



CHACE

Campaign for Housing and Civic Engagement

US Congress Virginia: District 4

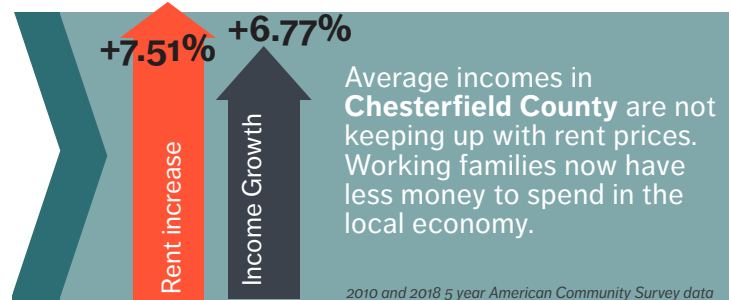
Housing Affordability Fact Sheet 2020

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

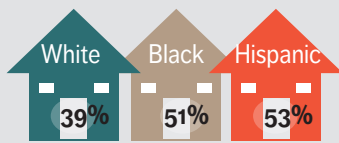
The COVID-19 pandemic has exacerbated existing housing challenges faced by Virginians.

In **Richmond City**, a person needs to earn **\$17.92** an hour or an annual income of **\$37,280** 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.

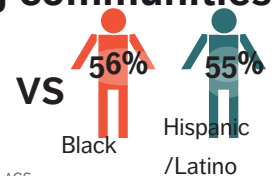


CHAS 2012-2016 TABLE 9

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

A wide homeownership gap exists in **Chesapeake City** where **80%** 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

~4,184* CD 4 Students Identified as Homeless During the 2018-2019 School Year

75% of Virginia students who identified as homeless during the 2018-2019 school year listed their primary nighttime living situation as "doubled-up".

In light of Coronavirus, lost wages and lost employment, one can only imagine the impact felt by these students.

Project HOPE Virginia & NCHE

* # = homeless students in all the school districts that fall within the Congressional District. That means students may overlap and be counted in multiple Congressional Districts.

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 programs in District 4 help lift our neighbors out of poverty.

Housing Opportunities Made Equal (HOME)'s Move to Opportunity Program helps those with Housing Choice Vouchers rent housing in neighborhoods of opportunity. HOME provides one-on-one counseling services to empower individuals and their families with the knowledge and tools to be good tenants. They work closely with landlords in areas of opportunity to help program participants find a home in a neighborhood that is right for them and their family. HOME also follows up to provide support to families and landlords after housing has been secured.



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



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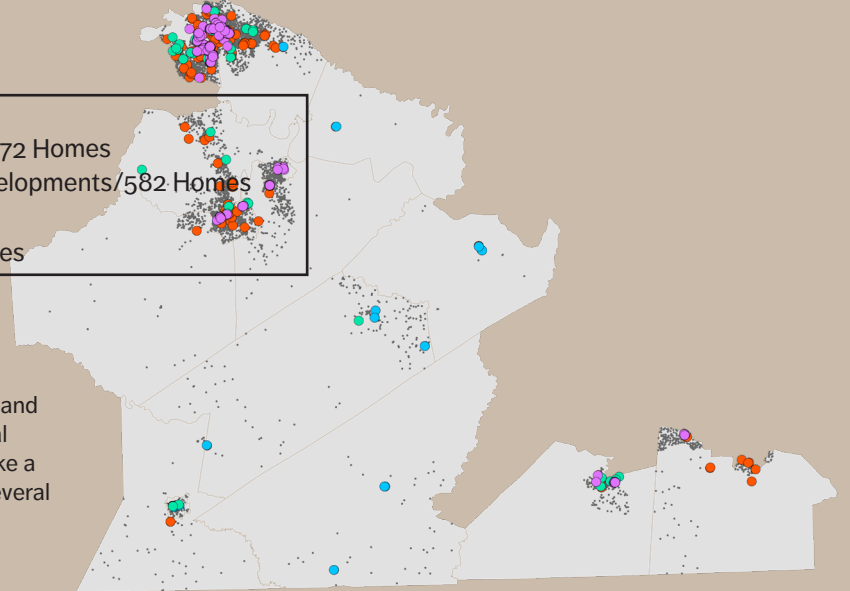
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Federal Resources and Program Income Limits in CD 4

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 4

- 173 LIHTC Developments/ 15,550 Homes
- 46 Other HUD Multifamily Developments/ 3,872 Homes
- 21 USDA Rural Development Section 515 Developments/582 Homes
- 7,280 Housing Choice Vouchers
- 25 Public Housing Developments/ 5,088 Homes



Each dot on the map represents a type of federal subsidy and a development using that type of subsidy in Congressional District 4. 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

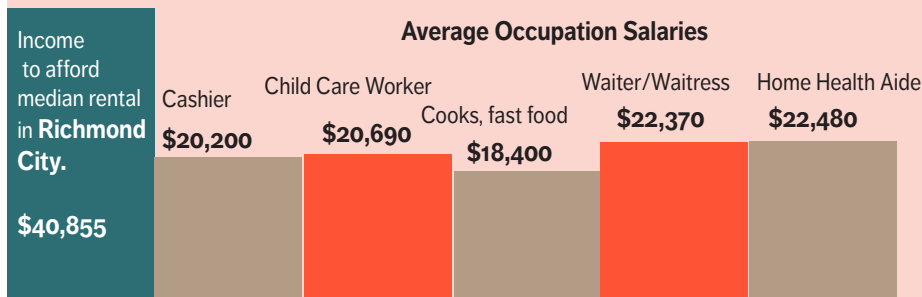
FY 2020 HOME
\$22M

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 **\$89,400** for Richmond MSA



30% MFI tax credit income limit:
Tax credit property income limit for incomes at 30% MFI for 2 person household: **\$21,480**

30% MFI rent limit: 2 bedroom at 30% MFI: **\$603**

Rent affordable at 30% MFI to not be cost burdened: **\$537**, paying 30% income on rent

Housing Virginia, Paycheck to Paycheck, 2019

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