



CHACE

Campaign for Housing and Civic Engagement

VIRGINIA HOUSE OF DELEGATES

DISTRICT 50 FACT SHEET



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

Rents in Northern Virginia are quickly outpacing incomes.

The average rent in Prince William is **\$1,547**. Between 2000 and 2015, rent prices grew **29%** more than median household incomes.

2000 US Census; 2011-2015 American Community Survey



1 in 2 renters in Prince William County and Manassas spend **over half** of their income on rent.

2011-2015 American Community Survey



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

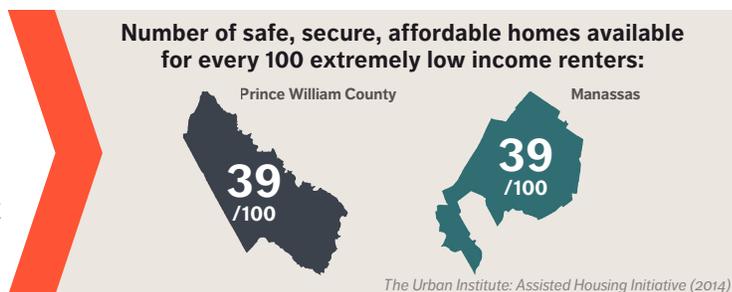
You need to make **\$61,599** to afford the average rent in Prince William County. Thousands of residents earn much less, even with steady employment.

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

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

Over **6,000** extremely low income households in Manassas 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 50 help lift our neighbors out of poverty.

Quarry Station in Old Town Manassas provides 79 high-quality homes to seniors. Offers independent living opportunities and plenty of onsite activities for residents.

Developer: Wesley Housing Development Corporation

Property type: Low Income Housing Tax Credit

Rent terms: Up to 30% of income

Short-term jobs created: **117**

Long-term jobs created: **13**

Long-term economic growth: **\$1,248,028**



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

The average family in Prince William 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