



HDAdvisors



VCHR

Local Rental Subsidy Program Study (LRSP) Community Meeting

City of Alexandria, Virginia
December 4, 2023

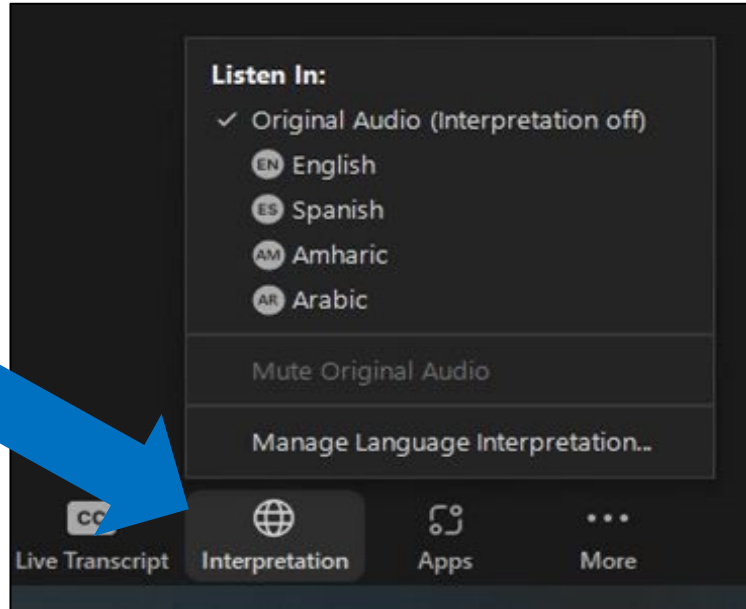
Welcome and Introductions

For interpretation services, please select your language at the bottom of your screen.

Haga click en su idioma en la parte inferior de la pantalla para traducción e interpretación.

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للحصول على خدمات الترجمة الفورية، يرجى تحديد لغتك في أسفل الشاشة



Poll questions

<https://www.menti.com/algvk7dio9v7>



To access the poll questions, please scan the QR code; go to <https://www.menti.com/algvk7dio9v7>; or go to the [menti.com](https://www.menti.com) and enter the code: 7316 3591.

Study Objective:

Identify and evaluate different approaches to establishing and operating a **Local Rental Subsidy Program**.

Study and learn how best to structure a program that could help *stabilize housing and expand housing access* for lower income households in the City of Alexandria.

No program funding is being proposed as part of this study.

Agenda and Ground Rules

- Speak from personal experiences or observations.
- Civility and respect are a requirement!
- Respect the opinions and perspectives of others.
- Provide all questions and comments/ideas through chat..
- There are two interpreters in each language room (Spanish, Amharic, and Arabic) who can translate in the chat.

Housing Context

Area Median Incomes

Area Median Income (AMI) is the middle of the range of incomes in an area when those incomes are ordered from smallest to largest. There are income limits for different sized households, including larger households.

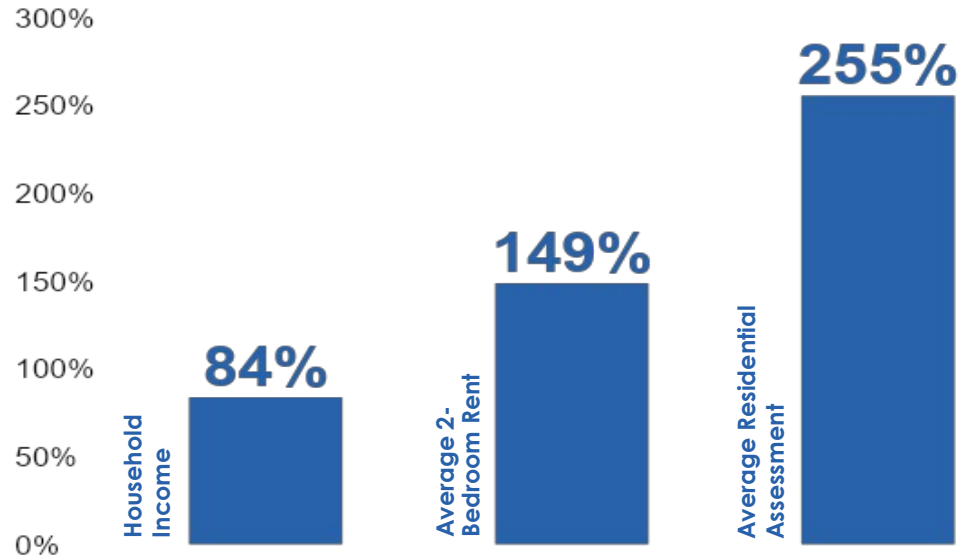
AMIs are used to determine eligibility for many housing programs.

2023 AMI	1-Person Household	4-Person Household
20% AMI and below	Up to \$21,100	Up to \$31,140
30% AMI	\$31,650	\$45,200
40% AMI	\$42,200	\$60,280
50% AMI	\$52,750	\$75,350
60% AMI	\$63,600	\$90,420
80% AMI	\$84,400	\$120,560
100% AMI	\$105,500	\$152,100

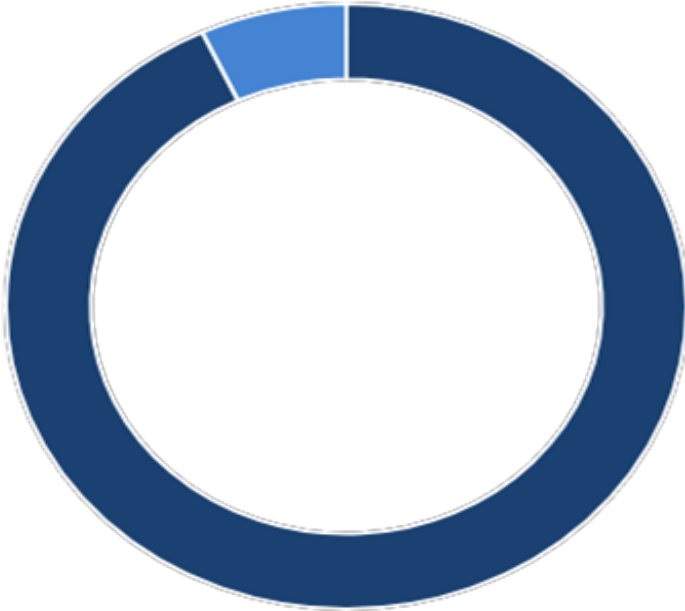
Learn more at: alexandriava.gov/housing/housing-publications-reports-and-videos

Rising affordability challenges

2000-2023 AREA INCOME AND LOCAL HOUSING TRENDS



Impact of high housing costs and stagnant incomes



93% of renter households with incomes up to \$50,000 are estimated to be housing cost burdened in the city (**~10,500 households**)

Why rental assistance?

Research shows that providing rental assistance ...



**Promotes
housing stability**



**Reduces
poverty**



**Improves child
welfare**



**Enhances adult
health and well-
being**

Existing Programs

Housing Choice Voucher Program (ARHA)

- Serves approximately 1,500+ households
- Approximately 400-500 additional vouchers are allocated to the city, but cannot be funded due to the high cost of housing
- Waitlist closed since 01/22
- Payment goes to landlord

Senior Rent Relief (DCHS)

- Has capacity to serve up to 129 seniors and/or individuals with disabilities with incomes up to \$25,600
- No waitlist
- Payment up to \$500/month goes to tenant

Pilot Rental Subsidy (Office of Housing)

- Serves 46 households with incomes up to 60% AMI through five-year pilot program in five affordable communities
- Designed to eliminate housing cost burden (reduce housing costs to 30% of household income)
- Payment goes to landlord

ARISE (DCHS)

- Serves 170 households for 24 months through guaranteed income pilot study
- Payment of \$500/month goes to household as supplement to income and other services
- City is studying the impact of guaranteed income on household wellbeing, health, employment, and housing and food security

What our research
shows so far

Program Study Snapshot:

- **25 programs** in the U.S. and Canada
 - 10 programs identified number of recipients: 12,400 (~1,200 on average per program)
- **23 programs** identified tenant criteria
 - 10 (43%) **serve the unhoused or at risk of homelessness**
 - 4 (17%) can **serve those with disabilities**
- **15** outline **who** they pay:
 - 12 pay directly to **landlords**
 - 3 pay to **tenants**
- **21** programs stated the **amount** they pay:
 - 9 pay the **difference between the market rent and 30% of income**
 - 12 provide a specific amount: median across programs is **\$500/month/household**

Common Program Features

Usually operated by local governments or quasi governmental agencies.

- Arlington County, Virginia, Housing Division
- D.C. Department of Human Services
- Montgomery County, MD Housing Opportunities Commission
- Chicago, Illinois, Low Income Housing Trust Fund

Subsidy amounts range widely.

Direct payments to landlords are most common.

Programs target households with 40% AMI.

Innovations Across the Country

Bridge Rental Subsidy Program, Philadelphia: Rent supplement to relieve cost burden and cover a utility allowance.

San Diego's Housing Instability Prevention Program: Targets severely cost-burdened household (spending >60% of income on housing) with incomes up to 80% AMI.

DC Flex: Households offered an amount per month that can be used in part or in full on rent or emergency expenses.

Chicago Low Income Housing Trust Fund: Supports 2,741 households with incomes up to 30% AMI. Landlords must already participate in Housing Choice Voucher Program. Recipients can qualify for Transitional Assistance.

Opportunity for Question and Comments

All questions and comments should be submitted in the Chat.

For participants in our Spanish, Amharic, and Arabic language rooms, please write your questions or comments in the chat and an interpreter will type them in English.

Next Steps

Presentation to be posted at
alexandriava.gov/housing

Email questions to:
tamara.jovovic@alexandriava.gov
michael.saunders@alexandriava.gov

Community feedback will
inform City Council
discussions and the Housing
Master Plan Update



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