



CHACE

Campaign for Housing and Civic Engagement

US CONGRESS: VIRGINIA

DISTRICT 11

FACT SHEET

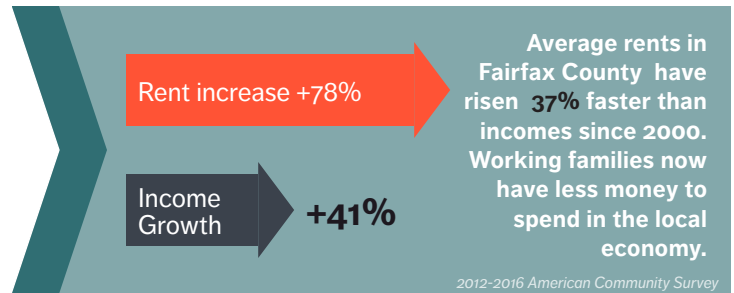


•••• Stable homes build strong communities. ••••

Rents in District 11 are quickly outpacing incomes.

Between 2000 and 2016, the average rent in Fairfax County grew by **78%**, from **\$998** to **\$1,779**. At the same time, median household incomes only increased **41%**, from **\$81,050** to **\$114,329**.

2000 US Census; 2012-2016 American Community Survey



The Gap

For every 100 District 11 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 Prince William 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 11 help lift our neighbors out of poverty.

Cornerstones Housing Corporation owns 49 townhouses and 9 condominiums as part of their affordable housing program. Located in Reston, Herndon, and Centreville, these homes help alleviate the growing housing cost burden felt by residents throughout the Northern Virginia region. The homes are available to residents earning half of the Area Median Income or less, and include access to counseling and support services from Cornerstones' case managers.

All the properties have been preserved as affordable and rehabilitated and/or modified to meet accessibility needs.

Photo- Cornerstones



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 11:

~2,739



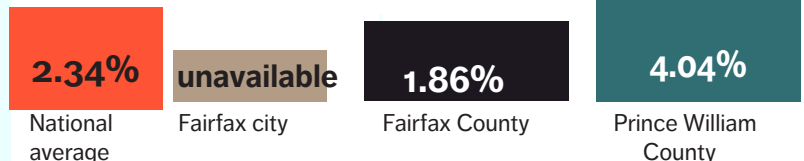
244 in hotels/motels **1,959** doubled up **18** unsheltered **518** in shelters

Project HOPE Virginia & NCHE

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

District 11 eviction rates

2016



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For more information, visit chaceva.org



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Federal funding and program income limits in District 11

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 11



2017 CDBG grants
\$8,189,194



2017 HOME grants
\$2,138,971

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

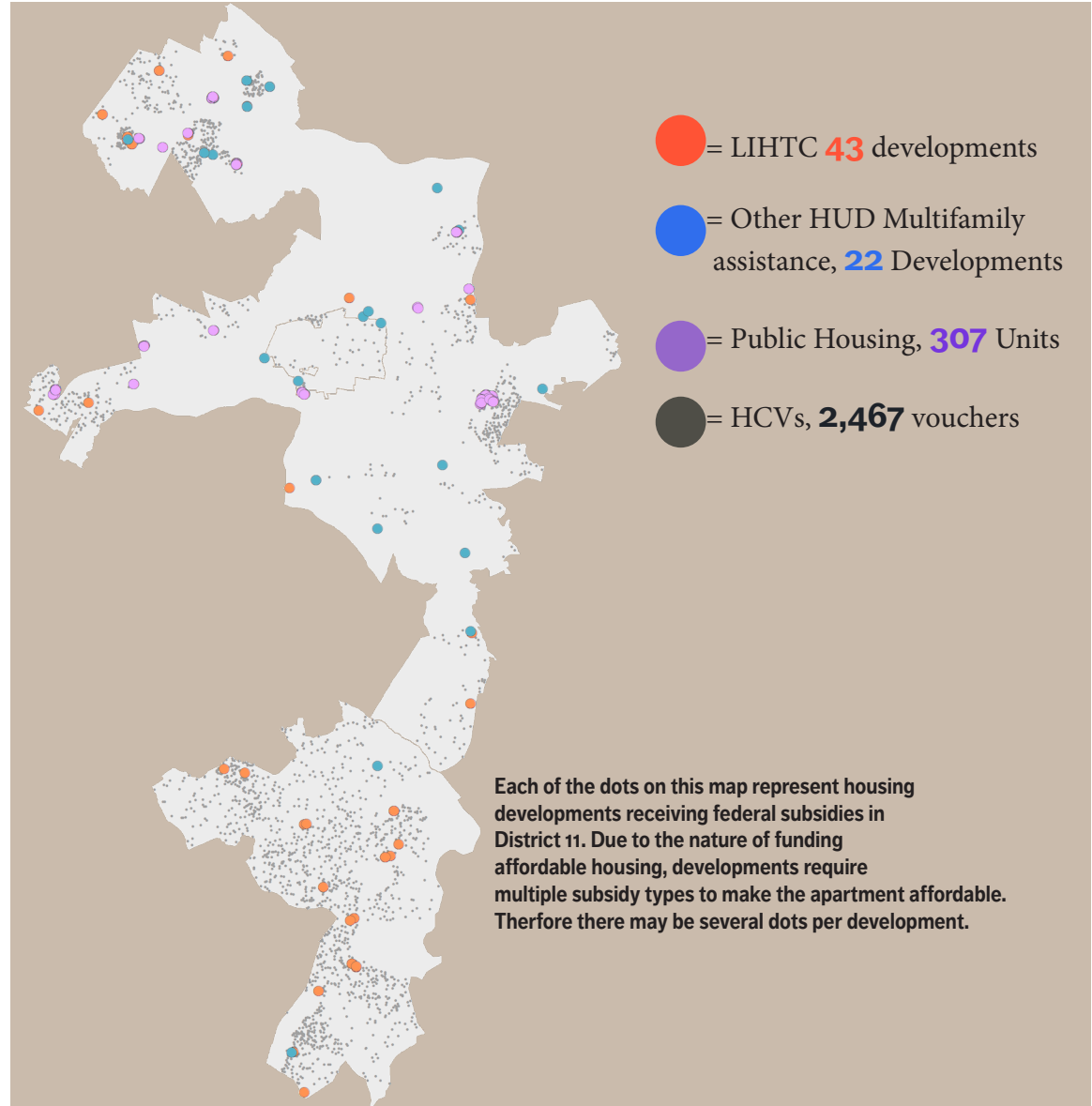


Rent Max: **\$1,582**



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

VHDA 2018 LIHTC Income and Rent limits



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