

Welcome!

to our conversation on:

**AFFORDABLE HOUSING:
WHY IT MATTERS & WHAT YOU CAN DO**



TONIGHT'S CONVERSATION IS BROUGHT TO YOU BY:



Civic Action Conversations

Explore regional critical priorities

Possible action steps for every Richmonder



Richmond Housing in the News 2022

Richmond Free Press | 11 Aug | Uncertain future
Richmond man says he's being evicted after a lifetime
of working and paying his bills

Virginia Housing | 27 June
Virginia Housing and Partners Unveil
Richmond's First 3D-Printed Home

Richmond Times Dispatch | 8 Oct
Does everyone deserve a place to call home?

Virginia Mercury | 13 July
A shortage of single-family homes is casting
doubt on Virginia's future growth

Richmond Pulse | 26 Jan
As Debate Over Homelessness Continues,
City Looks for 'Win-Win Solution'

Bisnow | 19 Aug
In Virginia, 3D Printers Are The Latest
Weapon In The Fight Against The
Affordable Housing Crisis

ABC 8News | 8 Aug
How landlords are evading taxes and fueling
the housing crisis

Richmond Times Dispatch | 20 Sep
Housing Nonprofit Calls on City to Change
Assessment Practice as Tax Burdens Swell



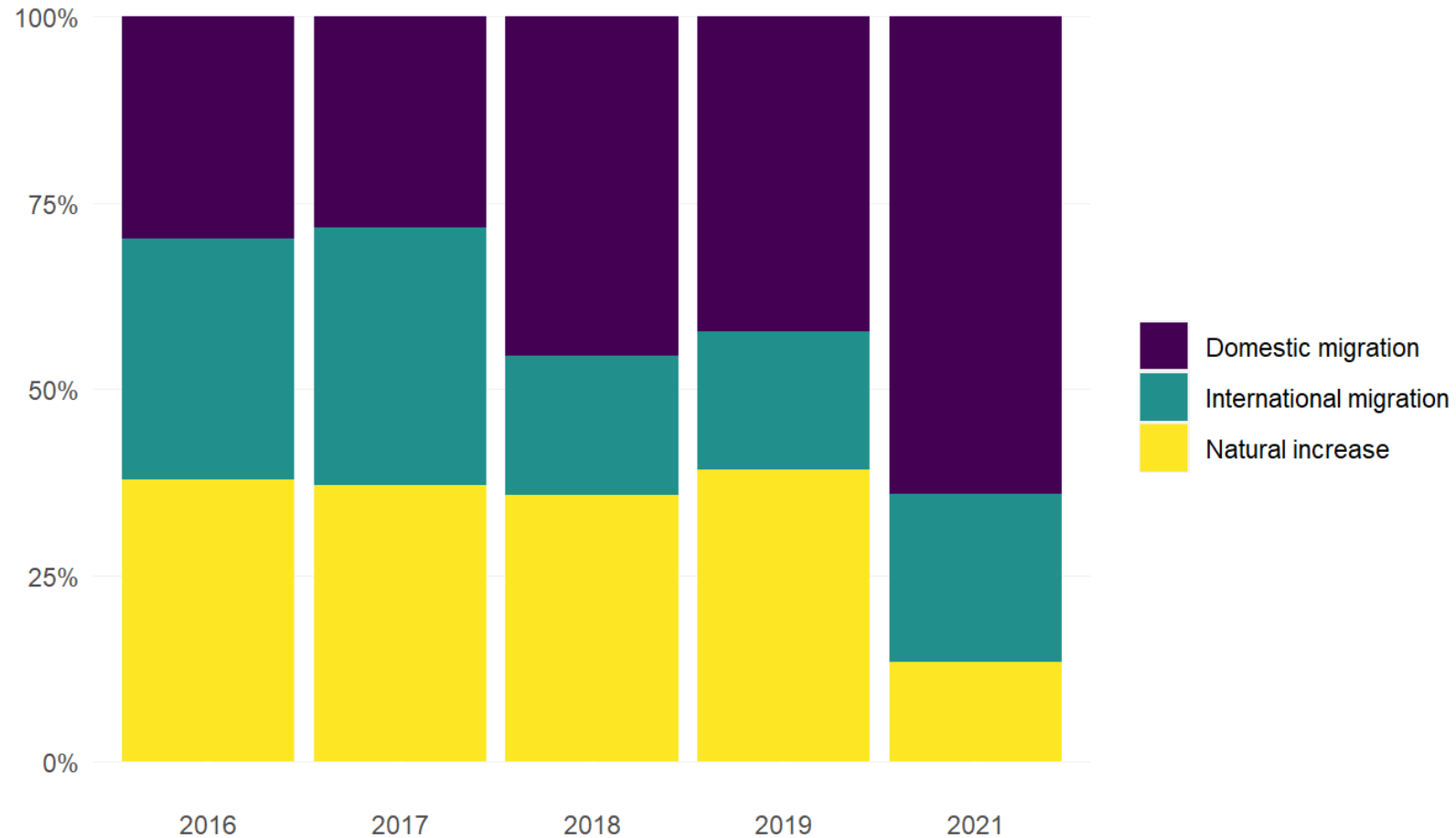
PHARVA.com

Affordable Housing Civic Action Conversation



Population Change

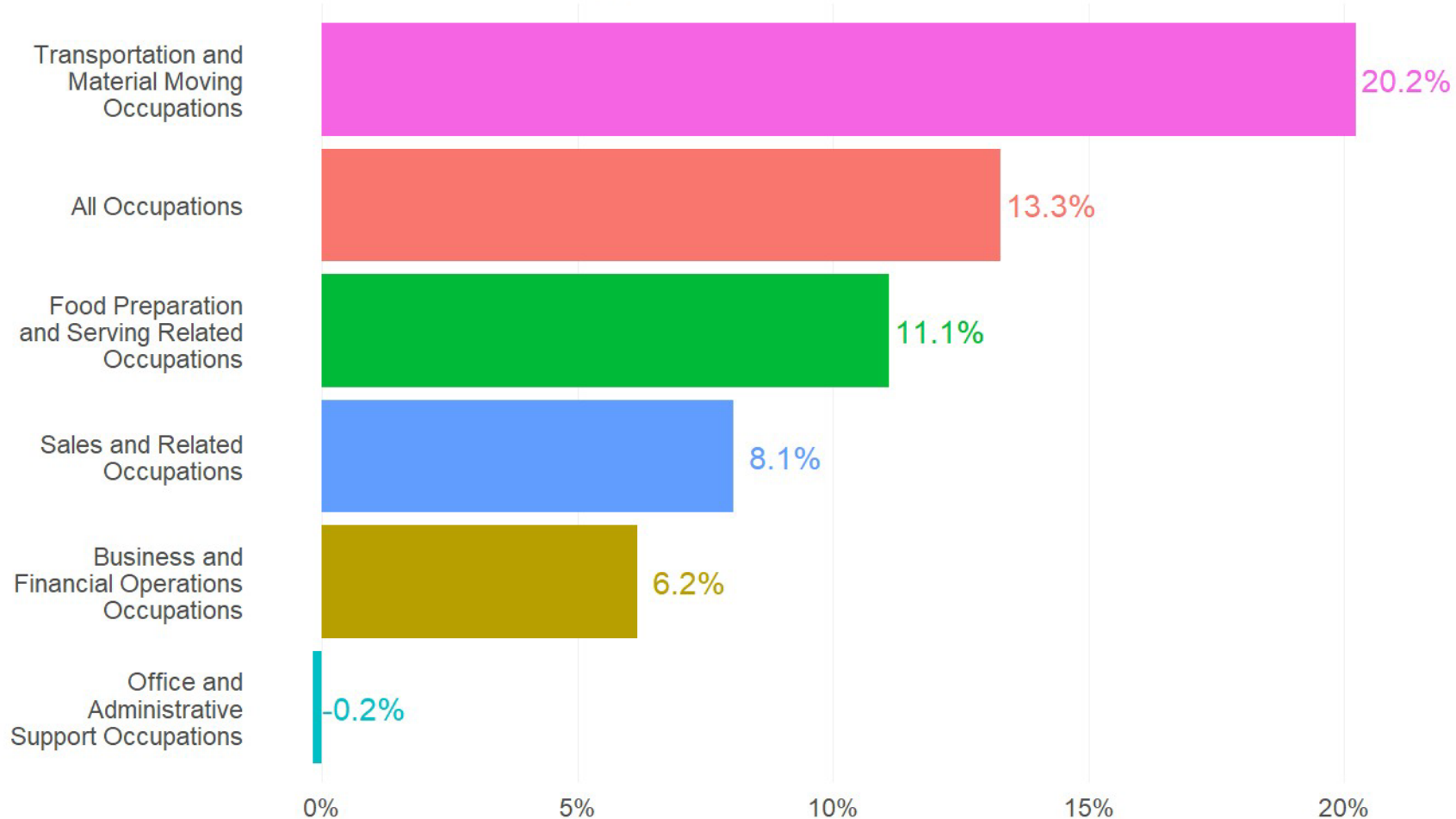
Components of population change
Share of regional population growth by source



Note: Data not available for 2020.
Source: U.S. Census Bureau, Population Estimates Program.

Lower-wage jobs are seeing pay bumps...

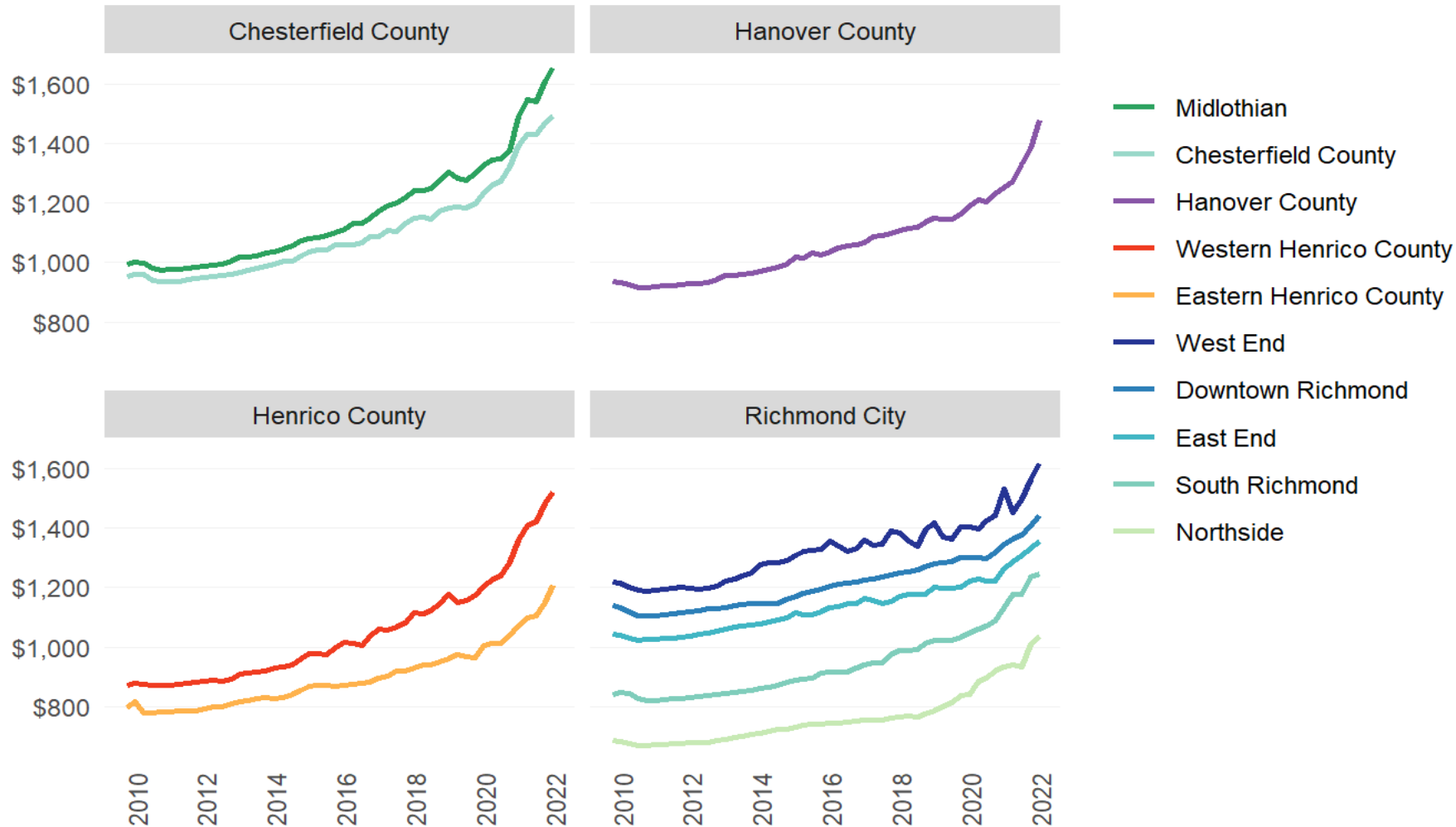
Percent change in annual wage for
top 5 most common occupation categories
Richmond, VA MSA | May 2019 to May 2021



Source: U.S. Bureau of Labor Statistics, Occupational Employment and Wage Statistics.

Regional rent climb

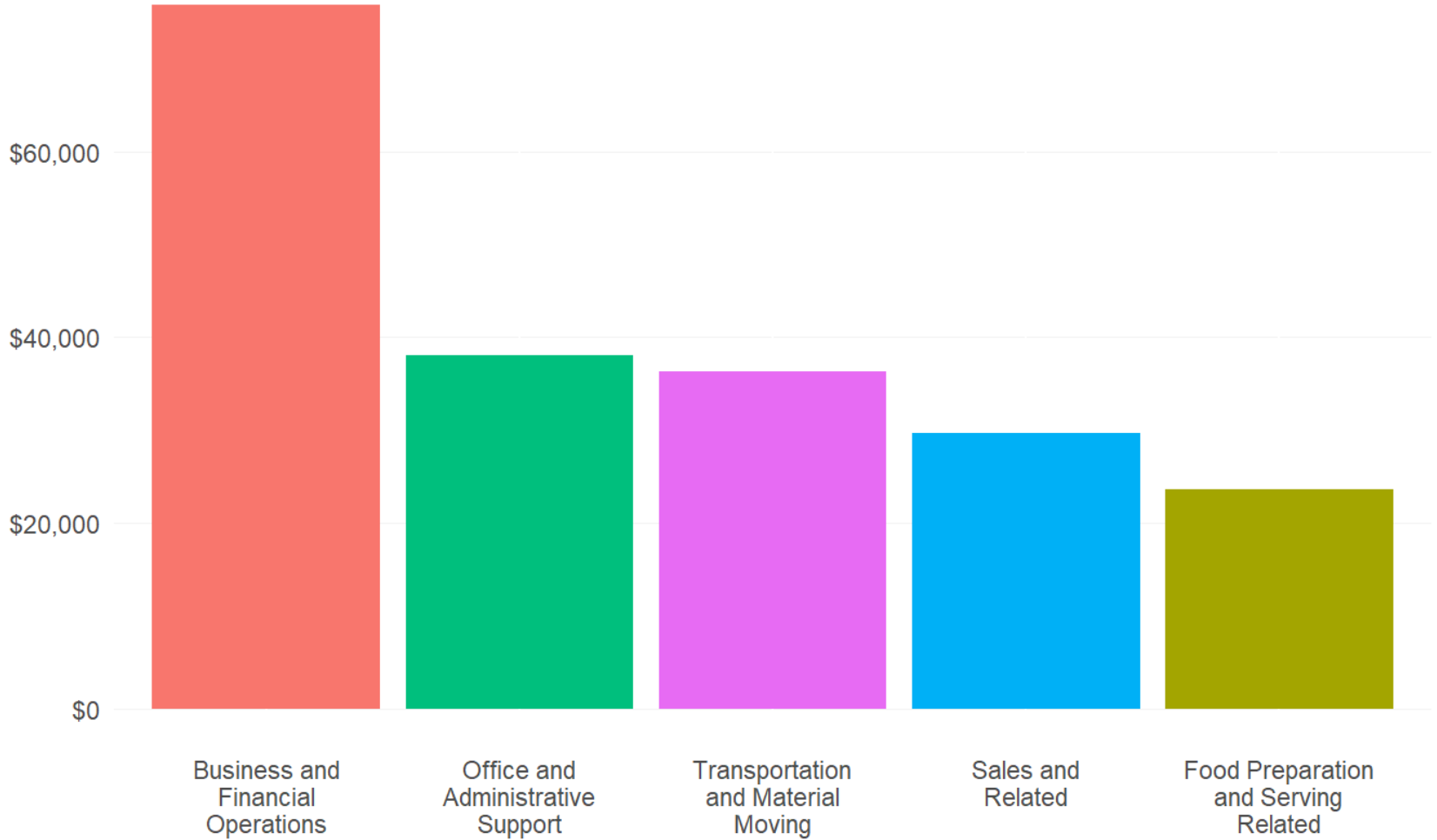
Average asking rent by submarket
2010 Q1 to 2022 Q2



Source: CoStar Group, Inc.

Jobs, jobs, jobs

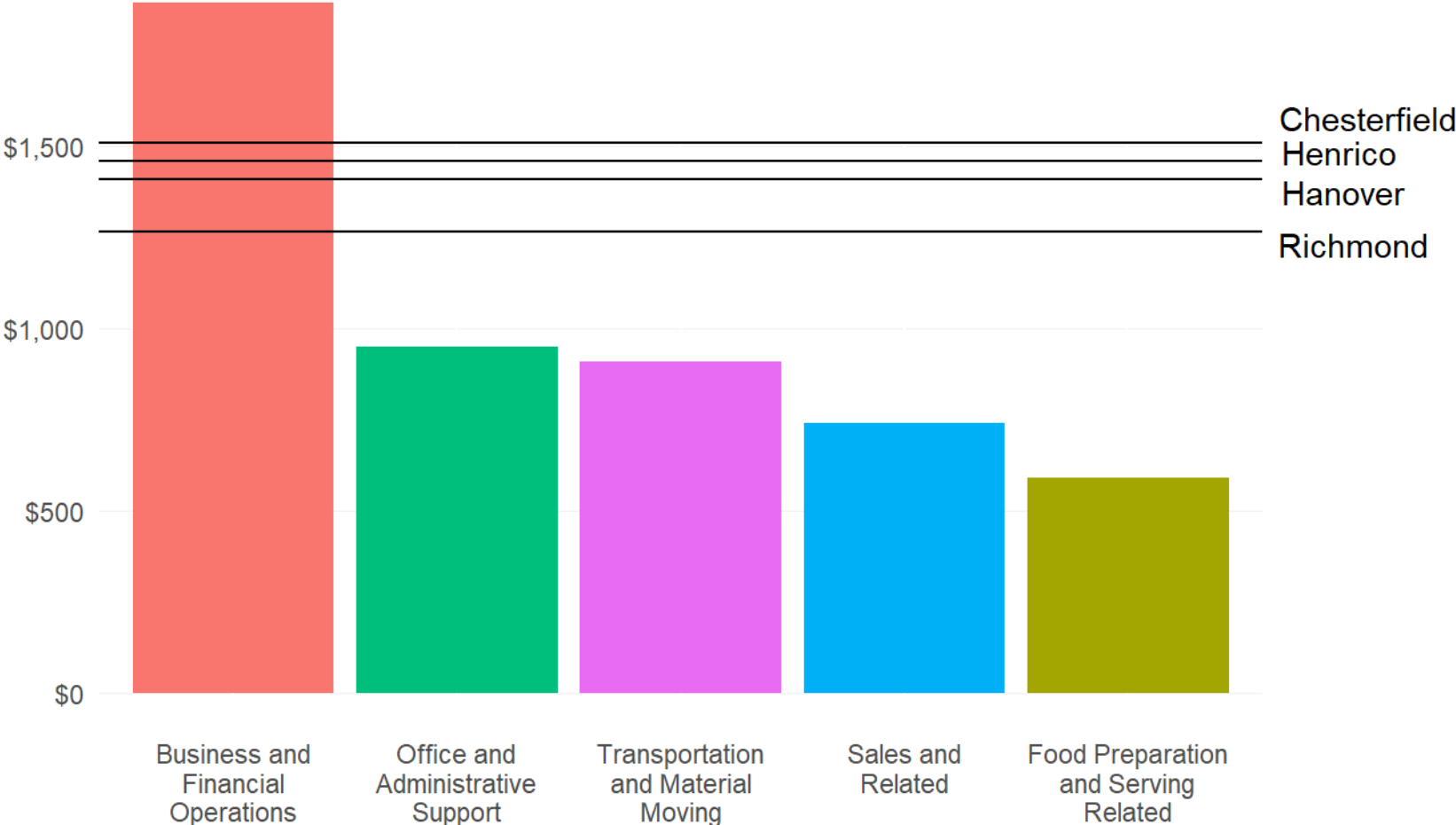
Median annual salaries for the five most common occupation categories
Richmond, VA MSA | May 2021



Source: U.S. Bureau of Labor Statistics, Occupational Employment and Wage Statistics.

Does housing match our region's workforce?

Affordable rent by median occupation wage versus average rents
Lines show current average rents by locality as of August 2022



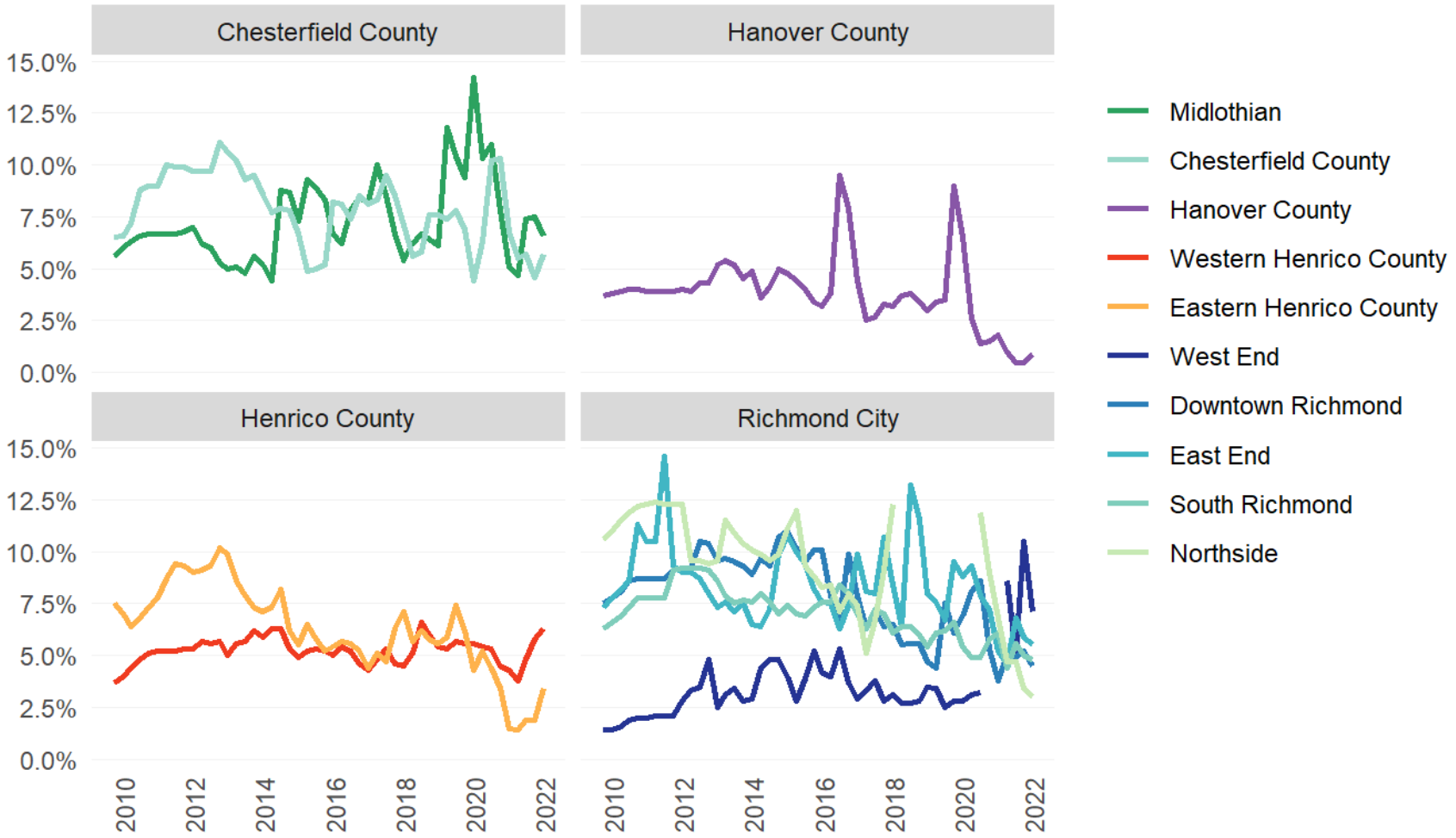
Sources: U.S. Bureau of Labor Statistics, Occupational Employment and Wage Statistics; CoStar Group, Inc.



REGIONAL HOUSING FRAMEWORK

Lack of supply paired with slim vacancies

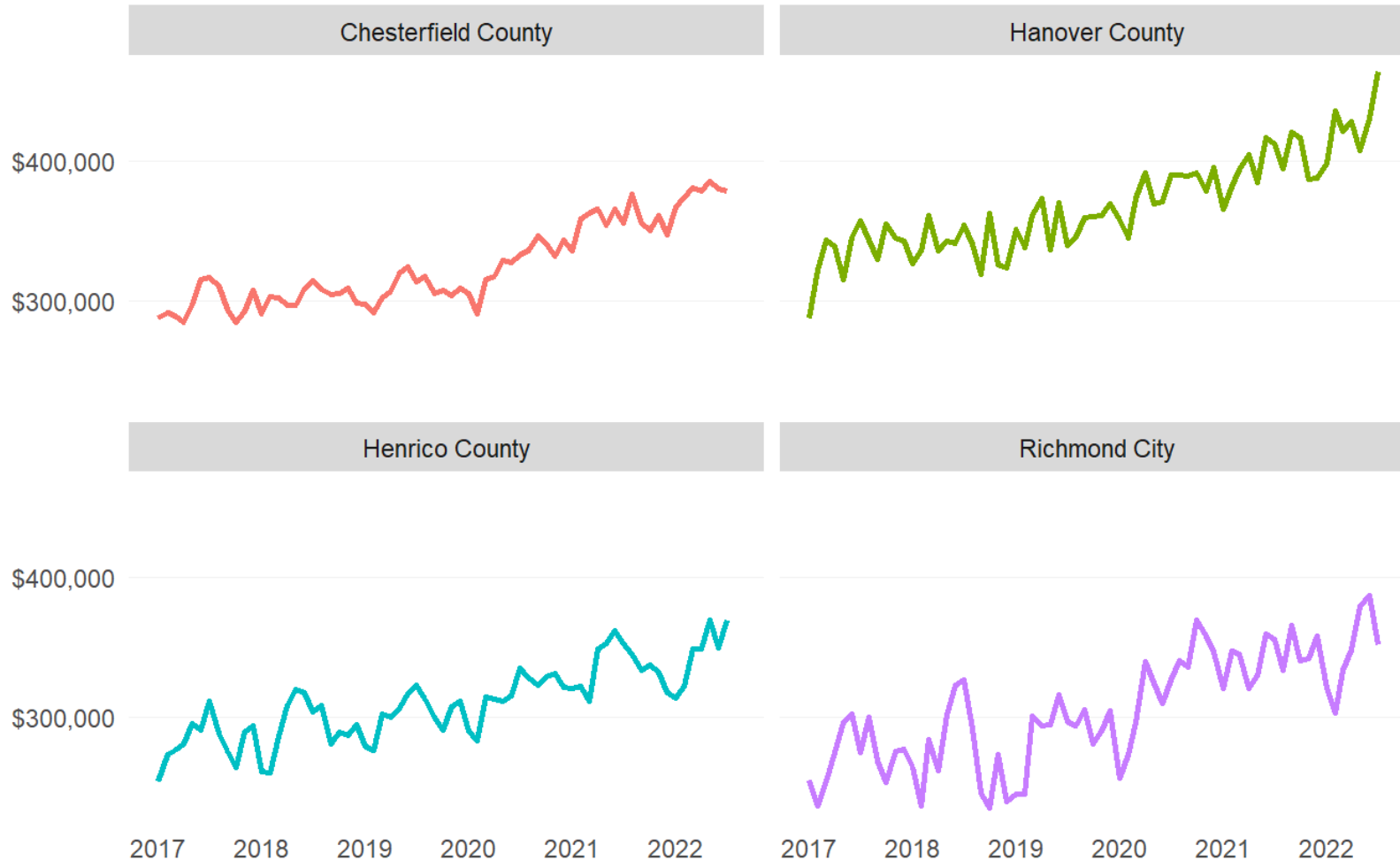
Vacancy rates by submarket
2010 Q1 to 2022 Q2



Source: CoStar Group, Inc.
Note: Outlier values above 15% omitted.

Home prices continue to spike

Monthly median sales price by locality
January 2017 to July 2022

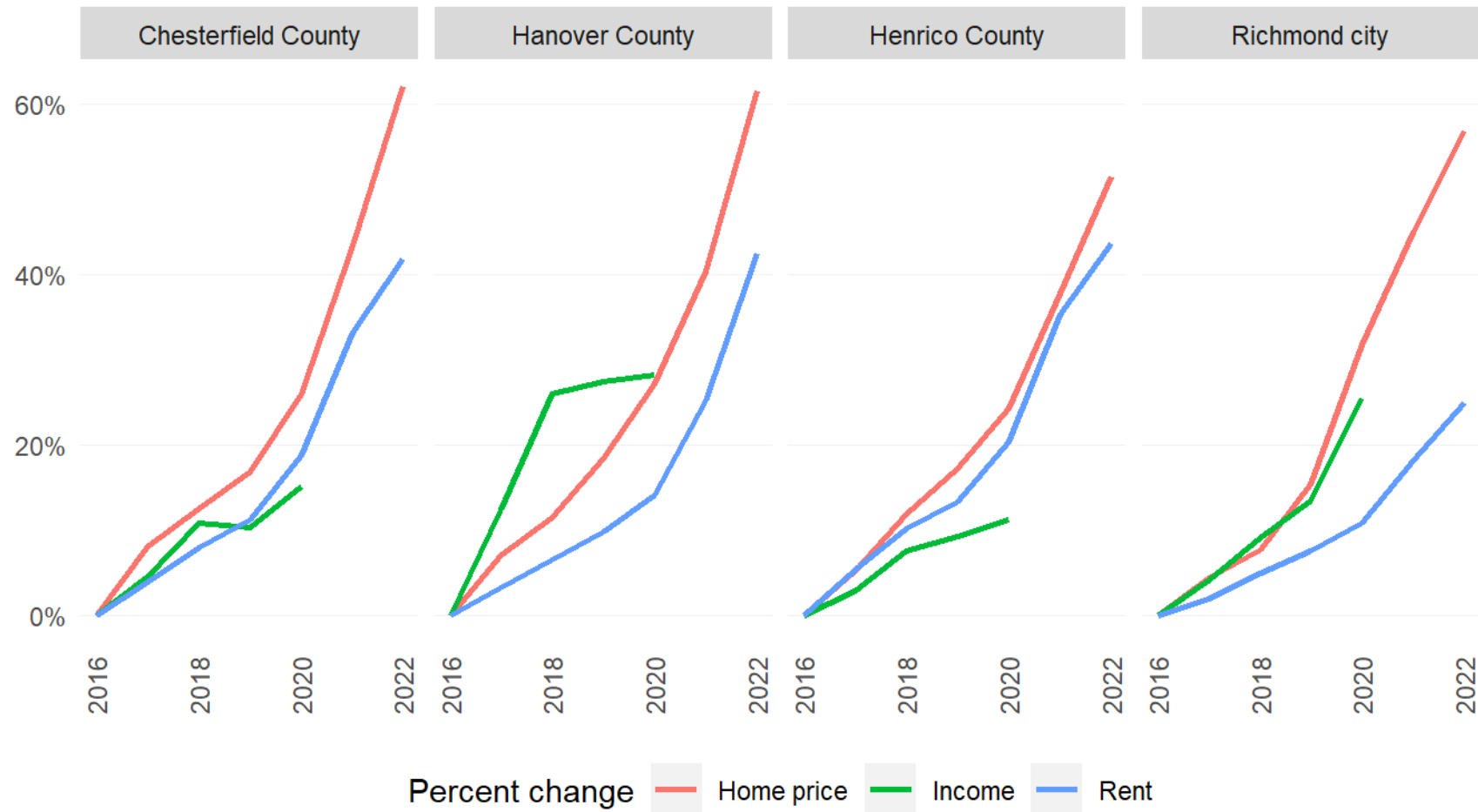


Source: Central Virginia Regional Multiple Listing Service.

Income vs. Housing Costs

Cumulative percent change in median renter income, home prices, and average rent

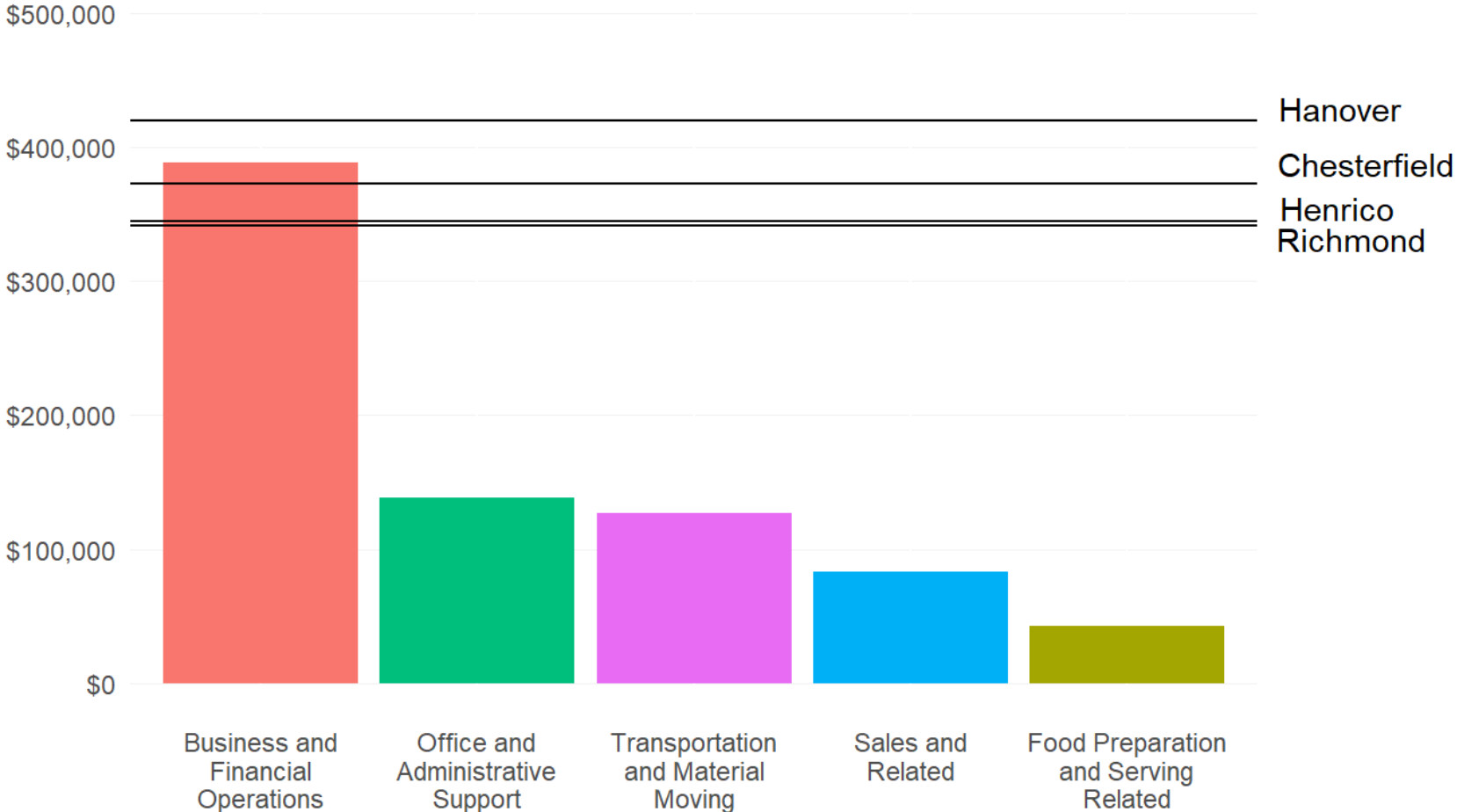
2016 to 2022 (ACS income data through 2020)



Sources: U.S. Census Bureau, American Community Survey, Table B25119, Central Virginia MLS, and CoStar Group, Inc.

Does our housing match the region's workforce?

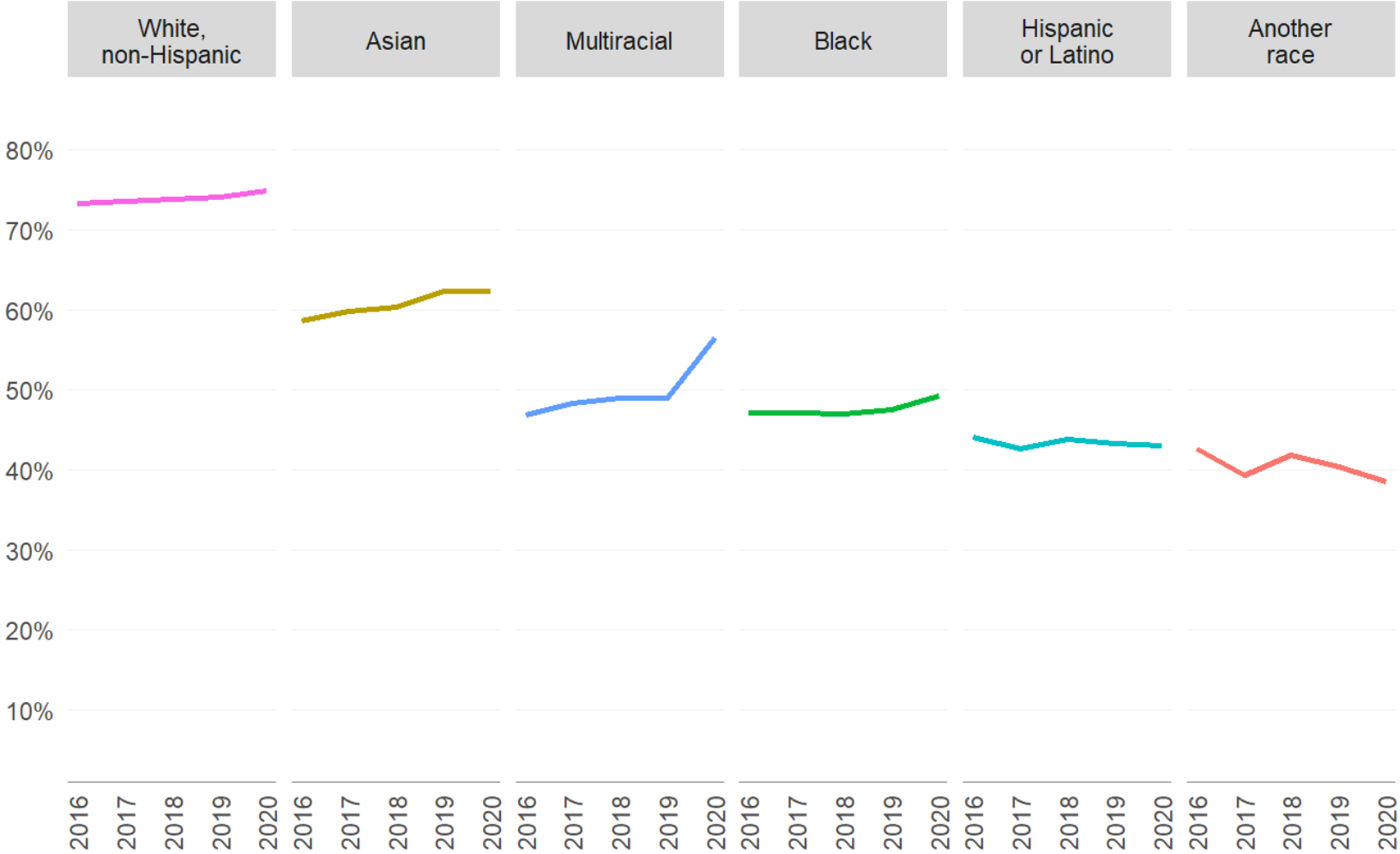
Maximum home price by median occupation wage versus median sales prices
Lines show median sales prices by locality as of August 2022



Sources: U.S. Bureau of Labor Statistics, Occupational Employment and Wage Statistics; CVR MLS.

Racial disparities persist

Homeownership rate by race and ethnicity
2016 to 2020

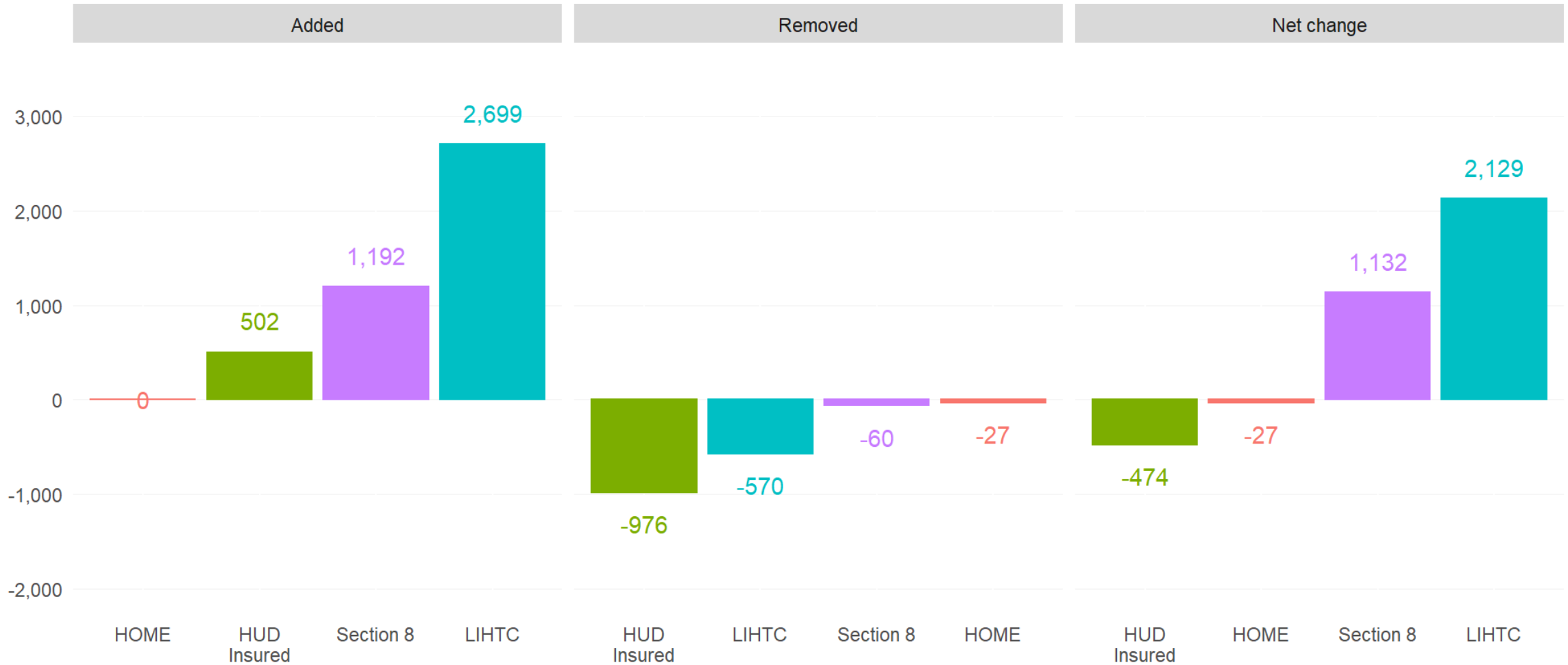


Source: U.S. Census Bureau, American Community Survey, Table B25003.

Where We Are

The region has added 2,700 affordable units since 2020...

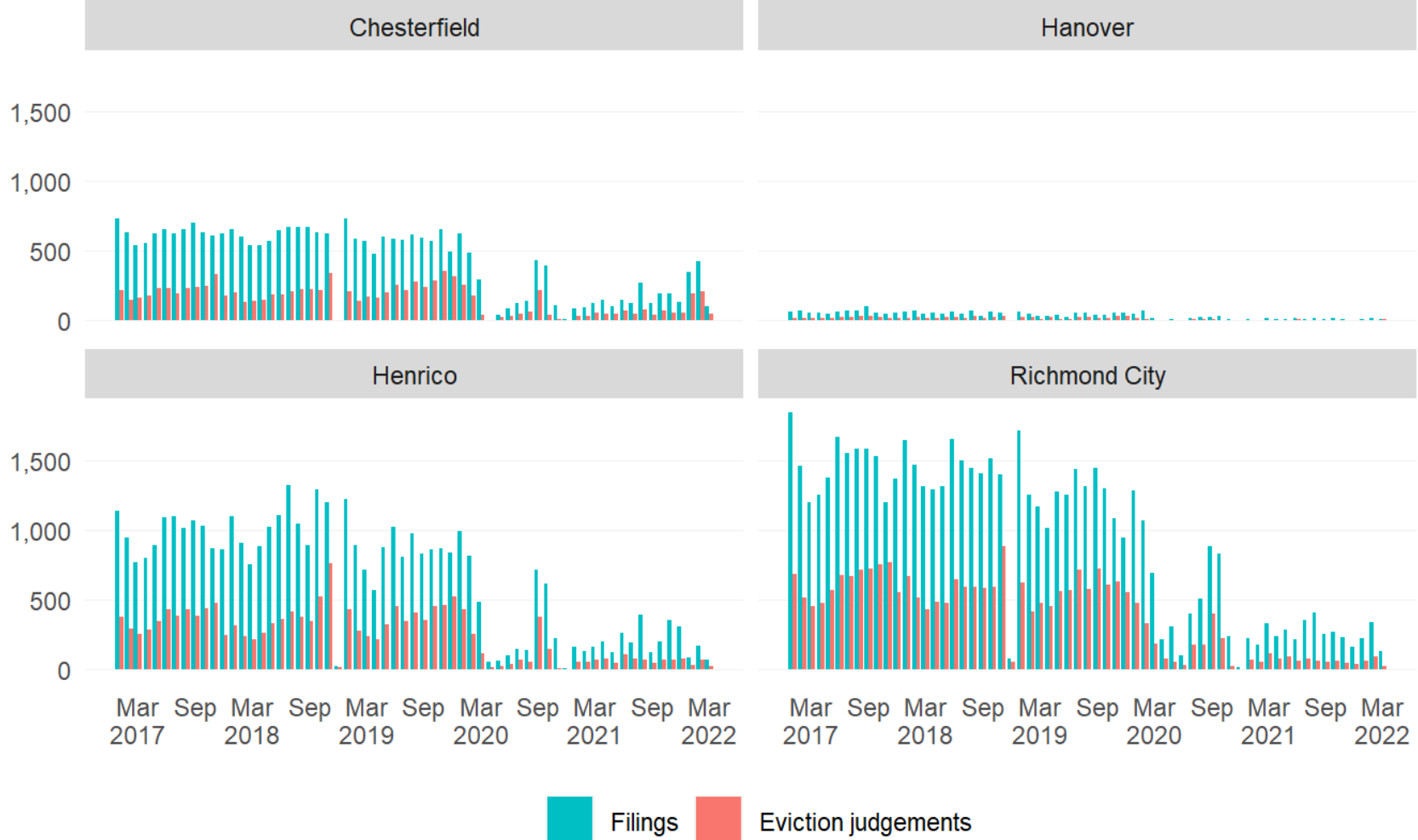
Additions and removals of subsidized rental unit contracts
January 2020 through August 2022



Source: National Housing Preservation Database and Virginia Housing.

Evictions have waned during the pandemic...

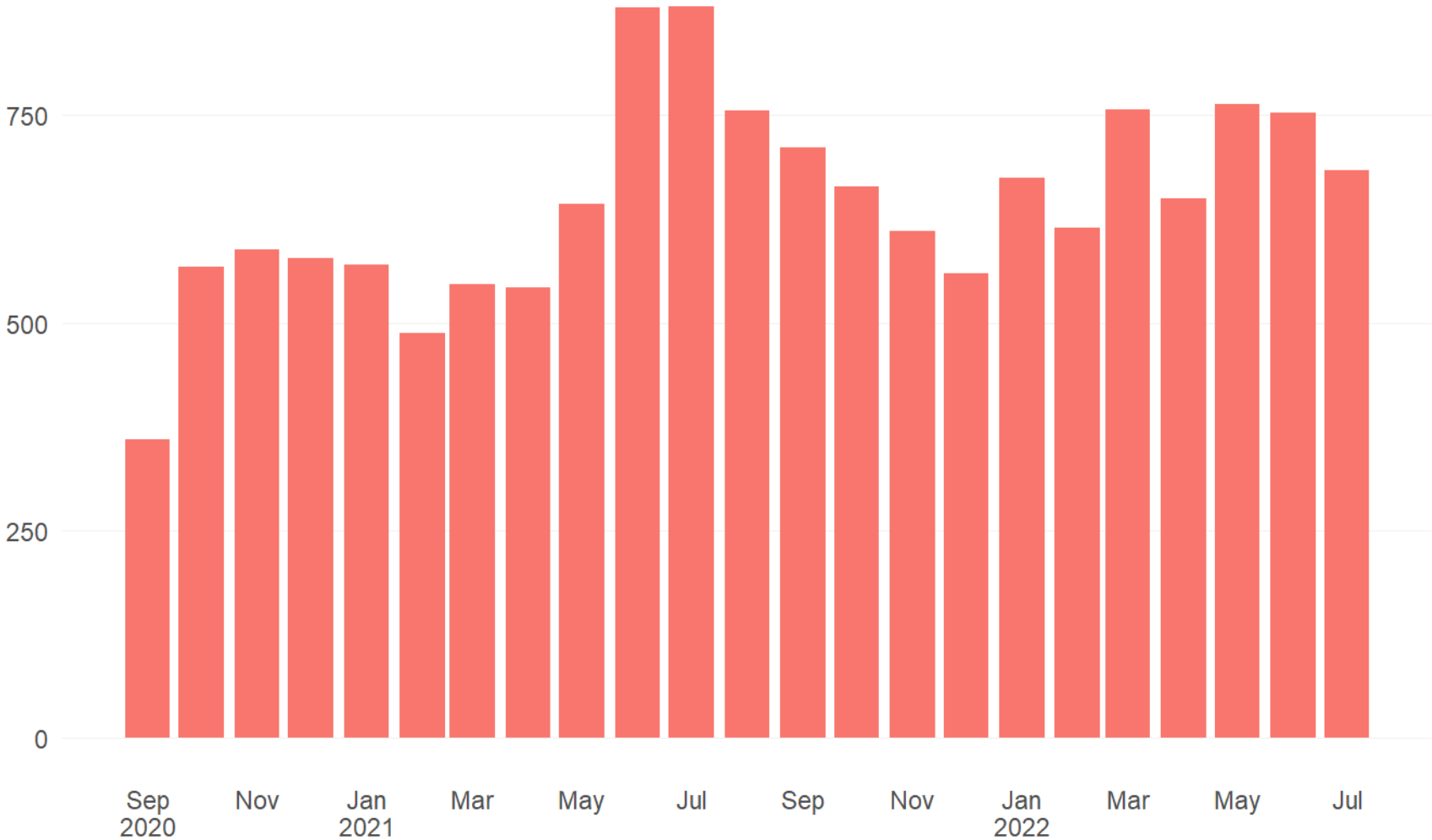
Evictions filings and judgements by locality
January 2017 to March 2022



Source: RVA Eviction Lab

Housing stability in real time

Housing Resource Line monthly call volume
September 2020 to July 2022

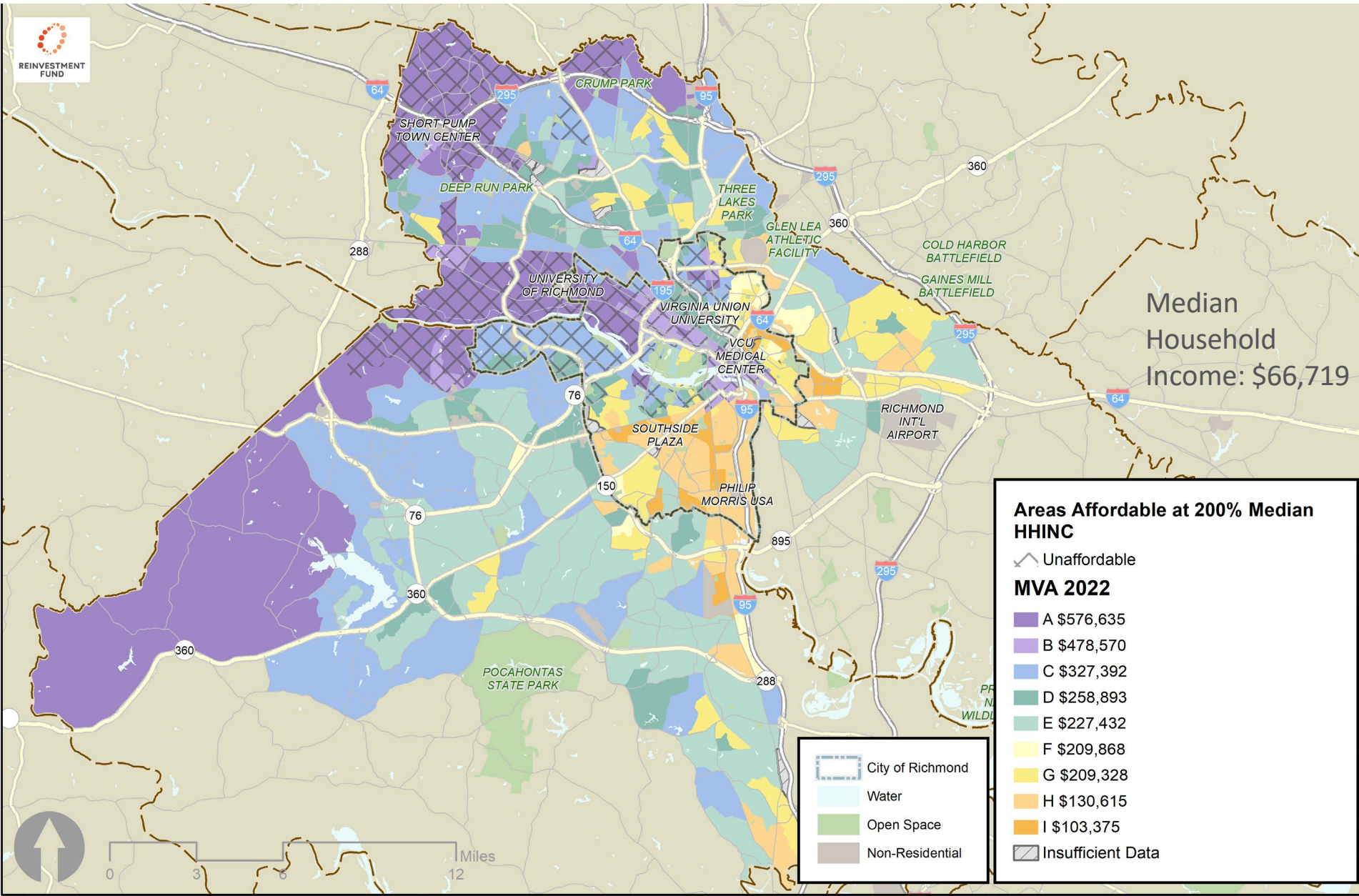


Source: Partnership for Housing Affordability.

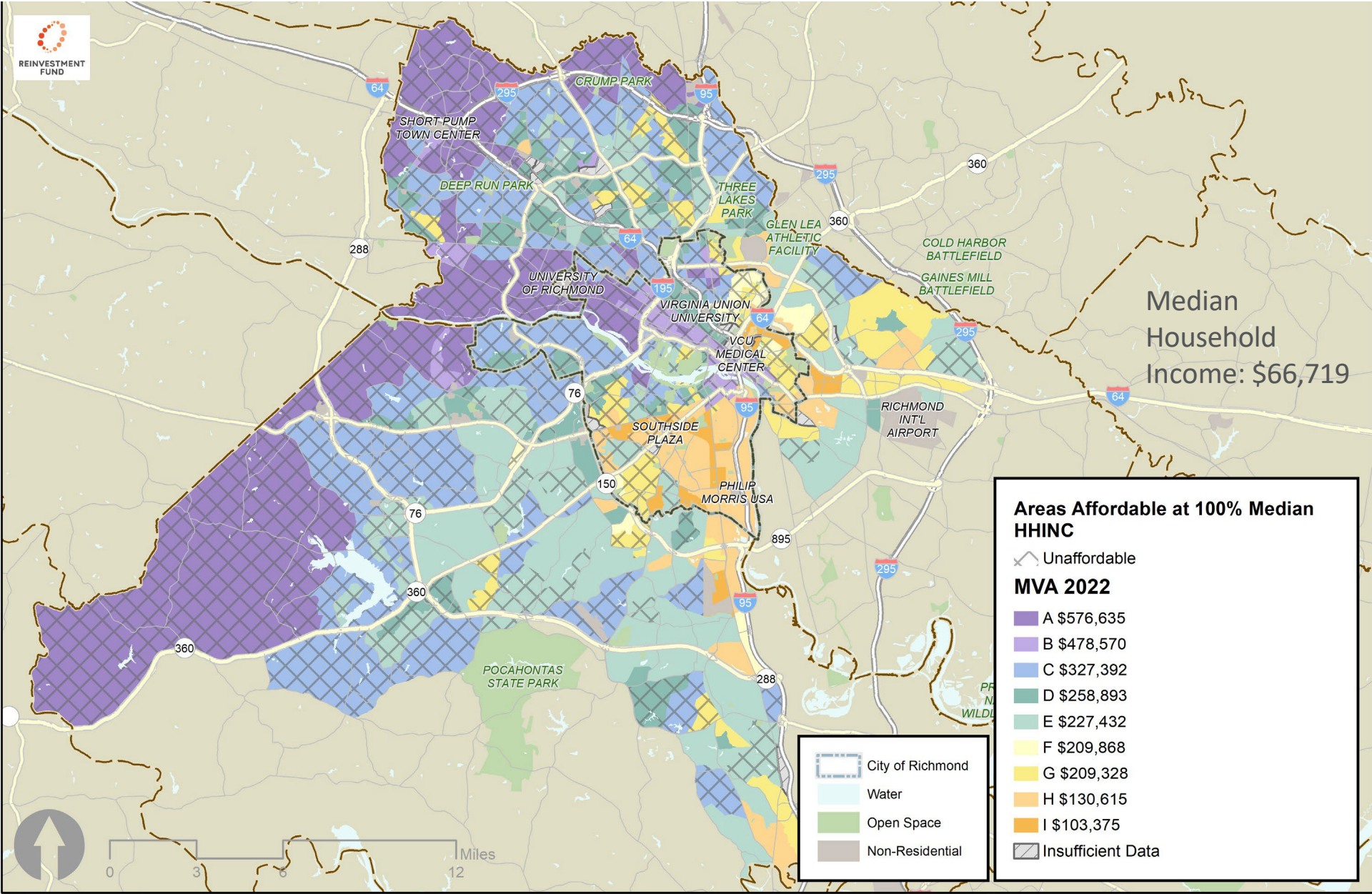


REGIONAL HOUSING FRAMEWORK

Housing Affordability: 200% Median Household Income



Housing Affordability: 100% Median Household Income



Median Household Income: \$66,719

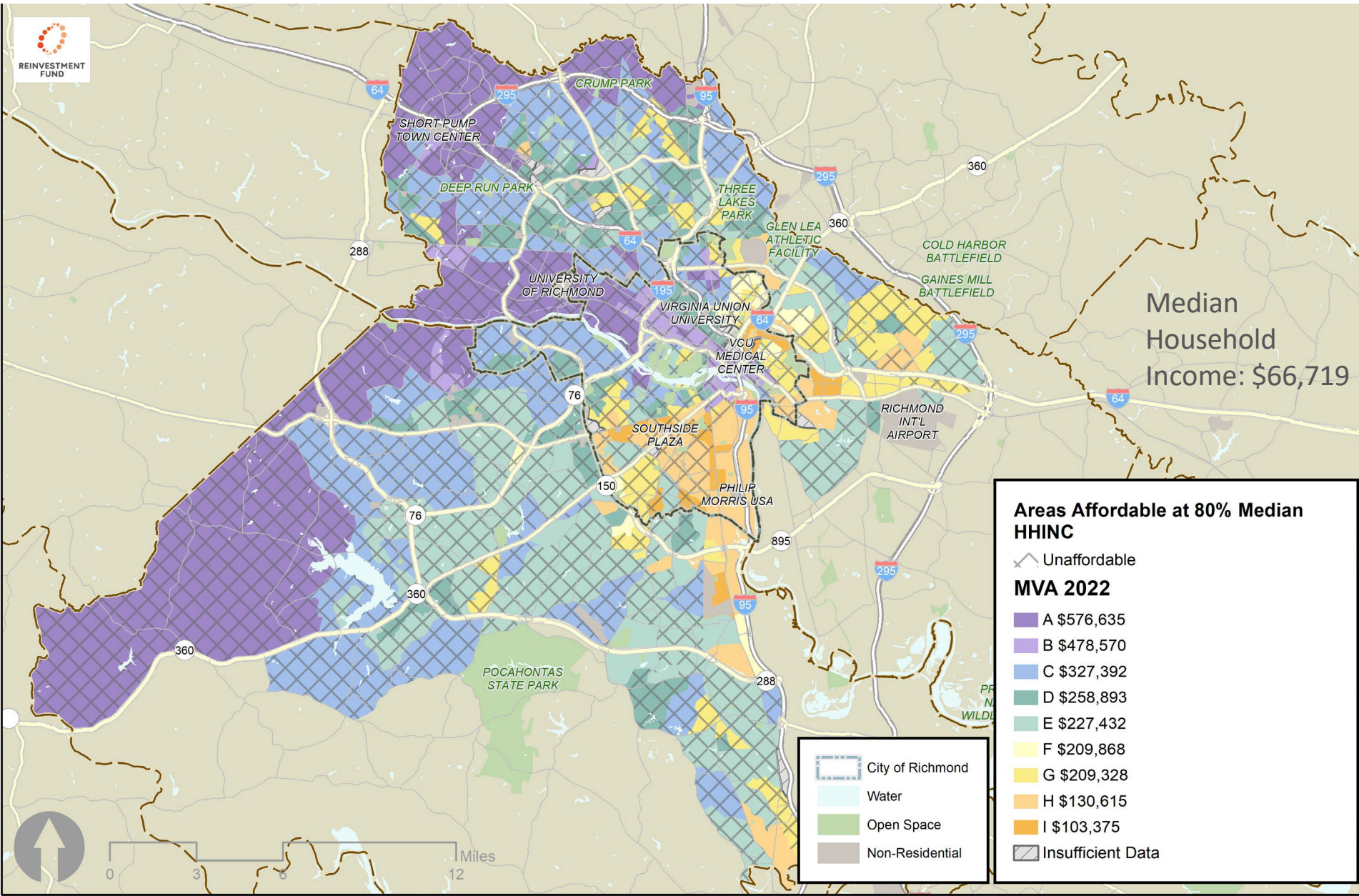
Areas Affordable at 100% Median HHINC

- ✕ Unaffordable
- MVA 2022**
- A \$576,635
- B \$478,570
- C \$327,392
- D \$258,893
- E \$227,432
- F \$209,868
- G \$209,328
- H \$130,615
- I \$103,375
- ▨ Insufficient Data

- ▭ City of Richmond
- ▭ Water
- ▭ Open Space
- ▭ Non-Residential



Housing Affordability: 80% Median Household Income



A unique opportunity

InterCity Visit Community (Year of Visit)	Point-in-time Count in 2020	Per capita (per 10,000 households)
RVA (Greater Richmond region)	546	4.9
Columbus/ Franklin County, OH (2022)	2,036	15.5
Charlotte/Mecklenburg County, NC (2021)	1,604	14.4
Salt Lake City, UT (2019)	1,958	16.9
Minneapolis/ Hennepin County/ St. Paul/ Ramsey County, MN (2018)	Minneapolis/Hennepin- 3,049 St. Paul/ Ramsey – 1,630	Minneapolis/Hennepin-24.1 St. Paul/ Ramsey –29.6
Pittsburgh/ McKeesport/Penn Hills/ Allegheny County, PA (2017)	887	7.3
San Diego City and County, CA (2016)	7,638	22.9
Nashville/Davidson County, TN (2015)	2,016	29.0
Tampa/Hillsborough County, FL (2014)	1,452	9.9
Metropolitan Denver, CO (2013)	6,104	18.9
Boston, MA (2012)	6,134	88.6
Austin/ Travis County, TX (2011)	2,506	19.7
Raleigh-Durham, NC (2010)	Durham City and County- 349 Raleigh/ Wake County - 974	Durham City and County- 10.9 Raleigh/ Wake County – 8.8



Responding to the crisis of homelessness in the Richmond region

HOMeward, WWW.HOMewardVA.ORG

GREATER RICHMOND CONTINUUM OF CARE,
WWW.ENDHOMELESSNESSRVA.ORG

Homeward's mission

Homeward's mission is to prevent, reduce, and end homelessness by facilitating creative solutions through the collaboration, coordination and cooperation of regional resources and services.



Homeward's role in the region



- Identifying needs and trends through person-centered data collection
- Coordinated funding applications for more than \$6.5 million in federal and state funding each year
- Service coordination and support for programs including the Homeless Connection Line which serves as the front door to the homeless services network
- Technical assistance and capacity-building for the homeless services network
- Planning and policy development support
- Strategic partnership development

Community Coalition to Fight Homelessness: Greater Richmond Continuum of Care (GRCoC)



Map retrieved from
<http://www.richmondregional.org/>

Established in 1997 by community stakeholders to fight homelessness in the region. Homeward was created to support this effort.

400 Continuums of Care around the country; 16 in Virginia

Numerous statutes and regulations guide and govern CoC's. The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 is the guiding legislation:

- <https://www.federalregister.gov/documents/2012/07/31/2012-17546/homeless-emergency-assistance-and-rapid-transition-to-housing-continuum-of-care-program>

The GRCoC develops policies and procedures locally to maximize services for each household and resources.

Learn more: www.endhomelessnessrva.org

Homelessness and Housing Instability: a community crisis



Unsheltered;
nowhere safe to stay



Fleeing sexual or
domestic violence



No longer able to
stay where they are



“Doubled Up” or living
with family or friends



Living in a hotel



Paying too much for
rent; getting behind on
bills

Focus of our coordinated homeless services network




Sleeping outdoors/in tent


Living in car

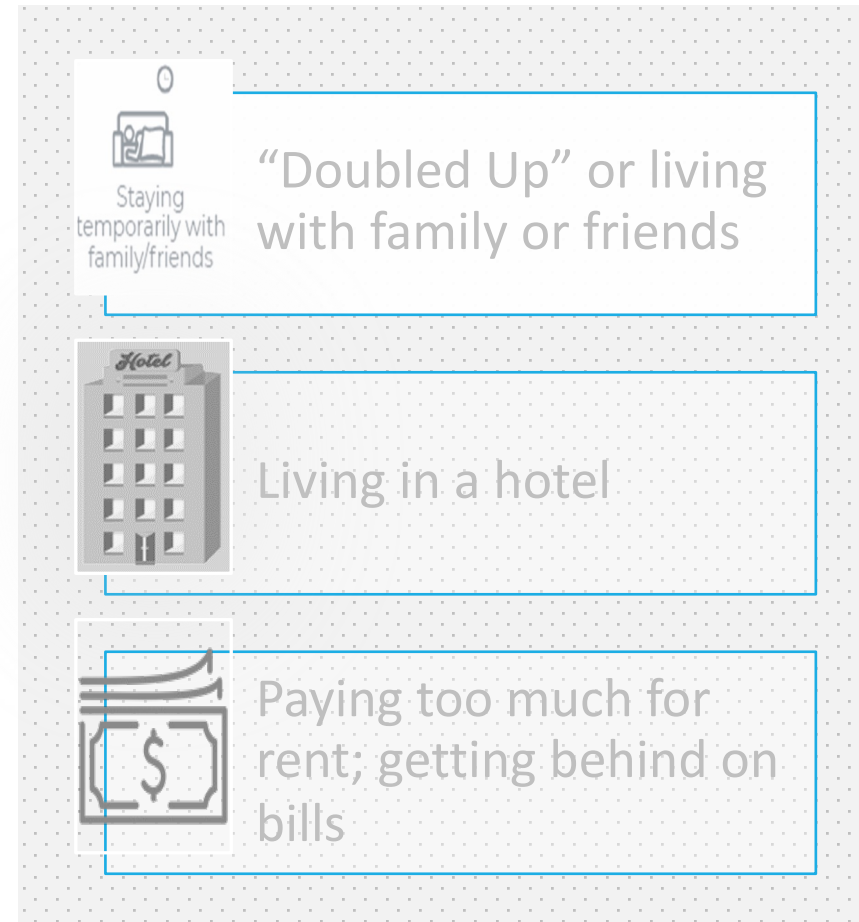
**Unsheltered;
nowhere safe to stay**



Fleeing domestic violence

**Fleeing sexual or
domestic violence**




**No longer able to
stay where they are**





Staying temporarily with family/friends

**“Doubled Up” or living
with family or friends**

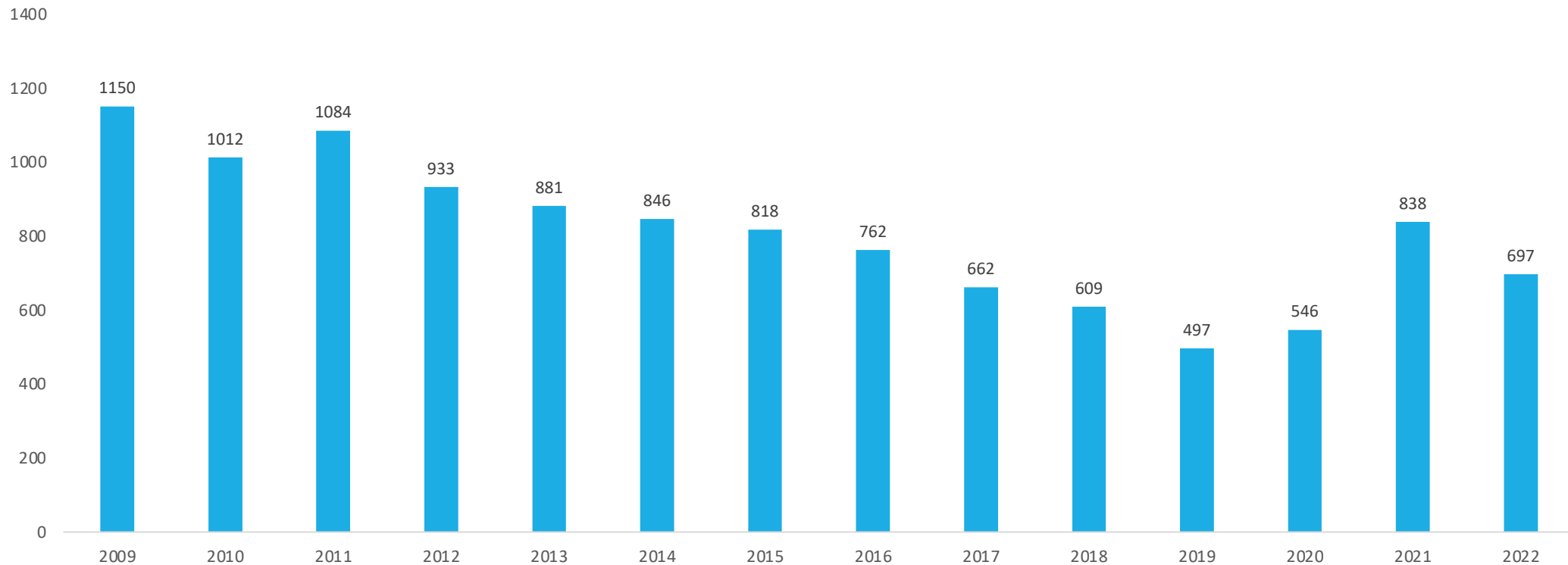

Hotel

Living in a hotel


Paying too much for rent; getting behind on bills

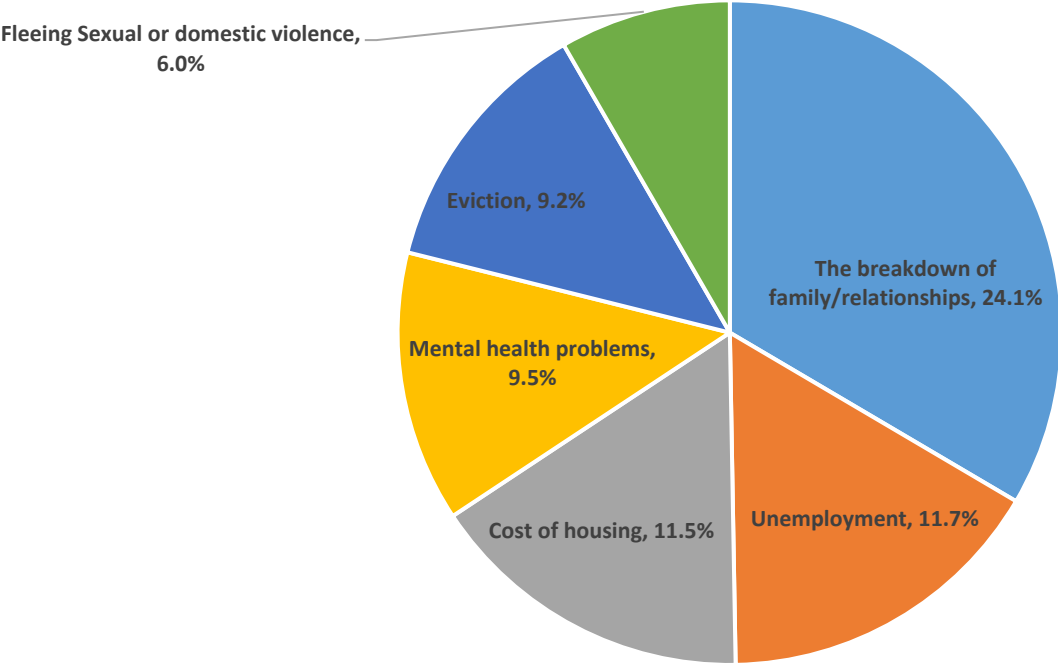
Coordinated approach and focus on housing has led to reductions over time

Single day winter count of people in shelters or sleeping outside in the Richmond region



In January 2022, the top six reasons people gave as their main reason for homelessness were:

Main reason for homelessness, resident survey Jan. 2022





Types of housing programs to address homelessness

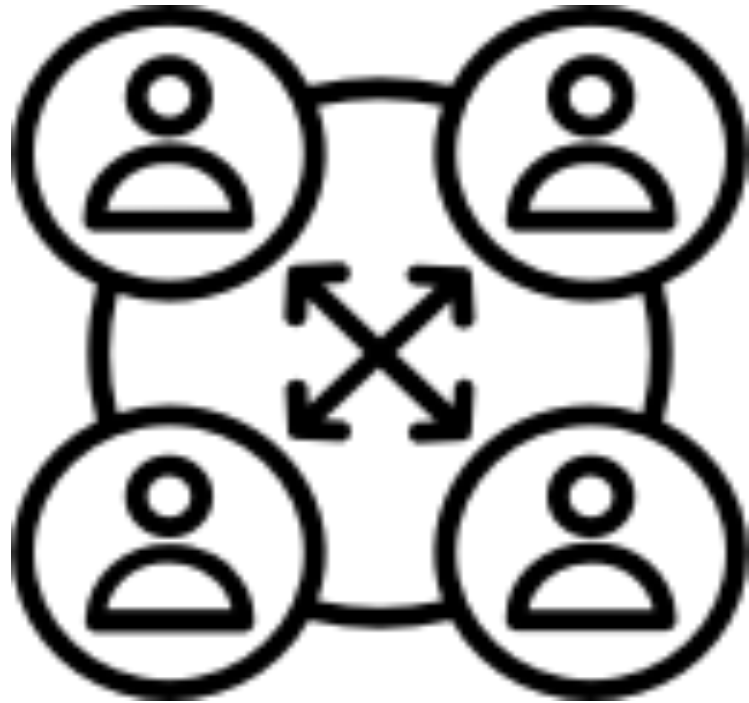
- Rapid re-housing
- Permanent supportive housing
- Private market housing (lease, zoning, and title requirements may apply)
- Subsidized and income-limited housing
- Assisted Living Facilities
- Roommates/ shared housing
- Recovery housing if desired
- Safely reuniting with family or friends
- Financial assistance or help accessing housing
- Housing navigation and search; assistance working with landlords to address barriers to housing

Lack of housing that is affordable to people earning between 0 and 30% of area median income continues to be the primary cause of homelessness.

Key features of the coordinated homeless response system

- Homeless and housing assistance is **not an entitlement** and most households who need housing assistance or meet the criteria for homeless assistance do not receive it.
- Efforts to “divert” people from entering homeless shelters by **connecting** them to community-based resources and support networks can be effective.
- The **primary funding and policy** driver for homeless assistance programs is the U.S. Department of Housing and Urban Development (HUD.) The state follows HUD and is the second single largest funder of homeless assistance.
- Most funding for homeless assistance programs comes from **private** sources (individuals, foundations, corporations, and congregations.) This funding is fragmented.
- In the Richmond region, most homeless service providers are **non-profits** raising significant private funds to provide assistance.

Access to homeless assistance programs



- There are not enough resources to serve everyone who is eligible.
 - There is not a right to shelter or housing assistance. Shelters alone are insufficient to address the need for permanent housing.
- Access to programs with any public funding is coordinated.
- Referrals to shelter and housing programs are centralized and prioritized.
 - Say no a lot in order to strategically say yes.
- Individual choice.
 - People can turn down services—even housing.

Emerging issues and trends

CHANGES IN POPULATION REQUIRING NEW PARTNERSHIPS

- Increase in older adults
 - New housing solutions
 - Connections to healthcare
- People with disabilities and complex service needs
 - Connections to Medicaid
 - Need for interventions that are accessible for those with limited mobility
- Youth and young adults
 - Connections to workforce
 - Youth-serving organizations
 - LGBTQ+

STRATEGIC RESOURCES

- Increase in unsheltered population (staying outside)
 - Balance increase in shelters, supportive services, and housing programs
 - Mitigate spread of large encampments to ensure that people are connected to existing services
- Perception of increased visibility in downtown areas
- Will the connection between evictions and homelessness increase?

How you can help reduce homelessness in our community

- Support one of the non-profit agencies with proven results working to address homelessness.
 - Volunteer.
 - Donate
 - Share their stories and information on social media and in your networks.
- Share information on how people can get connected to services. (See appendix.)
- Advocate at the local, state, or federal level for **more** resources to provide shelter and, especially, **deeply affordable housing**.
 - Local zoning and land use policies could have the biggest impact on increasing the supply of deeply affordable housing.
 - State funding for an Affordable Housing Trust Fund can help to fill funding gaps to develop solutions so that every one has a safe place to call home.
 - Support federal budgets for homeless assistance and housing resources.
 - Support policies that help people get the services they need to become stable tenants. These policies can include:
 - Income supports for families with minor children
 - Health Insurance programs
 - Behavioral health resources (mental health and substance abuse)

Find out more at www.endhomelessnessrva.org



GREATER RICHMOND CONTINUUM OF CARE
ABOUT US - CALENDAR - GRCOC BOARD - MEMBERSHIP - RESOURCES - WORKING GROUPS

ABOUT US

The Greater Richmond Continuum of Care (CoC) seeks to prevent, reduce, and end homelessness through effective and coordinated community-wide efforts and services.

The Greater Richmond CoC coordinates homeless services and homelessness prevention across the City of Richmond, and the counties of Charles City, Chesterfield, Goochland, Hanover, Henrico, New Kent, and Powhatan.

Kelly King Horne

Executive Director

kkhorne@homewardva.org

www.homewardva.org
www.endhomelessnessrva.org

Resources to take action



Homeless Services in the Richmond Region

08/02/2022

Access Points

Coordinated entry points into the region's network of homeless services

- Homeless Connection Line
- EmpowerNet Hotline
- Coordinated Outreach: RBHA, Daily Planet Health Services, Commonwealth Catholic Charities, McGuire VA Homeless Outreach, Richmond DSS, St. Joseph's Villa (youth)

Connection Points

Light-touch assistance and connection to Access Points

- Chesterfield DSS
- Commonwealth Catholic Charities, Youth Hub, Housing Resource Center
- Goochland CARES
- OAR
- Powhatan Free Clinic
- REAL Life Community Center
- Richmond Public Library, Main Branch
- RVA Light Café
- Virginia Career Works Centers

Connected Agencies and Groups

Mainstream resources provided to community members including persons experiencing homelessness

- Departments of Social Services
- Public School Systems
- Community Services Boards
- Police Departments/Sheriffs
- Community Meal Programs/Congregations
- Free Clinics

Community-based outreach & services

Additional agencies providing homeless services

- Focused Outreach Richmond
- Veteran Affairs Medical Center
- VETLINK

Pandemic Response Programs

- Daily Planet (COVID-19 testing/vaccines)

Shelter

Emergency shelter for families and individuals experiencing homelessness. Families and individuals are referred to emergency shelter through Access Points.

- CARITAS (men, & women)
- Daily Planet (Medical, Mental Health)
- Hanover Safe Place (domestic violence)
- HomeAgain (men, family, vets)
- Housing Families First (family)
- Goochland Cares
- Liberation Veteran Services
- Safe Harbor (domestic violence)
- RBHA Transitional Units
- Salvation Army (men, family)
- YWCA (domestic violence)

Homeward

Lead agency for Greater Richmond Continuum of Care

- Collaborative applicant for federal & state funding
- Provides technical support and best practices to CoC member organizations
- Manages Homeward Community Information System (HCIS)
- Coordinates bi-annual Point-in-Time Counts
- Hosts Best Practices Conference & Project Homeless Connect
- Coordinates 15+ local workgroups and committees
- Cross-sector partnership development

Agencies represented here participate in the GRCoC through the Point-in-Time Count, the Housing Inventory Count, or a committee. If your agency is not shown, please contact Michael Rogers at mrogers@homewardva.org. If you are experiencing homelessness and need help, call the Homeless Connection Line at 804-972-0813.

Rapid Rehousing

Permanent housing for families/individuals who need assistance in securing and maintaining stable housing

- Hanover Safe Place
- HomeAgain
- Housing Families First
- St. Joseph's Villa
- Virginia Supportive Housing (for veterans)

Permanent Supportive Housing

Permanent housing for families/individuals who need long-term housing that is connected to on-going supportive services

- HomeAgain
- HUD-VASH (for veterans)
- Richmond Behavioral Health Authority
- Virginia Supportive Housing
- St. Joseph's Villa

Targeted Recovery Services

Substance Use Disorder recovery providers with an emphasis on persons experiencing homelessness

- The Healing Place
- Good Samaritan Ministries
- Daily Planet Health Services
- Salvation Army ARC



Access for most people experiencing homelessness: Homeless Connection Line



Partners:

- ACTS
- HomeAgain
- Homeward
- Housing Families First
- Senior Connections

Monday – Friday, 8am to 9pm

Saturday and Sunday, 1pm to 9pm

Record needs for emergency shelter and provide problem-solving supports

Access for people sleeping outside: Coordinated Outreach



Notification of individual or family sleeping outdoors

Are you concerned about someone sleeping outdoors? Outreach and support services are available for people living on the streets and in other public places.

Please help us to assist people who are sleeping in places not meant for human habitation (such as cars, parks, woods, sidewalks, abandoned buildings) by letting us know where they are located. Our region's outreach team will attempt to make contact with the individual or family.

Please note that the outreach team works to build a relationship with individuals who may be uncomfortable seeking services. Making these connections takes time. Other individuals may already have somewhere to stay. Therefore, you may still see the individual or family after completing this form.

<http://bit.ly/RVAOutreach>

Partners

Commonwealth Catholic
Charities

Daily Planet Health Services

McGuire VA Homeless Outreach
(vets)

Richmond DSS

RBHA

St. Joseph's Villa (youth)

empower net

HOTLINE

24/7 HOTLINE — 804-612-6126

Collaborating to serve survivors of sexual and domestic violence

A COLLABORATIVE OF · GOOCHLANDCARES · HANOVER SAFE PLACE · JAMES HOUSE · SAFE HARBOR · THRIVE VIRGINIA · YWCA RICHMOND