



CITY OF ALEXANDRIA
**Department of Community
and Human Services**

Senior Rent Relief Program

Proposed Changes

November 26, 2024



Agenda



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Program History

- ▶ 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, 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.

**FY 24: Households served
by Race / Ethnicity**

Fiscal Year 2024 Participants Data



Households Served: 148

Breakdown of Tiers:

- \$250 – 30 households
- \$375 – 24 households
- \$500 – 94 households

Qualifiers:

- 65 and older: 94 households
- Disabled: 43 households
- 65 years and older and disabled: 33 households

Age Range: 23 years old – 94 years old

Average Household Income: \$21,039

Average Rent-To-Income Ratio, w/o the subsidy: 98%

Average Rent-To-Income Ratio, w/ the subsidy: 69%



FY2025 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
- Disabled: 40 households
- 65 and older + disabled: 24 households

Age Range: 23 – 94 years old

Average Household Income: \$20,763

Average Rent-To-Income Ratio, w/o the subsidy: 100%

Average Rent-To-Income Ratio, w/ the subsidy: 72%

**FY 25 Year-To-Date:
Households served by Race
/ Ethnicity**



Recommended Changes

Name change: *Rent Relief for Older and Disabled Adults*

Income eligibility guideline change: \$25,600 to 30% HUD AMI

Reduce from a 3-tier to a 2-tier system: \$375 and \$500, removing \$250

Use 75% Rent-To-Income Ratio to determine the subsidy tier





Forecast for FY 2026

Implement changes:

- Name Change
- New income eligibility guideline, 30% AMI
- Reduction of Tiers
- Rent-To-Income ratio to determine subsidy

Number of Households: 130-143

Anticipated breakdown of tiers (based on FY2025 participants):

- \$375 – 51 households
- \$500 – 79 households

Potential Impacts:

- Small number of households who reapply may go down a tier, when shifting from fixed annual income to Rent-To-Income Ratio to determine subsidy
- Continued reduction of an average Rent-To-Income Ratio, from 100% without the subsidy down to 72% with the subsidy
- More households will become eligible, which may create a waitlist.

Prioritization for waitlist will include:

- Prior history of homelessness
- Rent-To-Income Ratio
- Meet both age and disability



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Questions and Discussion

