



**CHACE**

Campaign for Housing and Civic Engagement

# US Congress Virginia: District 7

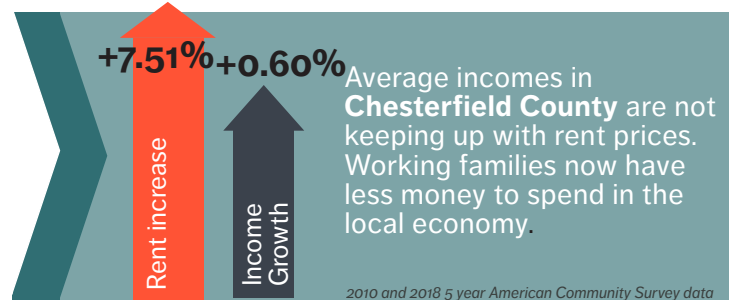
## Housing Affordability Fact Sheet 2020

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

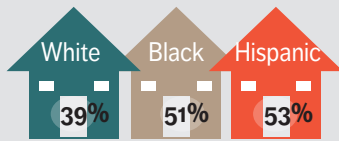
### The COVID-19 pandemic has exacerbated existing housing challenges faced by Virginians.

In **Henrico County**, 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



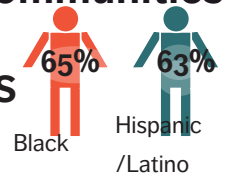
In Virginia, a higher percentage of Black and Hispanic renter households are housing cost burdened (paying more than 30% of their income on rent) than white households.



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 **VS Spotsylvania County** where **82%** of white households are homeowners.



2018 5-Year ACS

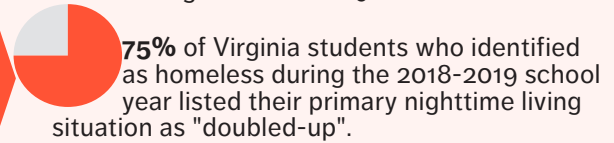
### Many Virginia families in low wage job sectors are now facing unemployment, making it all the more difficult to pay the rent/mortgage.

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

**~2,839\*** CD 7 Students Identified as Homeless During the 2018-2019 School Year



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

\* # = 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. Project HOPE Virginia & NCHIE

**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 7 help lift our neighbors out of poverty.

**Better Housing Coalition's** Winchester Greens Community in Chesterfield County is a mixed use community consisting of 240 two and three bedroom rental homes, 174 apartments for seniors 55 years and older, a community health center, a child care center, retail and office space. The community was initially financed using tax exempt bonds and a HUD Grant. Later development was financed with Low Income Housing Tax credit program funding, traditional debt, and Chesterfield County CDBG funding. Residents of Winchester Green enjoy access to a fitness center, swimming pool, and multiple playgrounds. While not income restricted, the community accepts housing vouchers.



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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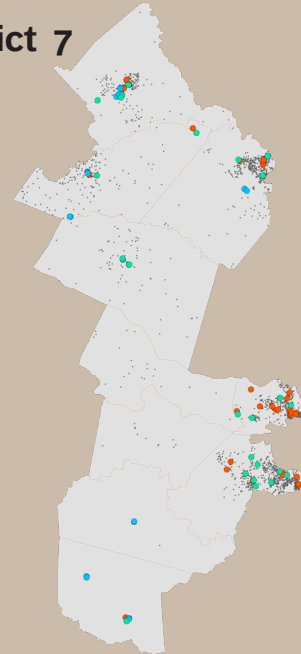
## Housing Affordability Fact Sheet 2020

### Federal Resources and Program Income Limits in CD 7

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 7

- 60 LIHTC Developments/ 5,785 Homes
- 25 Other HUD Multifamily Developments/ 916 Homes
- 17 USDA Rural Development Section 515 Developments/429 Homes
- 3,120 Housing Choice Vouchers



Each dot on the map represents a type of federal subsidy and a development using that type of subsidy in Congressional District 7. 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 HUD Metro FMR Area

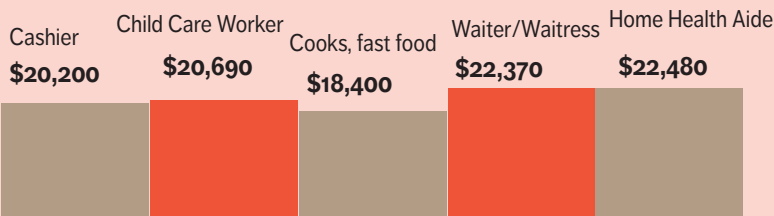
**30% MFI tax credit income limit:**  
Tax credit property income limit for incomes at 30% MFI for 2 person household: **\$21,480**

**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

Income to afford median rental in **Chesterfield County.**  
**\$51,867**

#### Average Occupation Salaries



Housing Virginia, Paycheck to Paycheck, 2019

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