

City of Harrisonburg – Housing Overview

When is housing affordable?

- Affordable housing = housing costs 30% (or less) of family income
- Cost burdened = housing costs more than 30% of family income
- Severely cost burdened = housing costs more than 50% of family income

Housing includes rent/mortgage AND basic utilities (heat, lights/power, water, sewer, trash pickup)

Example

Annual Income	\$42,000	Affordable housing	\$1,050 & below
Monthly Income	\$3,500	Cost burdened	\$1,051 - \$1750
30% Monthly Income	\$1,050	Severely cost burdened	\$1,751 & above

Area Median Income (AMI) Limits by Family Size (2022 HUD)

	1	2	3	4	5	6
120%	\$64,320	\$73,440	\$82,680	\$91,800	\$99,240	\$106,560
80%	\$42,850	\$49,000	\$55,100	\$61,200	\$66,100	\$71,000
50%	\$26,800	\$30,600	\$34,450	\$38,250	\$41,350	\$44,400
30%	\$16,100	\$18,400	\$23,030	\$27,750	\$32,470	\$37,190

What levels of need are in Harrisonburg?

HUD (Comprehensive Housing Affordability Strategy) lists 16,725 households in Harrisonburg:

Income Area Median Income (AMI) for a 4-person household	Less than 30% AMI Extremely Low Income \$27,750	30-50% AMI Very Low Income \$27,751 - \$38,250	50-80% AMI Low Income \$38,251 - \$61,200	80-100% AMI Moderate* Income \$61,201 - \$80,500*	Above 100% AMI Above median Income \$80,501+
Representative Job Type & Pay (for a single wage earner)	Minimum wage, full-time (\$24,960)	Administrative Assistant (\$35,000)	Poultry Production (\$40,000)	Restaurant Manager (\$68,000)	Registered Nurse (\$85,000)
Housing Ownership %	10%	20%	34%	36%	64%
Housing Cost Burden <ul style="list-style-type: none"> White: Affordable Color: Cost burden (>30% income) Shaded: Severe cost burden (> 50% income) 	17% 13% 70%	29% 28% 43%	5% 29% 66%	3% 14% 83%	0% 4% 96%
Total Households	3,205	2,010	3,180	1,830	6,495

* Moderate income = income up to 120% AMI (\$91,800) but homeownership & cost burden data is not available at this level

What is “Affordable Housing” and do we have any?

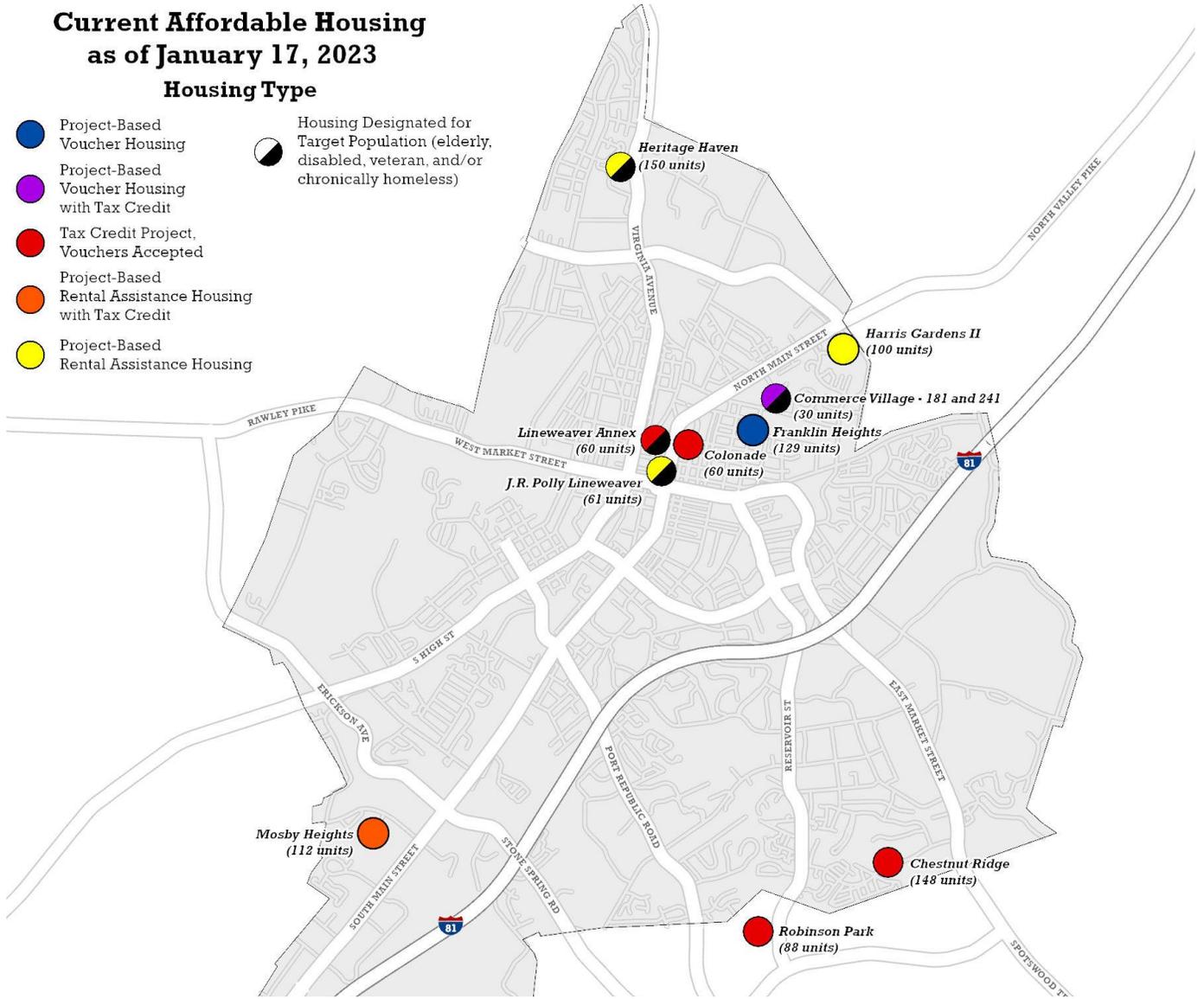
Income-qualified families may be eligible for housing at reduced rates.

- Vouchers & Section 8: Families in rental assistance programs pay 30% of their income for housing; the rest is subsidized. Subsidy may be tied to the family and/or the unit. Units that are subsidized can’t also accept vouchers. Eligibility is generally restricted to 50% AMI with targeting at 30% AMI & below, but can go up to 80% AMI. 797 vouchers serve Harrisonburg & Rockingham in addition to those at Franklin Heights and Commerce Village.
- Low-Income Housing Tax Credits: Offers below-market rents to qualifying households (not subsidized).

**Current Affordable Housing
as of January 17, 2023**

Housing Type

- Project-Based Voucher Housing
- Project-Based Voucher Housing with Tax Credit
- Tax Credit Project, Vouchers Accepted
- Project-Based Rental Assistance Housing with Tax Credit
- Project-Based Rental Assistance Housing
- Housing Designated for Target Population (elderly, disabled, veteran, and/or chronically homeless)



Shaded properties are owned and/or operated by HRHA.	LIHTC	PBRA	PBV	Accepts HCV**	Affordable Units	Population
Harris Gardens II		✓			100	
Heritage Haven		✓			150	Elderly
J.R. Polly Lineweaver		✓			61	Elderly/Disabled
Mosby Heights	✓	✓			112	
Chestnut Ridge	✓			✓	148	
Colonnade	✓			✓	60	
Lineweaver Annex	✓			✓	60	Elderly/Disabled
Commerce Village	✓		✓		30	Other
Franklin Heights			✓		129	
Robinson Park (R.C.)	✓			✓	88	
TOTALS	498	423	159	268	850	637 family