



**CHACE**

Campaign for Housing and Civic Engagement

# US Congress Virginia: District 11

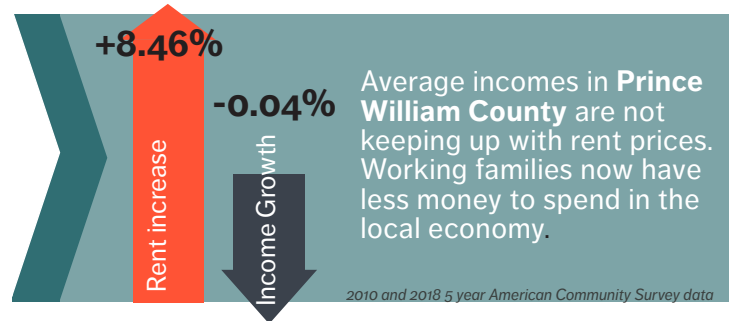
## Housing Affordability Fact Sheet 2020

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

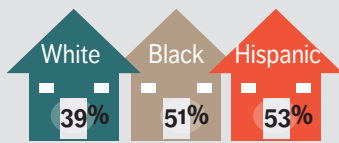
### The COVID-19 pandemic has exacerbated existing housing challenges faced by Virginians.

In **Fairfax County**, a person needs to earn **\$28.85** an hour or an annual income of **\$60,000** to afford a modest 1 bedroom rental and not be housing cost burdened.

Source NLIHC Out of Reach, 2020



In Virginia, a higher percentage of Black and Hispanic renter households are housing cost burdened (paying more than 30% of their income on rent) than white households.

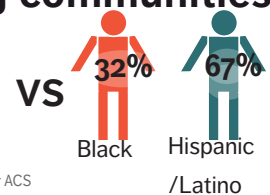


CHAS 2012-2016 TABLE 9

### A legacy of discriminatory policies has restricted access to opportunity, leaving communities of color behind.

A wide homeownership gap exists in **Fairfax City** where **77%** of white households are homeowners.

2018 5-Year ACS

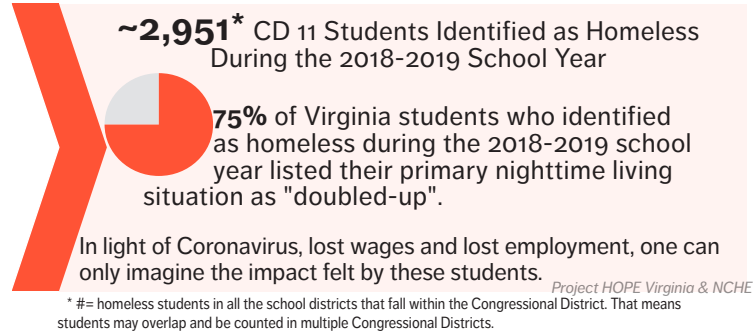


### Many Virginia families in low wage job sectors are now facing unemployment, making it all the more difficult to pay the rent/mortgage.

January 2020-May 2020 Sector Job Losses in VA

Retail	Leisure and Hospitality	Accommodations & Food Svcs
34,500 Jobs	152,100 Jobs	117,800 Jobs

CES 2020



**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 developers/programs 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.



The **Campaign for Housing and Civic Engagement**, a coalition of the **Virginia Housing Alliance**, 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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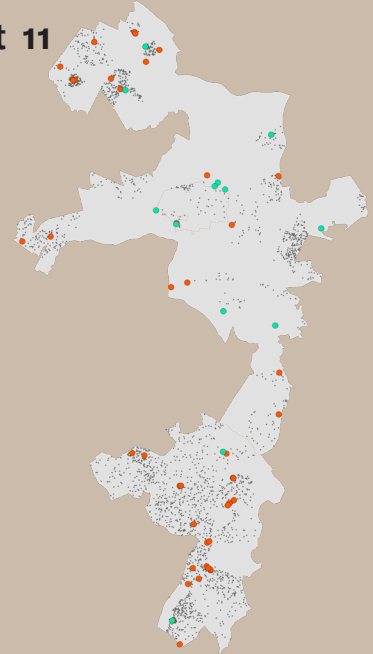
## Housing Affordability Fact Sheet 2020

### Federal Resources and Program Income Limits in CD 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.

### Federal Subsidies in Congressional District 11

- 49 LIHTC Developments/ 5,703 Homes
- 14 Other HUD Multifamily Developments/ 1,092 Homes
- 2,467 Housing Choice Vouchers
- 5 RAD (Rental Assistance Demonstration) Project-Based Voucher Program Developments (formerly Public Housing) / 307 Homes



Each dot on the map represents a type of federal subsidy and a development using that type of subsidy in Congressional District 11. Multiple subsidy types are often needed to make a development/home affordable, therefore there may be several dots per development.

### HUD Block Grant \$s for the Commonwealth

FY 2020 CDBG  
**\$46M**

FY 2020 HOME  
**\$22M**

FY 2020 COVID CDBG  
**\$47.2M**

FY 2020 COVID ESG  
**\$14.7M**

### LIHTC Income and Rent Limits VS Salaries

The FY 2020 Median Family Income (MFI) is **\$126,000** for Washington-Arlington- Alexandria DC-VA-MD HUD Metro FMR Area

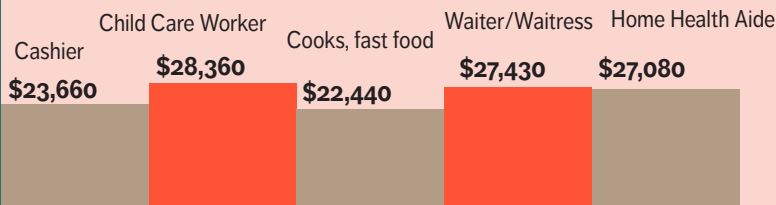
**30% MFI tax credit income limit:**  
Tax credit property income limit for incomes at 30% MFI for 2 person household: **\$30,240**

**30% MFI rent limit:** 2 bedroom at 30% MFI: **\$850**

Rent affordable at 30% MFI to not be cost burdened: **\$756**, paying 30% income on rent

Income to afford median rental in Fairfax County.  
**\$78,038**

#### Average Occupation Salaries



Housing Virginia, Paycheck to Paycheck, 2019

VHDA 2020 LIHTC Income and Rent limits  
HUD FY 2020 MTSP Income Limits