



**Center for Urban &  
Regional Analysis  
(CURA) at VCU**

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# **PERSPECTIVES ON THE HOUSING AFFORDABILITY GAP IN THE RICHMOND REGION**

## **Interviews & Surveys of Decision Makers, Thought Leaders & Other Stakeholders**



**VCU**

L. Douglas Wilder School of Government and Public Affairs

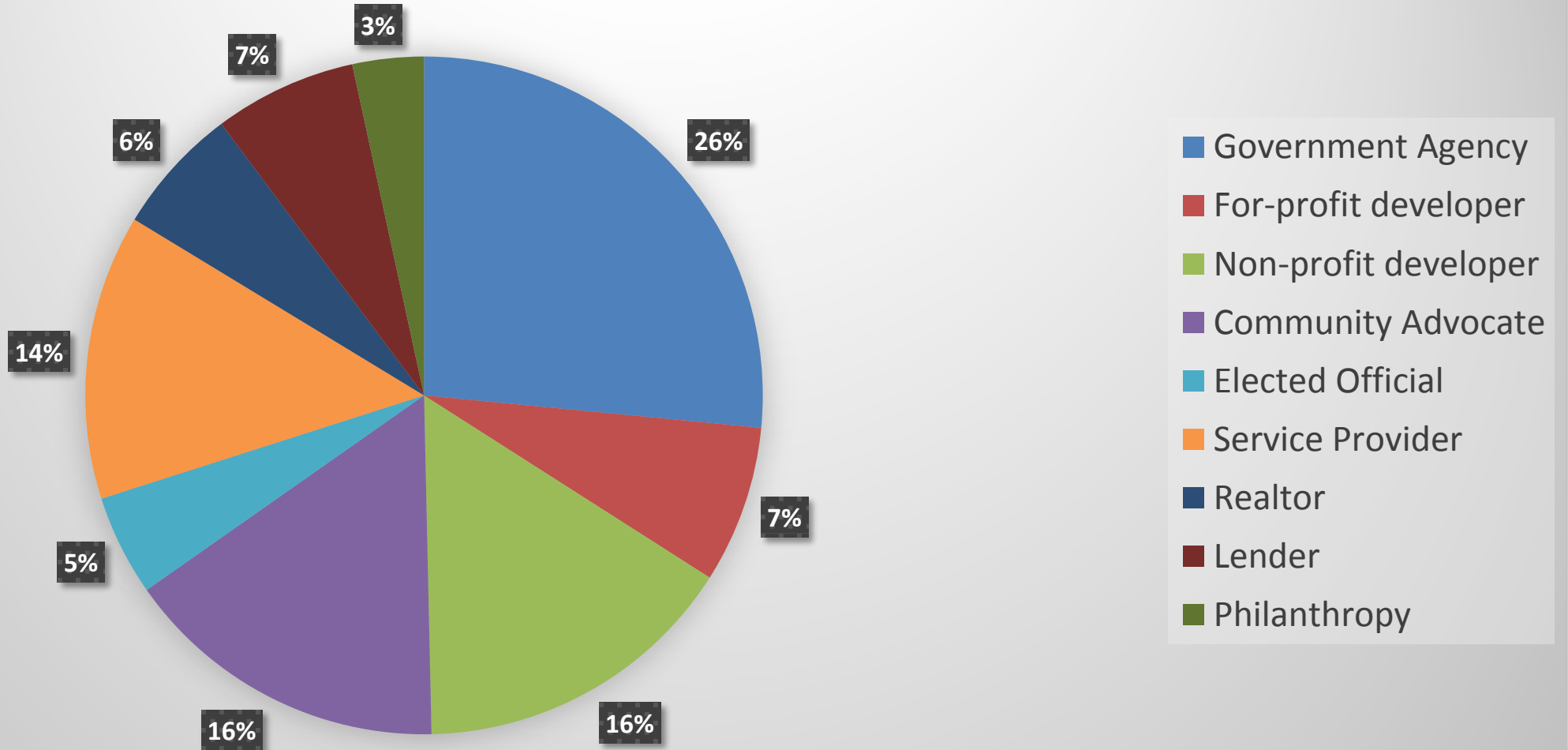
**CURA@VCU**

# COMMUNITY ENGAGEMENT

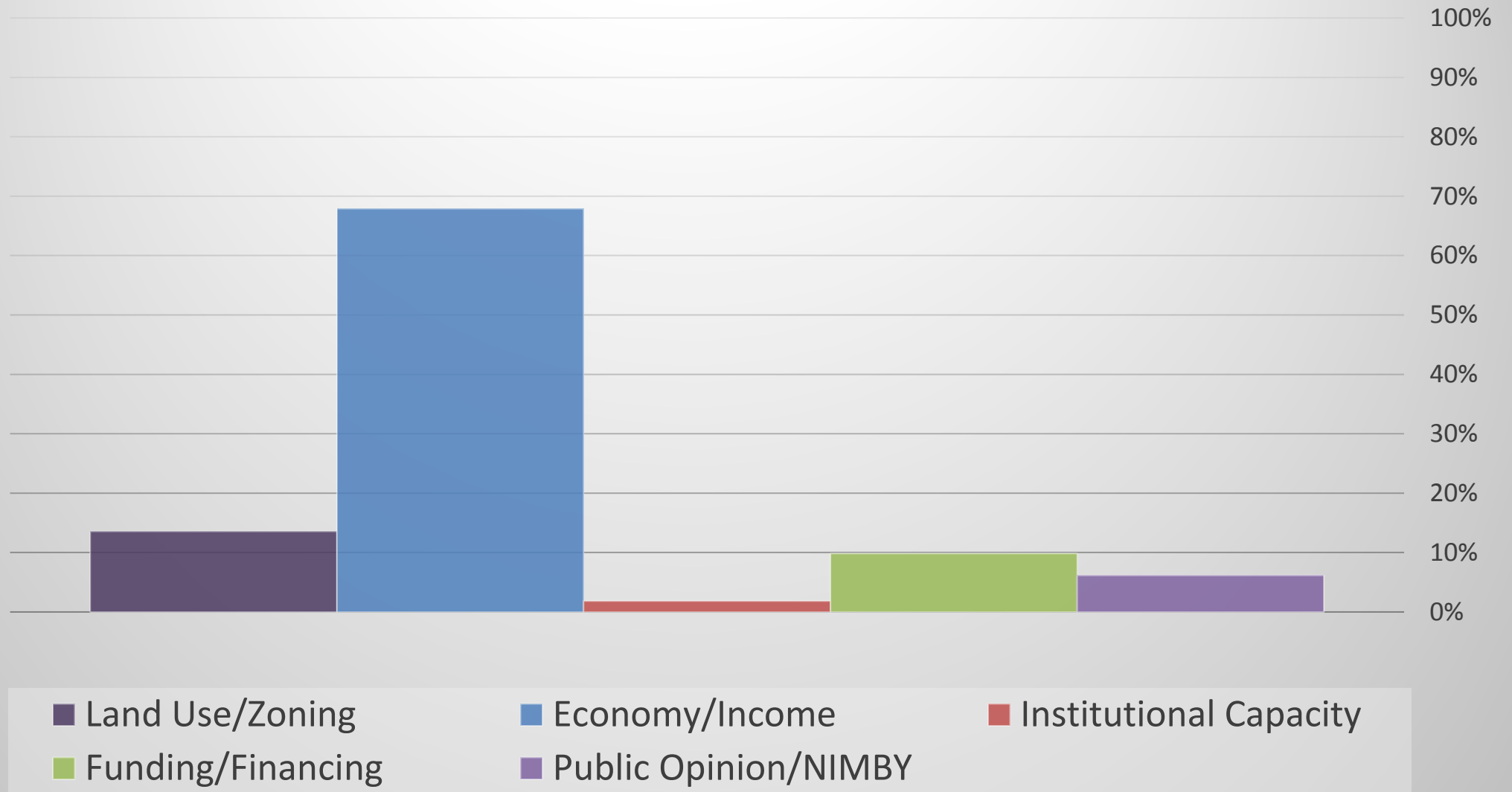
# COMMUNITY-ENGAGEMENT PROCESS

- Interviews with 12 regional experts (Summer/Fall 2014)
  - Nonprofit housing advocates and service providers
  - Government agency staff, and
  - Foundations.
- Survey of 162 regional stakeholders (Fall 2014)
  - Elected Officials
  - Nonprofit housing advocates and service providers
  - Government agency staff,
  - Nonprofit and for-profit developers
  - Foundations, and
  - Community-based advocates
- November 21 Workshop of 65 local participants

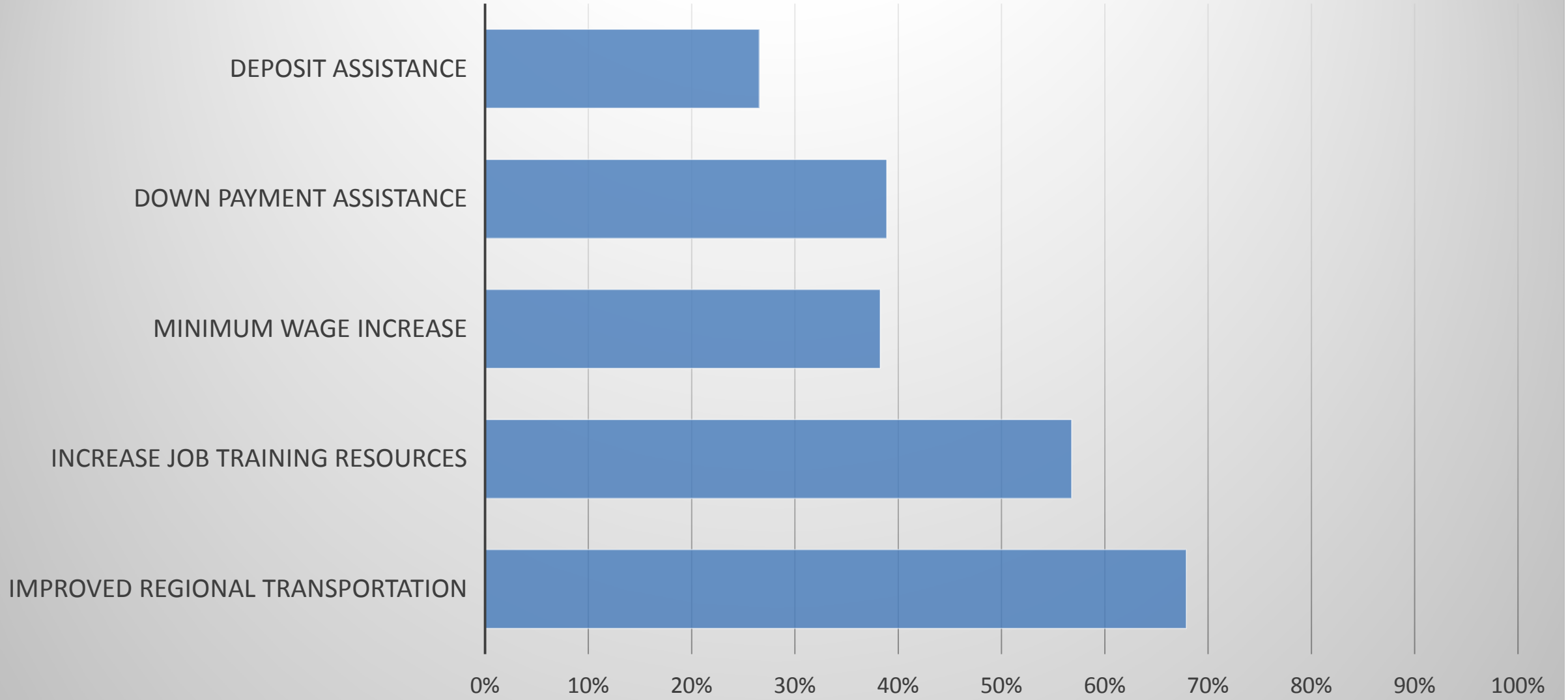
## Participants by Sector



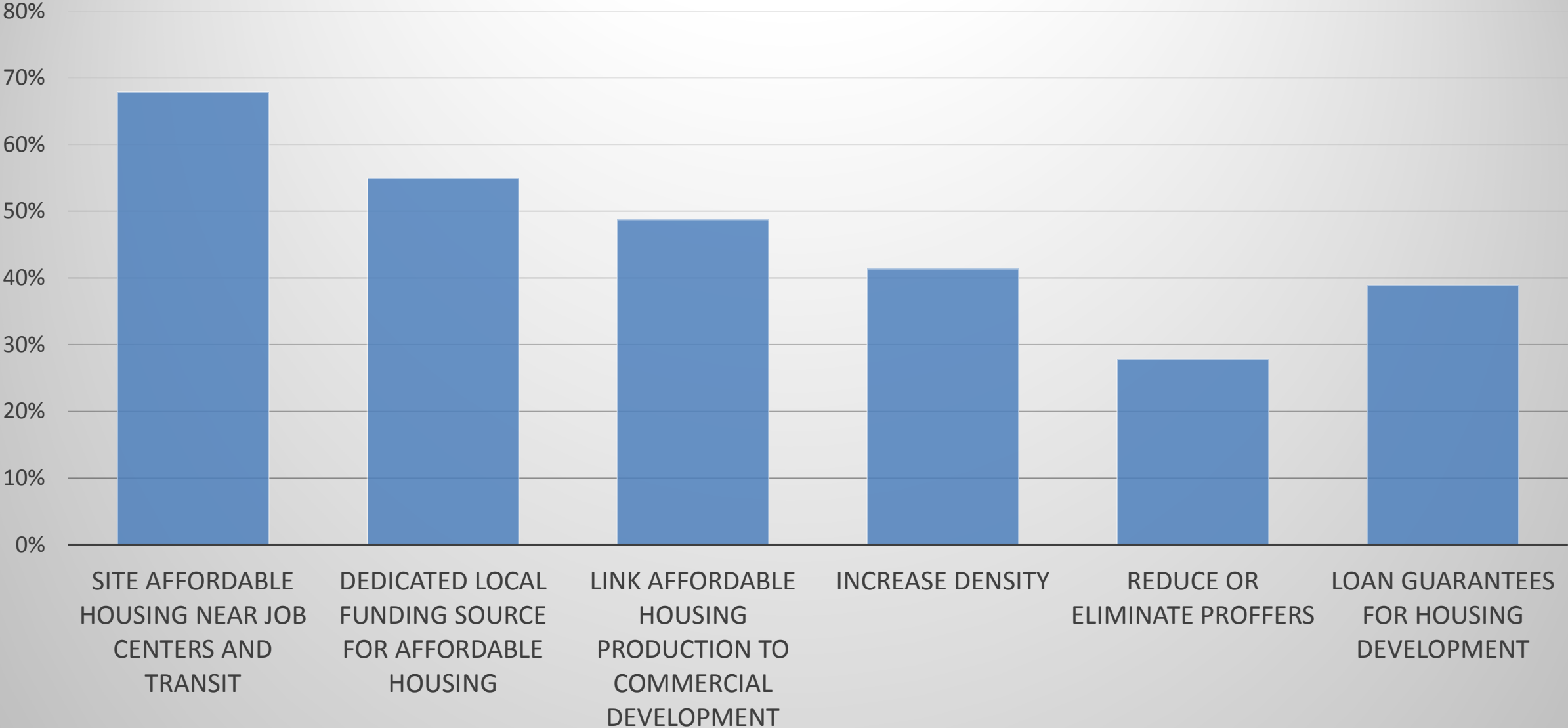
# Why do you think there is a housing affordability gap?



# Demand-Side Solutions



# Supply-Side Solutions



# NOVEMBER 21 WORKSHOP POLICY SOLUTIONS

- **Improve connections between transportation and housing;**
- **Increase job training and education opportunities;**
- **Link affordable housing and new development;**
- **Increase density;**
- **Greater engagement by public officials; and**
- **Community land trust**



# RECOMMENDATIONS

# APPROACHES TO HOUSING AFFORDABILITY

- Develop a flexible, dedicated funding source for affordable housing;
- Improve access to the regional transit system, including dedicated funding, expansion, or new service;
- Strengthen local and regional coalitions to provide advocacy at the project and policy levels.

# APPROACHES TO HOUSING AFFORDABILITY

- Prioritize the preservation of existing federally-assisted housing;
- Support access to affordable housing through employer-assisted housing programs;
- Develop a community land trust to support long term affordable housing;

# APPROACHES TO HOUSING AFFORDABILITY

- Create incentives or requirements to site affordable housing near job centers



# APPROACHES TO HOUSING AFFORDABILITY

- Expand by right development through zoning to include:
  - Mixed-use retail-residential centers;
  - Accessory Dwelling Units such as granny flats or alley flats; and
  - Infill multifamily development within the urban core and along commercial corridors.



**QUESTIONS?**