



HANDOUTS

Caucus: Recommend Program 2019-2021

Affordable Housing Proposed Study

1. See information in Recommended Program for 2019-2021 in Convention Workbook
2. LWV-VA Proposed Affordable Housing Study
3. Chace: Campaign for Housing and Civic Engagement

LWV-VA Proposed Affordable Housing Study:

The LWVRMA would like to initiate a statewide affordable housing study at the 2019 May Convention. It would be led by the RMA League and specifically Alice Tousignant, one of the RMA Board members and Chair of the RMA Housing Committee. As indicated in the attached bio, Alice has the necessary experience to implement this study. This study would be open to other league members around the State.

The study would focus its efforts on affordable housing for people at very low income (VLI) or 50% of Area Median Income and below and would mainly focus on rental housing. (State maximum income for 50% AM is \$29,650 for a household of one and \$42,350 for a household of four.)

Specific housing issues that the study could examine and make advocacy recommendations about could include the following:

1. Increasing the supply and preserving existing VLI housing through increases in the State's Housing Trust Fund (DHCD), funding for additional Permanent Supportive Housing for persons with serious mental illness (DBHDS), and potential changes to proffers and affordable dwelling unit laws.
2. Researching the possibility of creating a State Low Income Housing Tax Credit program that would mirror the Federal LIHTC program and targeting households with VLI.
3. Removing barriers to siting affordable housing through law changes such as inclusionary zoning.
4. Reviewing landlord/tenant law changes that mainly protect landlords resulting in extremely high eviction rates.
5. Fair Housing law changes, such as source of income, that would enable tenants with vouchers to rent in any neighborhood.



CHACE

Campaign for Housing and
Civic Engagement

ISSUE BRIEF

VIRGINIA HOUSING TRUST FUND

A Proven Solution for Expanding Housing Opportunities

The **VIRGINIA HOUSING TRUST FUND** enables and encourages private investment in housing. Communities across Virginia benefit when housing is developed and improved with quality standards in mind and created and accessible for all residents. The Virginia Housing Trust Fund helps residents revitalize their communities and increases opportunities for people to move to homes where they can live healthy, productive lives.

Through relatively small investments, the Virginia Housing Trust Fund spurs significant private and public investment in housing for individuals and families who are elderly, disabled or struggling financially.

- According to a Virginia Tech economic impact study of the first round of projects awarded funds in 2013, the initial investment of \$8 million from the Trust Fund, combined with over \$38 million from other sources, resulted in **over \$106 million in regional growth**.¹
- Over **440 individuals** (220 households) benefitted from the improvements in and creation of housing resulting from these projects.

Trust Fund projects are designed to lower the number of renters in Virginia who are forced to forego essentials such as nutritious food and preventive medical care because they are spending more than 30% of their income on rent.

- About **35%** of Virginia households are renters.²
- Almost **half of Virginia renters living at or below 50% of area median income are paying more than 30% of their income on housing costs**.³ These housing-stressed Virginians include teachers, police officers and child care directors.
- Projects funded with Trust Fund dollars include new and rehabilitated dwelling units for households at 30% to 50% area median income, including some that are specifically designed for elderly and disabled Virginians.

What the General Assembly Can Do

By continuing to invest in the Virginia Housing Trust Fund, the General Assembly can make certain that Virginia is moving closer to ensuring that all of its residents can live in safe homes in the communities of their choice without having to make painful sacrifices.

1 Virginia Center for Housing Research and Virginia Housing Alliance. (2015). *Economic Impact of the Virginia 2013 Housing Trust Fund*.

2 National Low Income Housing Coalition. (2017). *Virginia: 2017 State Housing Profile*.

3 Housing Virginia. (2014). Sourcebook: Households paying more than 30% for housing.

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