



Regional Housing Discussion



Today's Discussion

**Quick overview of PDC
housing programs**

**Overview of the Adequate
Housing Work Group**

**Conversation on the
connection between
housing and transit**

Next Steps



PDC Core Housing Programs

- Administrator of HOME funds for regional down payment and closing cost assistance program
- Regional administrator for Virginia Housing's mortgage interest rate reduction program for the BIPOC community in Hampton Roads
- Project Lead for the Virginia Housing–Virginia Association of Planning District Commissions Affordable Housing Initiative
- Serves as a regional representative on various committees and advisory boards in the areas of housing and human services programs and initiatives
- Staff support for the Hampton Roads Housing Consortium

Goal = Adequate Housing for All



“When we speak of affordable housing or adequate housing for all, the general takeaway is that we want those people that can afford \$2,800 per month in a rental or mortgage in the same neighborhoods as those people that cannot and need some assistance. We want those students who have gone to school to become engineers at NASA in the same neighborhood as a janitor at NASA.”

Deidre Garrett, Housing Specialist
HRPDC



Let's Hear from You



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What is the most pressing issue in housing?



Rental

- Affordability
- Evictions
- Housing Choice Vouchers
- Short-term Housing



Homeownership

- Affordable Housing Stock
- Lack of Resources
- Location



Special Populations

- Senior Housing
- Accessible Housing
- Veterans/Military Housing



Existing Homeowners

- Aging Housing
- Foreclosure
- Aging in Place
- Rehab



Poverty

- Deconcentration of Poverty
- Crime Reduction
- Mobility



Homelessness

- Transitional
- Shelter Housing
- Permanent Supportive Housing

Regional and Sub-Regional Issues



- Evictions/Foreclosures
- Rental Conditions
 - Affordability
 - Fair Housing – Source of Income
 - Housing Choice Voucher
- Rising Home Values
- Housing for the Military
- Homelessness
- Crime/Violence
- Legislative Priorities

The Intersection of Housing



- Health
- **Transportation**
- Culture
- Economic Development
- Employment
- Poverty/Wealth
- Quality of Life
- Education
- Safety/Well-being

Key Players in Housing



Federal

Department of Housing
and Urban Development

Department of Health and
Human Services

Department of Justice

Department of
Agriculture/Veterans
Administration



State

Virginia Housing/
Department of Housing
and Community
Development (DHCD)

Virginia Department of
Professional and
Occupational Regulation

Virginia Department of
Behavioral Health and
Developmental Services



Regional

Non-profits

Trade Associations

Faith-based
Organizations

Health Care Systems

Government



Local

Local Goverment
(Zoning, Planning, Codes,
Land Banks/Trusts)

Housing Authorities

Civic Leagues/
Neighborhood
Associations

Public & Political Will

Key Factors in Making Housing Choices



Type

Starter Home
Single-Family
Townhome/Condominium
Multi-family

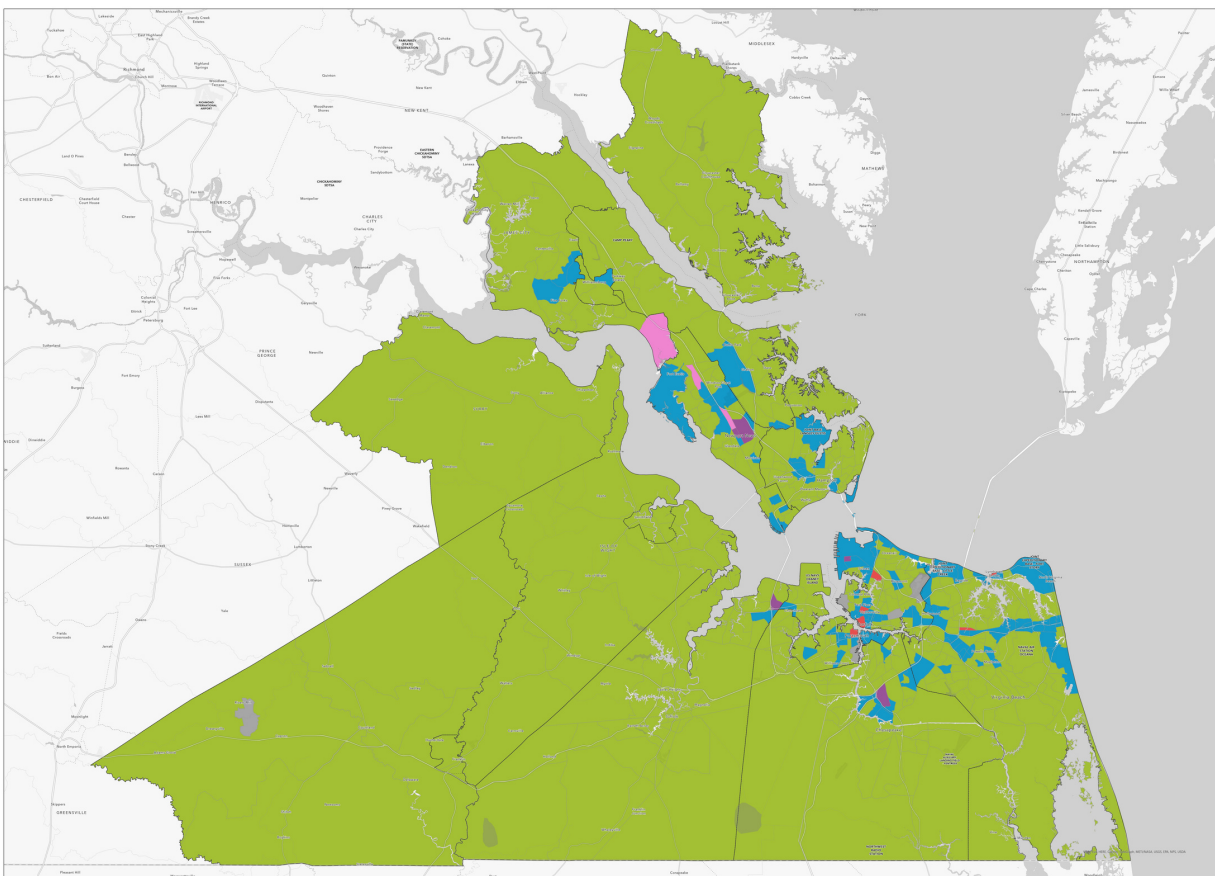
Cost

How Much Can I Afford ?

Location

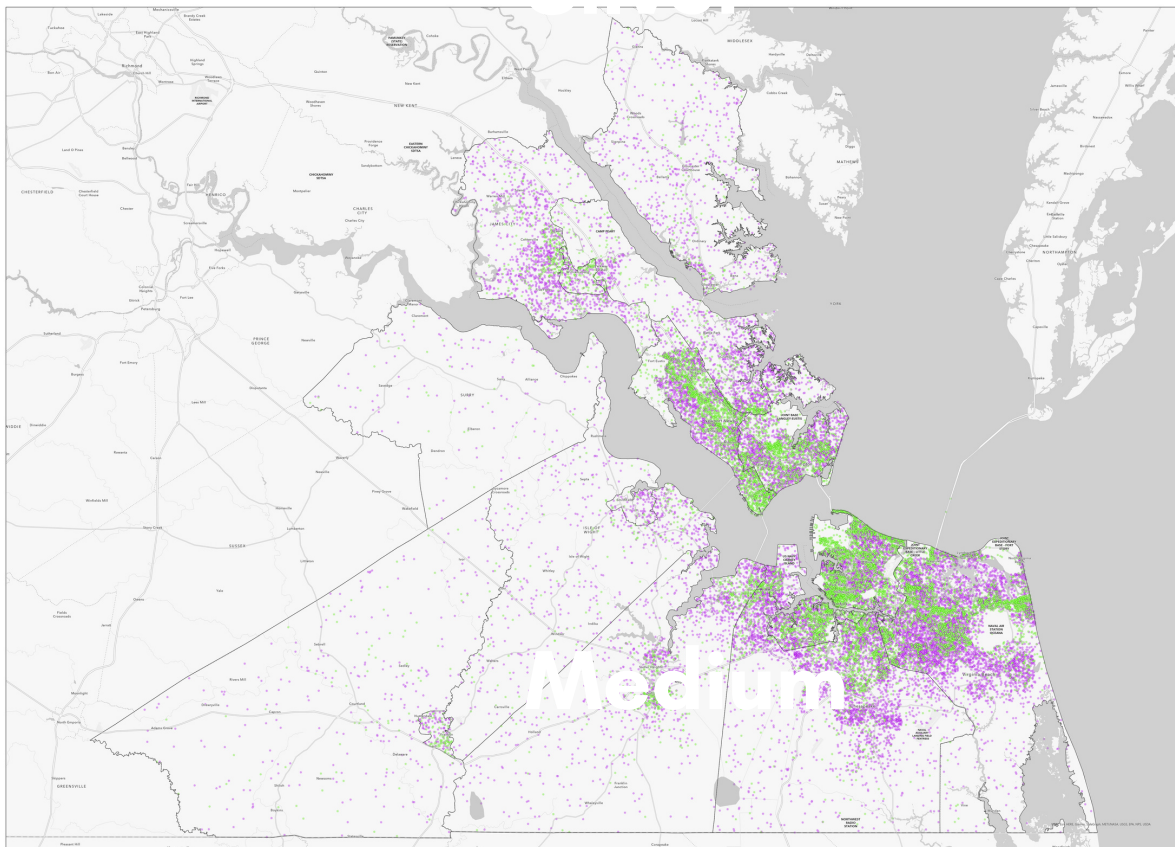
Near Work?
Near Transit?
Near Community/Culture?
Safety/Crime
Schools

A Snapshot of Housing in the Region



Predominant Housing Structure Type

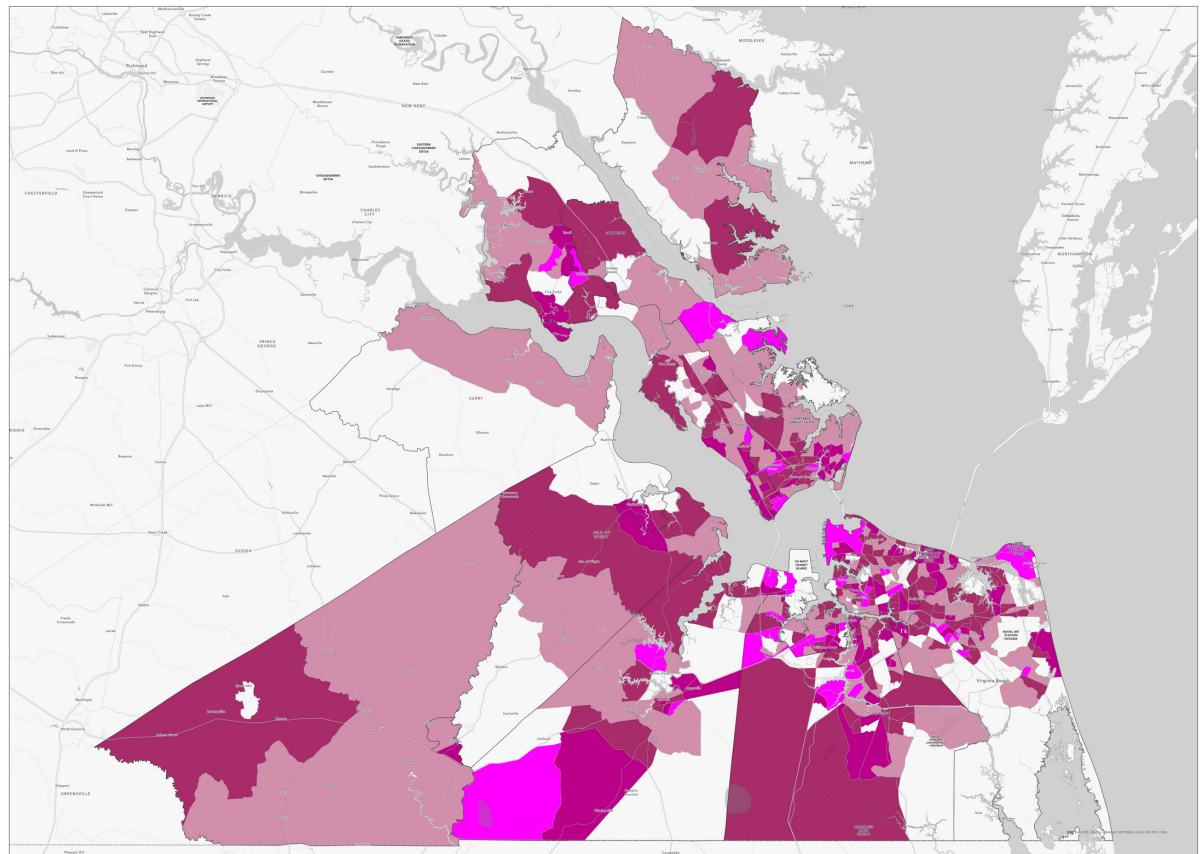
■ Single Family Detached ■ High-Density Multifamily Attached (over 50 units)
■ Low-Density Multifamily Attached (9 units or less) ■ Mobile Home
■ Medium-Density Multifamily Attached (10-49 units) ■ Other



Owner vs. Renter Occupied Housing Units

■ Renter-occupied housing units
■ Owner-occupied housing units

1 Dot = 20 Housing Units
2021 ACS 5-Year Estimates by Census Tract



Housing Cost Burden: Renters
Percent of Rental Households for whom Gross Rent*
Is 40% or More of Household Income

■ 0 - 15% ■ 30 - 40% ■ Over 50%
■ 15 - 30% ■ 40 - 50%

*Gross Rent is contract rent plus tenant-paid utilities

US Census Bureau, 2021 ACS 5-Year Estimates by Census Tract



RTAP Recommended Priorities



Affordable Housing

- ***Assemble a team of stakeholders such as urban planners, human service organizations and Realtors(c) to develop resources and checklists for city and county planning departments. Consider approaches such as inclusionary zoning, incentive approaches, density/transit-oriented development. Become a "go-to" resource for the regional community***
- Explore opportunities for workforce housing near regional backbone routes
- Educate on transit access to affordable housing and how it relates to a living wage

Additional RTAP Recommended Priorities*



Transit Oriented Development

- Study other regions with similar sized markets that have successfully implemented Transit Oriented Development policies and strategies.
- Consider micro-transit connections to regional backbone routes.
- Evaluate options to provide public transportation at no cost to our residents.



Technology

- Develop a combined regional transit app.
- Provide live GPS data into existing real-time apps.

*(Excerpted from Key Recommendations)

What's Next?



Understanding the Landscape

Who are the players?
Where does housing intersect
with health, economic
development, and
transportation?



Housing Assessment

Assess the programs, housing
types, and services we have
and don't have



Prioritizing

What does the region need
that compliments and
builds on the strengths of
all individual localities?

And Who?



Who should lead the charge?

Who should lead the initiative?



Who should be involved?

Who are the key players?

How do we ensure all voices are being heard?



How will this be funded?

Financial support is needed to fund a plan and thereafter to ensure the plan is a living, breathing document.

The Linkage Between Housing and Transit

**Housing & Transportation
Affordability Index**

"Drive Until You Qualify"

Transit Oriented Development

Transportation, Housing & Mobility

**Employment-Housing-Transit
Connection**





Discussion

