

RE-THINK
THE BOX
HOUSING VIRGINIA
INNOVATION AT WORK
MAY 22, 2019

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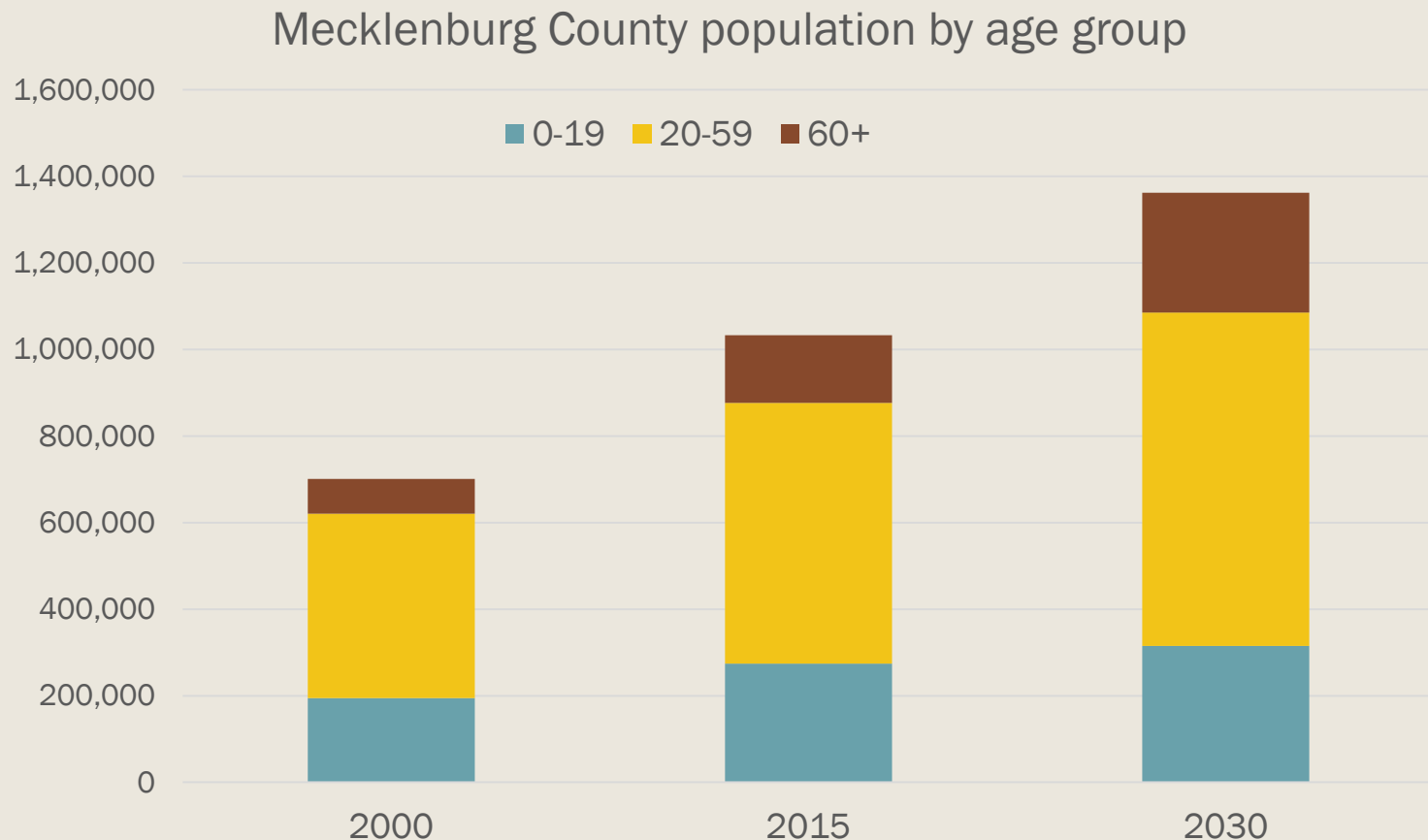
Seeing the Big Picture...



Intersectionality of factors

- Changing Demographics
- Lack of Opportunity – Institutional Barriers and Racism
- Income Disparities and Stagnant Wages
- Transportation Challenges
- Urbanization
- Climate Impacts
- Sustainability
- Innovation

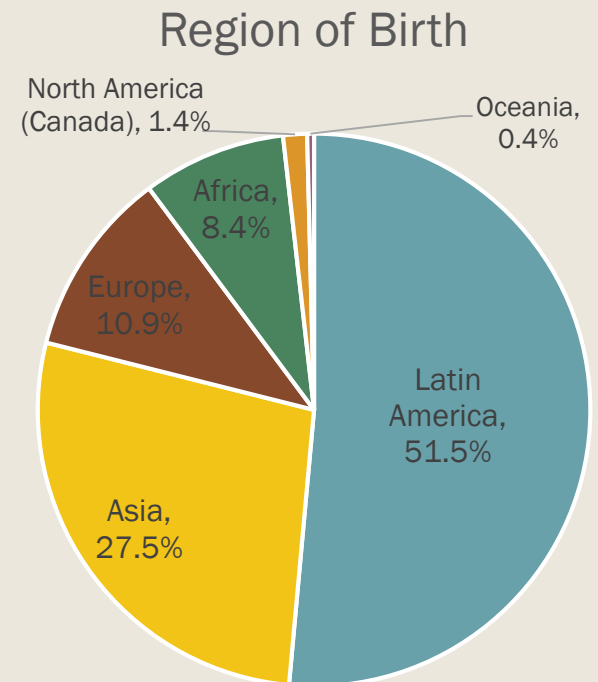
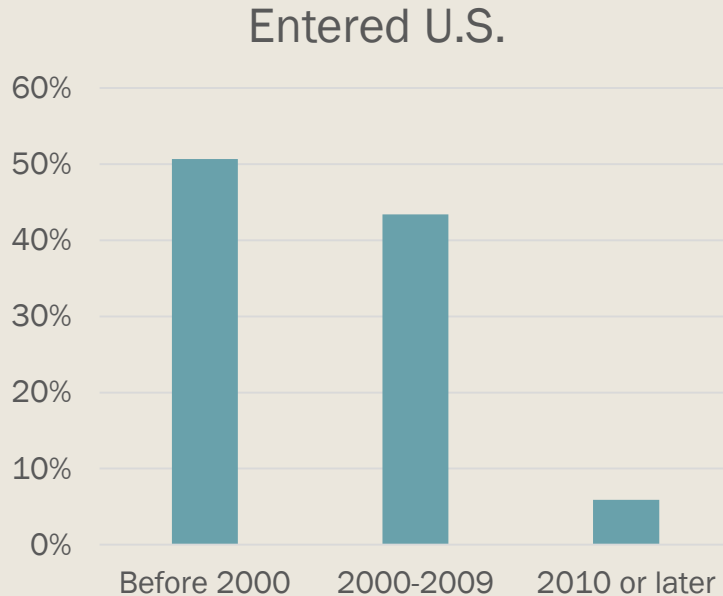
Demographics: the senior population will double by 2030



Source: Office of State Management & Budget, Population Estimates and Projections, accessed January 13, 2016.

Urban populations are more ethnically diverse

- Foreign-born population 134,728 (16% of Charlotte)
- Ethnicity: 13.7% Latino; 6% Asian
- 32.3% are U.S. citizens

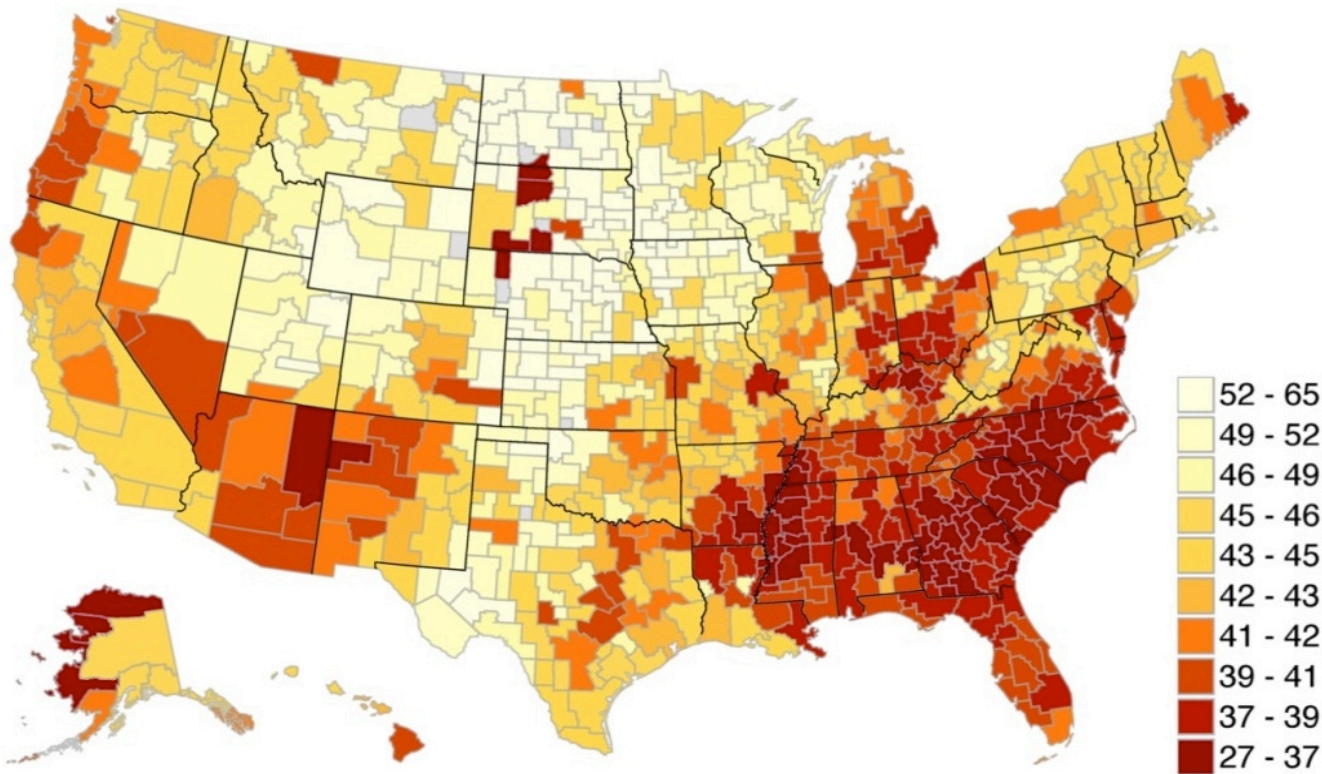


Source: U.S. Census Bureau, American Community Survey, 3-year estimates (2012-2016).

Southeastern US Ranks Low on Opportunity

The Geography of Intergenerational Mobility in the United States

Average Child Percentile Rank for Parents at 25th Percentile



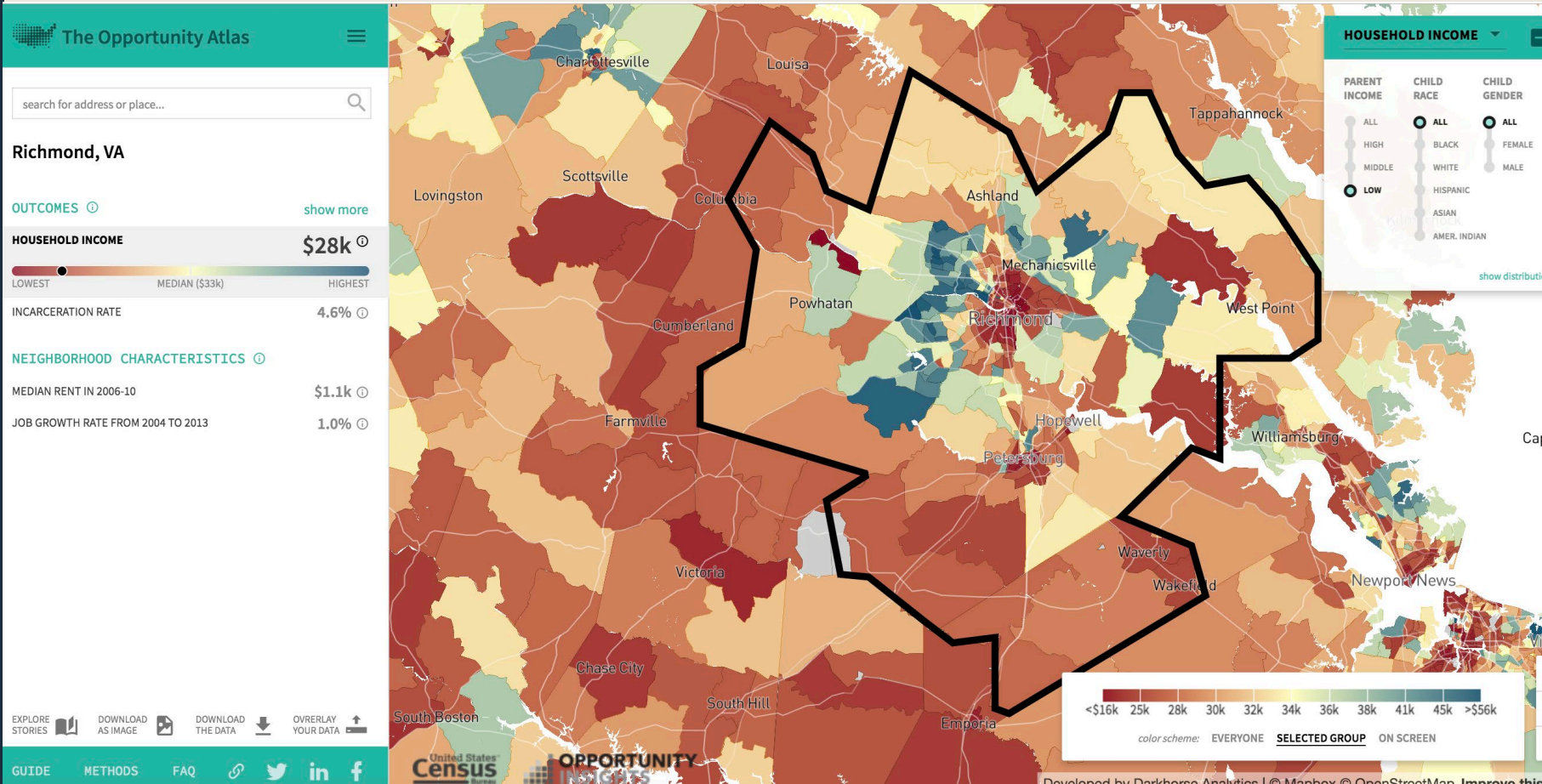
Top 5 Cities

- San Jose (10.8%)
- San Francisco
- Washington DC
- Seattle
- Salt Lake City

Bottom 5 Cities

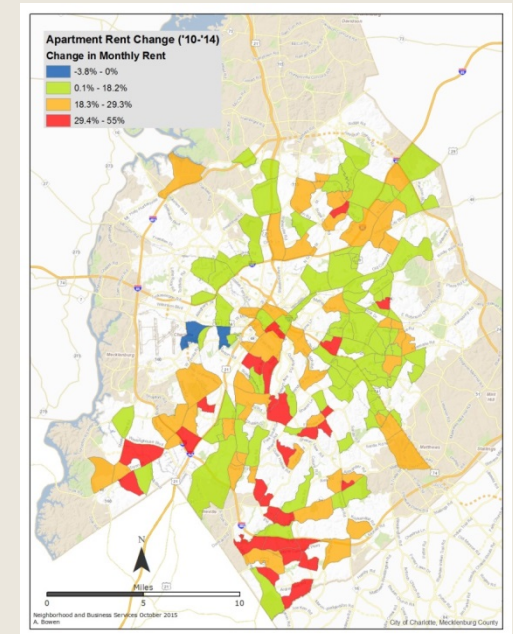
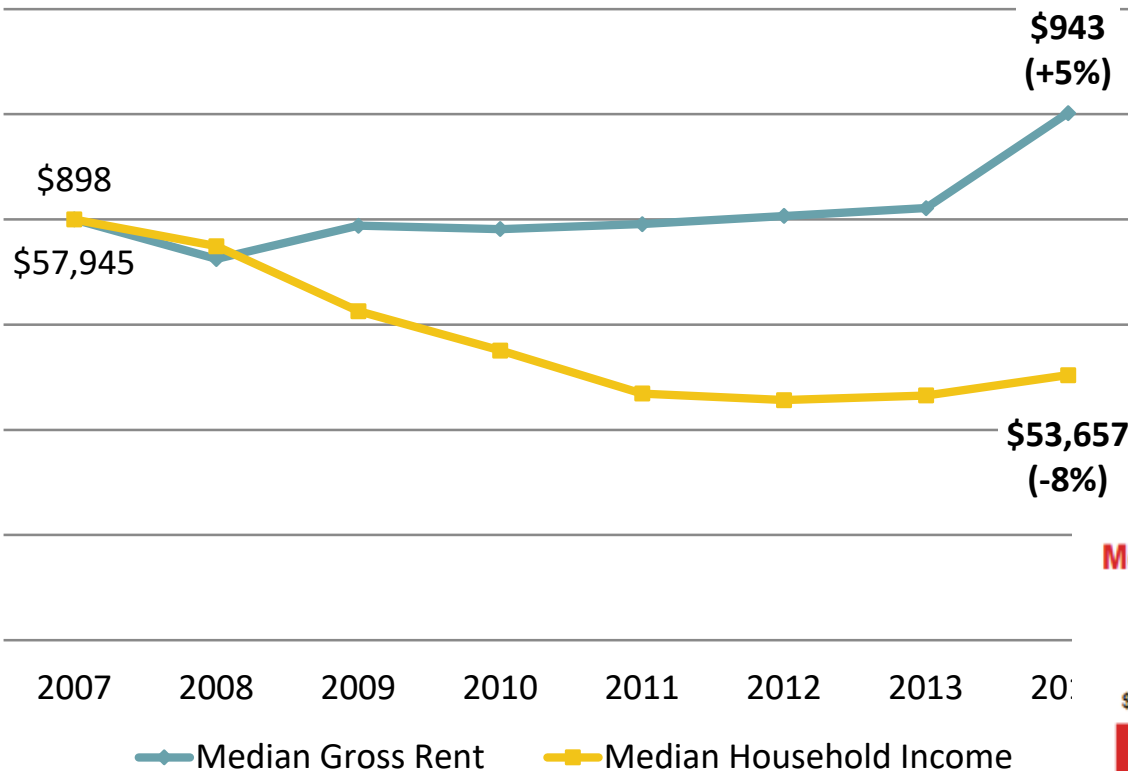
- Indianapolis
- Dayton
- Atlanta
- Milwaukee
- Charlotte (4.4%)**

www.opportunityatlas.org

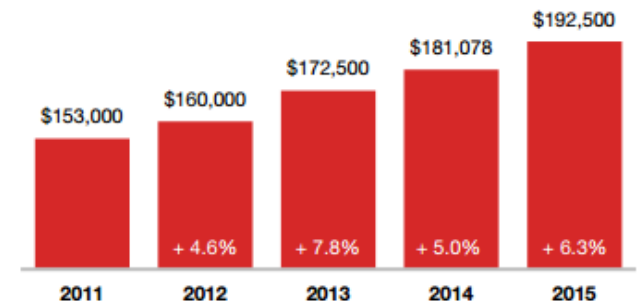


Housing costs rising as incomes stagnate

Constant 2014 \$



Median Sales Price

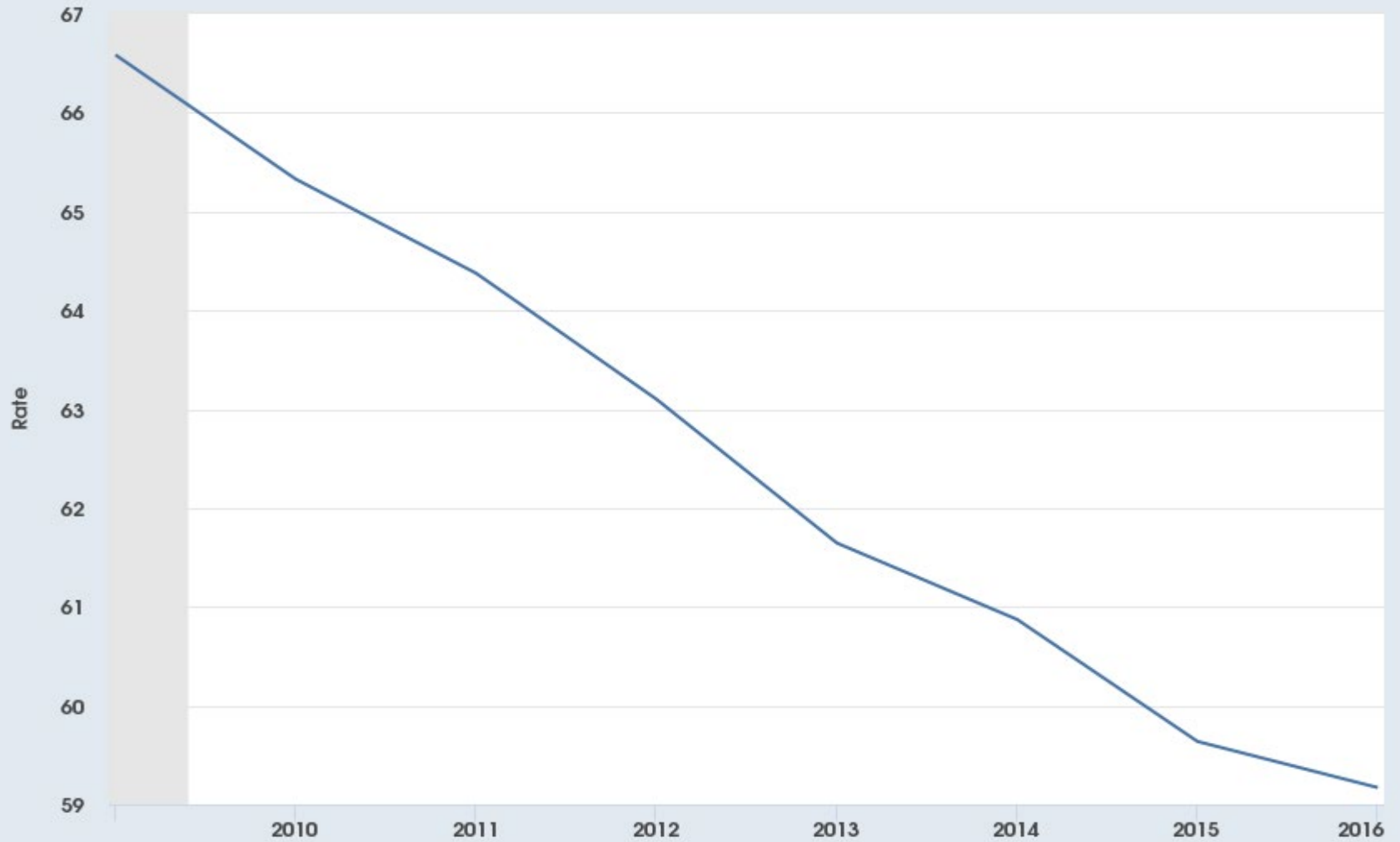


Sources: American Community Survey, 1-year estimates 2007-2014; Charlotte Regional Realtor Association 2015; Real Data Inc. 2015

FRED



— Homeownership Rate for Mecklenburg County, NC



Shaded areas indicate U.S. recessions

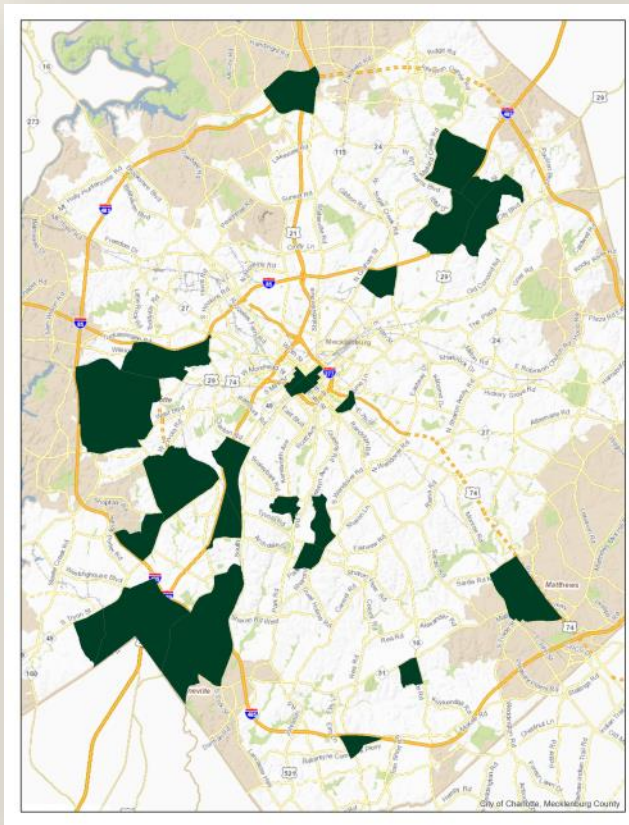
Source: U.S. Bureau of the Census

[myf.fred/g/lqXe](https://myf.fred.stlouisfed.org/g/lqXe)

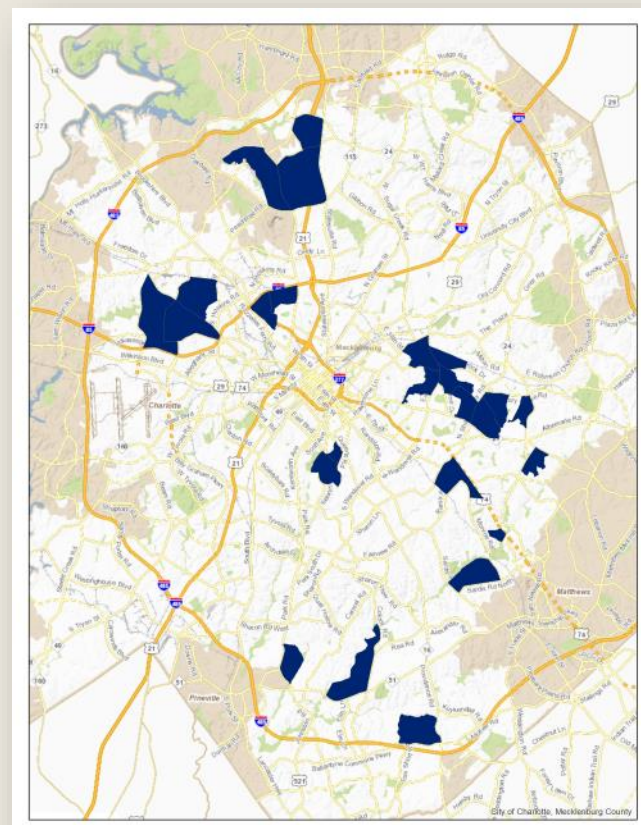
Transportation: housing not near employment centers

Top Areas Where Low-Wage Workers

Work



Live



Climate impacts



Copyright Houston Chronicle

Norfolk and Hampton Roads Hurricane Matthew 2016





Copyright CBS news Lynchburg



Copyright Roanoke Times

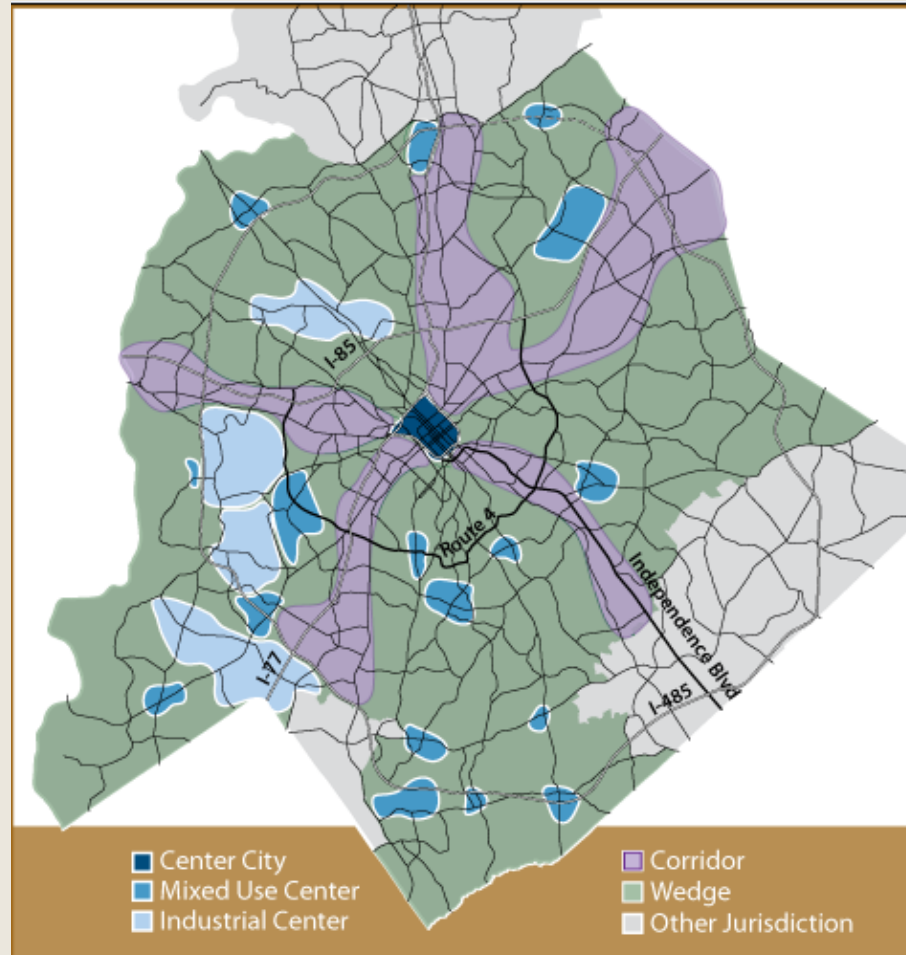
Housing, Climate, and Equity



Mold and mildew in housing in New Bern, NC. Residents have nowhere else to go



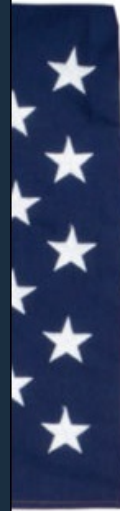
How to accommodate growth, build resilience, promote opportunity?



- ✓ Housing Options
- ✓ Smart Land-Use
- ✓ Transit
- ✓ Intersectionality
- ✓ Smart City Innovations

“A revolution is stirring in America. Like all great revolutions, this one starts with a simple but profound truth: Cities and metropolitan areas are the engines of economic prosperity and social transformation in the United States.”

-Katz and Bradley,
The Metropolitan Revolution



THE METROPOLITAN REVOLUTION

How Cities and Metros
are Fixing our Broken
Politics and Fragile Economy

**BRUCE KATZ AND
JENNIFER BRADLEY**

Metropolitan Revolutionaries:

Cities and urban regions that are reshaping economies and altering form and function for 21st century prosperity

- Diverse and talented
- Collaborative
- Invest in transformational infrastructure
- Adopt policies and practices for community-wide wealth creation
- Foster ecosystems that connect business, universities, labor, and government to achieve globally oriented development
- Create innovation districts
- Identify local uniqueness and advantages and build upon them

3-D Printed Homes bring down costs



West Denver Renaissance Collaborative Accessory Dwelling Unit Program (ADUs) Fannie Mae Innovation Challenge Grant

WDSF+ ADU Pilot Program

*Imagine owning a second home
on your property!*

You can use your zoning and home equity to build an ADU (accessory dwelling unit) on your property.

The WDSF+ ADU Pilot Program has resources that reduce the cost of ADUs, making it possible for moderate and low income homeowners to build an ADU.

RENT IT/LIVE IN IT. PROFIT.



*Imagine poseer una segunda
casa en su propiedad!*

Usted puede utilizar su zonificación y equidad de casa para construir una ADU (unidad de vivienda accesoria) en su propiedad.

El Programa Piloto de ADUs de WDSF+ tiene recursos que reducen el costo de los ADUs, haciendo posible que propietarios de ingresos moderados y bajos a construir una ADU.

ALQUILE/VIVA EN ÉL. GANANCIA.

Fannie Mae Innovation Grant: Vertical Harvest Jackson WY

VERTICAL HARVEST JACKSON HOLE



[fanniemae.com/our-mission](https://www.fanniemae.com/our-mission)



Communityrebuilds.org

Moab, Utah

100% Natural, local materials



Deanwood Neighborhood Washington, DC Food desert; 80% AMI



DEANWOOD
NEIGHBORHOOD
DEVELOPMENT

The Urban Grapevine is a community of 10 single-family homes for up to 48 residents, designed to spread the word about sustainable living and the Living Building Challenge in particular. This area of Northeast DC's Deanwood Neighborhood is a "food desert"; this project provides the green infrastructure

Hopeworks Station Everett, Washington 100% clean energy

HOPEWORKS
STATION, PHASE
II



Capital Studios

Austin TX 60% AMI
\$205 / sq ft



CAPITAL STUDIOS

AFFORDABLE HOUSING

Innovation + Integration:
Sustainability, health, zoning, transportation,
employment, education, equity, opportunity



- Complete Streets Design

Key Trends for the Next Decade

- Intersectionality
- Sustainability and Resilience
- Density and urbanization
- Walkability, transit
- Affordable Housing
- Boosting Opportunity
- Demographic diversity

ecoAmerica Research & Guides



ecoAmerica



- Ecoamerica.org
- Pathtopositive.org
- Climateforhealth.org
- Blessedtommorrow.org

Questions?

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