 Partnership for Housing Affordability

Richmond Regional Housing Framework

Issue Brief

**Naturally Occurring Affordable Housing: Chesterfield County**

**Overview/Issue[[1]](#footnote-1) –**

NOAH in Chesterfield

**95 percent** of NOAH properties are affordable to a 1 person household earning **80% AMI ($48,400)**

**40 percent** of NOAH properties are affordable to a 1 person household earning **60% AMI ($36,300)**

**29 percent** of NOAH properties are affordable to a 2 person household earning **50% AMI ($34,600)**

**14** **percent** of NOAH properties are affordable to 3 person household earning **40% AMI ($31,120)**

**3 percent** of NOAH properties are affordable to a 1 person household earning **40% AMI ($24,200)**

**No properties** are affordable to households earning **30% AMI**

* Naturally Occurring Affordable Housing (NOAH) are rental properties with no federal subsidy attached.
* The units are affordable to households earning 80% AMI and below ($62,200 for a family of 3).
* NOAH is a segment of the housing market that needs to be preserved.

**Key Facts[[2]](#footnote-2) –**

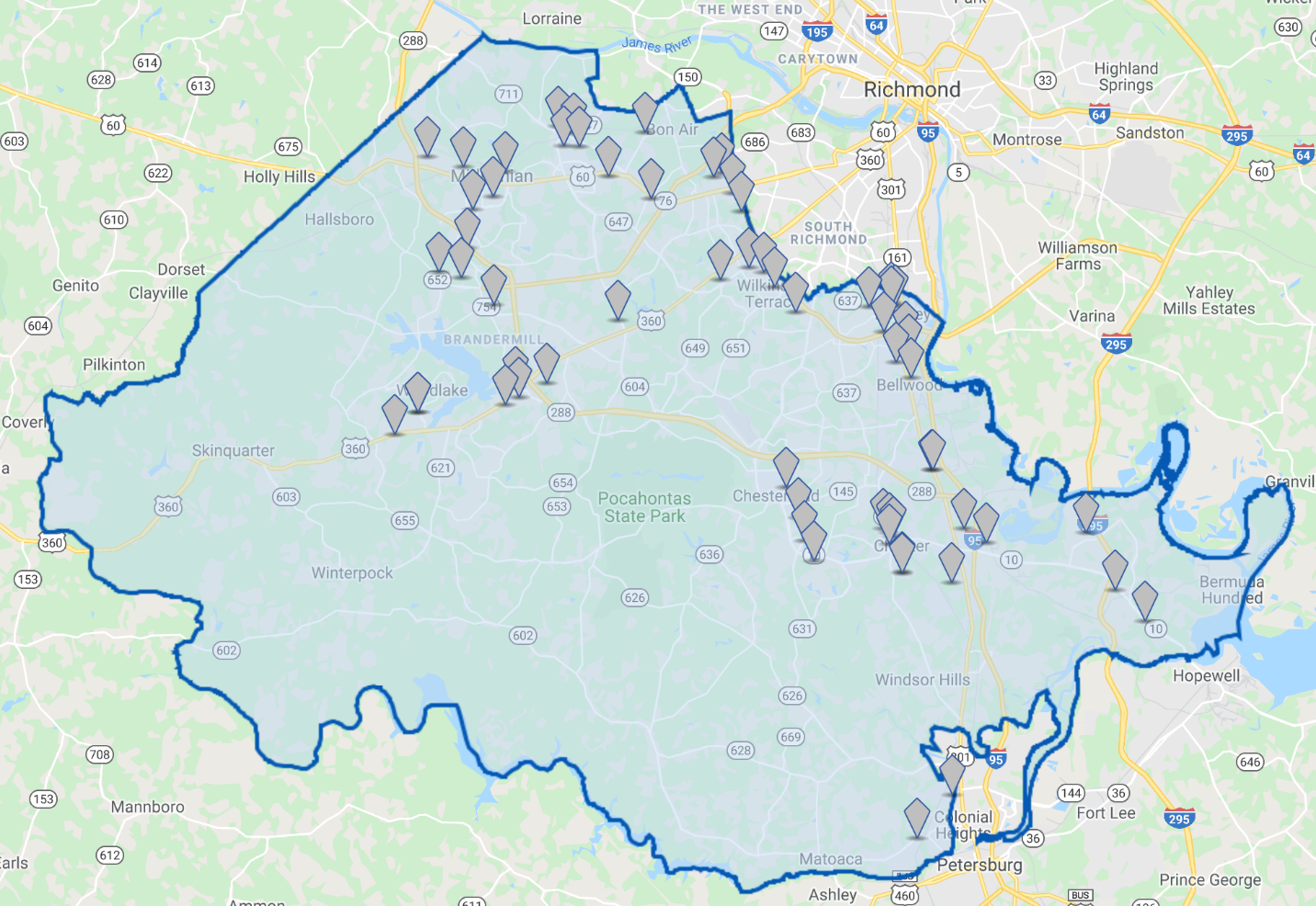
* Chesterfield County has **63 NOAH properties**, totaling **14,418 units.**
* The average Henrico NOAH property is **25 years old.**
* **There are 0 NOAH properties affordable to households earning 30% AMI ($23,350) and below in Chesterfield County.**

**Policy Recommendations –**

1. Establish a NOAH preservation program to encourage owners to preserve the quality and affordability of their units, employing both incentives (performance grants, tax rebates) and penalties (code enforcement, fines).
2. Create a system to monitor and track NOAH.
3. Community development organizations should explore acquisition of NOAH through special loan and equity funds.

**Implications –**

* NOAH owners face market pressures to add improvements and increase rents or to defer maintenance and preserve affordability.
* NOAH owners may prioritize cash flow over housing quality.
* Preserving NOAH can help owners ensure their housing is maintained in good condition, and that the monthly cost of housing is not burdensome.

[[3]](#footnote-3)

1. Costar Property Search. [↑](#footnote-ref-1)
2. Costar Property Search, as of November 2019. [↑](#footnote-ref-2)
3. Costar Property Search. The properties in this brief only include multi-family properties of 5 units or more. Single-family rental properties are not included this brief. [↑](#footnote-ref-3)