



# CHACE

Campaign for Housing and Civic Engagement

VIRGINIA HOUSE OF DELEGATES

## DISTRICT 40 FACT SHEET

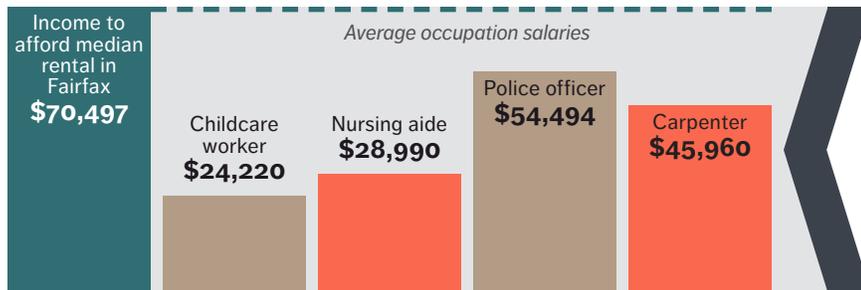
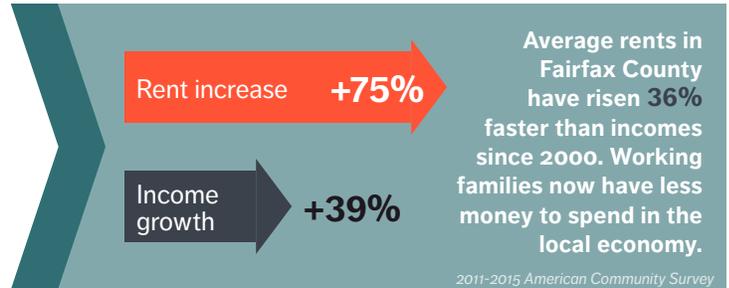


•••• Stable homes build strong communities. ••••

### Rents in Fairfax County are quickly outpacing incomes.

Between 2000 and 2015, the average rent in Fairfax County grew by **75%**, from **\$998** to **\$1,747**. At the same time, median household incomes only increased **39%**, from **\$81,505** to **\$112,552**.

2000 US Census; 2011-2015 American Community Survey



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

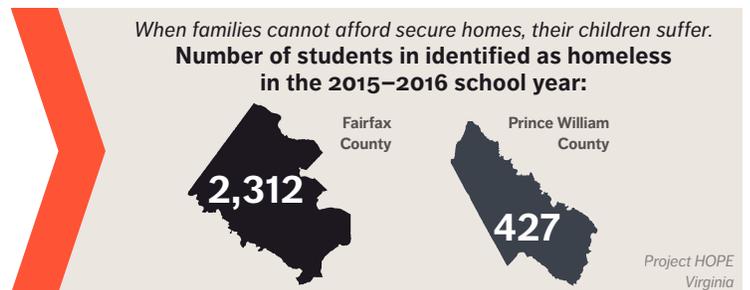
Thousands of residents earn much less, even with steady employment.

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

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

Over **27,000** extremely low income renters in Fairfax County and Prince William County cannot find stable housing within their budget.

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



### Affordable home developments in District 40 help lift our neighbors out of poverty.

**Lee Overlook** in Centreville provides 195 high-quality affordable homes to modest-income families. Two and three bedroom apartments are available to families earning below 60% of AMI. The complex is conveniently located near transit and shopping.

Developer: Castle Development Partners  
Property type: LIHTC  
Rent terms: Up to 30% of income

Short-term jobs created: **376**  
Long-term jobs created: **39**  
Long-term economic growth: **\$3.9 million**



Housing Virginia's SOURCEBOOK: Economic Impact Calculator  
Photo - Lee Overlook

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

Percent of Income



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](http://chaceva.org)