



CHACE

Campaign for Housing and Civic Engagement

US CONGRESS: VIRGINIA

DISTRICT 7

FACT SHEET

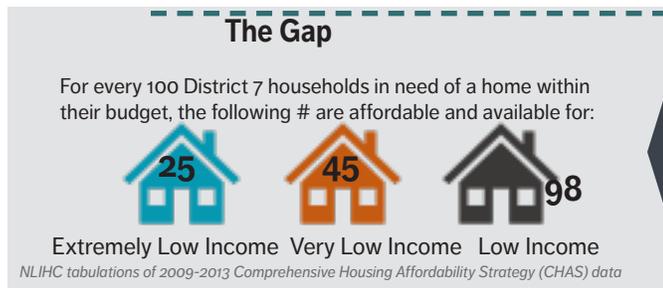
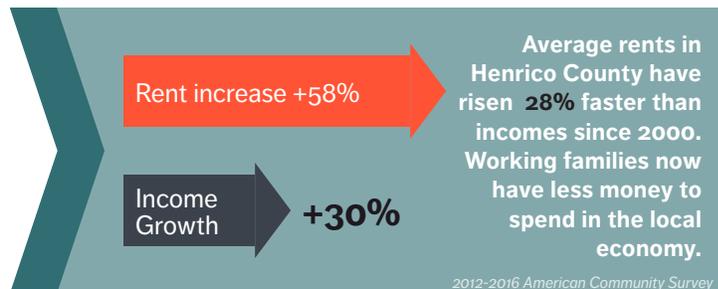


•••• Stable homes build strong communities. ••••

Rents in District 7 are quickly outpacing incomes.

Between 2000 and 2016, the average rent in Henrico County grew by **58%**, from **\$676** to **\$1,065**. At the same time, median household incomes only increased **30%**, from **\$49,185** to **\$63,699**.

2000 US Census; 2012-2016 American Community Survey



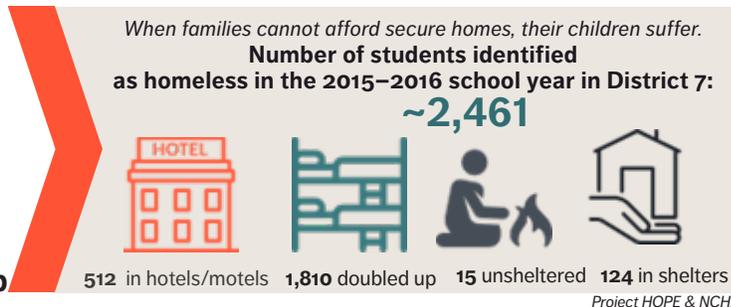
Secure housing remains out of reach for families at various income levels.

In Spotsylvania 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 7 help lift our neighbors out of poverty.

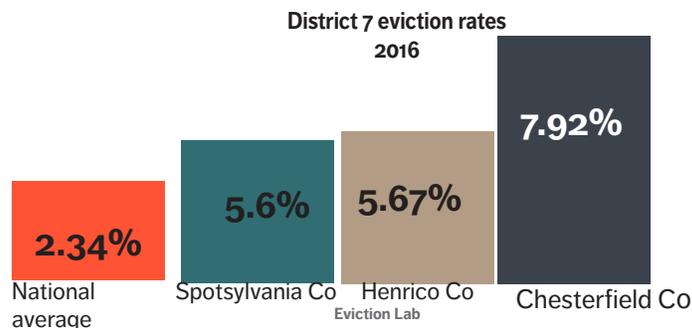
Better Housing Coalition's **Winchester Greens Community** in Chesterfield County is a mixed use community consisting of **240** two and three bedroom rental homes, **174** apartments for seniors 55 years and older, a community health center, a child care center, retail and office space. The community was initially financed using tax exempt bonds and A HUD Grant. Later development was financed with Low Income Housing Tax credit program funding, traditional debt, and Chesterfield County CDBG funding. Residents of Winchester Greens enjoy access to a fitness center, swimming pool, and multiple playgrounds. While not income restricted, the community accepts housing vouchers.



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.



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For more information, visit chaceva.org



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Federal funding and program income limits in District 7

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 7



2017 CDBG grants
\$7,040,394



2017 HOME grants
\$2,507,029

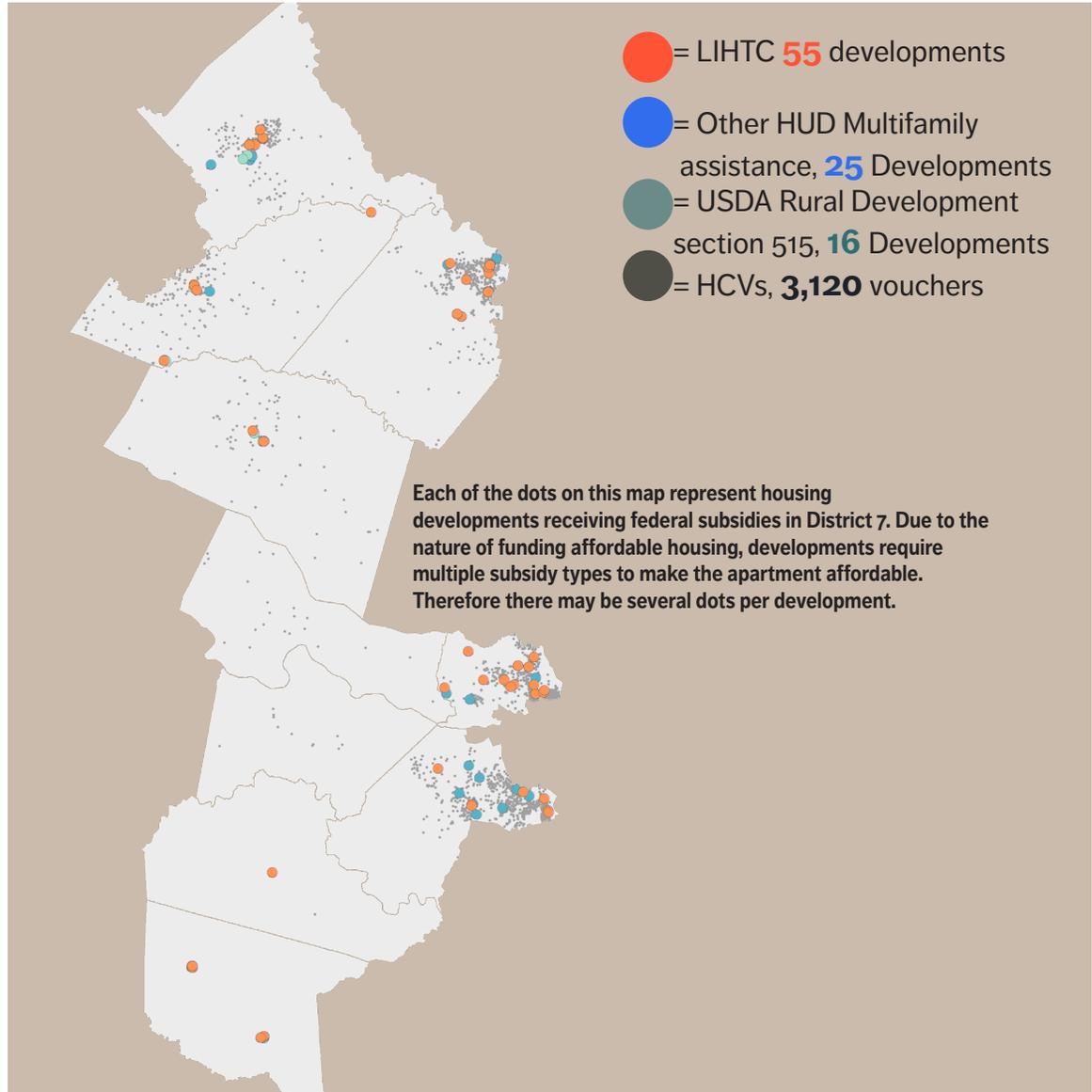
Spotsylvania County LIHTC income and rent limits for a 2 bedroom home, paying 30% of 60% Area Median Income (AMI)

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



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

VHDA 2018 LIHTC Income and Rent limits



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