Draft Housing Goal Progress Update

June 14, 2019

Version 1 *PDR Staff and the Mayor's Staff drafted Version 1 after reviewing the comments received during Community Consultation #1.*

Richmond supports diverse housing throughout the city. Further increase housing options to allow all family types to live in Richmond. Increase amount of quality housing that is affordable throughout the city to create mixed-income communities.

Version 2 *PDR reviewed the comments (see list of comments below) Working Group members gave during small group discussions at the April Meeting of the Housing Development Working Group and then drafted Version 2.*

Richmond is a city where all people have quality housing choices throughout the city. Increase housing options to allow all households to live in Richmond throughout their lifecycle. Increase amount of quality housing that is affordable throughout the city. Develop housing within walkable, mixed-use, mixed-income communities.

Version 3 *Advisory Council members (Burt Pinnock, Bernard Harkless, Joyce Knight, LaToya Gray, and Ashley Hawkins) review the comments on Version 2 (see below) and wrote Version 3.*

Richmond is a city where all people can access and afford quality housing choices in diverse neighborhoods. Increase and maintain housing throughout Richmond to support new and existing Richmonders. Increase the number of low- and middle-income housing options to mitigate gentrification and displacement. Support housing as the foundation of inclusive neighborhoods that are walkable with adequate linkages to services, goods, and open spaces.

Small Group Comments on Version 1 Working Group members provided these comments to PDR staff during the April 24th meeting.

- "Choice" in the main header
- Didn't like "supports"
- "diverse" is an unusual word to describe housing stock – use "increased housing choices"
- "mixed-income" is an over-used
- Don't use "family" but use all individuals – households
- Integrate restorative justice – something to heal the groups that were adversely impacted by redlining and highways
- Quality housing that is affordable – quality affordable housing
- Affordable = maybe not the best word

- Housing as a basic need
- Richmond provides a variety of quality housing that meets the basic need of supporting the well-being of all households
- All neighborhoods accessible to everyone
- Quality housing
- Improving existing homes
- Households instead of families
- Economic diversity
- Households or individuals, not families
- Housing for all ages
- Housing needs to be in great neighborhoods that are connected to jobs
- Regional collaboration
- Existing housing stock is improved – all housing is quality housing
- Social justice – city should solely focused on people making less than 15% of AMI
- Don't use the word "affordable" – use "affordable for all"
- Loved "mixed-income"
- Agreement that the statement should say "housing for all races" and "all groups"
- Statement needs to include something about diversity of people
- Statement should say "racial, cultural, and social"
- What does Diverse housing means? - Only two people from six didn't like the word "diverse", but we all kind of agreed in not to use it.
- Instead of using "diverse" use: variety of housing or quality of housing
- Housing is a basic human right for everyone
- Richmond supports quality housing throughout the city
- In Richmond everyone has access to high quality housing
- Eliminate the world "further" and start the second sentence with an active verb
- Here is the final version from this table, in bold key words the group wanted to make sure are there: *"In Richmond housing is a **basic human right** for everyone. Increase **quality housing** options **affordable to all.** Increase amount of **healthy accessible** housing in all neighborhoods across the city."*

Comments on Version 2 PDR staff received the following comments on Version 2 via the post-meeting assignment survey.

15 Working Group members said they support Version 2 and have no further edits:

1. Andrew Scudder, 2. Charlene Pitchford, 3. Daniel Mouer, 4. Elaine Summerfield, 5. Gina DiCicco, 6. James Armstrong, 7. Joh Gehlbach, 8. John Le, 9. Lee Householder , 10. Lynn McAteer, 11. Olivya Wilson, 12. Patrick Zampetti, 13. Phil Cunningham, 14. Sandra Crawford, 15. Willie Hilliard

12 Working Group members said they have further edits:

1. **Alice Tousignant:** I think there needs to be something in the goal that addresses the need for racial equity in housing. It's the elephant in the room and we need to have it in our goal.
2. **Bob Adams:** lifecycle is not a good term to use for people - maybe something like "as their needs change throughout their lives".   instead of "affordable" -- which has

become a fraught word, maybe say housing that is available to persons with moderate and lower incomes.

3. **Brianne Mullen:** All Richmond residents can afford and access quality housing choices throughout the city.

4. **Jodi Dubyoski:** Rewrite the first (non-bold) sentence to read "Promote the development of housing options to allow households of all ages and income levels to live in Richmond."

5. **Jonathan Knopf:** Richmond provides all people with quality, affordable housing choices throughout the city. Increase amount of quality housing that is affordable to low-income residents throughout the city. Develop housing that serves as the foundation for walkable, mixed-use, equitable communities. Expand housing options so anyone can thrive in Richmond throughout their lifespan.

6. **Joyce Knight:** Increase housing options to allow all family types to live in Richmond by increasing the amount of quality housing that is affordable throughout the city not only for moderate income families, but low income families as well. Create more mixed-use, mixed income communities with walkable access.

7. **LaToya Gray:** The word "affordable" should be defined. What may constitute as "affordable" to one individual may not necessarily be so for another. If the goal statement is not the appropriate place for such a definition, then perhaps this can be included in the policies supporting the Housing Goal. I also strongly suggest incorporating language stating, "This plan will establish ways to mitigate gentrification and displacement." I am borrowing this language from the City of Portland's comprehensive plan. There have been a lot of comments and concerns from current residents about being displaced as the city's population increases. This is an issue that we should be mindful of throughout this process.

8. **Nick Feucht:** Version 1 seems fine to me. Within the goal should be the explicit mention of the creation of mixed income communities.

9. **Tracey Hardney-Scott:** Richmond is a city where all people have quality housing choices throughout the city. Further Increase housing options to able all households to live in Richmond throughout their lifecycle. Increase amount of quality housing that is affordable throughout the city. Develop housing within walkable, mixed-use, mixed-income communities

10. **Douglas Dunlap:** Richmond is comprised of complete and unique neighborhoods that offer quality and affordable housing options/choices that are designed to serve residents of all ages and income levels. The neighborhoods are walkable with adequate linkages to services and goods and recreation with a mix of retail and commercial uses and public open spaces that complement each other and add to the quality of life for each of its residents.

11. **Burt Pinnock:** Not to wordsmith but the word "ALLOW" summons up: permit, let, authorize, or give someone permission to, give authorization, etc. Although that is not the context of the word, it carries an underlying current

12. **Omari Al'Qadaffi:** I do not understand what is being achieved by encouraging "mixed-use" developments. Such developments encourage gentrification and displacement of residents. I do not feel as though I can live with that.

    I generally do not like the encouragement of "mixed-income" developments either, as they have the same results, and there is a racial implication to such policies in Richmond. However, I can live with that because the goal had already stated that "all

people have quality housing choices throughout the city" and "allow all households to live in Richmond". That being the case, I do not think there is a need to encourage mixed-use development, which has a commercial component. Sometimes people improperly use the terms "mixed-use" and "mixed-income" interchangeably and they mean totally different things.

My edit is as follows: Richmond is a city where all people have quality housing choices throughout the city. Increase housing options to allow all households to live in Richmond throughout their lifecycle. Increase amount of quality housing that is affordable throughout the city. Develop housing within walkable mixed-income communities.