



XII. HOUSING

There will be a variety of affordable desirable housing in the City of Richmond to meet the needs of all socio and economic sectors of the population. Existing housing stock shall be well maintained while new housing will be designed to meet contextual and sustainable goals. Historic neighborhoods are treasured assets to the city and integrated housing developments are to be situated sensitive to the neighborhoods. Appropriate design guidelines must be followed to preserve the unique character of the neighborhoods.

XII. HOUSING

A. Introduction



Single Family Home – 710 Kensington Drive

Source: <http://realestate.yahoo.com>

Housing or shelter is one of few fundamental human needs. But housing is more than just shelter, it is a living environment. A living environment with people becomes a neighborhood. Neighborhoods have a profound impact on a community's quality of life. Sustainable communities must offer a variety of different housing options in order to provide for its citizens. By providing this basic human need, diverse housing attracts businesses that require a variety of housing choices for employees at different income levels. Diverse housing supports

economic development by attracting new residents from all types of social classes. Diverse housing opportunities are essential for sustaining a changing and developing population. Consider that even within the same household, a family's needs change over time. A family may move from an apartment, to a single-family detached, to a condominium as there are births, the grown children leave home, and the couple retires.

Communities are responsible for recognizing, understanding, and respecting this essential human need for a "place to call home" by all of the residents, regardless of their income level or personal circumstances. A city's integrity may depend on its ability to fully satisfy this fundamental need. Viable housing opportunities must include a broad range of housing types, such as single-family detached, multi-family, assisted living, and affordable housing. But affordable housing is not synonymous with an affordable life. Affordability is best achieved by creating neighborhoods that are not dependent on automobiles with its' many expenses. Without convenient access to employment, markets, medical services, parks, and recreation, affordable housing may be irrelevant.

In its greater objective to promote and enhance the quality of life for Richmond's residents, the city considers its housing stock to be one of the more critical building blocks of its community development efforts. A community's housing stock largely defines the city's overall living standard through its physical form, condition, and location.

B. Goal and Objectives

Goal

Develop and maintain the quality of housing in residential neighborhoods to meet the needs of current and future residents, while increasing and retaining home ownership.

Objectives

1. Continue to promote housing rehabilitation. Explore funding mechanisms to develop new housing and to upgrade existing substandard housing stock for homeowners and landlords.
2. Encourage investment in older properties to help maintain their appearance and value.
3. Continue to promote and increase affordable home ownership opportunities for low and moderate-income households.
4. Promote housing maintenance to homeowners and landlords.
5. Promote established neighborhoods as attractive places for people to live.
6. Foster identifiable neighborhoods in the City based on areas that are serviced by neighborhood parks and schools. Develop programs to protect residential neighborhoods from drugs, deterioration, and crimes.
7. Promote the continued organization of neighborhood groups to advocate for neighborhood preservation and enhancement.
8. Continue to maintain an adequate inventory of single-family lots.
9. Continue to develop and enhance housing and services for special needs populations.

C. Housing Base

Issues and Findings

Richmond strives to have the appropriate number of housing units available through the City for all segments of Richmond's population. As the City's demographics change and areas go through transition, the City will need to accommodate a wider variety of housing types, including mixed-use, live/work units, higher end, and transitional housing, while maintaining the character of the existing neighborhoods.

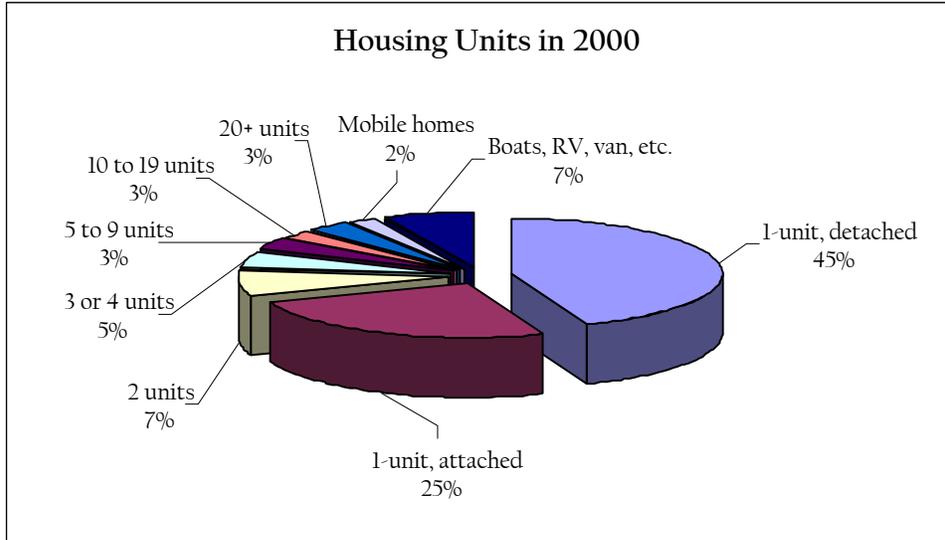
Housing Profile

The City of Richmond had 17,717 total residential housing units according to the 2000 Census. Almost half of the housing stock is considered to be single-family detached units, as shown in the housing unit graph below. The housing stock in Richmond is comprised mostly of older homes built before 1960. According to the 2000 Census, approximately 64% of all single-family detached homes in Richmond were built before 1960. Only 12% of the total housing stock was built between the years 1980 and 2000. This indicates a decrease in new housing construction. The age of the City's housing stock reflects both the historic character and the lack of economic development to boost new housing development.

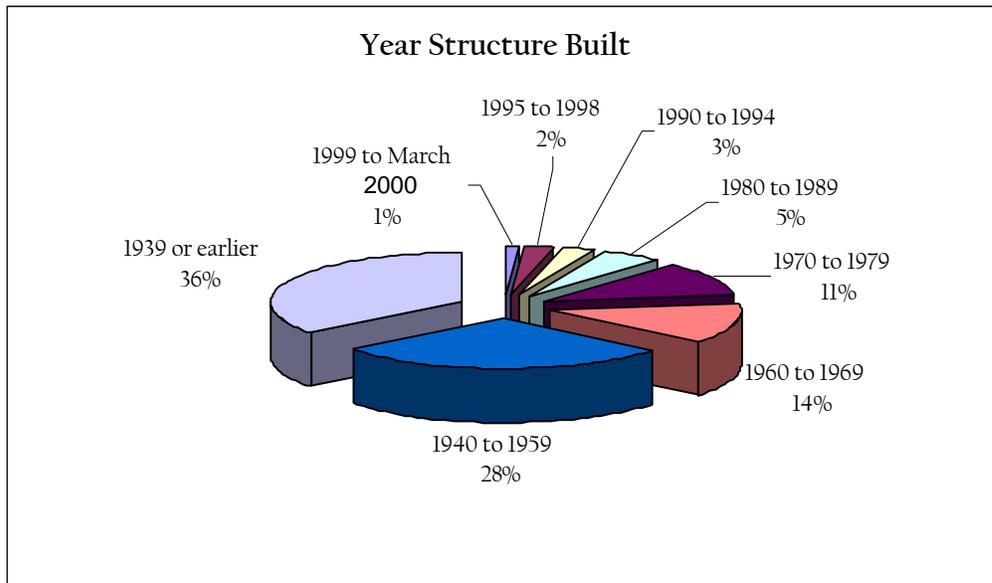


Single Family Home - 109 SW 5th Street
Source: <http://realestate.yahoo.com>

The housing stock in Richmond has predominantly smaller sized units than the rest of Wayne County, and the state with more than 75% of the units having 2 or fewer bedrooms. The number of owner-occupied units has declined in Richmond by 4.4% since 1990, which is comparable to the decrease in Wayne County at 4.8%. The State of Indiana lost 15% of its owner-occupied units between 1990 and 2000.



Source: U.S. Census Bureau 2000



Source: U.S. Census Bureau 2000

The trend of the housing market in the City of Richmond is moving towards an increase in home ownership. In 2000, 50% of the housing units were owner-occupied and 50% were renter occupied. This is an increase from 41% owner-occupied units in 1990 to 50% in 2000. The average household size is 2.33 for owner-occupied units and 2.23 for renter-occupied units. The average household size decreased from 1990 to 2000.

Housing Tenure			
	2000	1990	% Change
Total housing units	17,647	16,942	4.2 %
Owner occupied housing units	9,563	9,154	4.5 %
Renter-occupied housing units	9,563	6,425	4.7 %
Average household size of owner-occupied units	2.33	2.50	-7.3 %
Average household size of renter-occupied units	2.23	2.28	-2.2 %

Source: U.S. Census Bureau 2000

Vacancy

According to the 2000 Census, the City of Richmond has a homeowner vacancy rate of 2%. The City’s vacancy rate for rental units is at 9.4%, an increase from 5.9% since 1990. The homeowner vacancy rate decreased from 2.5% in 1990 to 2% in 2000. The City’s number of vacant units in comparison to total number of units has decreased between 1990 and 2000. The majority of the vacant units are rental units, which tend to have a higher turnover rate than single-family detached homes.

Housing Vacancy Rates: 1990 – 2000											
Place	Total Vacant Units					Homeowner Vacancy Rate		Rental Vacancy Rate		Seasonally Vacant Units	
	2000	% of All Units	1990	% of All Units	% Change	2000	1990	2000	1990	2000	% of All Units
Richmond	1,360	7.7%	1,363	8.0%	-0.2%	2.0%	2.5%	9.4%	5.9%	72	0.4%
Wayne County	1,999	6.6%	1,999	6.8%	0%	1.7%	1.7%	8.6%	5.8%	131	0.4%
State of Indiana	196,013	7.7%	180,691	8.0%	8.5%	1.8%	1.5%	8.8%	8.3%	33,803	1.3%

Source: Housing Needs Assessment 2002



Source: www.abc4.com

Household Characteristics

As the population of Richmond grew slightly during the last decade (1990-2000), so did the number of households. The number of households in the city of Richmond grew from 15,586 in 1990 to 16,287 in 2000, an increase of 701 households or a 4.5% increase. Richmond’s total number of households grew at a faster rate than its population between the years of 1990 and 2000 (The population of Richmond only grew by 1% between 1990 and 2000).

Household sizes are getting smaller, from 2.38 in 1990 persons to 2.29 in 2000, while the number and percentage of people living in group quarters increased from 1,565 (4% of the total population) in 1990 to 1,832 (or 4.7% of the total population) in 2000. Household size is impacted

by variables such as deaths, divorce and children leaving home, as well as families having fewer children. Of particular significance is the fact that the number of married couples in the City of Richmond decreased from 7,684 in 1990 to 7,020 in 2000.

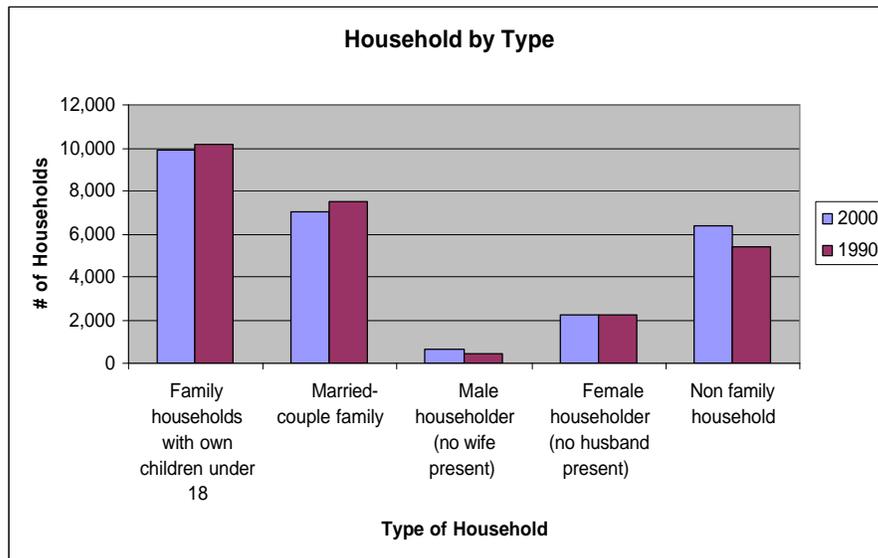
Richmond’s decline in average household size is in keeping with current national trends. A decline in household size increases the demand for housing, even when the population is stable. Fewer people living in each housing unit requires more housing units to serve the population. Thus, in Richmond, as the household size decreases, the demand for housing increases.

Household by Type			
	2000	1990	% Change
Total Households	16287	15579	4.3%
Family households with own children under 18	9,918	10,195	-2.8%
With own children under 18	4,521	4,868	-7.7%
Married-couple family	7,020	7,514	-7.0%
With own children under 18	2,707	3,198	-18.1%
Male householder (no wife present)	639	450	29.6%
With own children under 18	383	234	38.9%
Female householder (no husband present)	2,259	2,231	1.2%
with own children under 18	1,431	1,436	-0.3%
Non family household	6,369	5,384	15.5%
Householder living alone	5,380	4,712	12.4%
Householder 65 & over	2,225	2,196	1.3%
Average household size	2.29	2.38	-3.9%

Source: U.S. Census Bureau 2000

Household Types

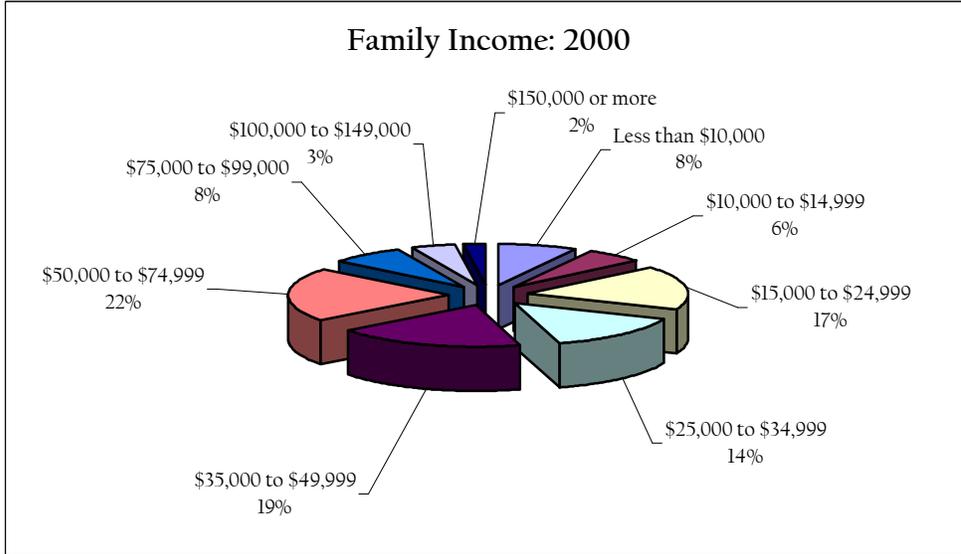
The table above shows the different household types in the City of Richmond in 2000 and 1990. The majority of households in Richmond are family households with children under the age of 18. One out of four households in Richmond is a non-family household. This illustrates that Richmond’s number of total households has a relatively small average household size.



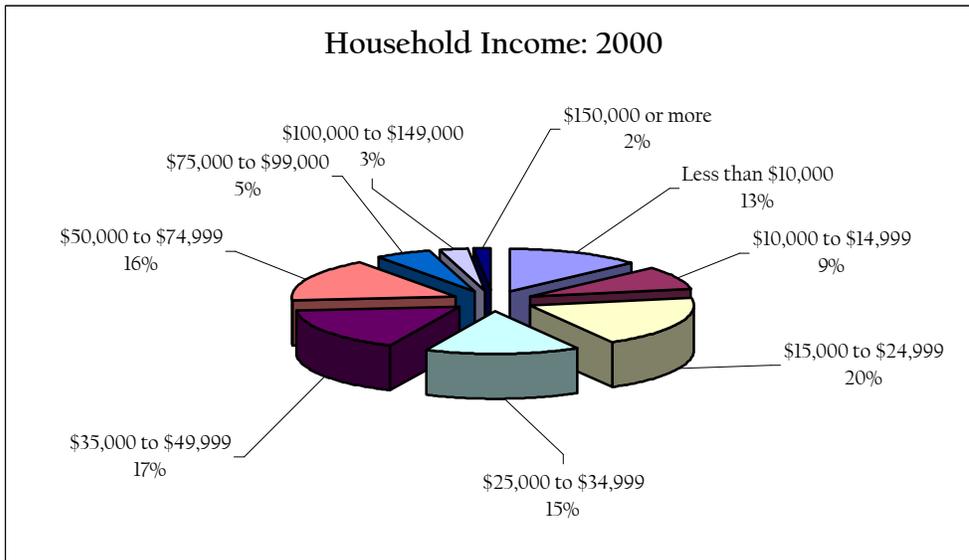
Source: U.S. Census Bureau 2000

Household Income

Income levels have a significant effect on local housing demand. Income has the greatest impact on a consumer's housing choice. The median household income for the City of Richmond according to the 1990 and 2000 census indicated that median incomes had a greater relative increase between 1990 and 2000. 57% of the total household incomes in 2000 were less than \$35,000 annually, not affording many choices in housing. 32% of the households earned between \$35,000 and \$75,000 annually and the remaining 10% earned over \$75,000 annually.



Source: U.S. Census Bureau 2000



Source: U.S. Census Bureau 2000

Tables below indicate that large percentages of population are in the lower income categories.

Household Income Ranges

	2000 # of Households	% of All Households	1990 # of Households	% of All Households
Households	16,329	100.0%	15,586	100.0%
Less than \$10,000	2,184	13.4%	3,887	24.9%
\$10,000 to \$14,999	1,428	8.7%	1,817	11.7%
\$15,000 to \$24,999	3,216	19.7%	3,679	23.6%
\$25,000 to \$34,999	2,479	15.2%	2,426	15.6%
\$35,000 to \$49,999	2,723	16.7%	2,023	13.0%
\$50,000 to \$74,999	2,677	16.4%	1,143	7.3%
\$75,000 to \$99,000	886	5.4%	335	2.1%
\$100,000 to \$149,000	477	2.9%	172	1.1%
\$150,000 or more	259	1.6%	104	0.7%
Median household income (dollars)	30,210	(x)	20,585	(x)

Note: Census 2000 income data from 1999, Census 1990 income data from 1989.

Family Income				
	2000	%	1990	%
Households	9,926	100.0%	10,268	100.0%
Less than \$10,000	800	8.1%	1,665	16.2%
\$10,000 to \$14,999	578	5.8%	1,091	10.6%
\$15,000 to \$24,999	1,719	17.3%	2,447	23.8%
\$25,000 to \$34,999	1,433	14.4%	1,773	17.3%
\$35,000 to \$49,999	1,885	19.0%	1,684	16.4%
\$50,000 to \$74,999	2,104	21.2%	1,029	10.0%
\$75,000 to \$99,000	755	7.6%	311	3.0%
\$100,000 to \$149,000	428	4.3%	164	1.6%
\$150,000 or more	224	2.3%	104	1.0%
Median family income (dollars)	38,346	(x)	24,753	(x)

Source: U.S. Census Bureau 2000

Housing Supply

The number of housing units a community has to serve its population is a simple indicator of housing supply. A level of service can be determined by dividing the total number of housing units by the total population. According to the 2000 Census, there are a total of 17, 647 housing units in Richmond. At a 2000 population figure of 39,124, this equates to .45 housing units per person in the City of Richmond. The *Housing Supply Product Method* provides a way to establish a level of community housing service that takes into account variations in average household size. This is calculated by multiplying the average household size times the number of housing units per person. A number greater than one suggest that there are a sufficient number of housing units available to house the population. Richmond's number based on the 2000 census figures of 2.29 average household size multiplied by .45 (number of housing units per person), which is 1.03. This number that is slightly above one indicates that Richmond has an adequate supply of houses to serve the immediate population, but an increase in population would result in a number less than one, or an insufficient housing supply in Richmond.

Special Needs

Due to lower incomes and the need for supportive services, special needs groups are more likely than the general population to encounter difficulty paying for adequate housing and often require enhanced community services. Special needs populations discussed in this section are the elderly and the homeless.

Elderly

According to the U.S. Department of Housing and Urban Development, 'elderly' is defined as any individual who is age 65 or older. Richmond has a high percentage of residents over the age of 65. According to the U.S. 2000 census, approximately 16.4% of Richmond's population is over the age of 65. While this percentage increased steadily between 1970 and 1990, the percentage of the population over 65 remained fairly constant between 1990 and 2000. This suggests that fewer people are choosing to stay in Richmond or are not choosing to move to Richmond to retire. These choices may reflect a lack of housing choices that appeal to older adults in Richmond and it is likely that this steady number of seniors is indicative of rising incomes for older adults and the choice to move to warmer climates.

Elderly housing can be described as a continuum of options ranging from independent living to intensive medical and personal care support systems. Approximately 28% of the total households in Richmond have individuals over the age of 65 and half of those over 65 live alone. Of the total households, there are 2,408 households with persons 75 years and over, and 4,573 households with individual 65 years of age and older.

Most elderly populations will need some type of continuing care housing, and options for assisted living. Based on the inventory of senior housing conducted as a part of the Housing Needs Assessment Report, the only provider of continuing care has a substantial waiting list, indicating that there may be a need for additional continuing care facilities. The study also indicated that the community could support a greater number of assisted living facilities and there is a need for assisted living facilities. The results of an interview with the Area 9 Agency on Aging reveal that there are a limited number of requests for senior housing opportunities, but there is a need for more programs to improve accessibility and enhance services for seniors. The level of service and care increases for individuals as they age. Seniors living independently sometimes still require specialty home needs such as wheelchair access and ground floor bedrooms and bathrooms. Seniors need more options for appropriate housing and living arrangements from assisted living opportunities to comprehensive medical care facilities. The concept of *Aging in Place* or continuing care is growing among private developers. *Aging in Place* describes a planned, mixed use development that includes the entire continuum of senior housing options within a single geographic and social community.

Homeless

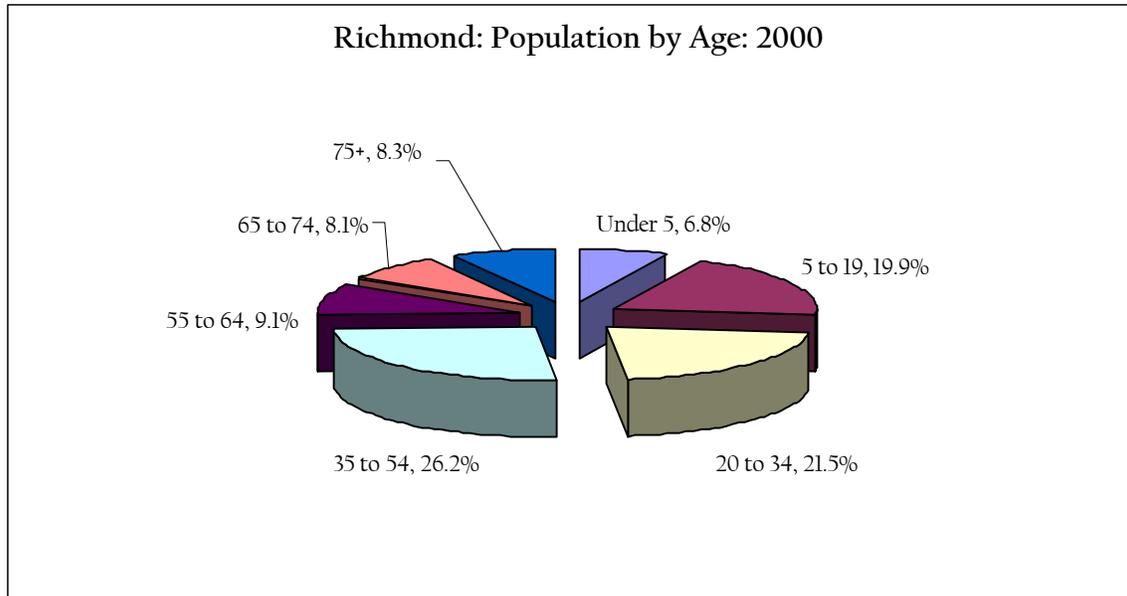
Homeless persons are defined as individuals or families who lack a fixed, regular and adequate nighttime residence, or an individual that has a nighttime residence such as a public or private shelter, a temporary institution or a public/private place used for regular sleeping accommodations that is not meant for this type of use.

According to the 1999 Indiana Coalition on Housing and Homeless Issues, Inc. study on the homeless populations in Indiana’s counties, Wayne County ranked 30th out of 92 counties in terms of need for transitional housing. The study resulted in a ranking of Indiana’s counties based upon the degree to which such risk indicators were perceived to exist. In Richmond, the Hope House Addiction Recovery Center and the Genesis Shelter at the YWCA provide temporary housing for homeless individuals and families in the City of Richmond. These shelters generally have openings available for those in need. According to the study, temporary housing providers in Richmond indicted that Richmond lacked facilities for homeless families and resources for homeless families to prepare for and secure transitional housing. The Salvation Army of Richmond prepared a “Key Informant Survey” and report on the home needs and issues in the City of Richmond in 2001, which supports any of these observations.

Households by Presence of People 75 Years and Over, Household Size, and Household Type			
	2000	1990	% Change
Total:	16,287		100.0%
Households with one or more people 75 years and over:	2,408		100.0%
1-person household	1,346		100.0%
2-or-more person household:	1,062		100.0%
Family households	1,008		100.0%
Nonfamily households	54		100.0%
Households with no people 75 years and over:	13,879		100.0%
1-person household	4,034		100.0%
2-or-more person household:	9,845		100.0%
Family households	8,910		100.0%
Nonfamily households	935		100.0%

Household Type by Household Size			
	2000	1990	% Change
Total:	16,287	15,579	4.3%
Family households:	9,918	10,915	-10.1%
2-person household	4,655	4,620	0.8%
3-person household	2,395	2,463	-2.8%
4-person household	1,776	1,988	-11.9%
5-person household	721	785	-8.9%
6-person household	250	228	8.8%
7-or-more person household	121	111	8.3%
Nonfamily households:	6,369	5,384	15.5%
1-person household	5,380	4,712	12.4%
2-person household	805	497	38.3%
3-person household	119	94	21.0%
4-person household	38	40	-5.3%
5-person household	12	17	-41.7%
6-person household	10	4	60.0%
7-or-more person household	5	20	-300.0%

Source: U.S. Census Bureau 2000



Source: U.S. Census Bureau 2000

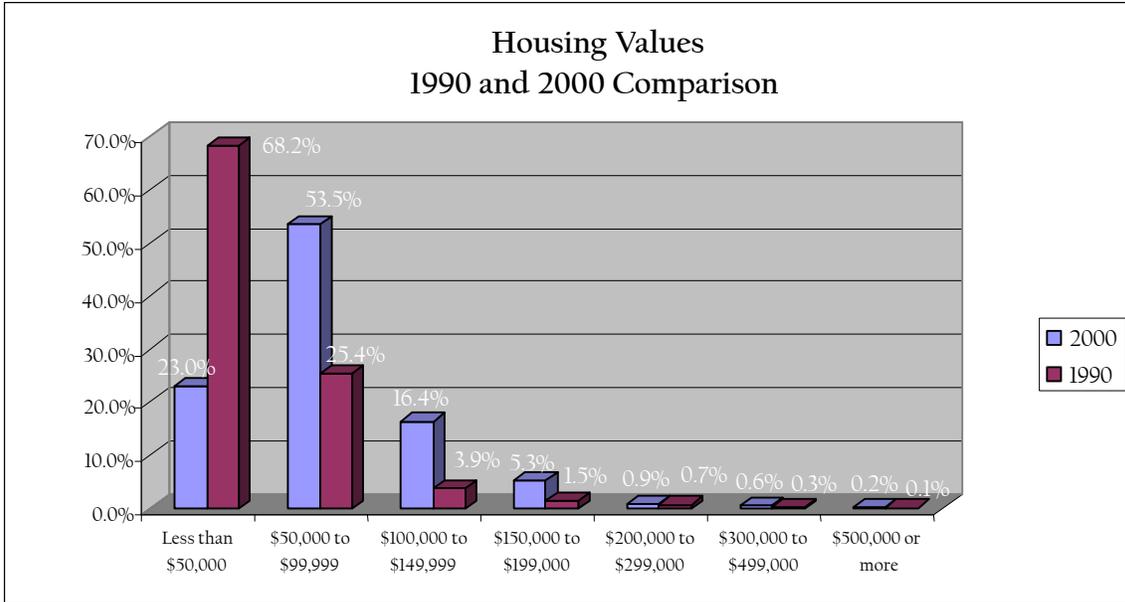
Housing Values

The housing values in Richmond significantly increased. In 2000, 53.5% of the housing was in the \$50,000 to \$99,999 range, while the majority of the housing values in 1999 were below the \$50,000 and less range. There is a lack of high-end housing or those with housing values above \$100,000, which is indicative of the aging housing stock. The price per square foot for new construction in 2005 is between \$95 and \$125 with prices going up to \$140 for a custom home in the area.

Affordability

Housing is considered “affordable” if it consumes no more than 30% of monthly family income. It is impacted by external factors such as interest rates, financing costs, local construction and development costs, infrastructure and utilities and regulatory factors. Income and family size help define affordable housing for a family or an individual. Moderate income is when a family’s income is at or below 80% of the county median income for their family size. Low income is 50% of the county median income and very low incomes are families at 30% of the county median income. Formulas based on these income limits are used to determine eligibility into various federal grants and loan assistant programs.

Families can typically afford to spend two and a half times their annual gross income when purchasing a new home. The median family income for the City of Richmond for the year 2000 is \$38,346. Multiply this figure by 2.5, and this gives the amount a family at a median income can afford. A person making \$38,346 can afford \$96,000 home, which is very close to the average price of homes in Richmond. According to the Housing Needs Assessment Report, affordable housing for low-to-moderate income families (families earning 50% and 80% of Wayne County’s 2000 median family income of \$42,811, respectively) in the City of Richmond can afford housing costing \$53,514 to \$85,622 or less.



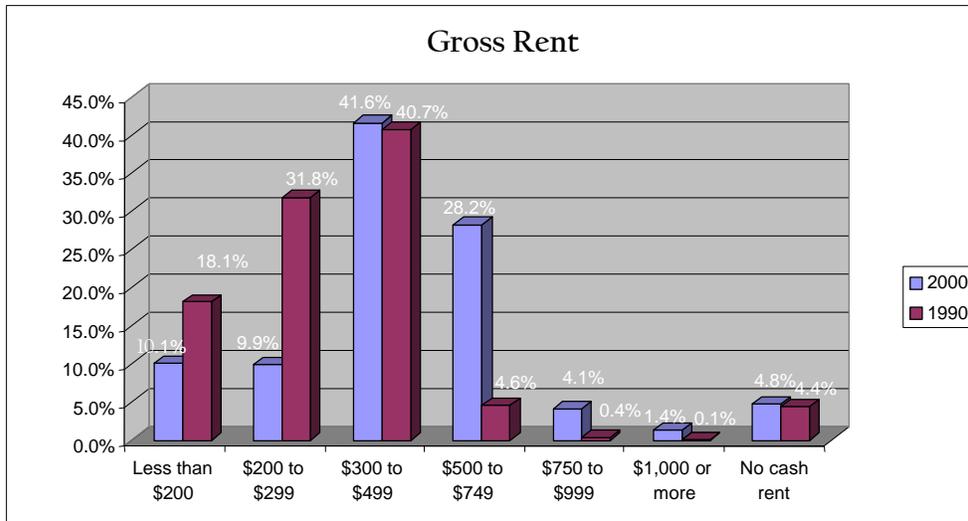
Source: U.S. Census Bureau 2000

Rents

Affordable housing must include rental property where many moderate-to-low income families reside. Low to moderate-income families can afford 25 percent of their monthly gross income towards monthly rent expenses. According to the 2000 Census, over 60% of Richmond’s rental units rent for less than \$500 per month. Of the 6,774 rental units in Richmond in the year 2000, 1.6% of the units rent between \$300-\$499 monthly and 28% of the units rent between \$500 and \$749 per month. According to the Housing Needs Assessment Report, affordable housing for low-to-moderate income families (families earning 50% and 80% of Wayne County’s 2000 median family income of \$42,811, respectively) in the City of Richmond can secure rental housing for between \$446 and \$714 per month.

Gross Rent				
	2000	%	1990	%
Less than \$200	683	10.1%	1157	18.1%
\$200 to \$299	672	9.9%	2039	31.8%
\$300 to \$499	2815	41.6%	2603	40.7%
\$500 to \$749	1907	28.2%	292	4.6%
\$750 to \$999	276	4.1%	25	0.4%
\$1,000 or more	93	1.4%	8	0.1%
No cash rent	328	4.8%	279	4.4%
Specified renter-occupied units	6,774	100.0%	6403	100.0%

Source: U.S. Census Bureau 2000



Source: U.S. Census Bureau 2000

Strategies and Recommendations

H B 1. Promote Housing Rehabilitation by Developing and Enhancing Partnerships with Area Contractors and Vocational Programs

Promote and utilize partnerships with existing vocational trade programs in Richmond to provide needed housing rehabilitation serviced for elderly, low and moderate income households. Develop programs to provide labor and building materials to qualifying homeowners for rehabilitation projects.

H B 2. Increase Public Education and Communications Concerning Available Housing Rehabilitation Programs, Home Ownership and Maintenance Programs

Increase the public education efforts for housing programs and services, including conducting workshops, developing marketing communications materials, and coordinate distribution efforts. These marketing efforts should be coordinated with the Urban Enterprise Association and their existing and future marketing endeavors.

H B 3. Expand Neighborhood Services Clearinghouse Role in Housing Programs

Expand the role of the Neighborhood Services Clearinghouse Services in the development and coordination of housing efforts, including home ownership, home maintenance programs, and marketing. Develop the role and funding with the City of Richmond, the Urban Enterprise Association. Develop a strategic plan to outline the roles and responsibilities of each agency.

H B 4. Landlord Registration

Develop a landlord registration program through the City to register all rental properties owned and managed. This will help ensure that rental units are properly maintained, and that the lives of tenants and the property itself are protected and will obligate landlords and tenants to comply with the City's Housing Code. Registration, licensing, and inspection help protect the quality of the property and tenant's health.

H B 5. Restore Historic Districts

The preservation and rehabilitation of existing properties of historical or architectural significance of properties within historically or architecturally significant areas should be encouraged. Currently there are 13 historic districts. Rehabilitate and preserve the significant features of buildings and places of cultural value where their current physical status allows restoration.

H B 6. Home Maintenance and Education

Develop a home maintenance and education program for property owners. Develop programs and curriculum to educate and train homeowners on regular home maintenance issues. Coordinate the program through ongoing home maintenance retail centers and suppliers and the neighborhood services clearinghouse.

H B 7. Housing Coordinator

Reorganize the duties and responsibilities of the Department of Metropolitan Development to fulfill the functions of a housing coordinator. Responsibilities will include administration and oversight of the City’s housing programs. The housing coordinator responsibilities will include grant writing and will provide technical assistance to neighborhood organizations, while distributing helpful information concerning loans, tax credits and education for individual homeowners.

H B 8. Streamlined Permit Process

Establish a one-stop center within the City of Richmond that is the clearinghouse and information center for all development applications and permits. By providing citizens and businesses with a central point of access, the one-stop shop should be a resource center with a wealth of information, publications, and people to assist with business and planning activities in Richmond. See Land Use Strategies and Recommendations.

H B 9. Infill Housing

Encourage development of single-family owner-occupied housing on vacant, orphaned, or underutilized land located in the mature portions of Richmond. Encourage quality house construction through higher development standards in an attempt to deter blight and decay by promoting neighborhood stability through home ownership. Promote infill housing development that residents and visitors recognize as being of high quality and aesthetically pleasing neighborhoods. Develop design standards, criteria, and incentives for developing infill housing while utilizing resources already in place including Richmond Habitat for Humanity, The Richmond UEA Zone, and the Office of Community Development.

H B 10. Housing Tax Credits

Explore housing funding and incentives to encourage owner occupied housing stock such as housing tax credits for homeowners. Tax credit programs encourage home ownership by forgiving property tax payments for determined time frames.

H B 11. Develop Additional Senior and Transitional Housing

Develop additional housing to serve senior citizens in Richmond. Explore the use of CDBG and HOME funds that are available.

H B 12. Increase In-Home Support Service for Older Adults

Work with Area 9 Agency on Aging to develop a list of available resources and providers of in-home services to older adults. Identify needs not being met, plus develop additional programs with local community agencies and medical care programs.

D. Housing Map

1. Housing Density