

“Without stable shelter,
everything else falls apart.”

Matthew Desmond ~ Author of “Evicted”

SOUTHERN VIRGINIA REGIONAL HOUSING SUMMIT



October 24, 2024

Greta J. Harris,
Better Housing Coalition

Why Quality Housing at an Affordable Price is Important



- ▶ Diverse housing options throughout the region help to attract and retain talent across the economic spectrum
- ▶ Quality, service-enriched affordable housing helps to unleash human potential that can contribute to regional economic growth
- ▶ Regions focused on inclusion & equitable development will attract future investments

America's History of Limiting Opportunity Access

COMMUNITIES OF COLOR:

Land Use Policies

Limiting where POC could live
Concentration of public housing

Infrastructure Investments

Highway locations
Landfill locations

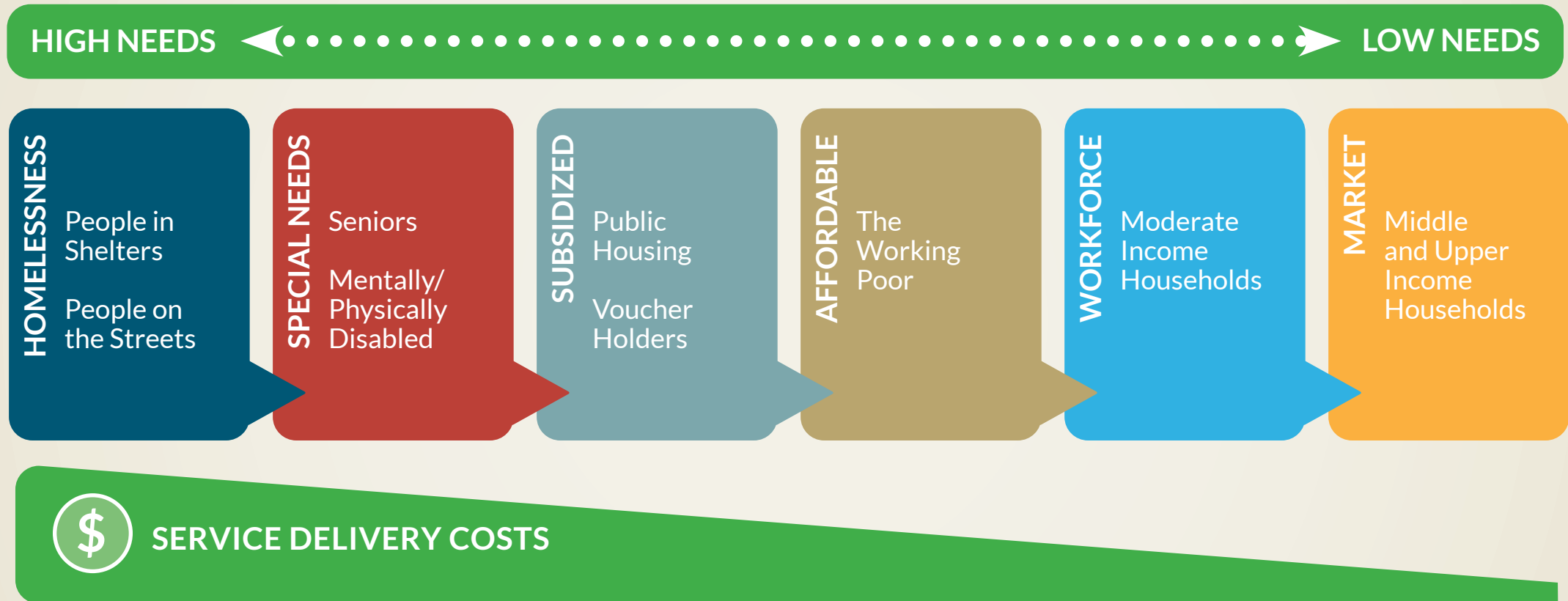
Resource Denial

Redlining-limiting capital access
GI Bill supported White veterans only

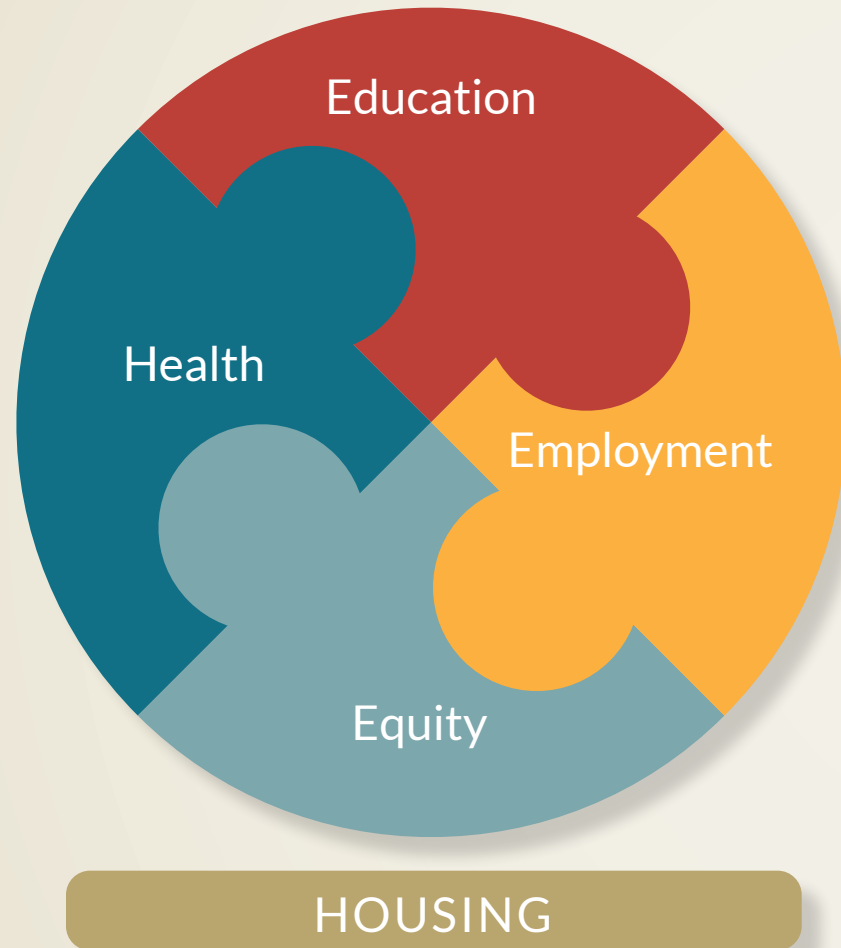
Criminal Justice Disparities

War on drugs
Mandatory sentencing

Continuum of Housing & Service Needs

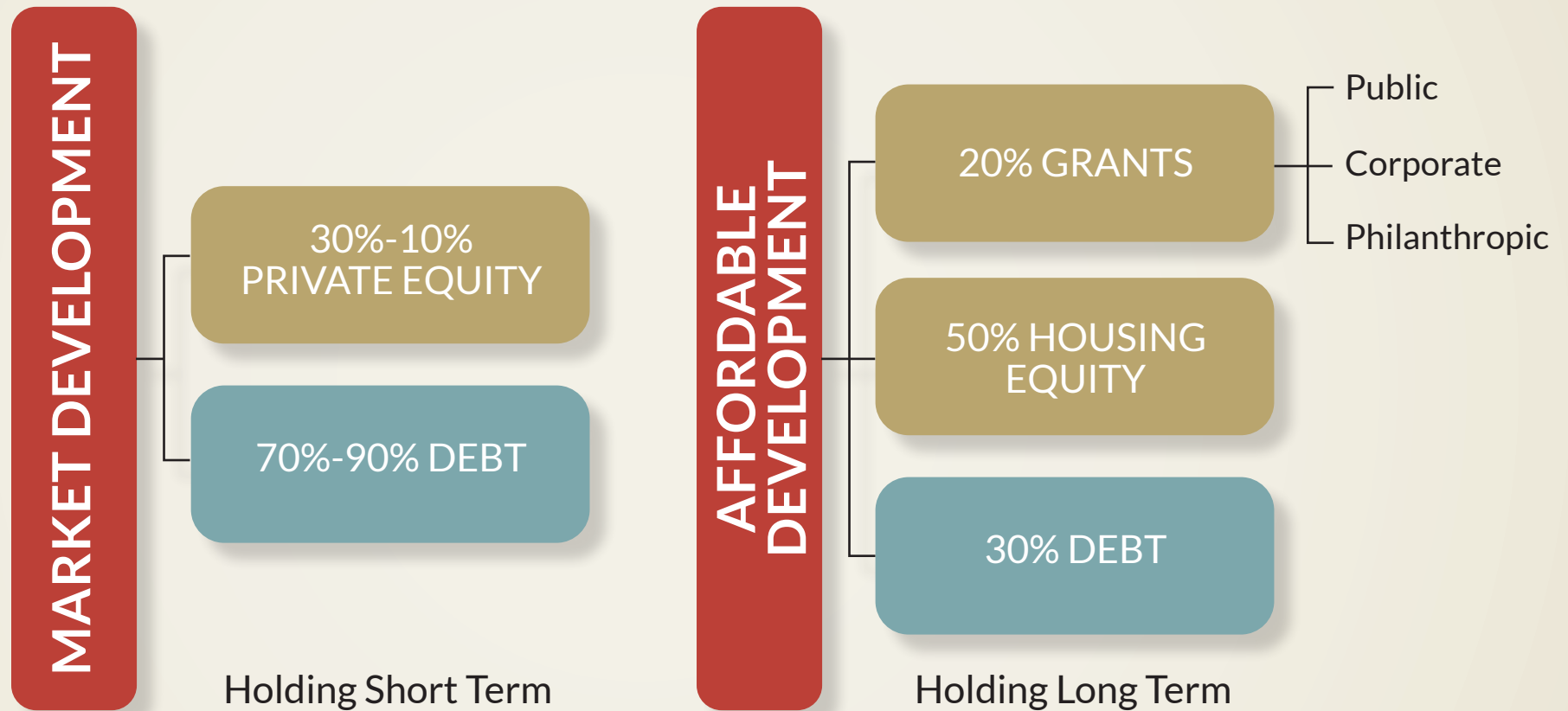


America's Affordable Housing Needs



- ▶ More than **10 million** American households pay more than **50%** of their monthly income for housing
- ▶ More than **17 million** seniors live with incomes below **200%** of the Federal Poverty level or about \$2,400 for housing, food, medicine, etc.
- ▶ The Black home ownership rate and subsequent wealth building opportunities are at a **50-year low**
- ▶ More than **200,000** public housing units across the country are obsolete and need replacement

Development Costs are Nearly Identical



Community Liability



This is Affordable Housing in RVA...



The Goodwyn Apartments | Richmond, VA

Community Liability



This is Affordable Housing in RVA...



This is Affordable Housing in RVA...



Columns on Grove Senior Apartments | Richmond, VA

This is Affordable Housing in RVA...



Carter Woods Senior Apartments | Chesterfield County, VA

This is Affordable Housing in RVA...



This is Affordable Housing in RVA...



This is Affordable Housing in RVA...



Affordable Housing Pipeline



Affordable Housing Pipeline



Affordable Housing Pipeline



The Path Forward: Creation of a Regional Housing Framework



- ▶ Mixed income-Mixed use communities throughout the region
- ▶ Inclusive home ownership
- ▶ Housing options for senior citizens to age in place with dignity
- ▶ Transformation of public housing & mobile home communities
- ▶ Repurposing land and structures for quality housing at an affordable price

Lessons Learned:

- ▶ Any successful housing strategy must be regional in nature
- ▶ Establish shared community values and convictions
- ▶ Assume success and put policies in place NOW that will facilitate inclusive growth in the FUTURE
- ▶ Be BOLD in the creation of your housing solutions
- ▶ Link economic development with housing preservation and development
- ▶ Everything should be on the table for impactful solutions:
ZONING UPDATES – LAND DONATIONS (public surplus, faith communities, individuals)
LONG TERM INVESTMENTS (corporate, foundations, individuals)
- ▶ At the lower socio-economic end of the household income spectrum, comprehensive resident services are critical for individual economic mobility success

How You Can Help:

- ▶ **STAND:** Endorse state and local policies that will facilitate increased production and preservation of quality, affordable housing
- ▶ **INVEST:** Provide meaningful grants and social impact investments at scale that will enable housing development
- ▶ **STAY:** Equitable community transformation will require time, money and a sustained focus
- ▶ **JOIN:** Learn and influence how policy, capital and partnerships intertwine to advance housing solutions

Where You Live Can Change Your Life



THANK YOU!