



# CHACE

Campaign for Housing and Civic Engagement

US CONGRESS: VIRGINIA

## DISTRICT 8

FACT SHEET

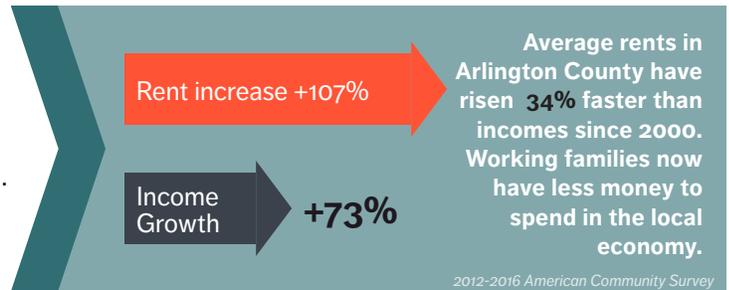


..... Stable homes build strong communities. ....

### Rents in District 8 are quickly outpacing incomes.

Between 2000 and 2016, the average rent in Arlington County grew by **107%**, from **\$897** to **\$1,861**. At the same time, median household incomes only increased **73%**, from **\$63,001** to **\$108,706**.

2000 US Census; 2012-2016 American Community Survey



### The Gap

For every 100 District 8 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 Fairfax County, a person earning minimum wage would need to work **166** hours a week to rent a modest 1 bedroom apartment at fair market (**\$1,561**).

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)

### Affordable housing developments in District 8 help lift our neighbors out of poverty.

AHC Inc.'s **The Frederick**, located in Arlington, Virginia, features 108 one, two, and three-bedroom apartments available to residents earning up to 60% AMI. The Frederick's robust Resident Services program and convenient location ¼ mile from the Courthouse Metro, offer residents a stable and affordable home in one of Arlington's most desirable neighborhoods. The Frederick and its sister property, the market-rate Park at Courthouse, opened in 2007. The sale of the Park's condos helped finance the Frederick without tapping into the County's resources.

Photo- AHC Inc.



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

When families cannot afford secure homes, their children suffer. Number of students identified as homeless in the 2015-2016 school year in District 8:

**~2,676**



145 in hotels/motels    1,952 doubled up    \* unsheltered    571 in shelters

\* = less than 10

Project HOPE Virginia & NCHE

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

District 8 eviction rates 2016



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 elections across the state. CHACE is non-partisan and does not endorse candidates. For more information, visit [chaceva.org](http://chaceva.org)



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### Federal Funding and program income limits in District 8

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 8



2017 CDBG grants  
**\$9,245,328**



2017 HOME grants  
**\$3,146,551**

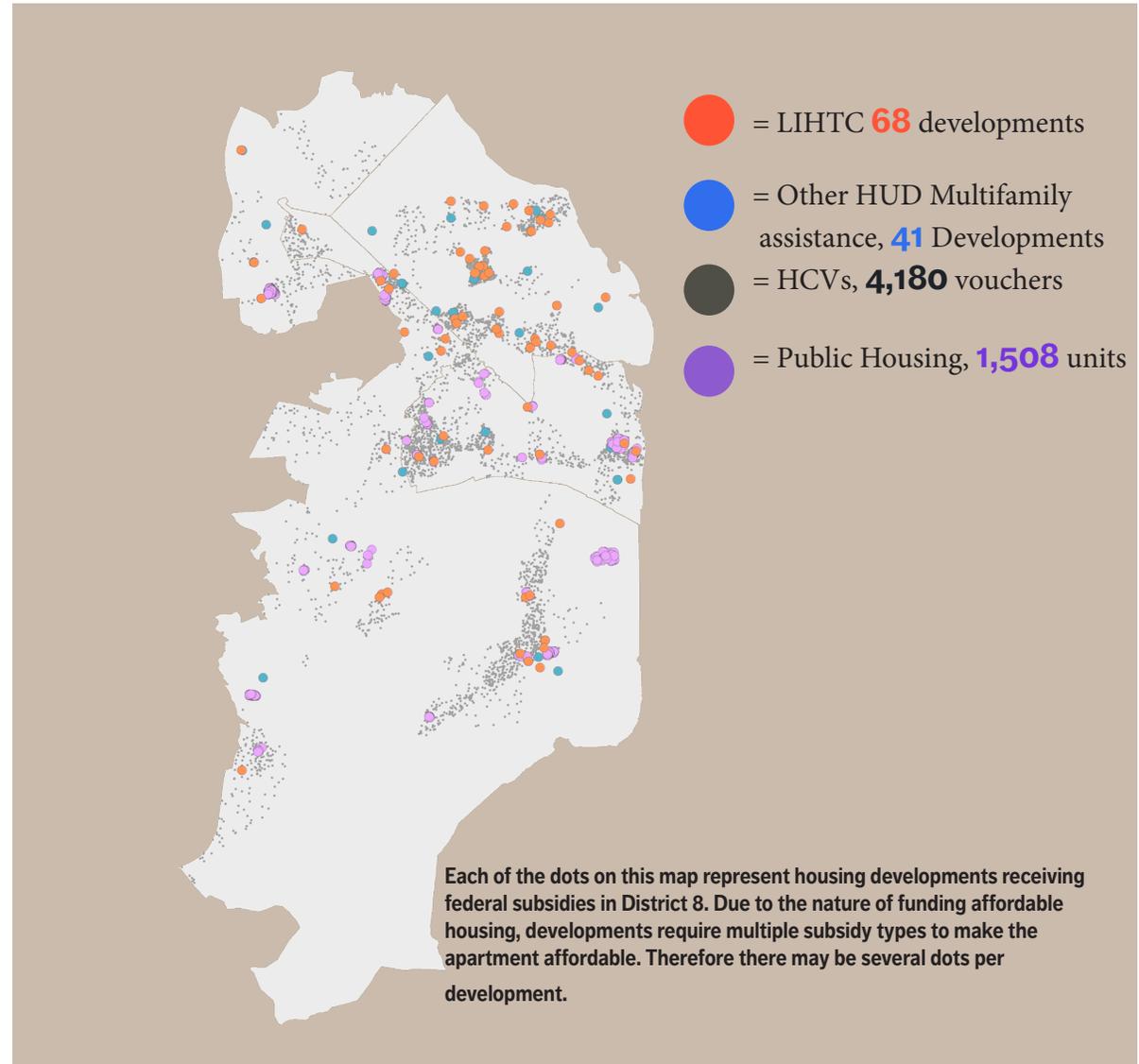
Alexandria city LIHTC income and rent limits for a 2 bedroom home, paying 30% of 60% Area Median Income (AMI)

Rent Max: **\$1,582**



Income max: **\$56,280** Income Max: **\$63,300**

VHDA 2018 LIHTC Income and Rent limits



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