



CHACE

Campaign for Housing and Civic Engagement

US CONGRESS: VIRGINIA

DISTRICT 6

FACT SHEET

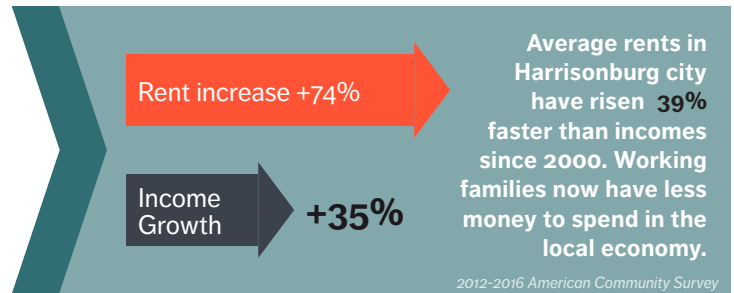


..... Stable homes build strong communities.

Rents in District 6 are quickly outpacing incomes.

Between 2000 and 2016, the average rent in Harrisonburg city grew by **74%**, from **\$480** to **\$834**. At the same time, median household incomes only increased **35%**, from **\$29,949** to **\$114,329**.

2000 US Census; 2012-2016 American Community Survey



The Gap

For every 100 District 6 households in need of a home within their budget, the following # are affordable and available for:



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

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

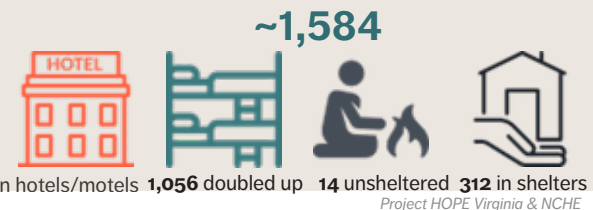
In Roanoke city, a person earning minimum wage would need to work **71** hours a week to rent a modest 1 bedroom apartment at fair market (**\$667**).

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 6:



Affordable housing developments in District 6 help lift our neighbors out of poverty.

"Rush Homes started as a means to providing stable, supportive housing for a single person, Jimmy Rush, who has developmental disabilities and represents so many others. We've grown to understand that housing, stability, and community are all inherently intertwined; Armstrong Place is a clear example. Through the historic, adaptive reuse of the Armstrong Elementary School into 28 apartments, Armstrong Place improved the community and tenant families with disabilities get their housing needs securely met, helping them to stabilize further impacting the community. The whole is way bigger than the sum of the parts."

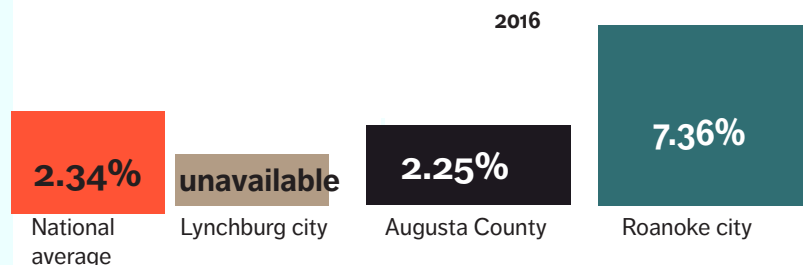
~Jeff Smith, Rush Homes

Photo- Rush Homes



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

District 6 eviction rates



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For more information, visit chaceva.org



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Federal funding and program income limits in District 6

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 6



2017 CDBG grants
\$2,905,058



2017 HOME grants
\$1,657,679

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



Rent Max: **\$859**



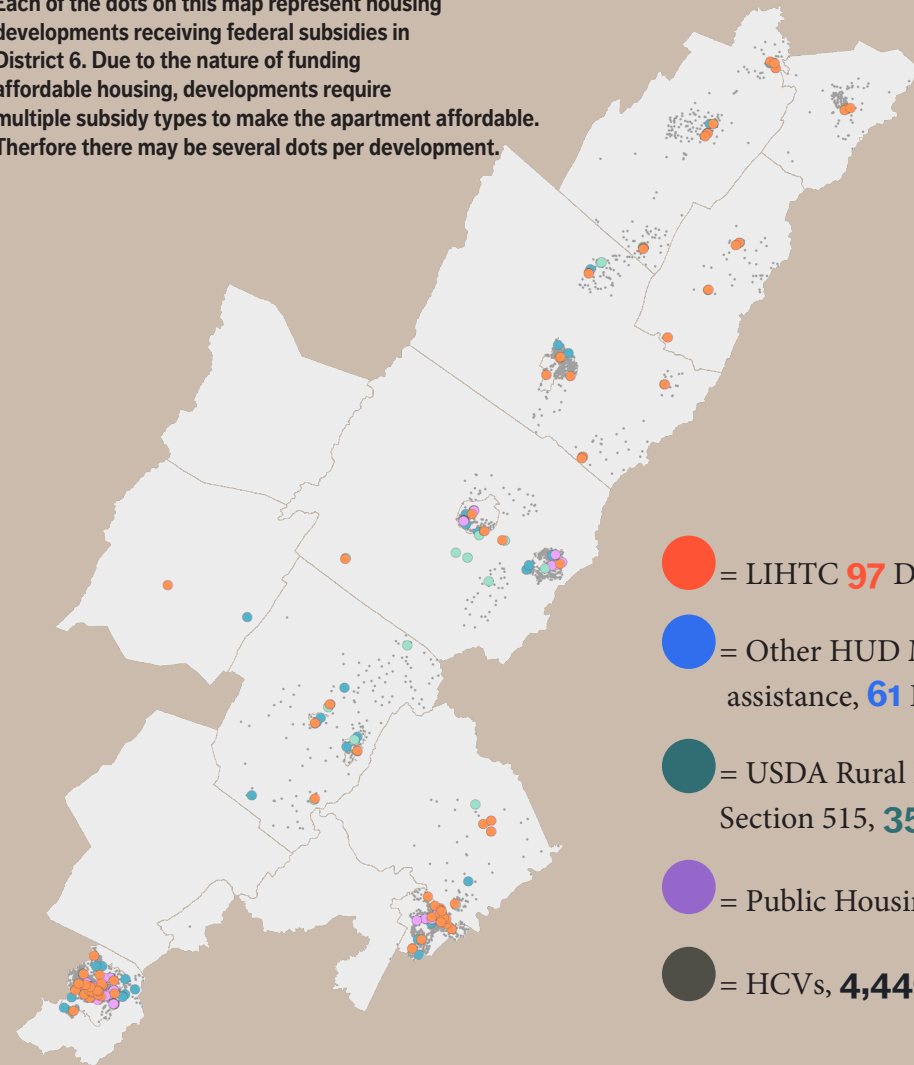
Income max: **\$30,540**



Income Max: **\$34,380**

VHDA 2018 LIHTC Income and Rent limits

Each of the dots on this map represent housing developments receiving federal subsidies in District 6. 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.



- = LIHTC **97** Developments
- = Other HUD Multifamily assistance, **61** Developments
- = USDA Rural Development Section 515, **35** Developments
- = Public Housing, **1,846** Units
- = HCVs, **4,440** vouchers

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