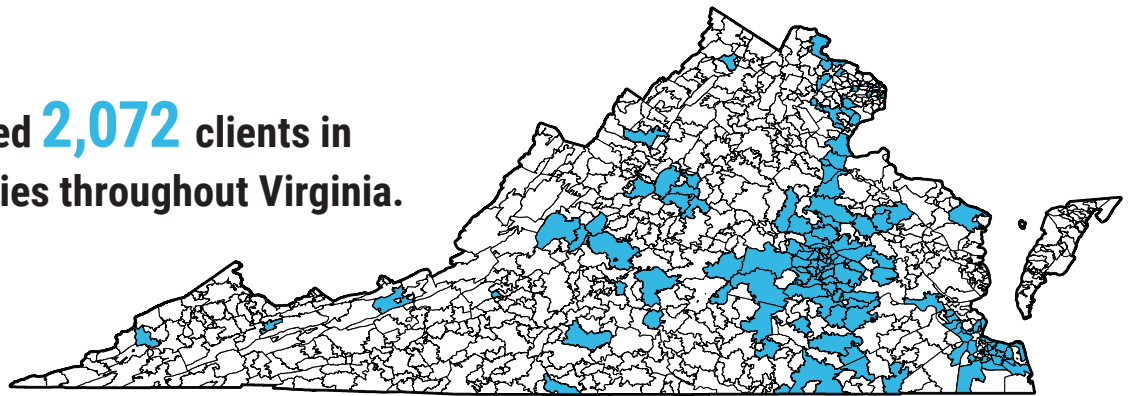


Housing Opportunities Made Equal of Virginia 2020 Annual Report



In 2020, HOME served **2,072** clients in
83 cities and counties throughout Virginia.



HOME's Policy Work in 2020 A Banner Year for Fair Housing Protections

The year 2020 was exceptionally difficult. But for advancing fair housing law in Virginia, it was the most successful year in decades. For more than a quarter of a century, LGBTQ fair housing protections could not pass in the Virginia General Assembly. In 2020, the **Virginia Values Act** (Senate Bill B868/House Bill 1663) finally passed adding protections for sexual orientation and gender identity in both housing and employment. Included in this bill were added protections for veteran status, too. HOME and its many partners, including **Equality Virginia** and led by the bill's chief-patron **Senator Adam Ebbin**, pushed this through both chambers of the General Assembly and it was signed by Governor Ralph Northam making it part of Virginia Fair Housing Law on July 1, 2020.

Sexual Orientation
Gender Identity
Veteran Status



Source of Income
(or Source of Funds)



For decades it has been legal to turn someone away from housing if they were using a voucher or disability payment to pay rent. HOME did a study in 2019 and found that of apartments listed for rent in Richmond, just 26.6% would accept housing choice vouchers. But in 2020 after years of trying to pass into law, source of funds protections (HB6) became law. A person's source of income or funds can no longer be considered a factor in the qualifications to seek housing. Whether this is a housing choice voucher or SSDI, thousands of Virginians now have better access to housing. HOME is grateful to its many partners in this joint effort including chief patron **Delegate Jeff Bourne**, **Virginia Legislative Black Caucus**, **Virginia Housing Alliance**, and the **Virginia Poverty Law Center**.

Fair Housing



200 Helped With Housing
Discrimination Issues

Eviction Diversion



711 Families Received Eviction
Diversion Assistance

\$1,443,051.45

Disbursed as Financial Assistance

Homeownership



340 Received One-On-One
Homeownership Counseling

88 Homeowners Received
Downpayment Assistance

Move to Opportunity



202 Housing Choice Voucher
holders helped

Foreclosure Prevention



87 Families Helped to Avoid
Foreclosure

HOME's Fair Housing Work

HOME's fair housing work is a multi-faceted approach to ensuring equal access to housing for all people. Thanks to the Barbara Wurtzel Rabin fund which was established in 2018, HOME has expanded its team to study instances of systemic discrimination. These investigations sometimes take years of work to uncover. HOME also evaluates and acts upon individual cases of alleged housing discrimination. HOME does this through intake, testing, and filing cases or complaints to ensure compliance with fair housing laws.

A notable case in 2020 was **Kniaz v. Kay Management**. This case alleged that the criminal background screening policy that Kay Management applied to its properties across Virginia had a disproportionate and discriminatory racial impact on Black and Latinx applicants. In the settlement, Kay Management agreed that their former policy of automatically rejecting all applicants with criminal convictions was inconsistent with the Virginia Fair Housing Law and the Fair Housing Act and agreed to a model policy now available to other landlords that takes an approach to screening that is appropriate under fair housing laws. When an overly broad criminal background screening policy is applied by a housing provider, it sets society up for huge inequities. Overly broad criminal screening policies continue that sentence for a lifetime.

Virginia apartment
manager ends
screening policy
barring renters with
minor convictions.

headline via:

 VIRGINIA MERCURY

'Disturbing'
discrimination
trends emerge
against Richmond
renters

headline via:



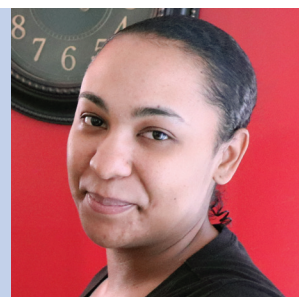
During the initial months of the pandemic, HOME saw an increase in housing complaints regarding discrimination against families with children. Fortunately, HOME was able to settle one of these cases, **HOME v. Vetter**, against a Richmond landlord for \$25,000 and they were forced to sell their rental properties. This case alleged housing discrimination based on families with children and disability after the defendant made discriminatory statements in HOME's testing.

HOME's Counseling Services

The balance of HOME's housing education and counseling teams work is featured in the side panel to the left. HOME's newest team, Eviction Diversion, had a busy year despite the pandemic moratoriums in place issuing more than \$1.4 million in rent assistance. HOME's homeownership team counseled more than 300 people with their desire to become first-time homebuyers in 2020. The Move to Opportunity team helped over 200 people with housing choice vouchers find better housing options. Finally, the Foreclosure Prevention team is gearing up for what is expected to be one of the busiest years ahead once the mortgage forbearances are lifted. All these teams exist under one mission umbrella of ensuring equal access to housing for all people.

Housing Stability for Destiny

Like a majority of eviction diversion clients, a string of bad circumstances left Destiny unable to afford to pay her rent. When she was served an eviction notice, she found HOME's City of Richmond Eviction Diversion Program. She received financial funds to bring her rent current and attended a financial literacy course. Thanks to HOME, she was able to remain in her apartment.





In Memory of Velma Ballard

Velma J. Ballard, Ph.D. was a devoted member and true friend of the HOME community. She demonstrated her commitment by serving on the Board of Directors from 2011-2019 during which time she led the organization as Secretary, Treasurer, and Board Chair. You didn't have to know her well to tell she was most passionate about the Move to Opportunity program where she championed supporting individuals and families with housing choice vouchers. Velma left us much too soon, in 2020. Upon her passing a portion of her estate was left to HOME, ensuring that HOME's mission – and Velma's legacy – will continue to make a lasting impact for decades to come.

Thank You to Our Donors

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The Community Foundation for a greater Richmond	Nararo Foundation	Stith Solutions
Courida Park	Open Society Foundation	The SunTrust Foundation
Dominion Energy	Rhodes, Inc.	Truist Foundation
Fulton Bank	Richmond Friends Meeting	Virginia Equal Housing Foundation
Genworth Foundation	Richmond Memorial Health Foundation	Washington Lawyers Committee
Ginter Park Presbyterian Church	The Robins Foundation	Wells Fargo Foundation
	Samson Energy Company	

Federal, State, City, & County

Chesterfield County	County of Henrico	Virginia Department of Housing and Community Development
City of Richmond	U.S. Department of Housing and Urban Development	Virginia Housing
Commonwealth of Virginia		

In-Kind

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Elizabeth Greenfield	Lisa Rice	
Paul Locke	Bruce Richardson	

A special thank you to our incredible fair housing testers who cannot be named but are instrumental to our work.



Housing Opportunities Made Equal of Virginia, Inc.

Ensuring Equal Access to Housing for All People

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2020 Financials

Year Ended June 30, 2020

Revenue and Support

Grants & contracts	\$2,006,353
Contributions	1,532,458
Miscellaneous	33,174
Legal settlements	34,750

Total revenue & support 3,606,735

Expenses

Program services	3,824,985
Management & general	93,554
Fundraising	105,719

Total expenses 4,024,258

Change in net assets (417,523)

Net assets – start of year 4,346,145

Net assets – end of year \$3,928,622

Functional Expenses Breakdown



72.9% Housing Counseling & Education
20.6% Fair Housing
2.6% Development
2.4% Management & General
1.5% Research & Policy