

RESOLUTION NO. 3261

WHEREAS, City Council wishes to amend the Senior Rent Relief Program for older adults and disabled persons; and

WHEREAS, Council believes those persons who qualify for the subsidy under the provisions of this resolution currently bear an extraordinary burden of rent costs in relation to their income and net worth; and

WHEREAS, on November 15, 1974, the City Council adopted Resolution No. 352, which established the Senior Rent Relief Program for elderly citizens of Alexandria, VA; and

WHEREAS, Resolution No. 352 was amended numerous times, including through various resolutions (Resolution Nos. 569, 728, and 854), during the fifteen years after its adoption; and

WHEREAS, the City Council replaced those Resolutions with one combined Resolution No. 1391 on June 27, 1989, and

WHEREAS, Council replaced Resolution No. 1391 with Resolution No. 2019 on February 26, 2002; and

WHEREAS, Council deems it necessary to replace Resolution No. 2019 with a new Resolution to reflect the economic changes for low-income older adults and/or disabled residents, included recommended name change.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALEXANDRIA, VIRGINIA:

1. That Resolution No. 2019, adopted on February 26, 2002, is hereby repealed in its entirety.
2. That the Director of the Department of Community and Human Services (DCHS) or designee, in the capacity as the constituted Local Board of Social Services and in accordance with the Virginia Social Services Laws and Related Statutes, shall administer a Rent Relief for Older and Disabled Adults, formerly the Senior Rent Relief Program, for the older adults and disabled citizens of Alexandria, Virginia.
3. That said program shall be administered as follows:

A. Definitions

The following words and phrases, when used in this resolution, shall, for the purposes of this resolution, have the following meanings, except where the context clearly indicates a

different meaning:

Director of Community and Human Services: The City's Department of Community and Human Services Director or any of its duly authorized designee.

Subsidy Year. The fiscal year for which relief is sought. The City's fiscal year begins on July 1 each year and ends on June 30 of the following year.

Permanently and Totally Disabled Person. A person furnishing the certification or affidavit required by section 3C of this resolution and found by the Director of Community and Human Services to be unable to engage in any substantial gainful activity by reason of a medically determinable physical or mental disability which can be expected to result in death or can be expected to last for the duration of such person's life.

Total Combined Income of the Applicant. Gross income from all sources of the applicant and of all relatives or roommates of the applicant, including a spouse, who reside in the dwelling or portion thereof for which rent relief is sought.

Exemptions to the total combined income are:

\$ 11,000 of the income of any roommate or relative living with the applicant other than the applicant's spouse, and

\$ 12,700 of the income of any permanently and totally disabled person.

The exemption amounts shall be reviewed and possibly amended every three years.

Total Combined Financial Worth of Applicant. All assets, including equitable interests, of the applicant and of all relatives or roommates of the applicant, including the spouse, who reside in the dwelling or portion thereof for which rent relief is sought.

Housing and Urban Development Area Median Income (HUD AMI) is a metric used by the U.S. Department of Housing and Urban Development (HUD) to determine the median (middle) income for a specific area, such as a city, county, or metropolitan region. The AMI is calculated based on household income data and is used to assess eligibility for various assistance programs.

HUD categorizes income levels relative to the AMI to define different levels of affordability. Extremely Low Income: Households earning less than 30% of the AMI.

Rent-to-Income Ratio (often called "rent-to-ratio") is a metric used to assess housing affordability. It represents the percentage of a tenant's gross monthly income spent on rent. The formula for calculating the rent-to-income ratio is $\{\text{Rent-to-Income Ratio}\} = \{\text{Monthly Rent}\} / \{\text{Gross Monthly Income}\}$

Affordability Guideline: A commonly recommended rent-to-income ratio is 30% or less. Spending more than 30% of gross income on rent is often considered a cost burden, leaving less income for other essentials like food, transportation, and savings.

B. Subsidy Authorized

Subsidy in the amount provided in *Section 3. Sub-section D* of this Resolution is hereby authorized to applicants for the Rent Relief for Older and Disabled Adults subject to the following terms and conditions:

- i. The applicant shall be sixty-five years of age or older **and or** permanently and totally disabled as of December 31 of the calendar year preceding the subsidy year and shall be a resident of the City at the time of making the application.
- ii. The applicant shall have paid rent for a dwelling or portion thereof in the City during the past 12 months.
- iii. The applicant's total combined income shall not exceed 30 percent of HUD's annually produced Area Median Income at the time of application.
- iv. The applicant's total combined financial worth shall not exceed \$75,000 as of December 31 of the calendar year immediately preceding the subsidy year.

Any applicant under sixty-five years old shall include a certification of disability from the Social Security Administration or, if the applicant is not eligible for Social Security, a completed Disability Certification Form from a medical doctor in the Commonwealth of Virginia, to the effect that the applicant is unable to engage in any substantial gainful activity by reason of any medically determinable physical or mental disability which can be expected to result in death or can be expected to last for the duration of such person's life.

Residents participating in Section 8 housing subsidy assistance or any other federal, state, or local housing subsidy are ineligible for the program.

C. Application for Subsidy

Current Participants

Annually, and not later than May 1 of the subsidy year, participants shall re-apply in such manner prescribed by the DCHS. An application setting forth the names of any spouse, related persons, or roommate occupying the dwelling or portion thereof for which rent relief is sought, their total combined income, and their total combined financial worth shall be provided by the applicant. If, after processing the application, DCHS determines that the applicant is eligible to continue to receive a rent relief subsidy, the Finance Director or designee will certify, and the subsidy will continue to the applicant as determined by *Section 3. Subsection D* of this resolution.

New Applicants

A new applicant may apply anytime during the year. If the applicant is approved, the monthly subsidy shall commence in the first month following approval.

However, if the total dollar amount of the subsidy for approved participants exceeds the available funds for the program within the fiscal year, the new applicant shall be placed on a waitlist. Should funds become available, or the City Council chooses to appropriate additional funds for the program, the applicant will be enrolled.

If a participant moves to a new address within the city's geographical area at any time during the Subsidy Year, the participant shall immediately notify DCHS by submitting a change of address. If the United States Post Office notifies DCHS of a change of address for the participant, DCHS shall suspend subsidy payment until the participant submits an address change.

If a participant is approved for a Section 8 housing voucher or other rent subsidy at any time during the subsidy year, the participant shall notify the DCHS. The monthly subsidy shall be terminated.

D. Amount of Subsidy

The monthly subsidy shall be either \$375 or \$500. Their rent-to-income ratio will determine the tier of the households. If the household's rent-to-income ratio is below 75%, they will receive \$375. If the household's rent-to-income ratio is at or above 75%, they will receive \$500. These two tiers will be monitored for the first year of this new Resolution, with any needed modifications taking place before the next fiscal year. Following that review and possible modifications, the subsidy amount shall be reviewed every three years.

E. Payment of subsidy

The subsidy will be paid monthly; checks for the following month will be sent the second week of the previous month.

That the provisions of this resolution shall prevail except where they conflict with any legal provision of higher force.


This resolution shall become effective on the date of its final passage.

ADOPTED: November 26, 2024

ATTEST:



JUSTIN M. WILSON MAYOR



Gloria Sitton
Gloria A. Sitton, CMC City Clerk