

# Housing – Compiled Big Ideas

April 18, 2019



In fall 2018, PDR collected big ideas related to housing to potentially include in the new city-wide Master Plan from three groups:

1. The general public via Community Consultation #1, which included 1,030 participants online and in person.
2. The Richmond 300 Advisory Council, the sub-committee of the City Planning Commission charged with overseeing the creation of the Master Plan.
3. The Richmond 300 Technical Team, which is comprised of city departments and quasi-city entities.

The big ideas from the three groups are summarized below. Please note, these summaries are what PDR heard – that does not mean that all of these ideas are appropriate for inclusion in the city-wide Master Plan because some ideas are more operational/management focused, and not land use management focused.

## Community Consultation #1 - Big Ideas Summary | Housing

PDR staff received **669 big ideas** related to Housing.

- **Create mixed-income, mixed-use neighborhoods: 93 big ideas** are related to this topic area; deconcentrate poverty, allow affordable housing in higher-income areas.
- **More affordable housing: 150 big ideas** simply stated that we need more affordable housing.
- **Abandoned/vacant properties and code enforcement:** make owners sell or fix up their vacant/tax delinquent properties, tear down unsafe vacant housing, reduce number of vacant properties, improve response to housing violations.
- **Accessory dwelling units:** change zoning to allow “granny flats” and tiny houses.
- **Accessibility:** more housing for disabled individuals.
- **Define affordability:** the Richmond median income is lower than the regional area median income.
- **Design:** new designs should complement city’s character.
- **Economic Development:** need more jobs so people have higher income and can afford housing.
- **Elderly housing:** better affordable housing for the elderly, allow elderly to remain in homes via tax relief.
- **Energy efficiency/sustainability:** implement building codes that encourage new housing to be energy efficient and use sustainable materials, require multi-family buildings to provide recycling.
- **Eviction:** create a plan to address high eviction rates.
- **Gentrification/displacement:** concerns that new residents are displacing existing community members in East End and North Side; desire for measures to allow residents the option to stay in the neighborhood.
- **Green space:** need more green space and trees in developments.

- **Tax abatements:** tax abates should support homebuyers and not developers, rehabilitation tax abatement is great; only give abatements if new construction is sustainably built; provide abatements to elderly and low-income; tax freezes for those who have lived in their home for 20 years; require homes over 2000 sq. ft. to pay more taxes on sq. ft. above 2,000 to pay for more affordable housing.
- **Homelessness:** more housing options for homeless.
- **Jeff Davis Corridor:** redevelop housing along this stretch.
- **Housing trust fund and land bank:** increase the housing trust fund and increase the land bank; increase property tax to fund the affordable housing trust fund to at least \$10 million.
- **Schools:** improve schools so people want to stay in the City Of Richmond.
- **Inclusionary zoning:** mandate the creation of affordable housing in new developments.
- **Increase density:** allow more density so the housing supply increase; upzone desirable neighborhoods; more density on the corridors, allow “granny flats” and conversion of single-family to multi-family.
- **Infill housing:** allow infill in Downtown, Jackson Ward, Carver; increase infill housing in areas without historic homes; rezone parking lots between the Fan and Downtown
- **Less density:** do not allow more multi-family, add more single-family homes.
- **Middle housing:** increase options for middle-income earners.
- **Mobile homes:** replace mobile home parks.
- **More housing choice:** townhomes, condos, small single-family (not just mansions), in-law suites, shared living.
- **More single-family, less multi-family:** too many apartment buildings, need more single-family houses.
- **Preserve unique character:** respect established neighborhoods and preserve their unique character, preserve historic buildings.
- **Parking:** some comment saying too much parking, some saying not enough.
- **Public housing:** redevelop public housing; provide mixed-income, mixed-use communities; provide access to transit and amenities; decentralize public housing; more Section 8 choices throughout the city; redevelop Gilpin.
- **Riverfront:** do not allow development along the riverfront.
- **Rent control:** consider a rent control law.
- **Reuse existing structures:** adapt buildings for housing; renovate existing homes instead of tearing them down.
- **Short-term rentals:** allow short-term rentals.
- **Transit-oriented housing:** provide affordable housing near transit and sidewalk infrastructure.
- **Unrelated individuals:** allow unrelated individuals to live in the same property.

## Advisory Council - Big Ideas Summary | Housing

- Tax break or abatement for long-time residents (i.e. 10 years to mitigate rising property values and taxes, income dependent?)
- Redefine affordable housing. City median income?
  - Not all affordable housing is the same
  - Education about what programs are available and the economics of building housing.

- Defined criteria for locating affordable housing. (i.e. transit proximity, other services, i.e. libraries)
- Housing options that allow for ability to walk to work
- Clear and predictable criteria so developers know what to expect
- Incentivize tree planting for new development
  - Stormwater program? Matching program?
- Walkability and universal access as a criteria/focus
- Explore creative and new temporary housing options
  - Homeless, families in crisis, etc.
  - Deconcentrate
- Density as opportunity and with green space
- Range of housing options
- Demolition review
- Plan long term for housing and density.
- Incentivize affordable housing
  - Housing Trust Fund
  - Land Bank - Maintains affordability
- Tax delinquent parcels should go to the Land Bank, not sold to the highest bidder
- Expand where the Land Bank/Trust invests to operate in more neighborhoods
- Connect transportation and housing
  - Transportation may change in the next 20 years
- More permissive Accessory Dwelling Unit regulations
- Public housing should be mixed income neighborhoods.
- More public housing units
- Dispersed housing for low income units
  - Could be complicated as it will break up existing neighborhoods
- Build nodes with access to what all people want – grocery stores, schools, housing, jobs
- Incentivize developments accessible by all citizens
- Encourage diverse housing types
- Infrastructure improvements for accessibility – tax improvement district
- Incentivize mix of housing options and affordability
  - Redevelop neighborhoods as retirement communities
- More ADA accessibility to the parks and the River
- Amenities located near housing

## **Technical Team - Big Ideas Summary | Housing**

- Allow accessory dwelling units by right – in which districts?
- Revise manufactured homes requirements in the zoning ordinance (can be softened up).
- Identify opportunities for city investment to improve mobile home parks.
- Create mixed-income neighborhoods (deconcentrate poverty).
- Develop a corridor plan for Jeff Davis (economic opportunities, mix of affordable housing, revitalizing mobile home parks, future BRT).
- Modify Neighborhoods in Bloom Program – Jeff Davis, Blackwell, Oak Grove, Swansboro West, North Highland Park, East View.

- Continue rehabilitation tax credits to encourage reuse of existing structures – can it include energy efficiency?
- Evaluate zoning ordinance to include regulations for solar, electrical vehicles and high performance buildings.
- Expand housing choices options in all neighborhoods via land use and zoning (to allow people in all stages of life to live throughout the city) – GOAL?
- Research how to safely allow for splitting large homes into multiple units.
- Allow large homes to convert to multifamily.
- Increase affordable housing near transit.
- Identify policies to prevent displacement.
- Expand the land trust.
- Expand the land bank.
- Provide quality green space with developments.
- Create permanent affordable housing.
- If developer wants an SUP, ask for affordable units.
- Lobby the General Assembly to allow inclusionary zoning.
- As population continues to increase (Southside, Downtown), plan for new/redesigned fire and police facilities (public/private partnerships).
- Campaign to put a “face on affordable housing” needs.
- Support middle housing options.
- Research housing needs over the next 20 years across income and age.
- Incentivize single family housing types of various sizes and styles.
- Redevelop public housing into mixed-income communities.