

City of Alexandria, Virginia

# Rental Assistance Programs

Presentation to the Alexandria Housing Affordability  
Advisory Committee and Landlord Tenant Relations  
Board

November 6, 2024



# Current Programs



## **Office of Housing:**

- Project Based Rental Assistance Program Pilot (PBRAP)
- State Rental Assistance Program (SRAP)
- Permanent Supportive Housing Program (PSH)

## **Department of Community and Human Services (DCHS):**

- Senior Rent Relief
- Emergency Rental Assistance

# Project Based Rental Assistance Program Pilot (PBRAP)

# Program Context- Policy Background



- Since 2017, Virginia Housing QAP has awarded points to LIHTC projects that include vouchers/locally subsidized units to deepen affordability
- Greater of 5 units or 10% of total units
- Five-year grant term
- Funded from Housing Trust Fund
- City requested ARHA vouchers, but agency wished to retain them to support their own development projects

# Program Context- Resident Selection



- DCCHS chooses recipients from existing clients
  - DCCHS provides case management and supportive services
  - At Bloom, Carpenter's Shelter provides services to PSH residents
- For an existing property, the subsidies are first awarded to help current renters afford to remain at the property.
- Participation limited to households with incomes at or below 60% AMI (range from 30-60%)
- Subsidy pays difference between 30% of household's gross income and projected unit rent

# Current and Approved Subsidy Recipients



## The Bloom

- 10 PSH Units (97 total)
- **11 Residents** served

## The Waypoint

- 9 Units (81 total)
- **25 Residents** served

# Current and Approved Subsidy Recipients



## Lacy Court

- 5 Units (44 total)
- **16 Residents** served



## The Spire

- 12 Units (113 total)
- **28 Residents** served

Note:

*Project In process:* Square 511

*Approved future projects :* Witter Place, Glebe-Mount Vernon, Elbert Ave



# Sample Program Occupations

Carpet Installer

Pre-School Aide

After School Program Aide

PT - Residential Aide

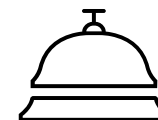
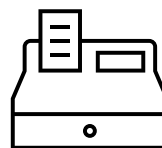
Checkout Clerk

PT - Security Guard

On call day laborer

Home Healthcare Aide

Retail sales





# State Rental Assistance Program (SRAP)

# Program Context- Policy Background



- In FY2022, the Office of Housing entered into an agreement with the Virginia Department of Behavioral Health and Developmental Services (DBHDS) to serve as a Partner Agency.
- Housing staff identify housing options and help place individuals. This is a small-scale rental assistance program for persons with **intellectual and developmental disabilities** able to live independently in housing with limited support.
- Program operates similarly to the Housing Choice Voucher Program: residents pay **30%** of their income toward rent and SRAP subsidizes the remaining rental costs.

# Program Context- Policy Background



- The agreement started with **10** available slots and increased at the beginning of FY2025 to **12** slots.
- Currently administering **8** SRAP Housing Certificates in collaboration with DCHS who provide supportive services to each SRAP participant.
- Participants rent properties throughout Alexandria, including condominium units from private owners and LIHTC apartments such as The Waypoint.

# Permanent Supportive Housing (PSH)

# Program Context- Policy Background



- In FY2024, the Community Services Board (CSB) received funding from DBHDS to partner with the Office of Housing to implement a permanent supportive housing program, expanding current programming throughout the City. This funding will be ongoing.
- This is a rental assistance program to benefit individuals with **severe mental illnesses**.
- Residents pay **30% portion** of their income in rent and will be able to lease an apartment up to **50% AMI**; the rest is subsidized.

# Program Context- Policy Background



- Agreement is being finalized and will start with **35** available slots.
- State funding will provide **two positions** for DCHS (CSB) and **three positions** within the Office of Housing.
- Funding will also cover pre-leasing costs like rental application fees, rental and utility deposits, bedding and basic housing supplies, etc.
- Recruitments are underway, and the program is expected to house first residents in early Spring.

# Senior Rent Relief Program (SRRP)

# Program Context- Policy Background



- **1974** - City Council adopted Resolution No. 352 on November 15, which established rent relief program for elderly citizens.
- **1989** – Resolution No. 1391 was adopted, expanding the program to those who are disabled, and establishing income exemptions.
- **2002** – Resolution No. 2019, the latest adoption, increased the eligibility total combined annual income of applicants to \$25,600 and memorialized a 5-tier subsidy scale system based on household income.
- **2015** – Budget amendment increased the allocation and condensed the 5-tier subsidy scale system to 3 (\$250, \$375, \$500).
- **2023** – Budget Increased from \$422,177 to \$776,000 to address the waitlist. Most served remain eligible over the long term.

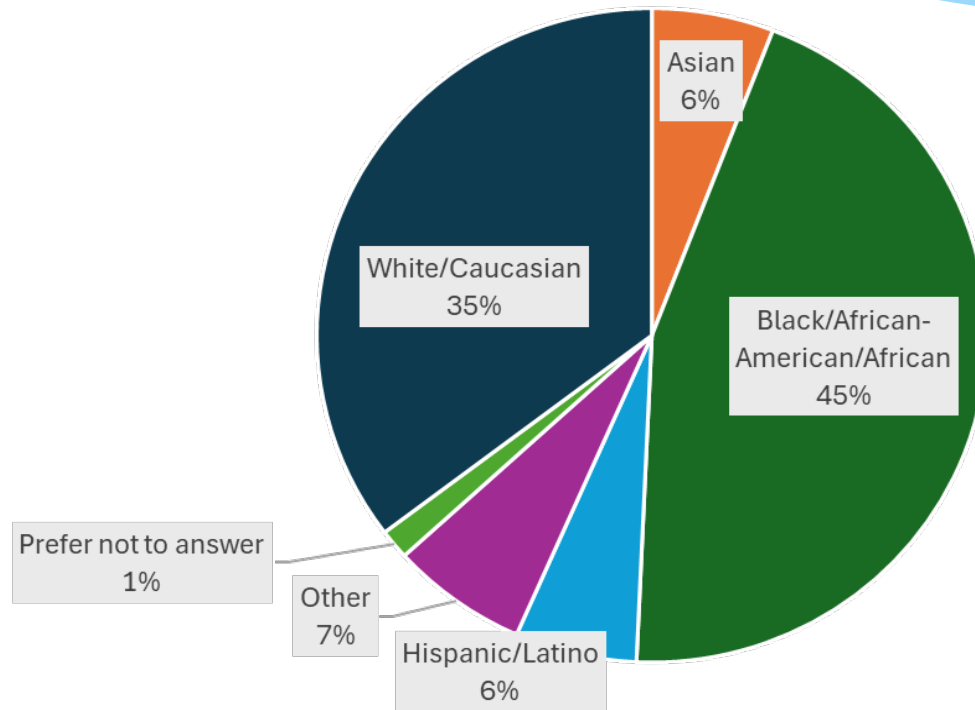


# FY 25 Year-To-Date Data



- **Households Served:** 137
- **Breakdown of Tiers:**
  - \$250 – 29 households
  - \$375 – 23 households
  - \$500 – 85 households
- **Qualifiers:**
  - 65 and older: 73 households (HH)
  - Disabled: 40 HH
  - 65 and older + disabled: 24 HH
- **Age Range:** 23 – 94 years old
- **Avg. Household Income:** \$20,763
- **Avg. Rent-To-Income Ratio, w/o the subsidy:** 100%
- **Avg. Rent-To-Income Ratio, w/ the subsidy:** 72%

# FY 25 Year-To-Date: Households served by Race



# Emergency Rental Assistance



# Program Context

- Emergency rental assistance is direct financial assistance for households at risk of eviction
- Checks are made directly to the Landlord
- Funding includes Federal, State, and Alexandria general funds
- Households can receive up to three months of emergency rental assistance within a twelve-month period

# Emergency Rental Assistance Eligibility Guidelines



- Meeting income guidelines vary depending on the funding source;
- Be on the lease;
- Having evidence of a past-due balance like a pay-or-quit notice;
- Having a recent income loss or unexpected cost due to a circumstances beyond the individual's control;
- Do not have sufficient funds to cover utilities / rent for the months when assistance is requested;
- Ability to pay expenses moving forward.

# FY 25 Year-To-Date Data

## Emergency Rental Assistance



Funding Source	Budget	Funding Guidelines
ARPA (Federal - Housing)	\$140,000	At or below 50% AMI, at risk of eviction
CSBG (Federal, pass through VDSS)	\$300,429	Households at or below 200% Poverty Level
Virginia Homeless Solutions Program (State- DHCD)	\$144,815	At risk of homelessness within 14 days, at or below 30% AMI
OCS Emergency (Alexandria General Funds)	\$472,375	At or below 50% AMI
TOTAL:	\$1,057,619	<b># Households Supported YTD: 142</b> <b>Avg support per household: \$2,605.63</b> <b>Avg. Monthly Expenditures: \$90,000</b>

**Questions?**