



CHACE

Campaign for Housing and Civic Engagement

US CONGRESS: VIRGINIA

DISTRICT 4 FACT SHEET

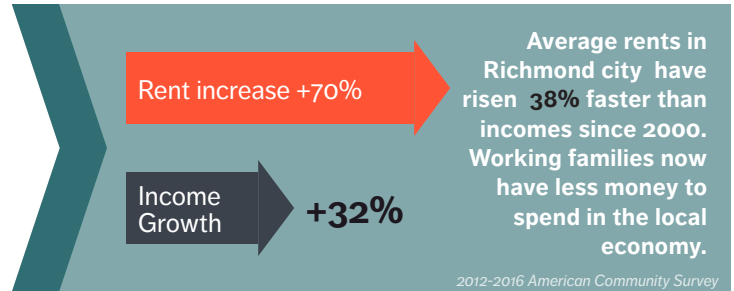


..... Stable homes build strong communities.

Rents in District 4 are quickly outpacing incomes.

Between 2000 and 2016, the average rent in **Richmond city** grew by **70%**, from **\$540** to **\$916**. At the same time, median household incomes only increased **32%**, from **\$31,121** to **\$41,187**.

2000 US Census; 2012-2016 American Community Survey



The Gap

For every 100 District 4 households in need of a home within their budget, the following # are affordable and available for:



Extremely Low Income Very Low Income Low Income

NLIHC tabulations of 2009-2013 Comprehensive Housing Affordability Strategy (CHAS) data

Secure housing remains out of reach for families at various income levels.

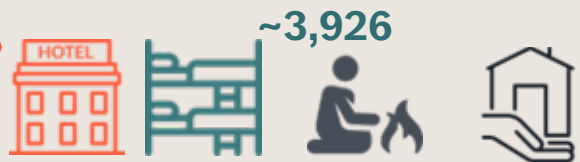
In Henrico County, a person earning minimum wage would need to work **96** hours a week to rent a modest 1 bedroom apartment at fair market (**\$907**).

Source NLIHC Out of Reach, 2018

82% of Virginia Voters agree that people who work in the community should be able to find a home there.

CHACE & CNU Wason Center public opinion poll results (2017)

When families cannot afford secure homes, their children suffer. Number of students identified as homeless in the 2015-2016 school year in District 4:



641 in hotels/motels 2,882 doubled up 33 unsheltered 370 in shelters

Project HOPE Virginia & NCHE

Affordable housing developments in District 4 help lift our neighbors out of poverty.

BHC's **Lincoln Mews**, located in North Richmond, is an apartment community offering 1-4 bedroom homes for residents earning up to 60% AMI. The community features energy efficient appliances, a community center, laundry facilities, and a playground. Lincoln Mews was financed with Low Income Housing Tax Credits, so income and rent restrictions apply.

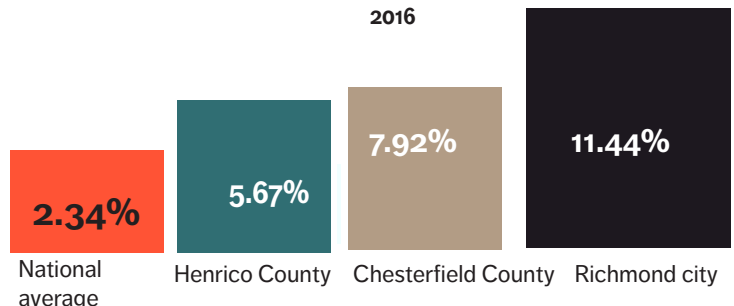
Photo- BHC



In 2015, the housing industry in Virginia produced **\$47.8 billion** in economic activity, part of which supported **314,000 jobs**. 2017 HPAC Report

The eviction process disrupts a family's life making it harder for them to meet their basic needs.

District 4 eviction rates 2016



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Federal funding and program income limits in District 4

In order to develop homes for families of various income levels, funding needs to be in place. The federal government has several programs that provide financial resources and incentives for building below market rate homes.

HUD \$s into District 4



2017 CDBG grants
\$12,376,339



2017 HOME grants
\$3,813,410

Chesterfield County LIHTC income and rent limits for a 2 bedroom home, paying 30% of 60% Area Median Income (AMI)

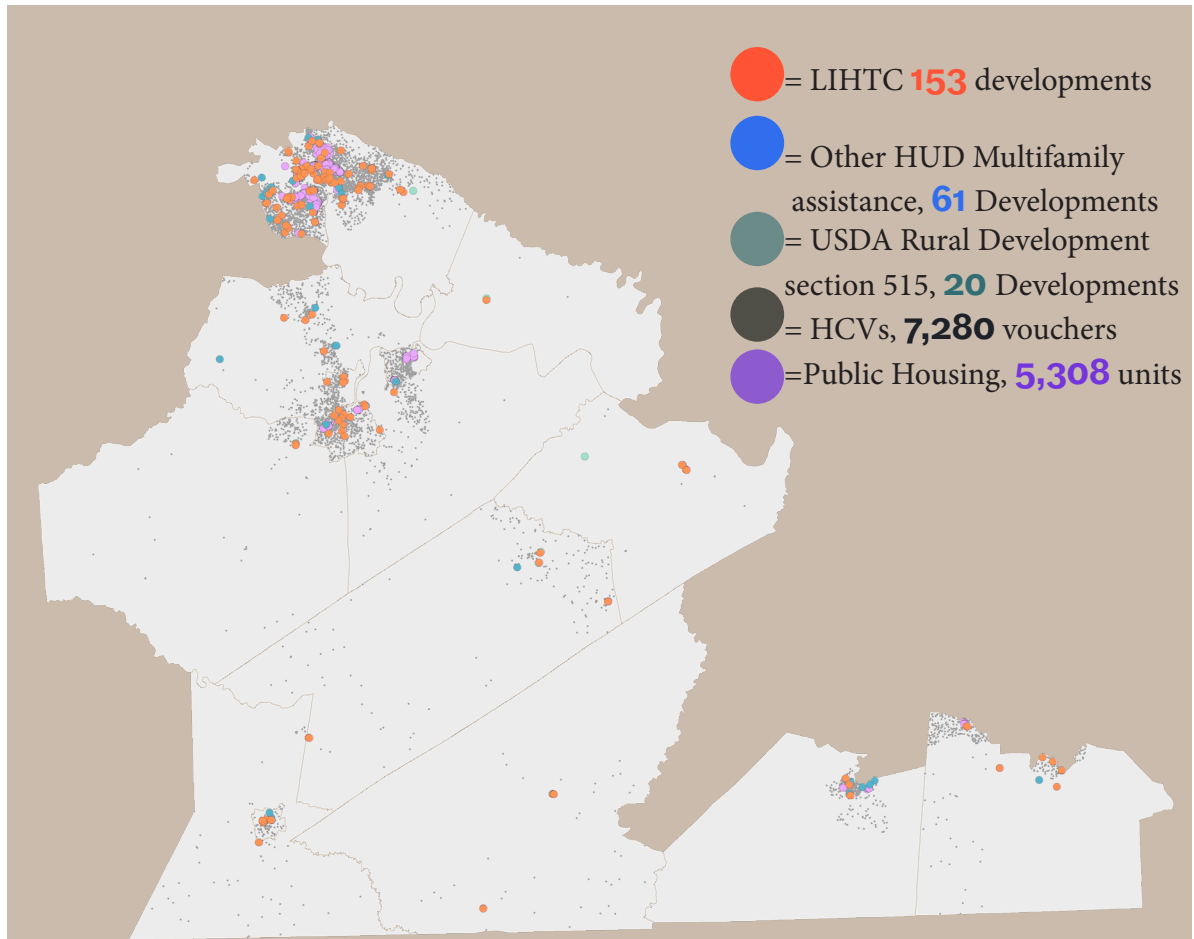


Rent Max: **\$1,123**



Income max: **\$39,960** Income Max: **\$44,940**

VHDA 2018 LIHTC Income and Rent limits



Each of the dots on this map represent housing developments receiving federal subsidies in District 4. Due to the nature of funding affordable housing, developments require multiple subsidy types to make the apartment affordable. Therefore there may be several dots per development.

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