



CHACE

Campaign for Housing and Civic Engagement

US Congress Virginia: District 5

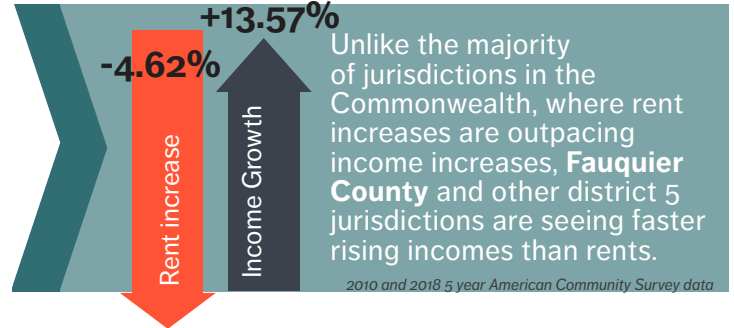
Housing Affordability Fact Sheet 2020

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

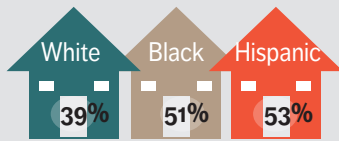
The COVID-19 pandemic has exacerbated existing housing challenges faced by Virginians.

In **Albemarle County**, a person needs to earn **\$20.81** an hour or an annual income of **\$43,280** to afford a modest 1 bedroom rental and not be housing cost burdened.

Source NLIHC Out of Reach, 2020



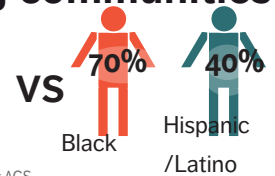
In Virginia, a higher percentage of Black and Hispanic renter households are housing cost burdened (paying more than 30% of their income on rent) than white households.



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 **Pittsylvania City** where **77%** of white households are homeowners.



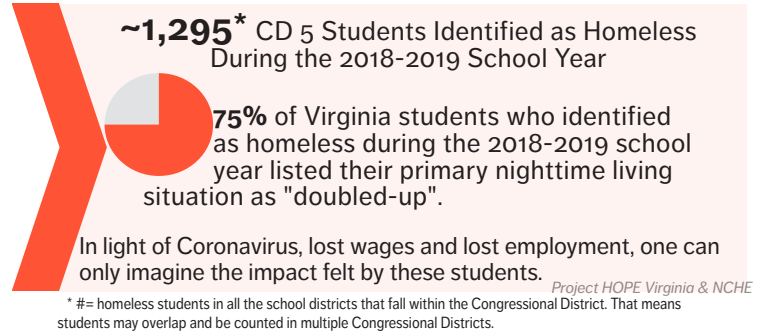
2018 5-Year ACS

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 programs in District 5 help lift our neighbors out of poverty.

Piedmont Housing Alliance's **Monticello Vista** Apartments located in Charlottesville, was originally the site of a textile factory which was converted into affordable housing. The 50 unit apartment community is available to adults 55 and older and people with disabilities. The development was financed through the Low-Income Housing Tax Credit.





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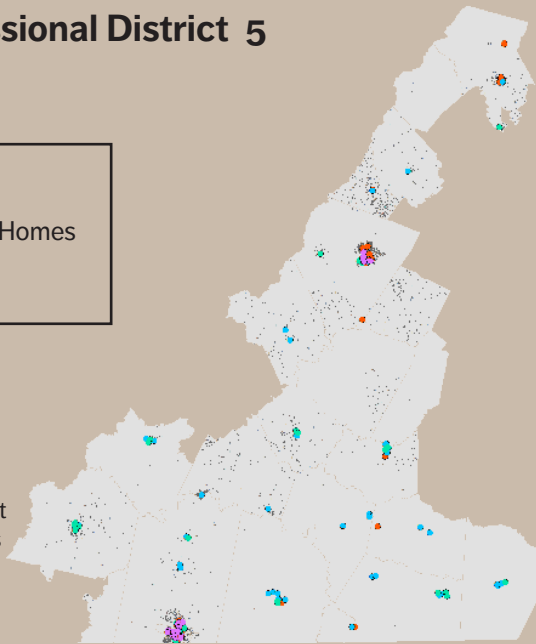
Housing Affordability Fact Sheet 2020

Federal Resources and Program Income Limits in CD 5

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 5

- 73 LIHTC Developments/ 4,113 Homes
- 40 Other HUD Multifamily Developments/ 1,571 Homes
- 43 USDA Rural Development Section 515 Developments/1,304 Homes
- 3,471 Housing Choice Vouchers
- 9 Public Housing Developments/ 922 Homes



Each dot on the map represents a type of federal subsidy and a development using that type of subsidy in Congressional District 5. 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

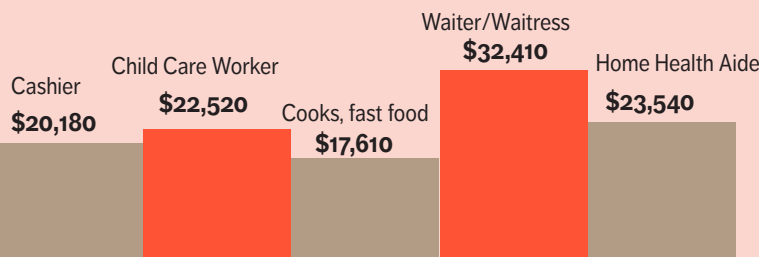
LIHTC Income and Rent Limits VS Salaries

The FY 2020 Median Family Income (MFI) is **\$93,900** for Charlottesville HUD Metro FMR Area

Income to afford median rental in Albemarle County.

\$52,861

Average Occupation Salaries



30% MFI tax credit income limit:
Tax credit property income limit for incomes at 30% MFI for 2 person household: **\$22,560**

30% MFI rent limit: 2 bedroom at 30% MFI: **\$634**

Rent affordable at 30% MFI to not be cost burdened: **\$564**, paying 30% income on rent

Housing Virginia, Paycheck to Paycheck, 2019

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

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