

**HOUSING AND  
SOCIAL JUSTICE**

Educational Series  
April 14, 2023 4 – 5PM

Hosted by:  
St. George's Church Arlington  
and  
Virginia Diocesan Homes

SAINT GEORGE'S EPISCOPAL  
ARLINGTON

VIRGINIA  
DIOCESAN  
HOMES

1

**AGENDA**

- Overview of the series
- Hosts
- Opening poem
- Presentations
- Small Group Discussion
- Closing Discussion
- Closing reading

**Protocol**

- Presentations will be recorded and posted on St. G's website:
- <https://www.saintgeorgeschurch.org/education>
- Please use the chat box for comments and questions

2

## THIS SERIES

- March 5th – Introduction & Overview
- March 12th - Racial Disparities and Housing
- March 19th–Refugee & Immigrant Housing Issues
- March 26th - Seniors and Persons with Disabilities Housing Issues
- April 2nd – How are Government Agencies and Their Partners Addressing Housing Challenges
- **April 16th – Role of Advocacy and the Faith Community-- TODAY**
- April 23rd - Faith Redevelopment Models

*Pay attention...*

3

## HOSTS

Nina Janopaul,  
President VDH  
and member  
Saint George's

Janet Hansen,  
Vice President  
VDH

### Saint George's Episcopal Arlington

- Purpose: Growing in God's love to promote justice, healing and reconciliation
- Founded 1908
- An inclusive and vibrant community of varied ages and backgrounds
- Located near the Virginia Square Metro station in the center of Arlington

### Virginia Diocesan Homes

- Purpose: to help congregations interested in redeveloping their properties for mission
- A nonprofit organization related to the Diocese of Virginia
- Founded in 1959
- 14 board members from across the Diocese
- Affiliated with 5 Senior Life Plan communities and 3 affordable housing properties

4

Give me your hand

Make room for me  
to lead and follow you  
beyond this rage of poetry.

Let others have  
the privacy of  
touching words  
and love of loss  
of love.

For me  
Give me your hand.

## THE CONCEIT

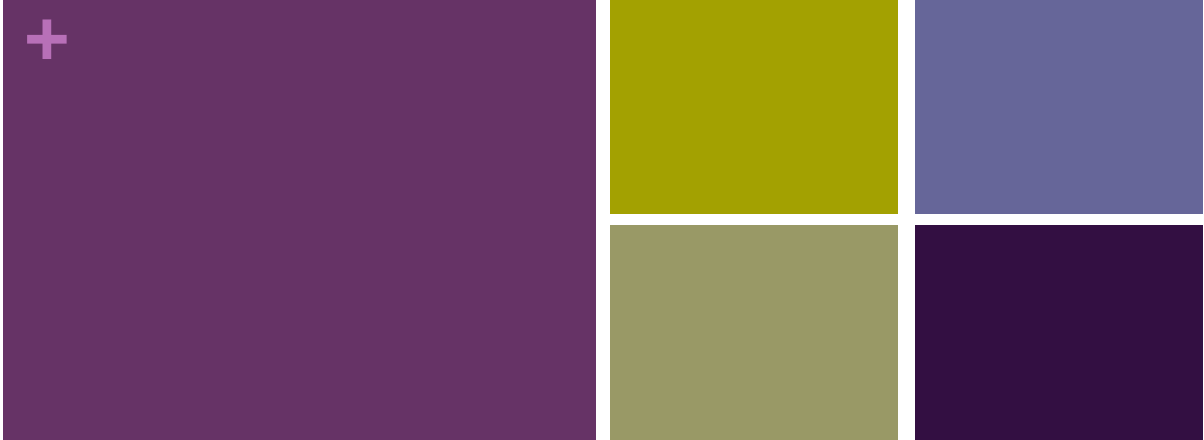
*By Maya Angelou*

5

## SPEAKERS

- **Marjorie Green**, leader in VOICE and member St. Mary's Episcopal Arlington
- **Jill Norcross**, Executive Director for Northern VA Affordable Housing Alliance, member St. Timothy's Reston, extensive experience as consultant to faith organizations
- **Kim Bobo**, Executive Director of the VA Interfaith Center since 2016

6





**VOICE**  
for justice  
Virginians Organized for Interfaith Community Engagement

## Housing Advocacy

**Creating Systemic Change**  
Presented by Marjorie Green

7

**+ What is VOICE?**

- Almost 15-year-old multi-faith, non-partisan, broad-based organization dedicated to helping people learn how to build power to act on the root causes of inequality and injustice and create systemic change.
- 40+ faith and education institutions representing 180,000+ people in Arlington, Alexandria, and Fairfax and Prince William Counties.
- Grew out of the social reform movements in the early decades of the 20<sup>th</sup> Century. Goal: Move the world as it is closer to the world as it should be.
- Focused on training people how to build relationships within institutions and across both like-minded and different institutions to ID common self-interest and build power to create change together.
- Iron Rule of organizing: Never do for someone what they can do for themselves. Do WITH, not FOR. We believe that people working together have the power to change our communities and country for the better.

8

+

## People Power!



- Power: Ability to act. Power can be used for good or ill.
- Power derives from organized people and/or organized money. VOICE focuses on building people power to create change.
- VOICE uses a relational model of organizing.
- Relational vs. Dominant Power: NOT a zero-sum game.

9

+

## Why organize around housing?

- Since its 2008 founding, VOICE leaders have listened to thousands of NoVa residents.
- Housing consistently has been the single most commonly cited challenge:
  - Affordability, housing cost burden
  - Supply and accessibility
  - Impact of lack of available, affordable housing
  - Living conditions & management in rental housing
  - Evictions



10



# Housing Campaigns



**Supply & affordability:** Organized support for...

-- ... Thousands of units in new/renovated affordable-housing projects, Arlington Affordable Housing Master Plan, area plans, annual budget increases for housing grants & Affordable Housing Investment Fund gap financing;

-- ... Co-location of public facilities with affordable housing on County or Metro land & research on other innovative ideas;

-- ... Mortgage payment support for homeowners underwater on their loans during the Great Recession;

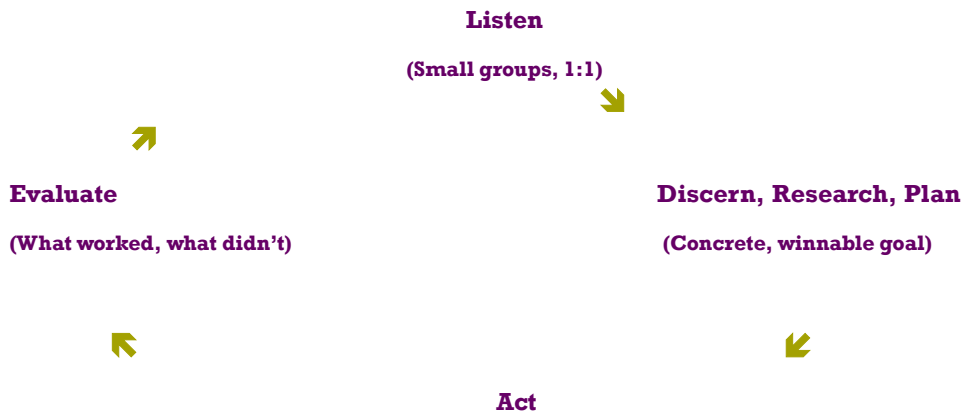
**Living conditions & management:** Organized to get serious health & safety conditions fixed and management improved. Also for greater government oversight & accountability for affordable-housing owners and stronger protections for tenants;

**Evictions:** Organized to get additional rental support funding, changes to burdensome tenant filing requirements.

11



# Organizing cycle



12



## What You Can Do

- Listen: In small groups, 1:1
- Learn and educate
- Get proximate
- Find out who else has an appetite for change: Meet with other faith institutions and community, business, and government leaders
- Be open to your own transformative change
- Be willing to disrupt and accept external/internal discomfort
- Entertain a new vision of what the Church can be

13



## A New Vision



14



## Resources

[www.VOICE-IAF.org](http://www.VOICE-IAF.org)

[https://nhpfoundation.org/documents/NHPF\\_FaithBasedAffordableHousing\\_Articles.pdf](https://nhpfoundation.org/documents/NHPF_FaithBasedAffordableHousing_Articles.pdf)

<https://www.washingtonpost.com/religion/2022/02/25/houses-faith-are-building-affordable-housing-their-properties/>

<https://www.facebook.com/dalton.t.mcbeath/videos/779000399932318?idorvanity=397530197600445>: Story of how two Arlington churches came to build affordable housing

15



### ***Moving the Needle on Affordable Housing: Tools and Strategies for Effective Local & Regional Advocacy***

Virginia Diocesan Homes and St. George's Arlington  
*Housing and Social Justice*

April 16, 2023

16



## What we do:

**NVAHA promotes healthy, sustainable and equitable communities that meet the diverse housing needs of Northern Virginia residents.**

- **Advocating** for **public policies** and adequate **financial investments** to develop and preserve housing that's affordable;
- **Building political will** to advance affordable housing through better understanding of the interplay between housing, health, equity, and economic development;
- **Partnering with underserved communities** to lift their participation in our civic discourse;
- **Calling for the deconstruction of land use systems and policies** that perpetuate inequities, and the allocation of resources to address the disparities created by these systems;
- **Conducting research** on housing needs and policies to promote inclusive, equitable communities in Northern Virginia.



17

## How we do it:

**NVAHA advances housing policy objectives in each NoVA jurisdiction**

- Know the local stakeholders - elected officials, staff, advocates, developers, nonprofits
- Understand local politics and priorities

**NVAHA builds coalitions in each jurisdiction**

- Participate in advisory bodies and committees in each jurisdiction
- Convene local stakeholders
  - Host Lunch & Learn sessions on topic of interest
  - Serve as a clearinghouse for information and best practices



18

## Faith Communities Make Excellent Advocates

- Mission alignment with social justice and serving those in need.
- Congregations often serve as defacto human service providers.
- Deep understanding of community needs.
- Ability to organize and mobilize.
- Respect of Elected Officials.
- Even if you can contribute land, property, money....you can always lift your voice.

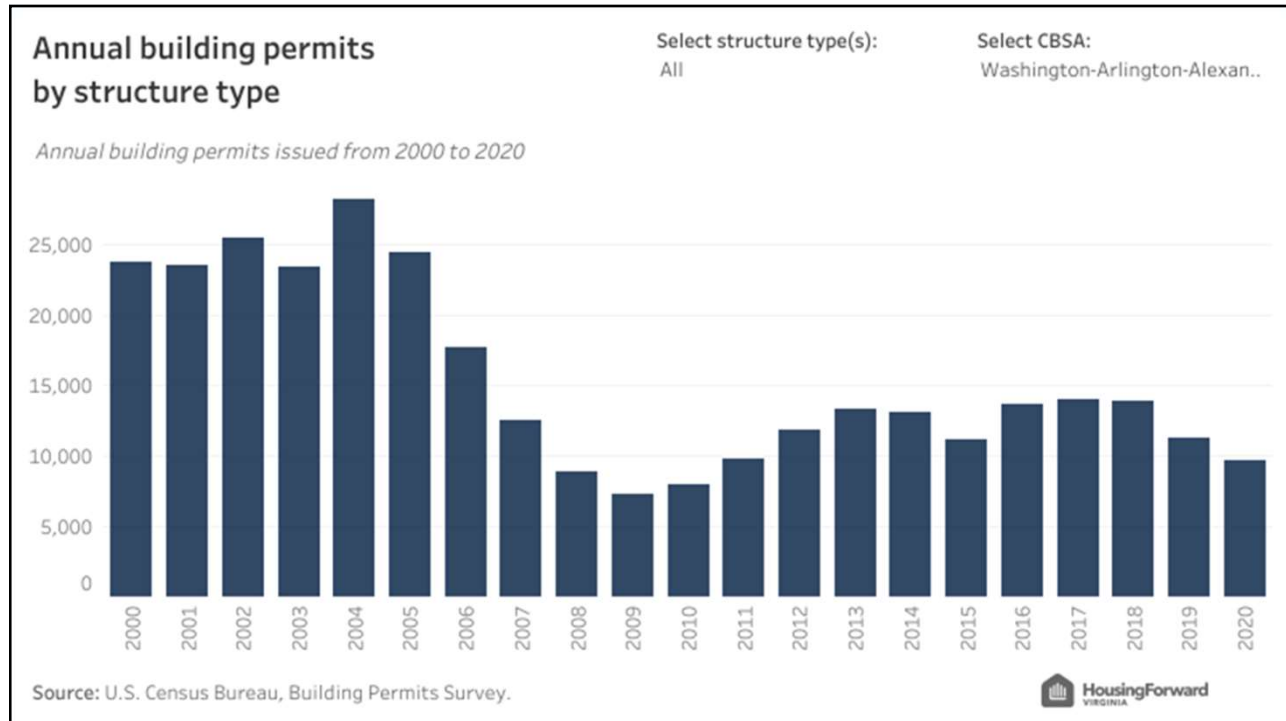
19

## 2030 DMV Regional Housing Goals = 374,000

- Produce 25,000 new units annually
- Locate housing in activity centers
- 75% of annual production (18,750 units) should be affordable to low- and moderate-income households



20



21

## Expectations for Affordable Housing (AH) in NoVA

### Built to the same standards at market-rate housing

- Architecture compatible with surrounding community
- Address stormwater management; resource protection areas
- Meets green development building standards

### Additional priorities which increase costs

- Larger units to accommodate families (2 Bd + den, 3 Bd)
- Priority to locate near transit – where land is most expensive
- Priority to serve households earning less than 60% AMI



22

## Challenges to AH Development

- Interest Rates and Construction Costs Rising
- Lack of sufficient, skilled construction workers
- Lengthy development approvals and permitting process at the local level can add 12-18 months before construction begins
- Community opposition – more vocal, organized, at times creating legal challenges to approvals – adding time and money to the cost
  - Opposed to density, additional traffic
  - Concerned about adequate infrastructure
  - Perceived negative impact on real estate values in their community
  - Distrust/dislike for diversity in the community



23

## Tools for Advocacy Success

- Own the Issue
- Develop Relationships with Elected Officials
- Build a Network of Organizations Aligned with your Mission and Values
- Nothing Happens without Communication



24

## Lessons Learned



The notion that providing mountains of data will convince decision-makers to act has neither proven to be true nor yielded a high level of success for new policy adoption.

An alternate approach in a 5 minute presentation would be:

- to spend 1 minute on the need
- and the rest of the time showing why the need is important, said another way: “What’s wrong?” “Why does it matter?” “What should be done about it?”

A successful coalition strategy includes:

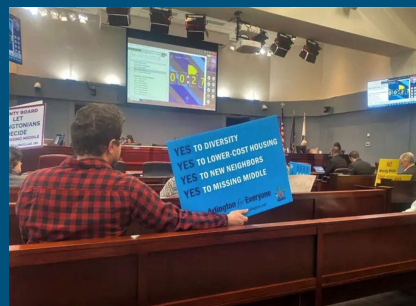
- shared understanding of what needs to change articulated in terms of clear policy goals
- identification of opportunities to advance these shared policy changes
- mobilization of resources to capitalize on these opportunities

25

## So What? Advocacy Works!

Celebrate &  
**ELEVATE**

- Celebrate the Wins
- Acknowledge & Track the Progress
  - Additional Funding and Policies in Fairfax County
  - Alexandria Meals Tax for Affordable Housing
  - Missing Middle Zoning Approved in Arlington
  - Loudoun Unmet Housing Needs Strategy Plan
- Thank your Elected Officials
- Use the “off-season” to develop relationships



26

## Additional Resources

### NVAHA Resources:

[Housing Finance 101](#)  
[Housing Finance Vocabulary](#)  
[Housing Policy Matrix](#)  
[Lunch and Learn Series](#)



### Partner Resources:

[Advocates' Guide 2022 – A Primer](#) (National Low Income Housing Coalition)  
[New Narrative for Housing: Playbook for the Greater Washington Region](#) (The Case Made)  
[Housing Indicator Tool](#) (HAND)

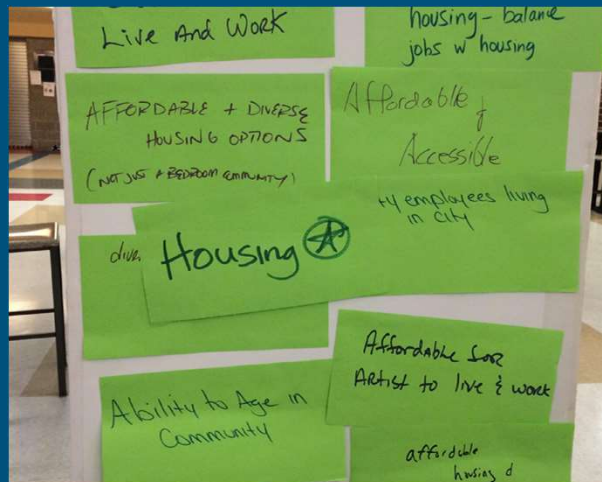
27

## Discussion? Questions?

Jill Norcross  
 Executive Director  
[jill.norcross@nvaha.org](mailto:jill.norcross@nvaha.org)

Hanna Metuda  
 Director of Policy & Programs  
[hanna.metuda@nvaha.org](mailto:hanna.metuda@nvaha.org)

[www.nvaha.org](http://www.nvaha.org)



28

**Virginia Interfaith Center for Public Policy**

**Partnering with Faith Communities for  
Affordable Housing**

Presented by Kim Bobo

29



Virginia Interfaith Center engages people of faith and goodwill in advocating economic, racial and social justice in Virginia's policies and practices.

30

# Affordable Housing is Policy Priority

Why? Faith communities:

Sponsor soup kitchens and shelters – see the need.

Talk with members – hear the need.

Believe it is part of mission.

31

VICPP  
advocating \$\$  
in the budget

Virginia Housing Trust  
Fund – build new units

Housing Stability Program  
(pilot) – rental assistance

Virginia Eviction  
Reduction Program

32





\$150 million  
for Virginia  
Housing Trust  
Fund

33



\$45 million for  
Housing  
Stability Fund

34



More money  
for Virginia  
Eviction  
Reduction  
Program

35



Policies to support  
Congregations  
Building Affordable  
Housing

36

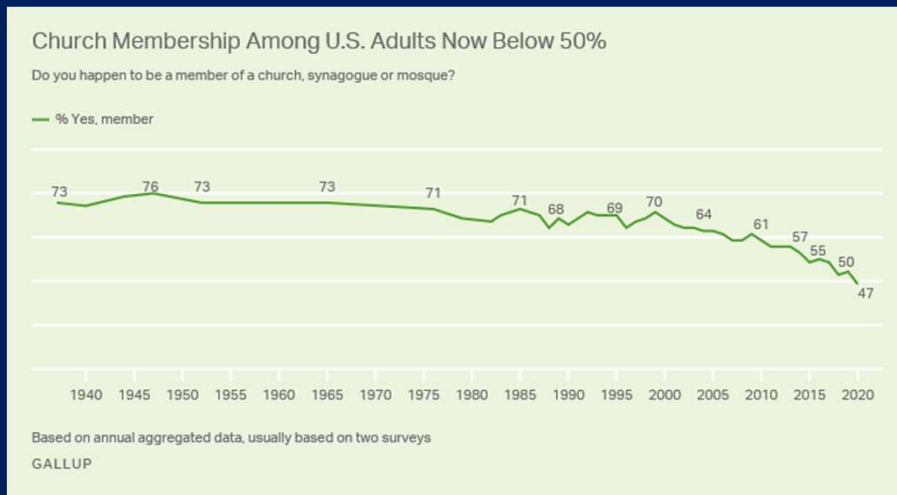


Shuttered buildings

Rural and urban congregations

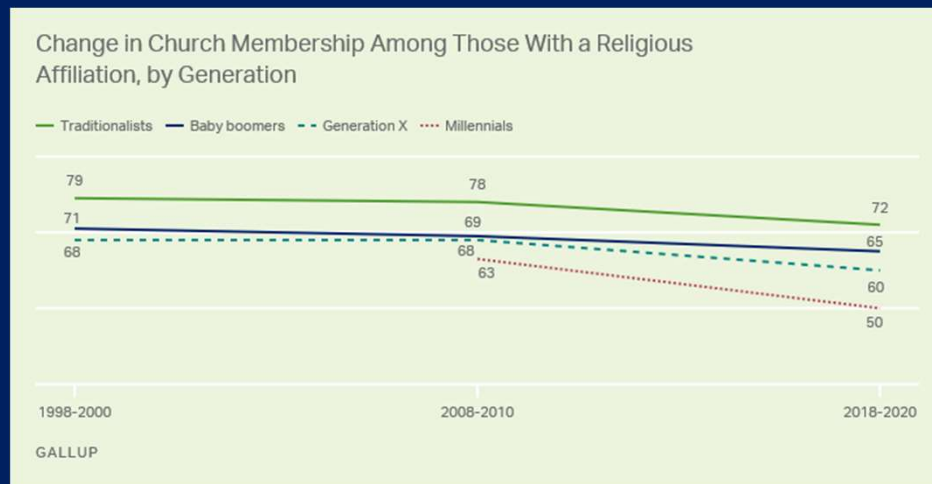
37

## Declining religious attendance



38

## Especially among young adults



39

VICPP is:

- \* Working with judiciatories to identify Congregations in transitions or interested in considering affordable housing projects
- \* Connect congregations with
- \* Develop policies to help congregations build affordable housing



40



Expedite zoning and permitting

41



Keep tax exemption

42

Waive  
permitting  
fees



43



Replicate  
Southwood  
(Charlottesville)

44



45



46



## Classes, Clubs and Employer Support

47



## Employer Downpayment Assistance

48





Gifts without  
hassles

49



Burdened by  
Debt

50

# A few more policy recommendations



51

## Zoning Changes – higher density & ADU



52



Inventory  
Public Lands

53



Use Virginia  
GO Funds

54



Link Jobs and  
Housing  
Grants

55



Remove barriers  
for quality  
modular &  
manufactured  
housing

56



57

**Rampant wage theft in VA**

**Southwest Virginia farm pays more than \$19,000 to workers after federal investigation**  
 It also owes \$36,000 in civil money penalties

**US DEPARTMENT OF LABOR INVESTIGATION, LITIGATION SECURES \$278K IN BACK WAGES, DAMAGES FOR 208 CONSTRUCTION WORKERS DENIED OVERTIME BY SUFFOLK AGENCY**  
*Resto Contracting, owner misclassified employees as independent contractors deliberately*

**Virginia General Assembly building subcontractor pleads guilty to charges of misclassifying workers**  
 by Dean Mirshahi  
 Posted: Dec 8, 2021 / 12:59 PM EST  
 Updated: Dec 13, 2021 / 04:21 PM EST

**Department of Labor prosecuting local wage theft**

**Dozens of Wage Theft Investigations Conducted in DC Area**  
 A News41-Team investigation reveals allegations of theft at high-profile local projects

Construction of the new Virginia General Assembly Office building underway in Capitol Square in Dec. 2020. (News photo by Dean Mirshahi)

58



Protect  
construction  
workers

59



Monitor state  
dollars

60




Independent contractors

61



Thank you

62



63

## GROUP DISCUSSION

**Question:**

**What might you or your church do to help advocate for housing and social justice in your community?**

*Tell about it.*

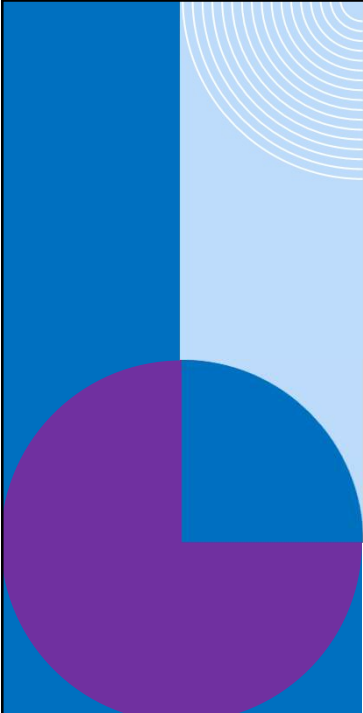
*Click the invitation to join a small group*

*Introduce yourself to your group*

*Facilitators will take notes*

*When prompted, click to return to main group*

63



64

## CLOSING THOUGHTS

- Final Class: Sunday, April 23<sup>rd</sup>
- How have churches used their land for affordable housing?
- Same Zoom link
- Closing reading

64



## CLOSING READING

65

Will the Lord be pleased with thousands of rams,  
with ten thousand rivers of olive oil?  
Shall I offer my firstborn for my transgression,  
the fruit of my body for the sin of my soul?  
He has shown you, O mortal, what is good.  
And what does the Lord require of you?  
To act justly and to love mercy  
and to walk humbly with your God.

*Micah 6: 7 - 8*

65

## ADDITIONAL RESOURCES

Virginians Organized for Interfaith Community Engagement (VOICE):  
<https://voice-iaf.org/vision-mission-values/>

Northern Virginia Affordable Housing Alliance (NVAHA): <https://nvaha.org/>  
This site has a wealth of information, including a Resource and an Advocacy page. You can sign up for advocacy alerts.

VA Interfaith Center for Public Policy: <https://www.virginiainterfaithcenter.org/>  
Sign up for their email list to stay informed.

((See also slides above for resource lists from VOICE and NVAHA))

66