



CHACE

Campaign for Housing and Civic Engagement

VIRGINIA HOUSE OF DELEGATES

DISTRICT 51 FACT SHEET

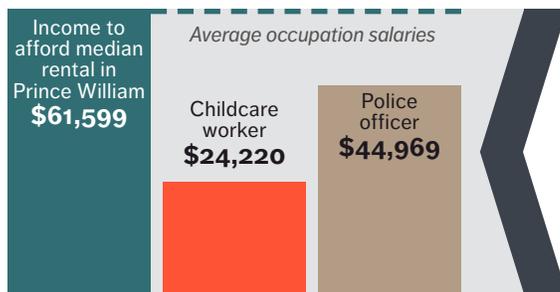
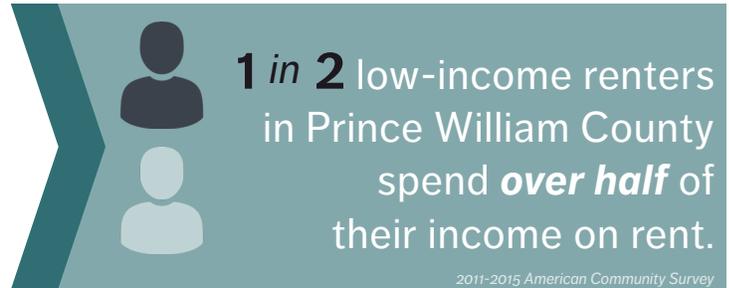


•••• Stable homes build strong communities. ••••

Rents in Northern Virginia are quickly outpacing incomes.

Between 2000 and 2015, the average rent in **Prince William County** grew by **79%**, from **\$862** to **\$1,547**. At the same time, median household incomes only increased **50%**, from **\$65,754** to **\$98,657**.

2000 US Census; 2011-2015 American Community Survey



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

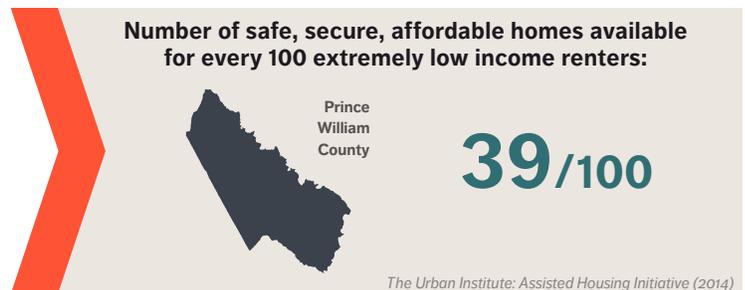
You need to make **\$61,599** to afford the average rent in **Prince William County**. Thousands of residents earn much less, even with steady employment.

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

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

Nearly **7,000** extremely low income renters in **Prince William County** cannot find stable housing within their budget.

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



Affordable home developments in District 51 help lift our neighbors out of poverty.

County Center Crossing in Woodbridge provides 224 high-quality affordable homes to modest-income families. Two and three bedroom apartments are available to families earning up to 60% of AMI.

Developer/management: Kettler

Property type: Low Income Housing Tax Credit

Rent terms: Up to 30% of income

Short-term jobs created: **589**

Long-term jobs created: **40**

Long-term economic growth: **\$3.96 million**



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

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