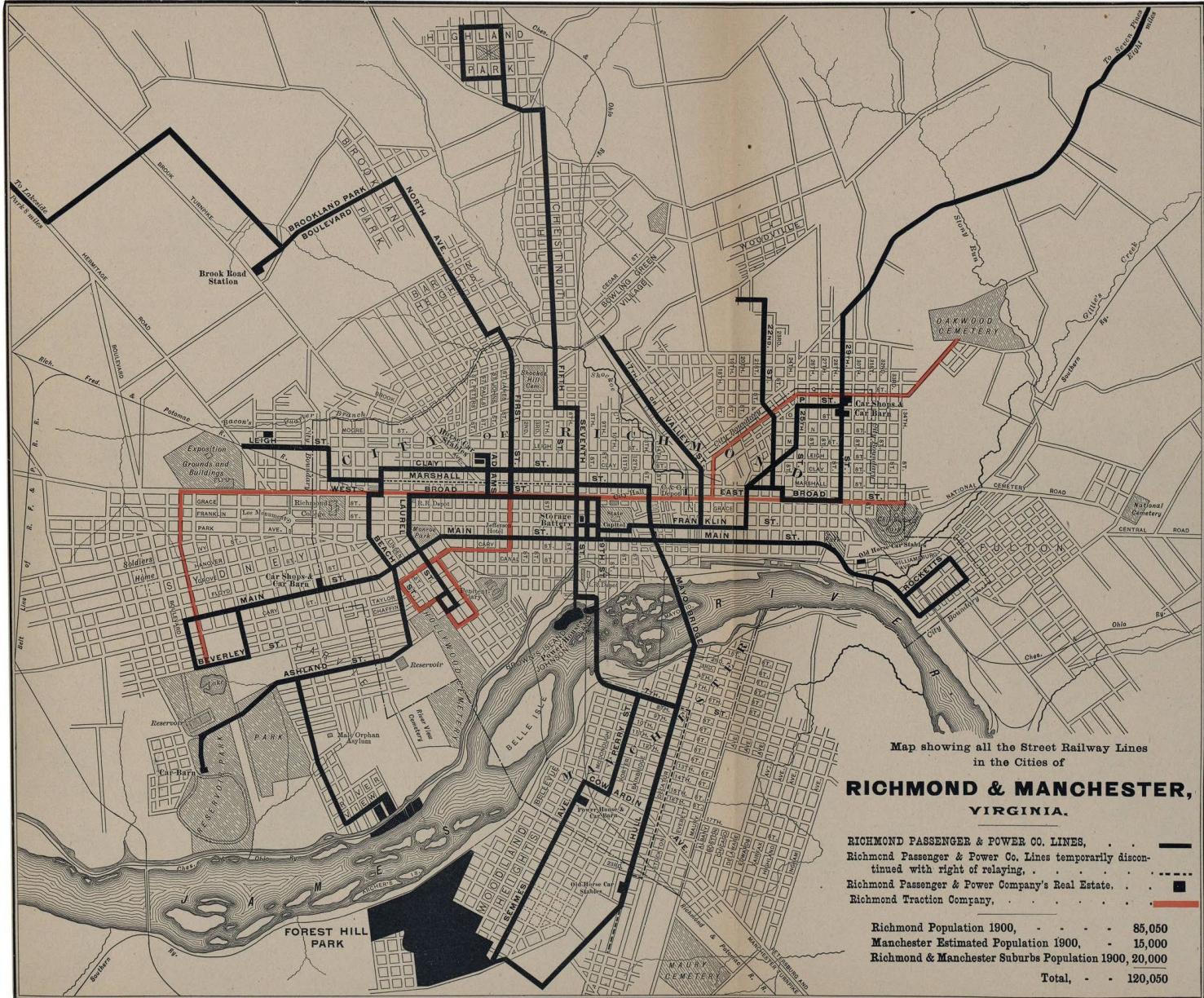
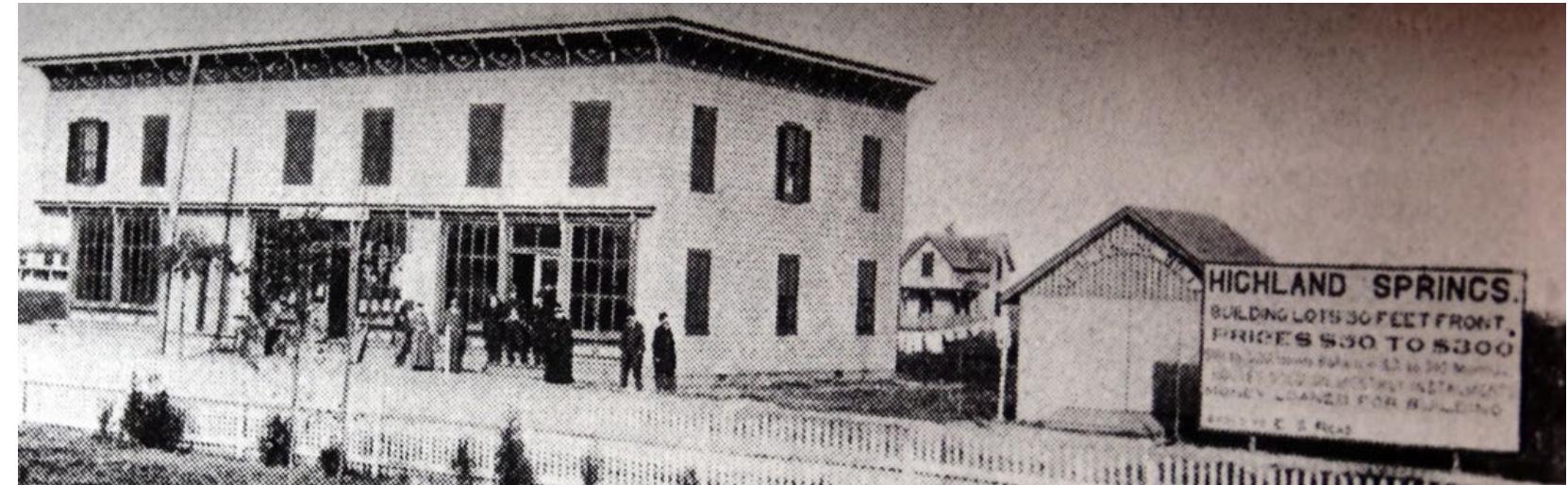


Photo: Streetcar routes in Richmond, Manchester, and Henrico in 1900

Henrico begins to grow

- Richmond annexes Henrico five times by 1942
- Car-oriented suburbanization (and White Flight) **triples Henrico's population** by 1960
- Final annexation attempt in 1965 (unsuccessful)

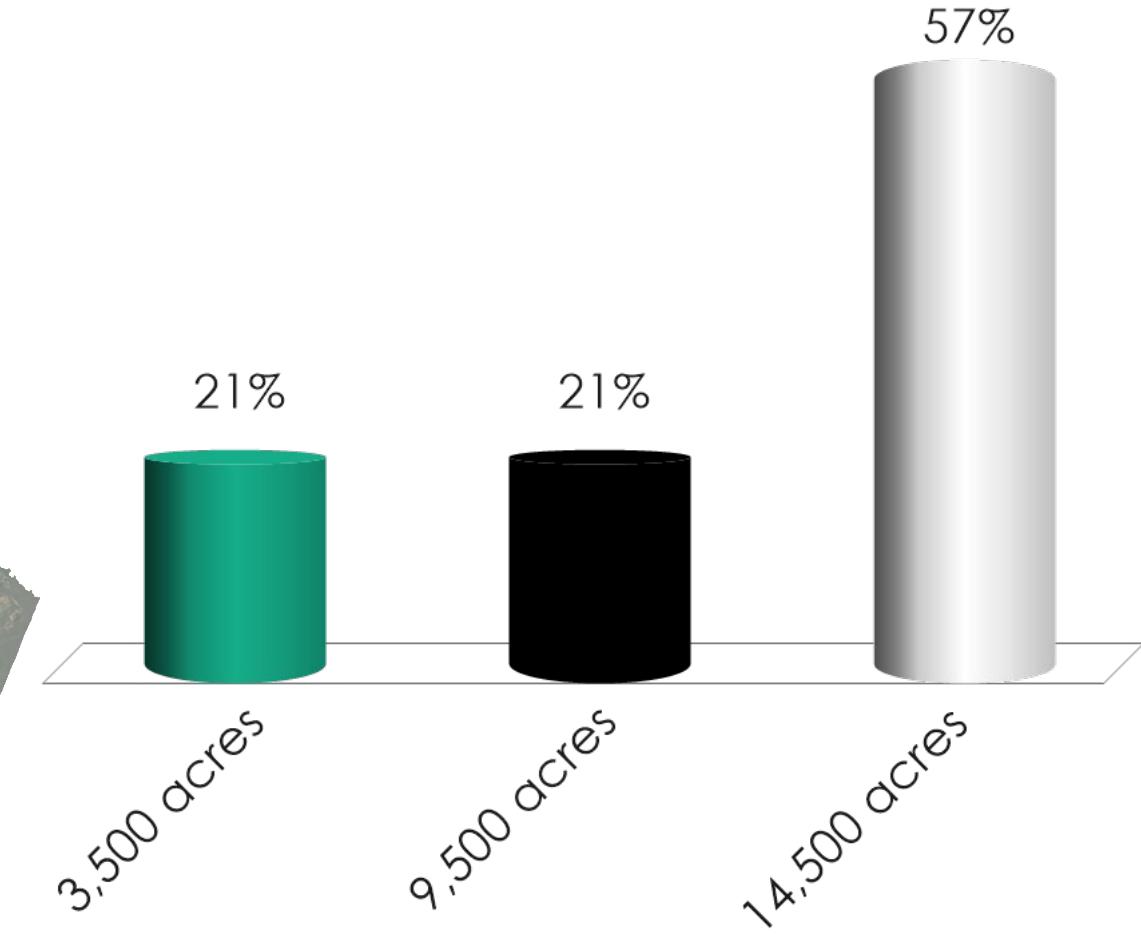
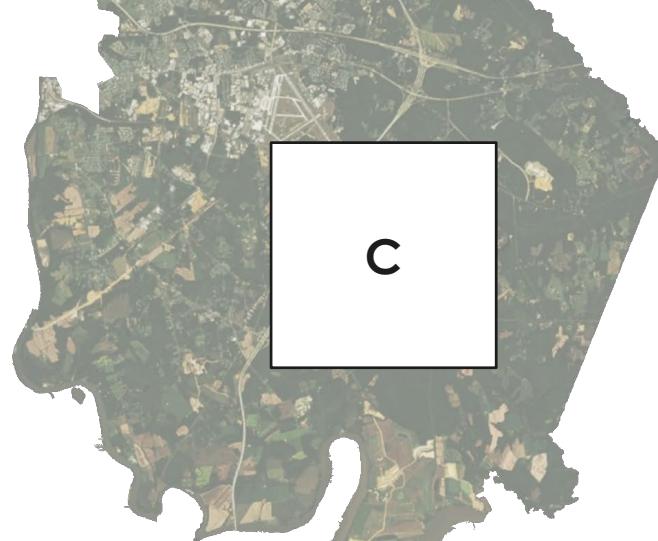


Photos: Real estate advertisement, via Highland Springs Historical Society; new homes under construction on Francistown Rd, via Google Earth

Between 1983 and 2011, how much land was used for new single-family homes in Henrico?



- A. 3,500 acres
- B. 9,500 acres
- C. 14,500 acres



Source: Henrico County Historical Data Book

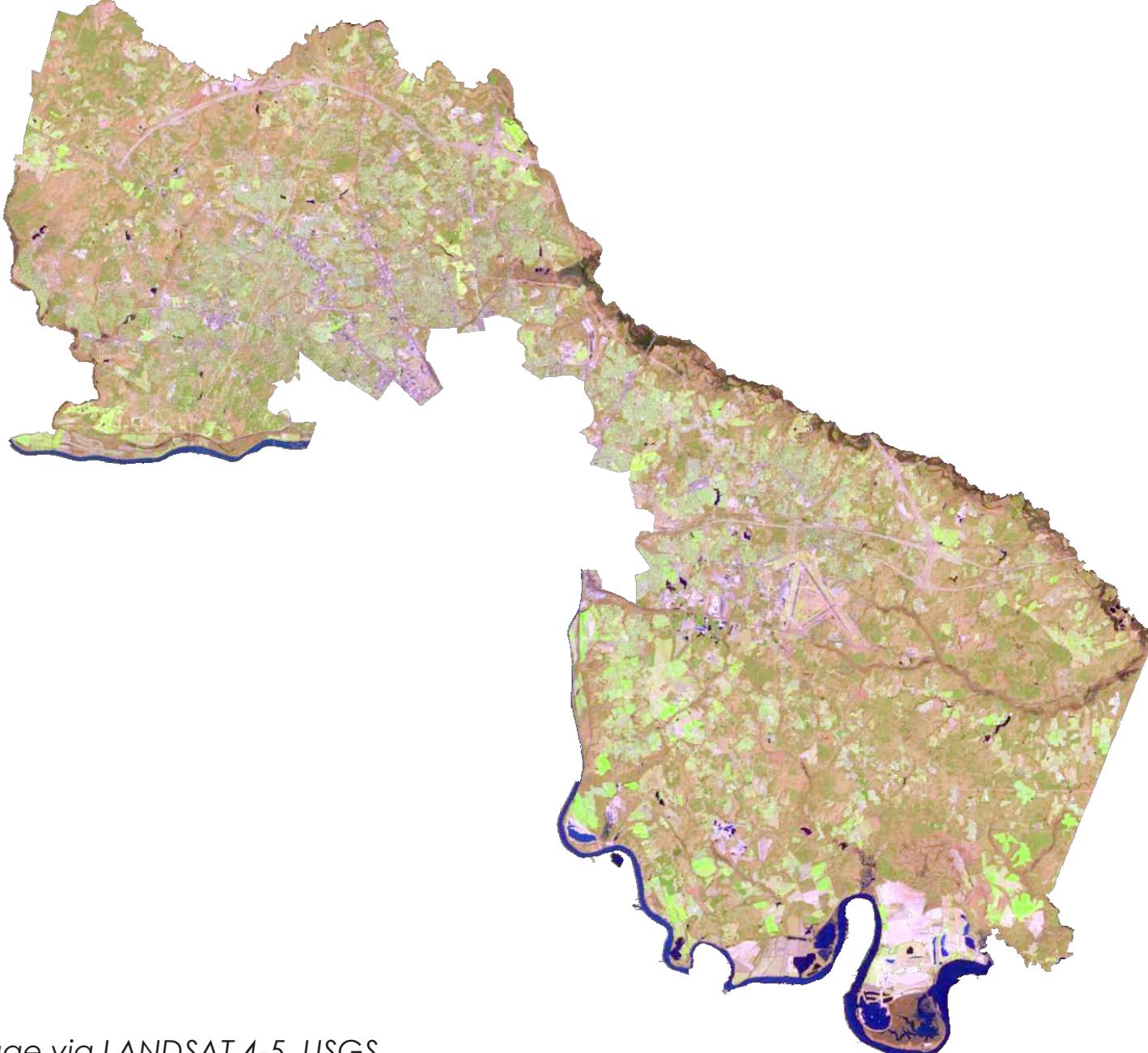


Image via LANDSAT 4-5, USGS

HENRICO COUNTY

March 1984

Population: 194,225



Image via LANDSAT 4-5, USGS

HENRICO COUNTY

November 2011

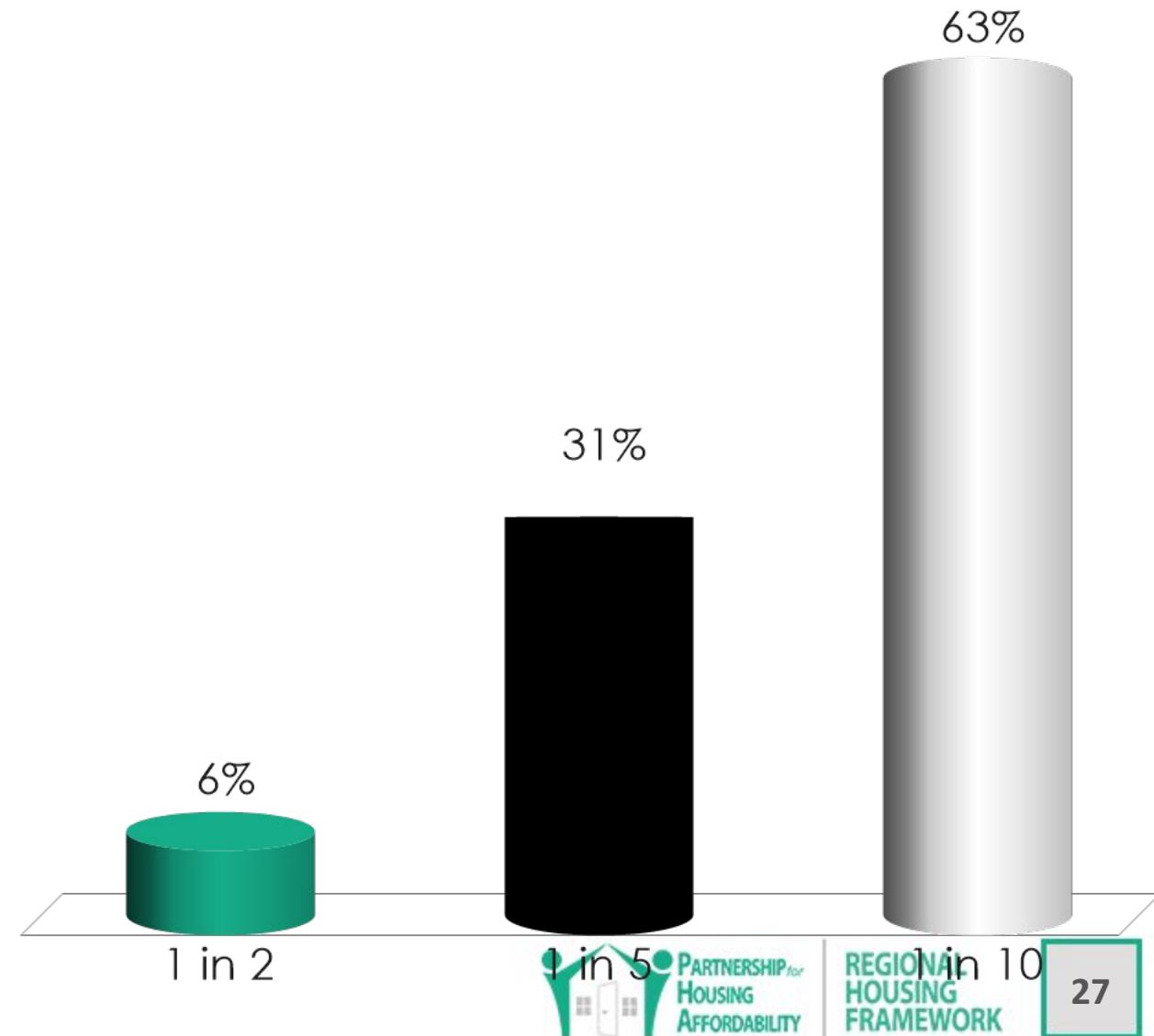
Population: 310,815

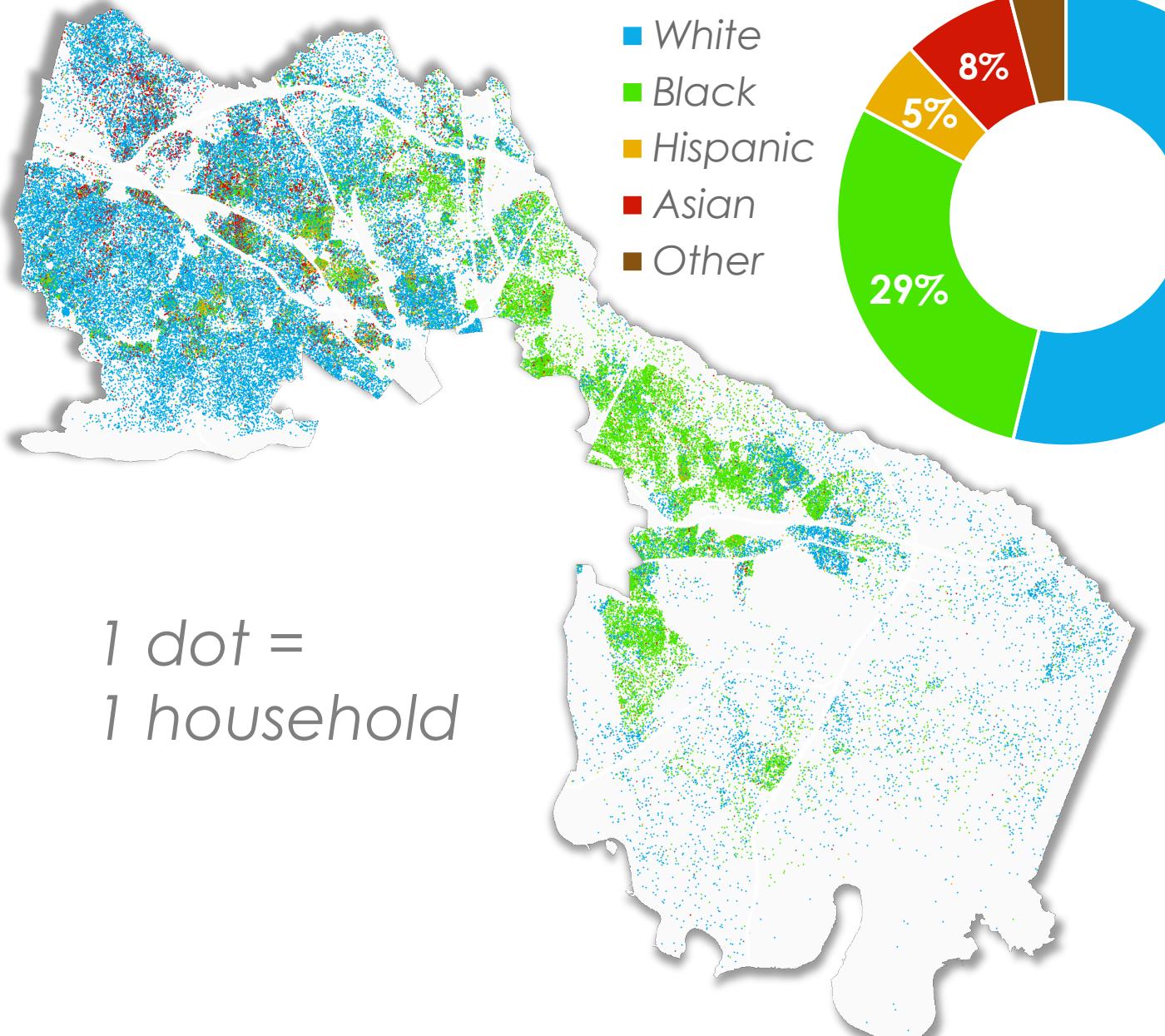
How many people who work in Short Pump also live in Short Pump?

A. 1 in 2

B. 1 in 5

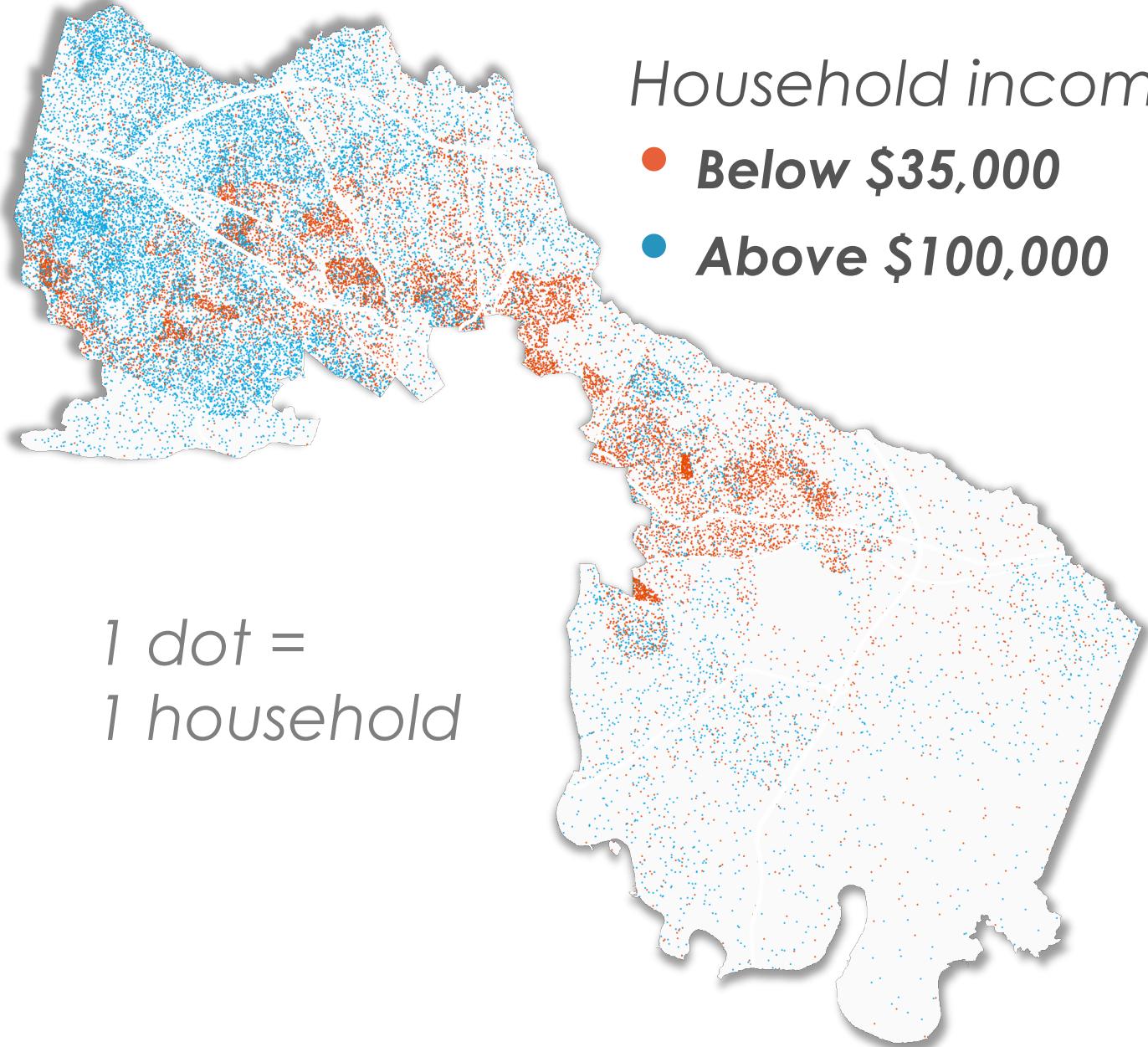
C. 1 in 10





**Henrico is
becoming
extremely
diverse.**

But, individual
neighborhoods
remain segregated
from one another.

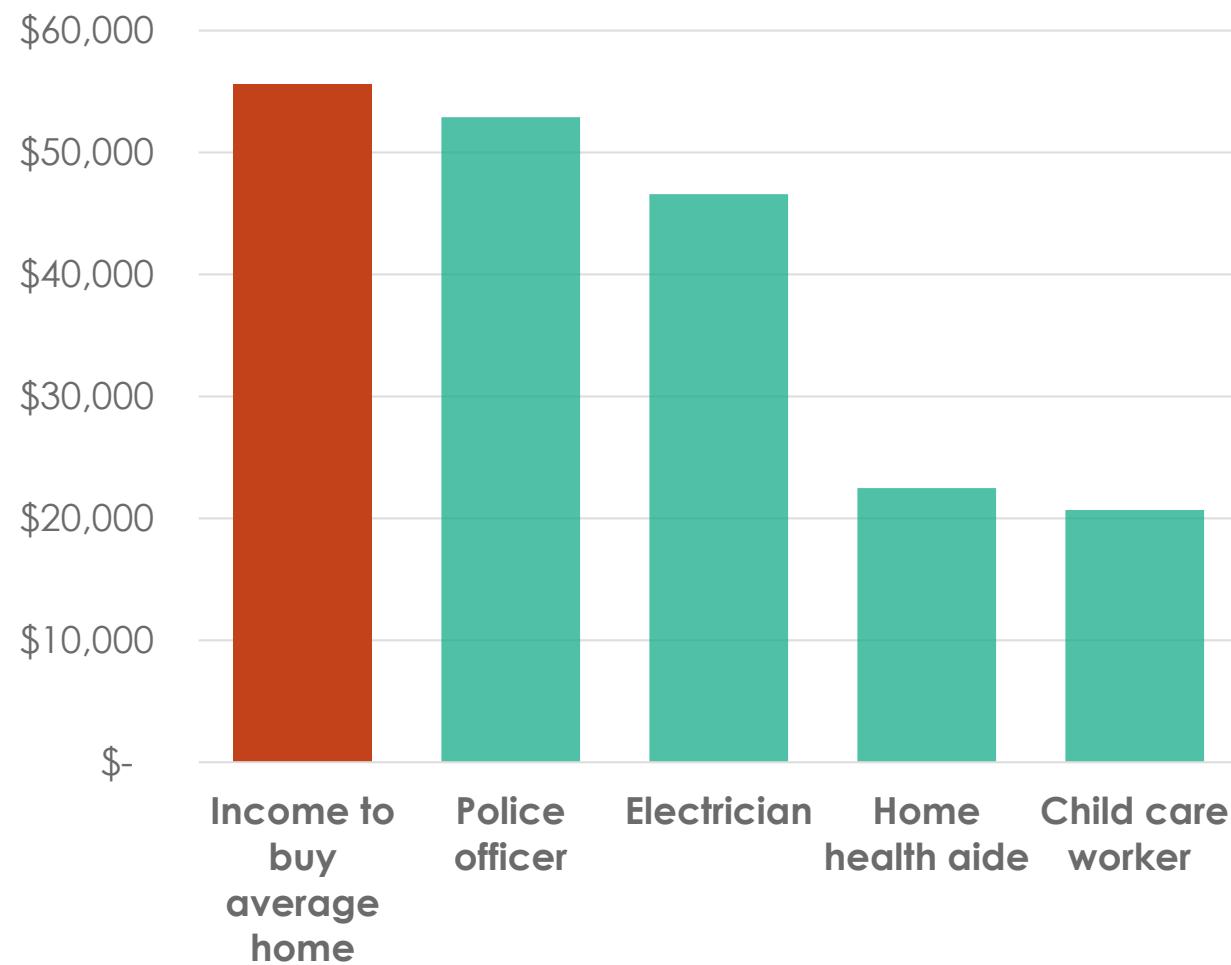


Source: 2013-2017 American Community Survey, 5-year estimates

Henrico still has a geography of inequality.

The East End remains
economically
disadvantaged from
the West End.

Comparison of incomes in Henrico County



Source: Housing Virginia's SOURCEBOOK, Paycheck to Paycheck tool

Some of our most important workers can't afford to buy a home.

Incomes for many occupations aren't keeping up with rising housing prices.

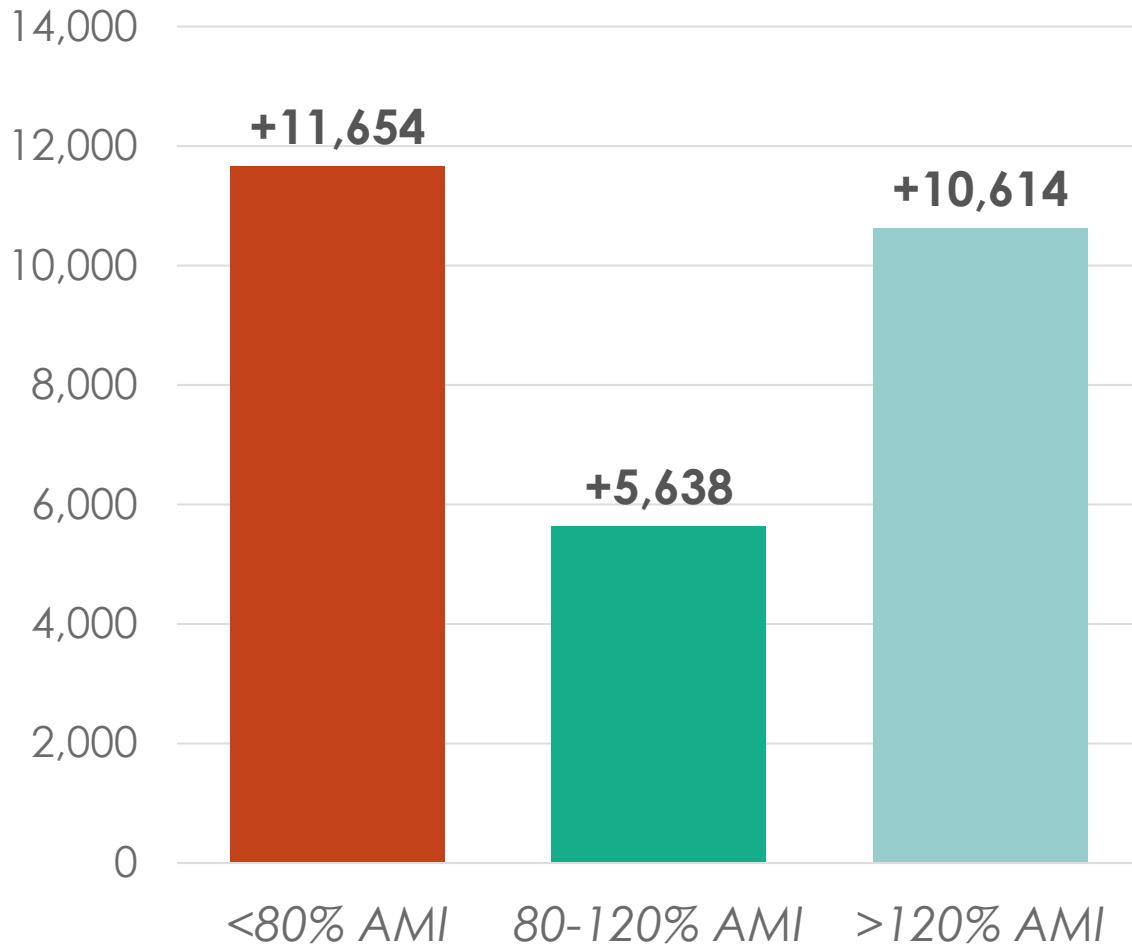
Henrico today

- Aging housing stock in East End
- Rural preservation needs
- Increasing diversity
- Jobs / housing imbalance



Photo: Construction at West Broad Village, via Dean Hoffmeyer, RTD

Projected household growth in Henrico:
2020 to 2040



**Low-income households
will grow faster than
high-income
households in Henrico
over the next 20 years.**

Nearly 70% of Henrico's low-income households are cost burdened today. They'll grow more than any other group.

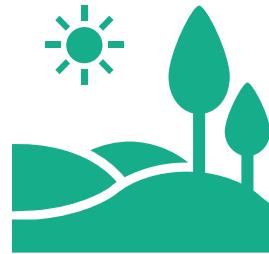
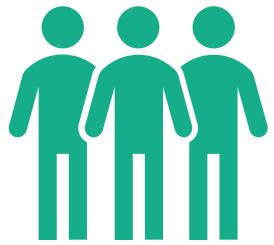
Source: Virginia Center for Housing Research, 2019

Housing Matters

Listening Sessions



What makes people feel most at home?



Family & Friends

Being familiar with those around you

Friendliness & Diversity

Sense of community with neighbors

Land and Space

Quiet and room for activities

Proximity to resources

Walkability to things that are nearby

Safety & Cleanliness

Free of mold, bugs, and crime

Community Challenges

- **Transportation struggles**
 - **Lack of walkability**
 - “Henrico county needs some sidewalks, seniors can’t walk. We are building things but they are not connected...Buses do not run on Sundays. Hard to get around without bus transition.”
 - **Needs to be connected to jobs**
 - “Transportation in Henrico is so bad, even if you had a job, you couldn’t walk to a bus stop. It doesn’t run in certain areas.”
- **Access to resources nearby (groceries, shopping)**
 - “[We have] very few shopping options - SAMS and JC Penny, K-Mart closing and are just empty buildings. I have to go to Short Pump or Chesterfield town center to go shopping.”

Housing Challenges - Seniors

- **Rent increases on fixed income**

- “There is not a place to live and be secure on a fixed income. Rent goes up between \$15 and \$20 a year.”

- **Maintenance of housing support**

- “[We need] help to take care of the outside of a property at a reasonable price - snow, mowing of the lawn.”

- **Senior Rental Requirements**

- A lot of requirements, bank statements, SSI, Life Insurance Policy, a lot to qualify.

- **Senior Homelessness**

- “The largest growing number of homeless in Glen Allen is 65 and over.”





Housing Stories

Henrico

Expensive Rentals

Parent with 4 Children

- "If it's not subsidized housing they want \$1400 a month and that's not really affordable."
- "I've got 4 kids and I haven't found anything in a good community with good schools for less than \$1300 and that doesn't include utilities."

Senior in Need of Maintenance Support



“I need help with repair work to my house... grounds maintenance, trees, mowing.

My trees are in danger of falling.

As a homeowner, we might have to downsize, maintenance is expensive... roofing, plumbing and tree cutters. And sewer as well.”



Senior – Fixed Income with Rent Increases

- "There is not a secure place to live **on a fixed income**. Even if you get more money, the rent goes up."
- "**This year it's up \$115.** We chase the rent, moving place to place finding a place cheap enough."
- "What do you do? You need to move, but it costs, \$1000 to move."

Table Discussion # 1

What stories do you have about housing challenges?

Write your story on an index card
We will collect them
Share your story at your table

Common Themes – Housing Challenges

1. The rent is too damn high
2. Seniors – aging in place
3. Affordable housing is substandard
4. Transportation choices are insufficient

5. Wages for a variety of professions aren't enough to afford housing:
 - Education / Pastor /Environmental Scientist /First Responders / Retail
6. People with disabilities – vets, stroke, from birth
7. Currently affordable housing being rehabbed
8. Past problems / mistakes disqualify people (credit, felonies, evictions)

Which of these housing challenges would you prioritize addressing? (choose 2)

1. The rent is too damn high
2. Seniors – aging in place
3. Affordable housing is substandard
4. Transportation choices are insufficient
5. “Workforce housing”
6. People with disabilities
7. Currently affordable housing being rehabbed
8. Past problems / mistakes disqualify people (credit, felonies, evictions)

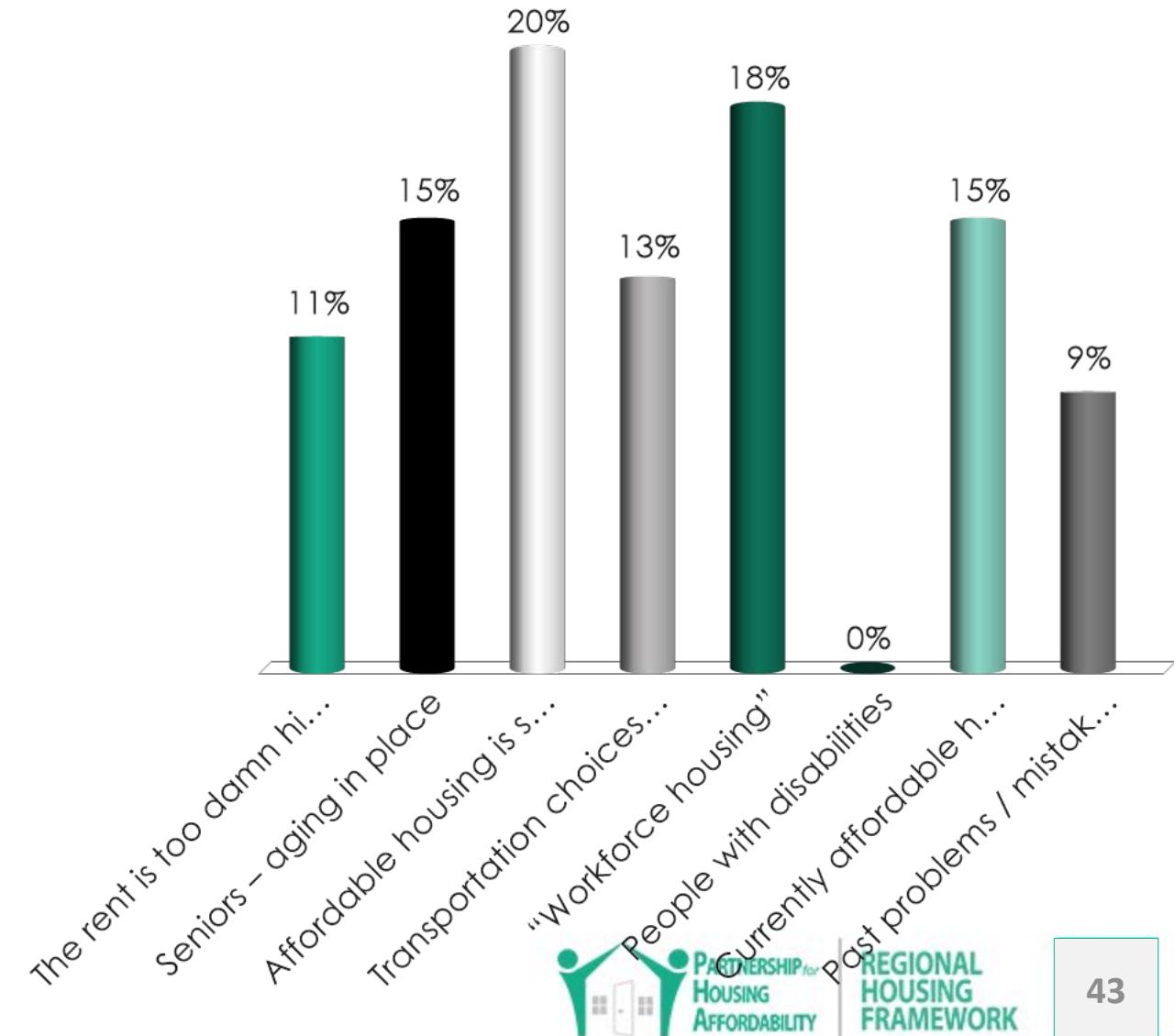


Table Discussion # 2

What solutions do you see for the top challenges we just identified?

Write your story on an index card

We will collect them

Share your story at your table

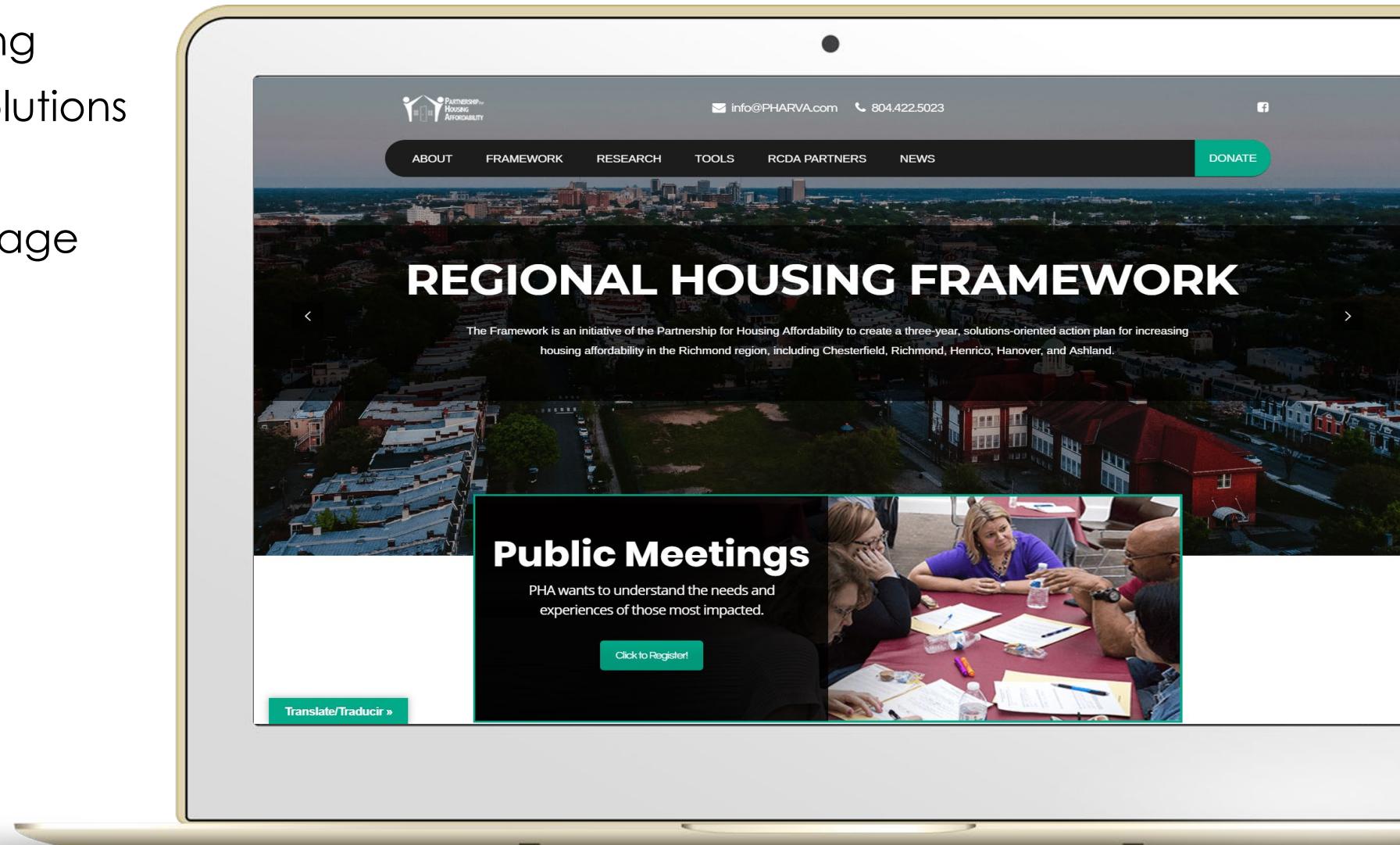
Large Group Report Out – 1 Idea Per Table

Next Steps

- Register for June meeting
- Meeting will focus on solutions
- Get the word out!
- Bring a friend or encourage them to take the online survey.

For more information,
please visit

PHARVA.com





Thank You

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