

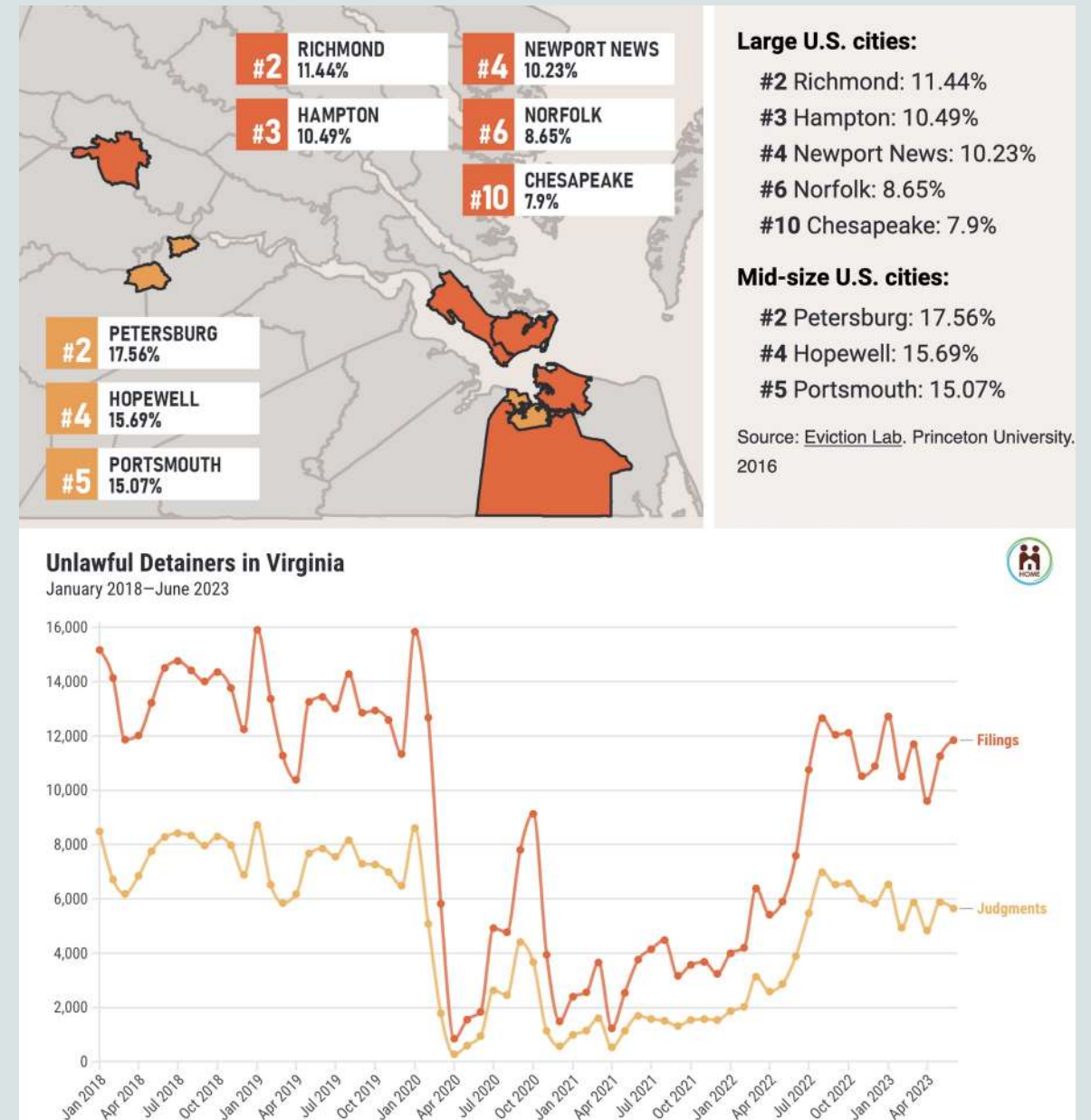


Richmond's Eviction Crisis:

A Legacy of Racial
Displacement

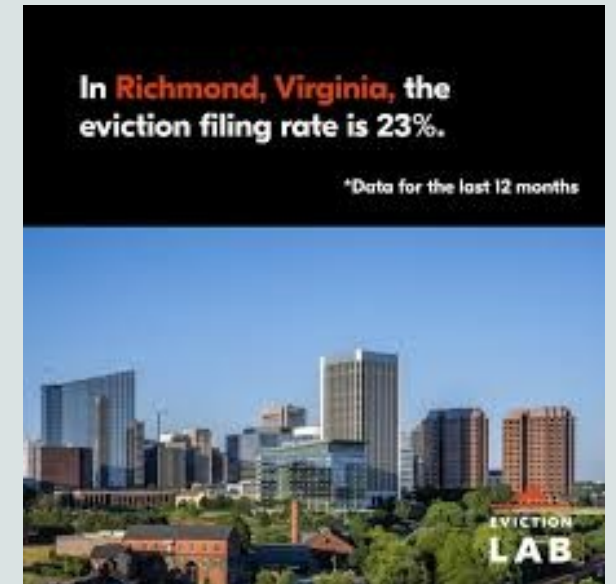
Evictions in Virginia:

- Virginia's eviction rates are double the national average.
- Richmond has the second highest eviction rate in the country at 11%



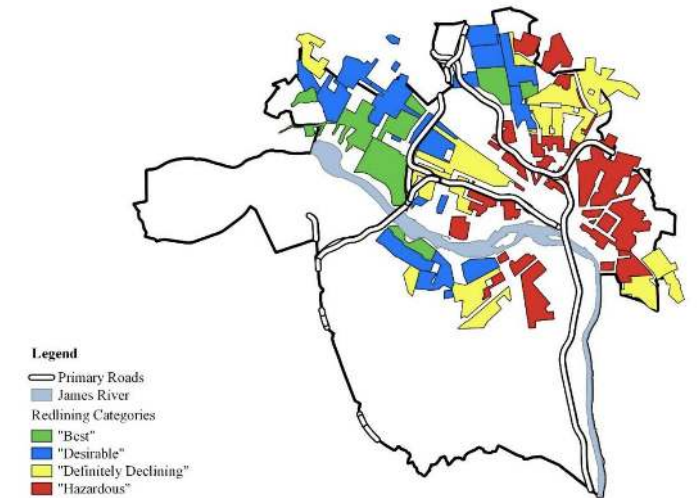
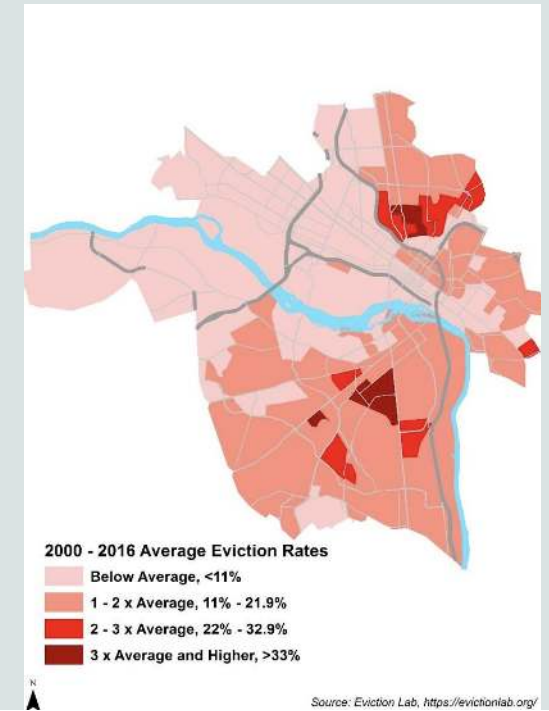
Richmond's Eviction Crisis:

- 11% eviction rate is three to four times the national average
- Severe lack of affordable housing
- Supply of housing shrinking as population grows
- 43% of residents are rent-burdened (paying more than 1/3 of income on housing)
- 15 landlords are responsible for over half of all evictions in Richmond
- In 2022, 99% of landlords had legal representation at Court hearings while only 1.2% of tenants had representation



Richmond Eviction Demographics:

- Neighborhood racial composition is the large predictor of neighborhood eviction rate
- Schools with highest rates of chronic absenteeism are in neighborhoods with higher eviction rates
- Nationally, women—especially Black and Latinx women—face higher eviction rates than men.

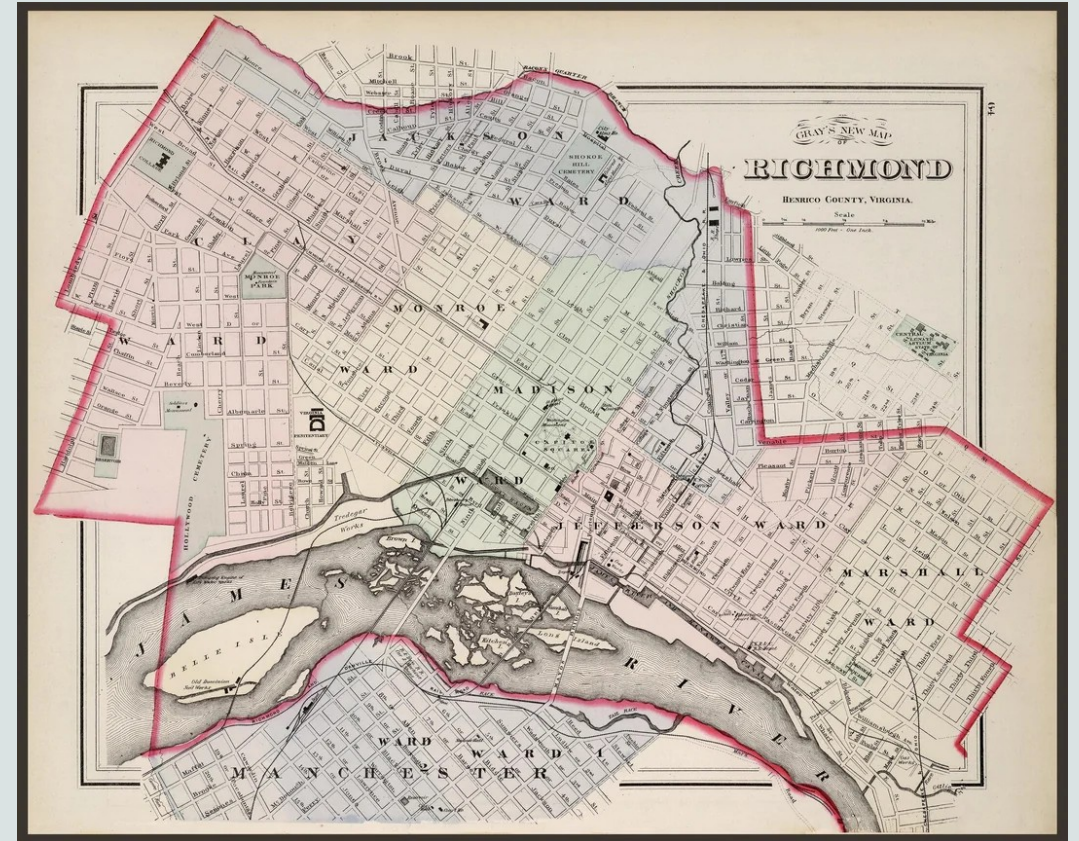


“Eviction is another problem that is widely recognized but often treated in the same individualized way, divorcing it from its systematic and historical context, and therefore limiting understanding and potential to address it.”

- Kathryn Howell & Benjamin Teresa *“The map of race is the map of Richmond” Eviction and the enduring regimes of racialized dispossession and political demobilization*, Journal of Race, Ethnicity and the City, 182 (2022).

Historical Roots: Post-Civil War to Early 20th Century

- Prior to Civil War, Freedman could build ho in predominantly white working-cl neighborhoods without legal barrier
- Little new housing built in Richmond after War. Led to overcrowdin
- Although no de jure residential segregat many Black residents were limited to livin neighborhoods where cheap housing v available
- 1871 – Conservatives gain control of government. Political wards expanded v intent to create a single Black-majority w



Early 1900s:

- 1911 – Richmond City Council adopts its first residential segregation ordinance
- 1929 – Richmond adopts “racial integrity law” prohibiting a person from living in a neighborhood where they aren’t permitted to marry any member of the majority population
- After both of these ordinances are found unconstitutional, the strategy shifts to restrictive covenants
- By mid-1930’s, the city is very segregated

The Mid-20th Century: Redlining and Urban Renewal

- Restrictive covenants used until 1948 when Supreme Court rules them unconstitutional in *Shelley v. Kraemer*.
- 1937 – Home Owners Loan Corporation (HOLC) creates Residential Security Maps, redlining African-American neighborhoods. Cuts them off from mortgage loans
- 1940 – VA General Assembly authorizes Richmond to create RRHA, with right to condemn property and issue bonds to construct housing

Richmond-Petersburg Turnpike (1955 – 1958):

- Displaces 10% of city's Black residents
- "It's not just about the land that was lost but the communities that were broken up and how it separated families from one another... [H]ow it caused a loss in people being able to build generational wealth. The opportunity that these families had was taken away. There's no way to give that back." *Lori Hunter*

17th Street Urban Renewal Project (1961):

- Richmond receives \$4 million in federal clearance to clear 150 acres in Shockoe Valley
- Displaces 1,300 mostly Black residents



RICHMOND-PETERSBURG TURNPIKE AUTHORITY.
 CONTRACT NO. A-3-G.
 CONTRACTOR, D. W. WINKELMAN CO., INC.
 PHOTO NO. 13, STATION NO. 1788 00 SOUTH.
 DATE NOV. 14, 1956. ON CENTER LINE.



RICHMOND-PETERSBURG TURNPIKE AUTHORITY.
 CONTRACT NUMBER A-4-G.

Late 20th Century to Present – Predatory Practices

- Housing and Community Development Act of 1974 shifted low-income housing p toward individual housing support, and away from large public housing developm
- 1990's – Housing Authorities target urban-renewal era public housing for demolition redevelopment, replacing public housing with market-rate housing units with lir units for low-income household
- In Richmond, from 2004 – 2011, subprime loans accounted for 31% of all loa predominantly minority neighborhoods compared to 5% in predominantly w neighborhoods
- After 2008 housing crisis, neighborhoods that faced high levels of foreclosures, (prir Black neighborhoods) faced high levels of evictio

Solutions and Acknowledging the Legacy of Discrimination

- Expand Tenant Protections by providing Right to Counsel for tenants facing eviction
- Advocate for the the General Assembly to allocate \$37.5 million annually for the creation and preservation of affordable housing units¹
- Push for city-owned land and tax delinquent properties to be donated to Maggie Walker Community Land Trust

Richmond's eviction crisis is not an isolated issue. It is the result of over a century of systematic injustice. We cannot undo the harm that has already been done to Black communities, but we have a responsibility to stop the ongoing effects.

To move forward, we must confront our history head-on and ensure that our policies are informed by the past, not detached from it. Only by addressing these injustices at their roots can we hope to create a Richmond where housing instability is no longer an enduring legacy.