



CHACE

Campaign for Housing and Civic Engagement

VIRGINIA HOUSE OF DELEGATES

DISTRICT 28 FACT SHEET

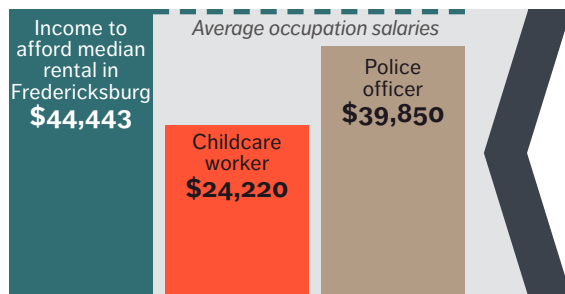


•••• Stable homes build strong communities. ••••

Rents in Northern Virginia are quickly outpacing incomes.

The average rent in **Stafford County** is **\$1,445**. Between 2000 and 2015, rent prices grew **27%** more than median household incomes.

2000 US Census; 2011-2015 American Community Survey



Secure housing remains out of reach for many, including full-time workers.

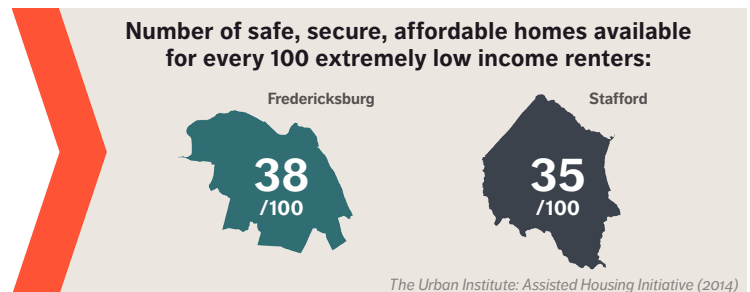
You need to make **\$44,443** to afford the average rent in **Fredericksburg**. Thousands of residents earn much less, even with steady employment.

Housing Virginia's SOURCEBOOK: Paycheck to Paycheck (2016)

The demand for safe, affordable homes far exceeds today's supply.

Over **3,000** extremely low income households in **Fredericksburg and Stafford County** cannot find stable housing within their budget.

US HUD Comprehensive Housing Affordability Strategy data (2010-2014)



Affordable home developments in District 28 help lift our neighbors out of poverty.

Mill Park Terrace in Fredericksburg provides 129 high-quality homes to **seniors**. Rents are limited to provide residents with income for healthy food, medication, and other expenses.

Developer: Fredericksburg Housing Assoc. + AHD Inc.

Property type: Low Income Housing Tax Credit + Section 8 PBRA

Rent terms: Up to 30% of income

Short-term jobs created: **230**

Long-term jobs created: **17**

Long-term economic growth: **\$1,687,155**



Housing Virginia's SOURCEBOOK: Economic Impact Calculator; Photo - ResidentialONE

The average family in Stafford County spends almost half of their income on housing and commuting costs.

Percent of Income

27%
Housing



17%
Commuting



Many families live further away from their jobs to find housing within their means. But these savings are usually **canceled out** by increased transportation costs.

Creating a **wide range of housing opportunities** near jobs is an effective strategy to help families save money and reduce traffic congestion, which contributes to **127 million hours of wasted time** in the Washington, D.C. metro area each year.

Center for Neighborhood Technology
Housing and Transportation Affordability Index; The Urban Land Institute

The **Campaign for Housing and Civic Engagement** is a collaboration between housing advocates and providers throughout Virginia working to bring housing issues to the forefront of the 2017 state elections. **CHACE** is non-partisan and does not endorse candidates. For more information, visit chaceva.org