



One Richmond:

A Housing Plan for the City's Future

Our Vision for an Equitable RVA

In cities across the United States, revitalization and economic growth are too often achieved without benefit to all residents. Neighborhoods are “revitalized” without fully considering the impact on lower income families, who are simply shuttled to a new pocket of poverty in another part of the city or region. Cities flourish, but opportunities for better education and employment remain unavailable to many.

In Richmond, advancement must look different. As a people, we are choosing to embody the ideal that racially and economically integrated communities are better for everyone.

We desire an approach to community development that will reduce historic gaps in prosperity and overcome systemic flaws that have long contributed to sharp divisions along racial and economic lines. We must create infrastructure and community assets that promote equity and strengthen the ability of all residents to thrive. City leadership should deploy its resources in ways that accelerate inclusive development, enhance livability, and increase opportunity--without sacrificing the character of a community.

*“One Richmond” will be characterized by attractive neighborhoods in which residents of varied incomes are able to remain affordably housed. And the value of our growth will be measured by residential and commercial investments that enhance the health, safety, and stability of our communities and the opportunities afforded **all** of our citizens.*

DRAFT HOUSING PLAN

GOAL #1:

Respectfully reimagine and strategically transform public housing to foster economically, racially, and socially integrated communities for the safety and benefit of all residents, neighborhoods, and public schools.

Strategies:

- 1.a Support the work of the Office of Community Wealth Building, Richmond City Health District, ROI (Richmond Opportunities Inc.), and other primary partners in the execution of a focused plan—formed in partnership with residents—to support the current needs of ***all*** public housing households and to enable public housing residents to make successful transitions to future housing choices.
- 1.b Hire additional Family Transition Coaches to increase significantly the number of households served, thereby connecting these households to educational, workforce development, and employment resources.
- 1.c Support an increase in the number of housing choice vouchers as well as policies (e.g., Small Area Fair Market Rent calculations, mobility counseling, education of landlords) that promote the use of vouchers in high opportunity neighborhoods.
- 1.d Ensure that affordable housing units are integrated throughout new residential developments (rental and owner occupied) to ensure mixed income communities.
- 1.e To enhance locational, educational, and vocational choice, support the implementation of the Richmond Region Transit Vision Plan.
- 1.f ***Remove structural disincentives for moving out of public housing.***
- 1.g ***Whenever possible, employ public housing residents in the redevelopment efforts.***

GOAL #2:

Fund the capital investment needs of the City to ensure quality housing options for all citizens.

Strategies:

- 2.a Identify revenue streams that will be dedicated to the transformation of public housing communities. These dollars should be deployed in ways that attract private capital eager to invest in the transformation. Enact any necessary ordinances during the adoption of the FY 2019 budget.
- 2.b Earmark new real estate tax revenue from previously abated properties to the City's Affordable Housing Trust Fund.
- 2.c Align available public-sector funding resources (e.g., Community Development Block Grants, Capital Improvement Program dollars, etc.) around City housing priorities.
- 2.d To take advantage of current growth trends as well as invest in and stimulate future growth, explore the creation of Tax Increment Financing (TIF) districts throughout the City.
- 2.e Make explicit asks of the City's leading corporate citizens to align their philanthropic giving with the goal of transforming public housing.
- 2.f Make explicit asks of the philanthropic community to align their giving with the goal of transforming public housing, with specific emphasis on supporting initiatives that enable families to transition successfully out of poverty.

GOAL #3:

Ensure the preservation of mixed income communities, by preserving existing affordable housing units and developing new ones—both rental and owner occupied—throughout the City.

Strategies:

- 3.a Increase and enhance incentives (e.g., density bonuses, tax abatements, etc.) for affordable housing units to be integrated into market rate, residential developments.
- 3.b Enact a Longtime Owner Occupants Program that will limit real estate tax increases for families who have owned and resided in their homes for a significant number of years and meet income restrictions based on family size.
- 3.c Dedicate sufficient personnel and financial resources to enable proactive, equitable code enforcement to prevent and remediate blight.
- 3.d *Support the passage of an Accessory Dwelling Unit ordinance.*
- 3.e *Make the development of mixed income housing a regular component of RFPs for large scale redevelopment projects in the City.*

GOAL #4:

Create and maintain a governmental structure that enables the effective and efficient implementation of a comprehensive, innovative, and coordinated approach to affordable housing and community development.

Strategies:

- 4.a Separate into two departments the functions of Economic Development and Housing & Community Development with the Directors of each department serving as co-equals.
- 4.b Reinvent the Office of Permits and Inspections by comprehensively reviewing departmental procedures with internal/external stakeholders; establishing an

EnerGov Implementation team; and refreshing the department's website to improve efficiency.

- 4.c Reform the City's tax delinquent sales process to reduce the number of tax delinquent properties by 15% annually.
- 4.d Streamline the application, review, and grant distribution processes of the Affordable Housing Trust Fund to expedite the preservation and development of affordable housing.
- 4.e Designate the Maggie Walker Community Land Trust as the Land Bank of the City of Richmond and execute a Memorandum of Agreement between the two parties to position the City for strategic development opportunities.
- 4.f Establish the Richmond Homeless Advisory Council to provide oversight, management, and coordination with other City processes and initiatives; and execute a Memorandum of Agreement with Homeward to staff the council.
- 4.g Ensure that the development and preservation of affordable housing is a priority in the Master Plan.