



CHACE

Campaign for Housing and Civic Engagement

US CONGRESS: VIRGINIA

DISTRICT 9 FACT SHEET

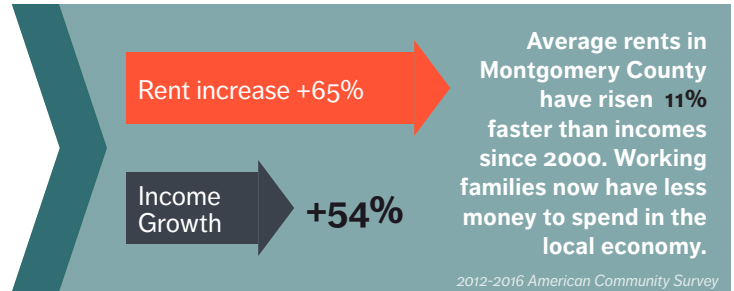


..... Stable homes build strong communities.

Rents in District 9 are quickly outpacing incomes.

Between 2000 and 2016, the average rent in **Montgomery County** grew by **65%**, from **\$535** to **\$885**. At the same time, median household incomes only increased **54%**, from **\$32,330** to **\$49,712**.

2000 US Census; 2012-2016 American Community Survey



The Gap

For every 100 District 9 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.

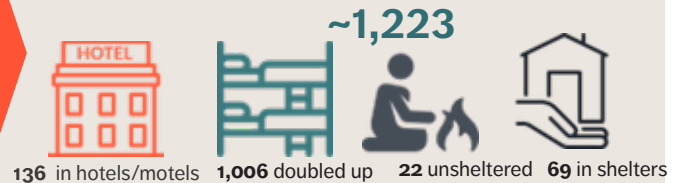
In Pulaski County, a person earning minimum wage would need to work **63** hours a week to rent a modest 1 bedroom apartment at fair market (**\$595**).

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 9:**



Project HOPE & NCHE

Affordable housing developments in District 9 help lift our neighbors out of poverty.

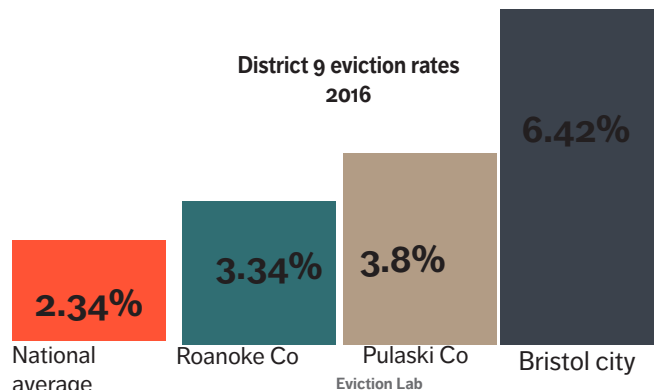
"The shortage of affordable housing is no different in southwest Virginia than it is in NOVA. We're seeing shelter stays increasing to 120 days because of an acute lack of available housing. Our three new 4-BR group homes for individuals with IDD not only slightly increases the stock of affordable housing, but created 20 new permanent jobs, underscoring our old bumper sticker -'houses, where jobs go at the end of the day!'"



HOPE, Inc's **Deerfield property** in Wytheville.

~Andy Kegley, HOPE, Inc.

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



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For more information, visit chaceva.org



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Federal funding and program income limits in District 9

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 9



2017 CDBG grants
\$2,478,163



2017 HOME grants
\$939,906

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



Rent Max: **\$741**



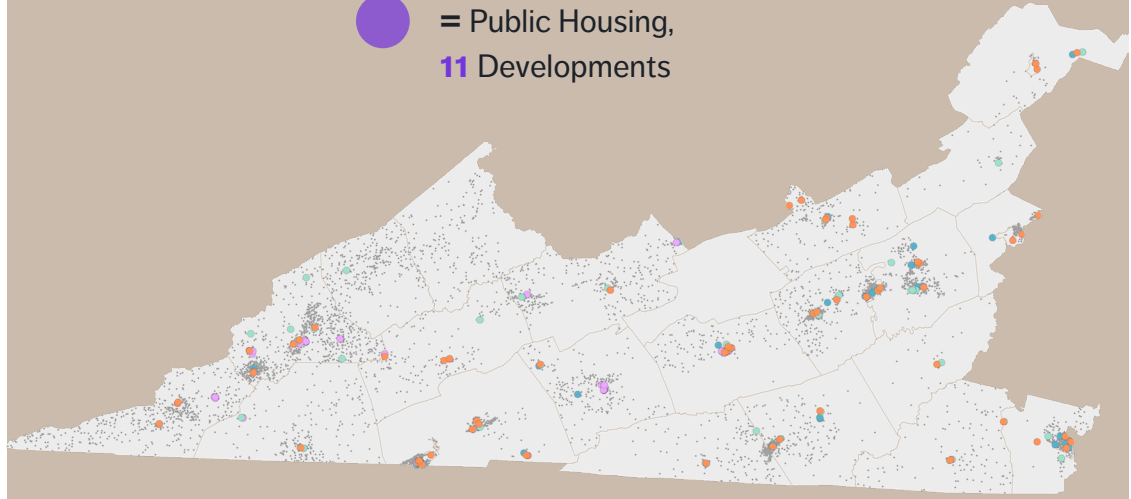
Income max: **\$26,340**



Income Max: **\$29,640**

VHDA 2018 LIHTC Income and Rent limits

- = LIHTC **74** developments
- = Other HUD Multifamily assistance, **44** Developments
- = USDA Rural Development section 515, **73** Developments
- = HCVs, **6,702**
- = Public Housing, **11** Developments



Each of the dots on this map represent housing developments receiving federal subsidies in District 9. 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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