



Alexandria Redevelopment and Housing Authority

RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD)



Workgroup Meeting – June 17, 2021

Keith Pettigrew, CEO

Peter Kleeblatt, Board Chairperson

Rental Assistance Demonstration - RAD

- Allows ARHA to increase current subsidy to RAD Rents (lower than regular Section 8 rents) by converting existing Public Housing to long-term, project-based Section 8 Voucher Housing Assistance Payment (HAP) Contracts
- **Advantages:**
 - More stable revenue stream
 - Ability to receive additional administrative fees
 - Residents have access to voucher mobility
 - No more public housing regulations

Rental Assistance Demonstration - RAD

- The RAD application is essentially a “placeholder” for the RAD conversions.
- Each conversion will take on average 12-18 months from start to finish.

Rental Assistance Demonstration - RAD

- ARHA will have the ability to modify the terms and conditions within the RAD conversion, to include order of projects.
- At any time in the process, ARHA has the ability to withdraw its RAD applications at any time and is not committed until it actually executes the HAP contract with HUD.

ARHA RAD PROJECTS

ARHA RAD Proposal

- ARHA is proposing to convert 220 units of Public Housing in six properties (James Bland I and II, West Glebe, Old Dominion, BWR, and Chatham) to the RAD program. Based on ARHA initial observation, ARHA is proposing minimal to moderate rehabilitation. Once Capital Needs Assessment's are completed a final determination will be made on what is required for the conversion.

ARHA RAD Proposal

- BWR/ Chatham
 - Buy out the Investor Limited Partner
 - Resyndicate using 4% LIHTC
 - Complete moderate to substantial rehabilitation
 - Depending on extent of rehab, may qualify for RAD/ Section 18 blend which will result in a portion of units eligible to receive higher Section 8 rents (means higher overall revenue)

ARHA RAD Proposal

- Old Dominion/ West Glebe
 - Convert under current LP structure
 - Complete minimal rehabilitation
- James Bland I and II
 - Convert under current LP structure
 - Complete minimal rehabilitation

Rental Assistance Demonstration - RAD

- ARHA has submitted Applications
- HUD has awarded a “CHAP” (“Commitment to enter into a Housing Assistance Payment Contract”) for each property

Next Steps:

- ARHA determines phasing and submits financing plan
- HUD accepts financing plan
- ARHA Executes HAP Contract with HUD & Closes on Financing
- Conversion complete

Questions?



Alexandria Redevelopment and Housing Authority

WAITLIST AND RESIDENT DEMOGRAPHIC DATA



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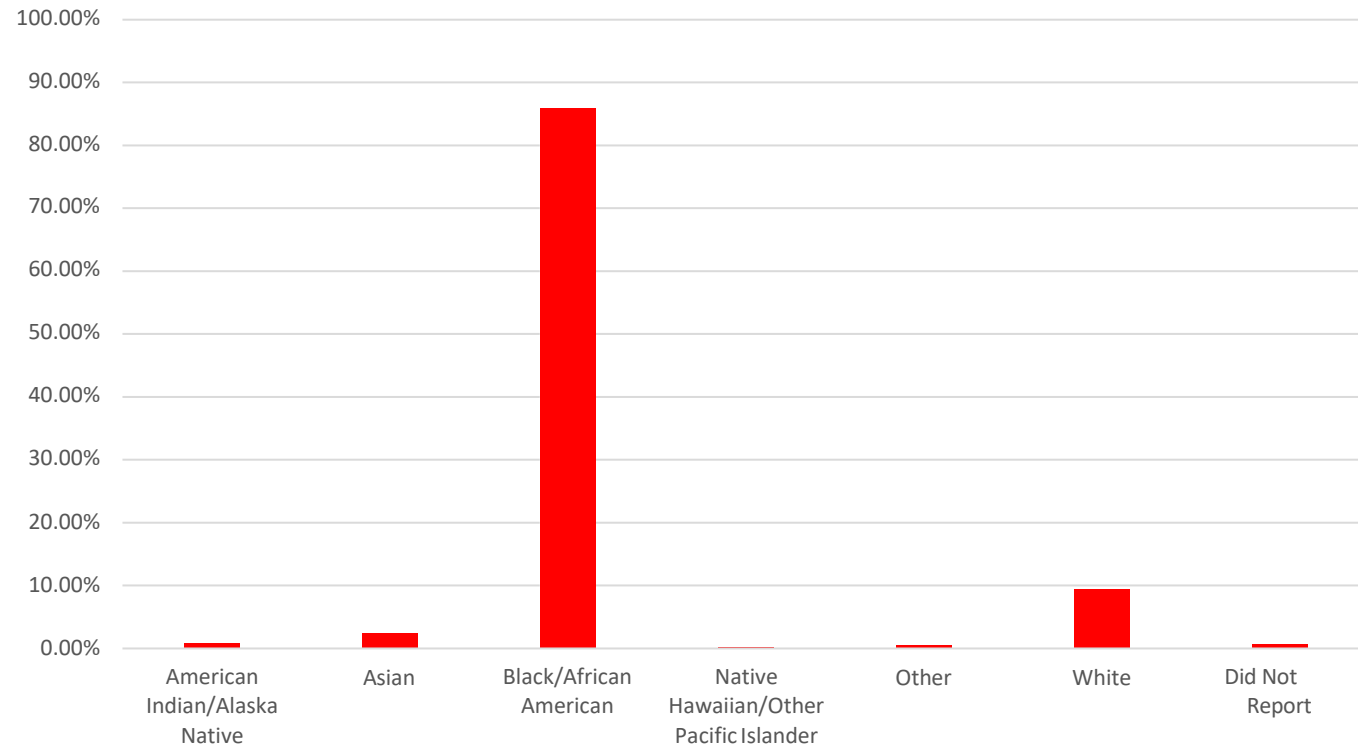
Demographic Data For Waiting List Applicants

ARHA Demographic Data for Waiting List Applicants

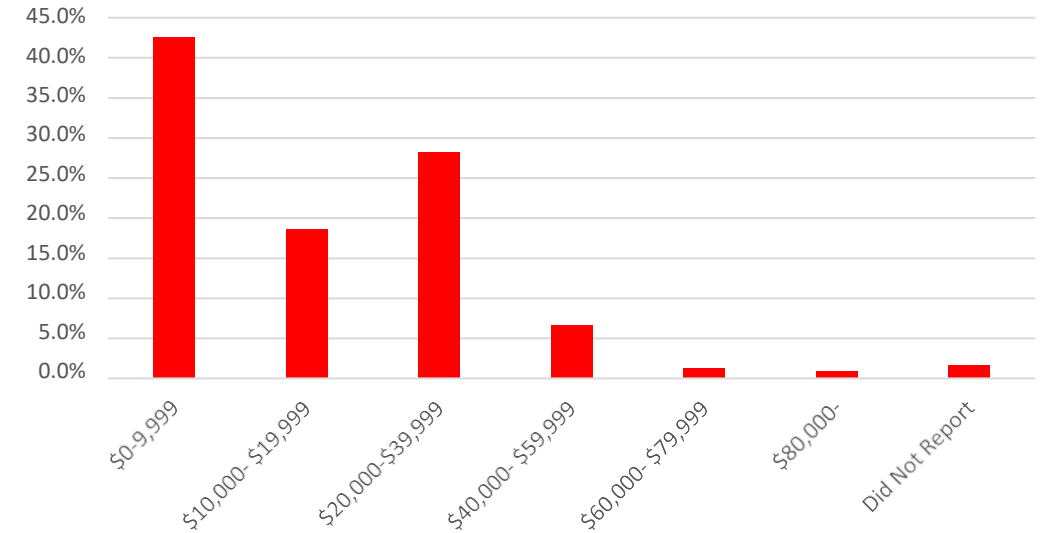
- RACE - 85% identify as African American, 8% as White, and the remaining 7% identify as Asian, American Indian, or other
- ETHNICITY – 16% identify as Non-Hispanic, 1% as Hispanic, and 83% declined to report
- DISABLED – 9% are disabled
- ANNUAL INCOME – 43% earn less than \$10K, 19% earn between 10K and 20K, 28% earn between 20K and 40K, 7% earn between 40 and 60K, and the remaining 3% earn above 60K

Table 1 – ARHA Demographic Data for Waiting List Applicants

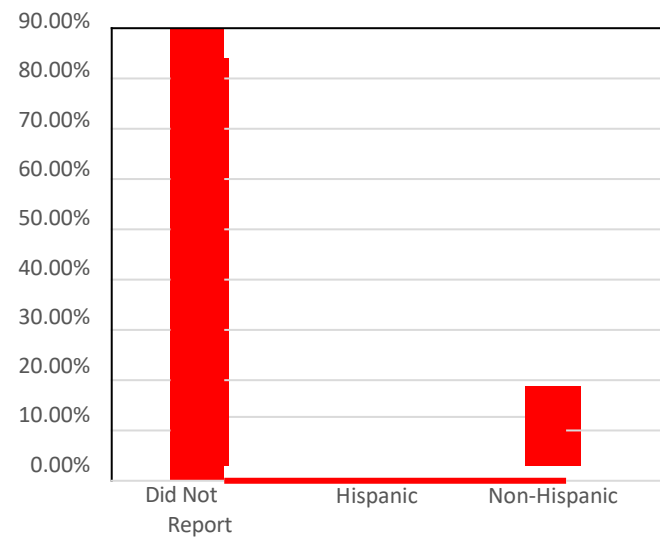
RACE



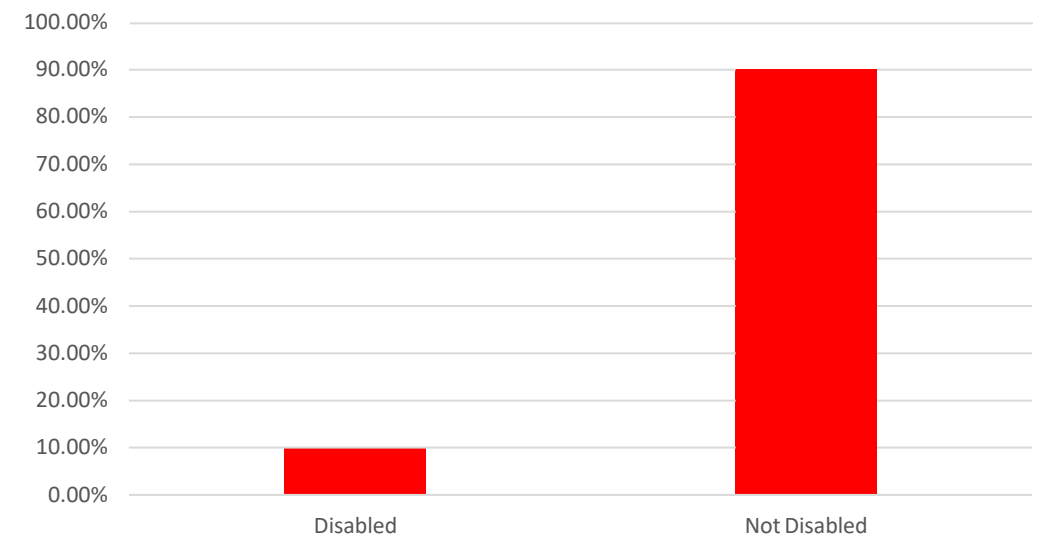
INCOME



ETHNICITY



DISABLED



Waiting List Information

ARHA maintains a Waiting List for both the Public Housing and HCVP Programs (including Elderly and Disabled, and Tax Credit/PH units)

In January 2021 the Waiting Lists were opened:

- ARHA received 45,123 applications for Public Housing & the Housing Choice Voucher Program
- Prior to opening, there were 355 applications on the Waiting Lists
- 8% of the current applications have been withdrawn due to duplicate applications and mail returns
- Currently, there are 37,741 people on the Waiting List
- By comparison, in 2011, ARHA received 13,125 applications for PH & the HCVP when the Waiting List opened

Waiting List Information

- Public Housing is subsidized housing for low-income households. The Tenant pays no more than 30 % of their monthly income toward rent.
- Housing Choice Voucher Program allows very low-income families to lease privately-owned rental housing. The Tenant pays no more than 40% of their monthly income toward rent.
- Tax Credit/Public Housing Units are funded by the Tax Credit and subsidized to be affordable for people earning no more than 60 percent of the Area Median Income (AMI)

Waiting List Information

- Per our Admin Plan, Waiting List Applicants are assigned Preference points, which have different values.
- Specific Preference points affect a family's position on the list. The preferences include but are not limited to:
 - Alexandria residents
 - Housing Status
 - Elderly/Disabled
 - Veterans
- After preferences, an Applicants' position is then ranked by date and time of application.

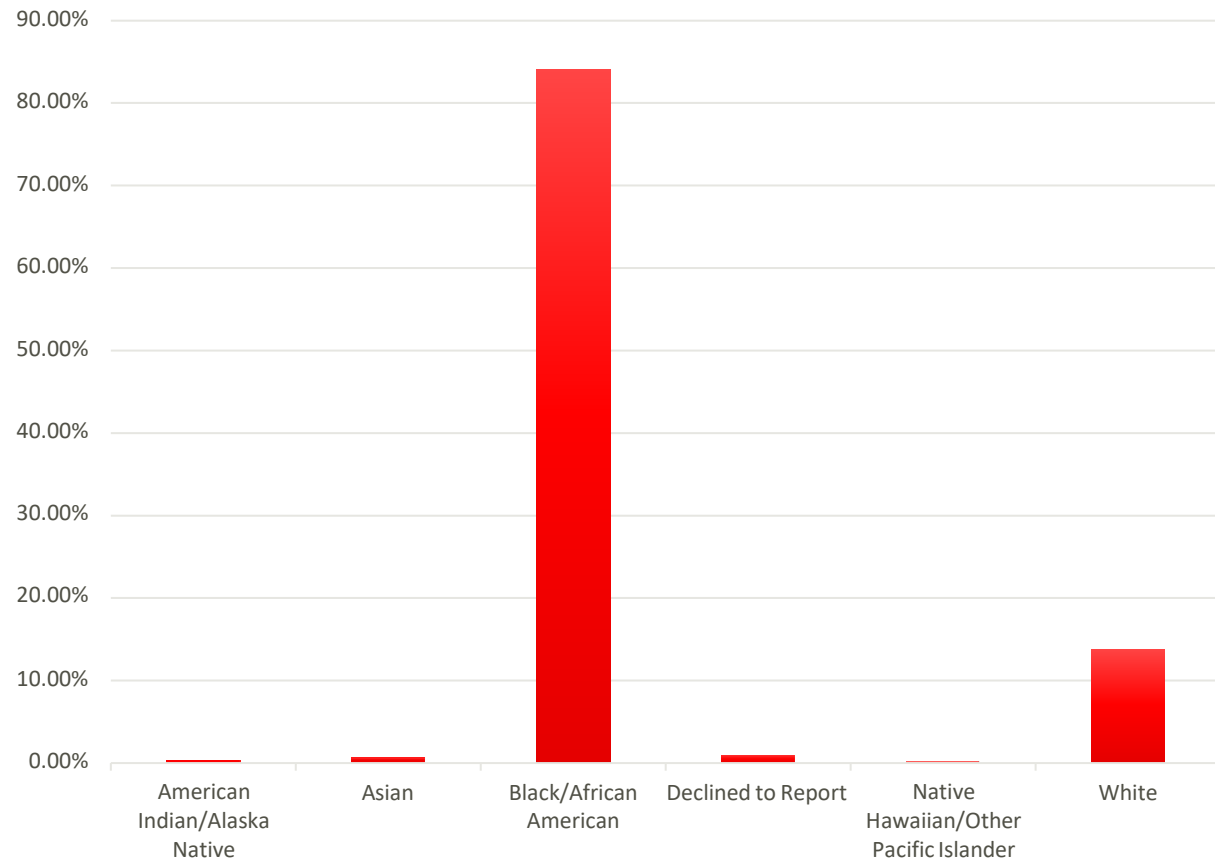
Demographic Data For Current Residents

ARHA Demographic Data for Current Residents

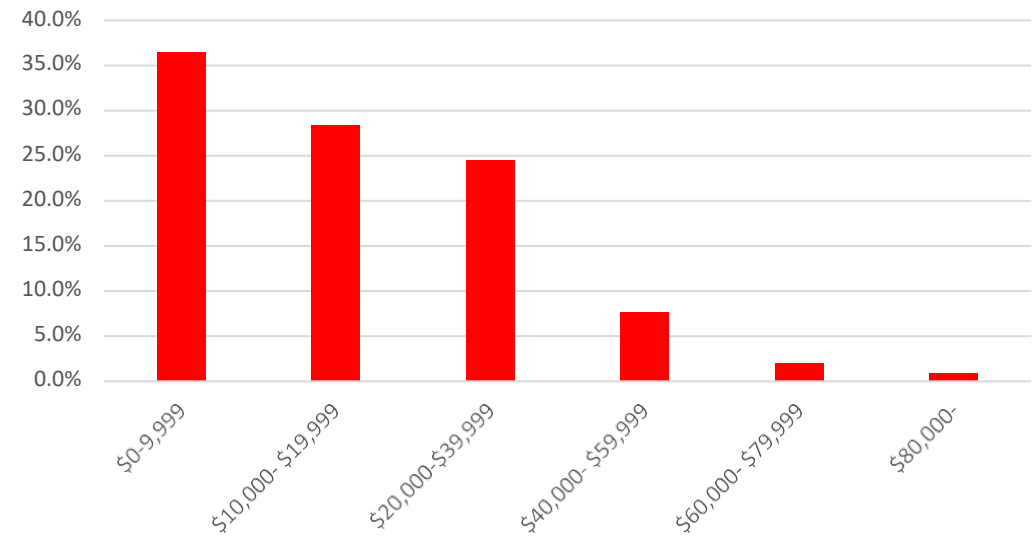
- RACE - 84% identify as African American, 14% as White, and the remaining 2% identify as Asian, American Indian, or other
- ETHNICITY – 90% identify as Non-Hispanic and 10% as Hispanic
- DISABLED – 17% are disabled
- ANNUAL INCOME – 30% earn less than \$10K, 24% earn between 10K and 20K, 19% earn between 20K and 30K, 18% earn between 30 and 40K, 6% earn between 40K and 50K, and the remaining 3% earn above 50K

Table 2 – ARHA Demographic Data for Current Residents

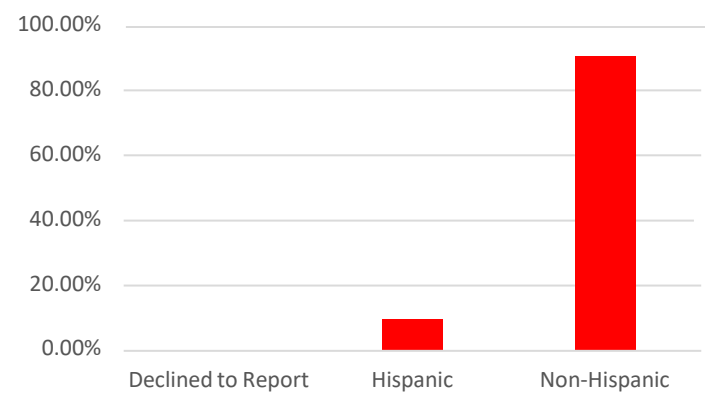
RACE



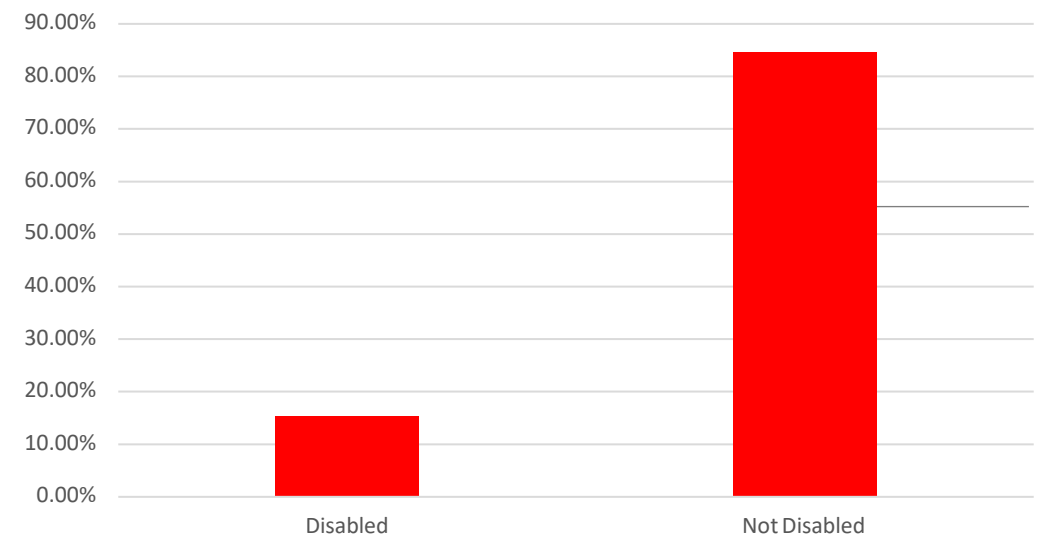
INCOME



ETHNICITY



DISABLED



Questions?

ARHA Redevelopment Work Group Meeting June 17, 2021



DEMOGRAPHICS FOR OFFICE OF HOUSING SPONSORED PROGRAMS

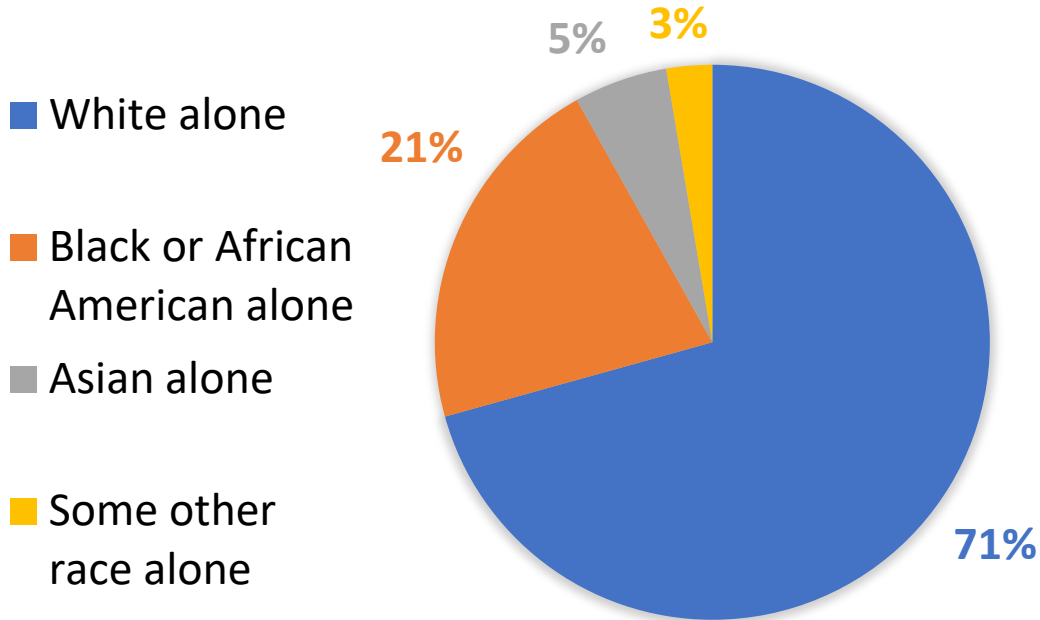


City-Wide Demographics

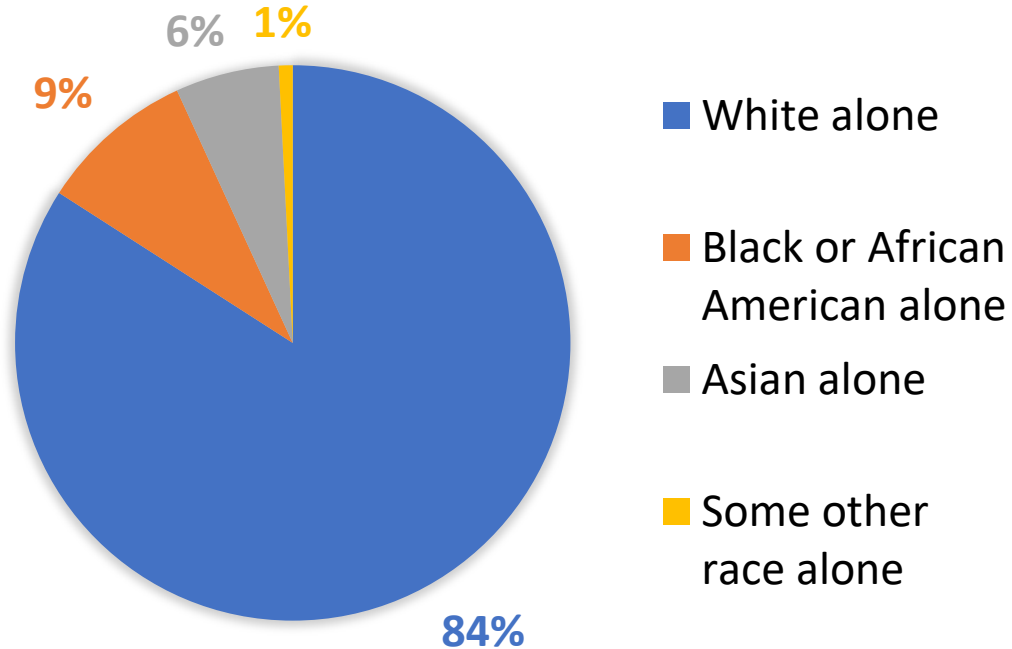
- Racial Composition
- Homeownership Rates by Race and Ethnicity
- Housing Tenure by Income
- Housing Cost Burden by Incomes
- Poverty Data by Race
- Eviction Data

Alexandria: Race and Homeownership

RACIAL MAKEUP OF ALL HOUSEHOLDS, 2019



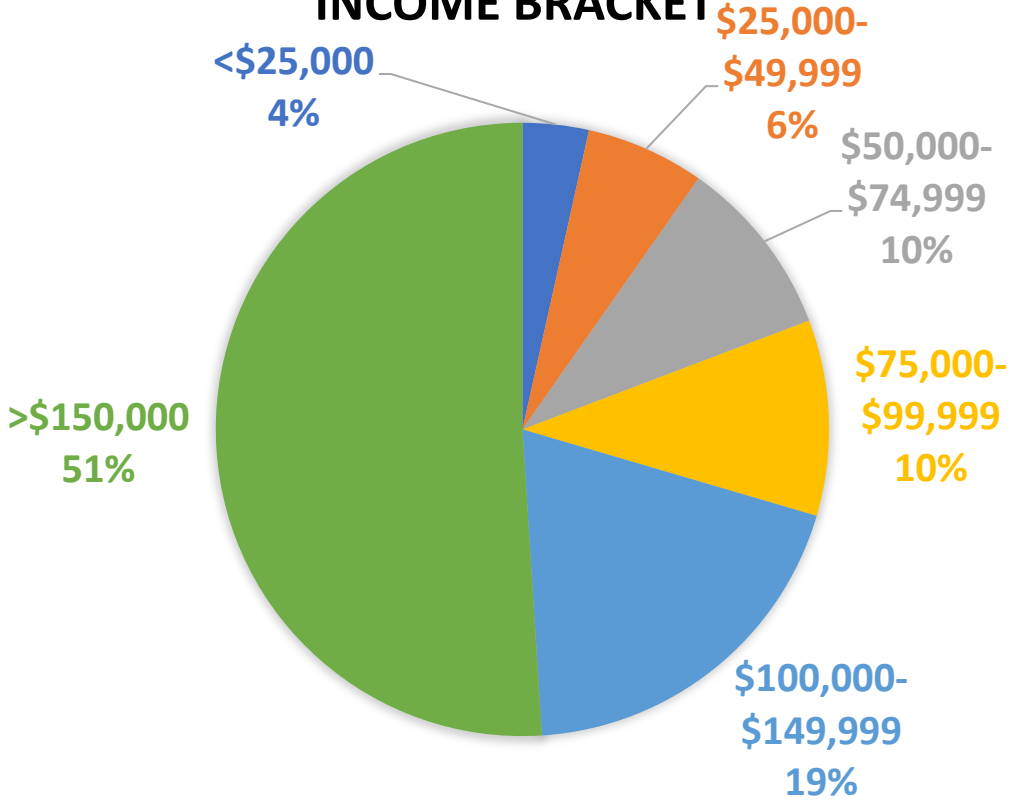
SHARE OF OWNER-OCCUPIED HOUSEHOLDS, 2019



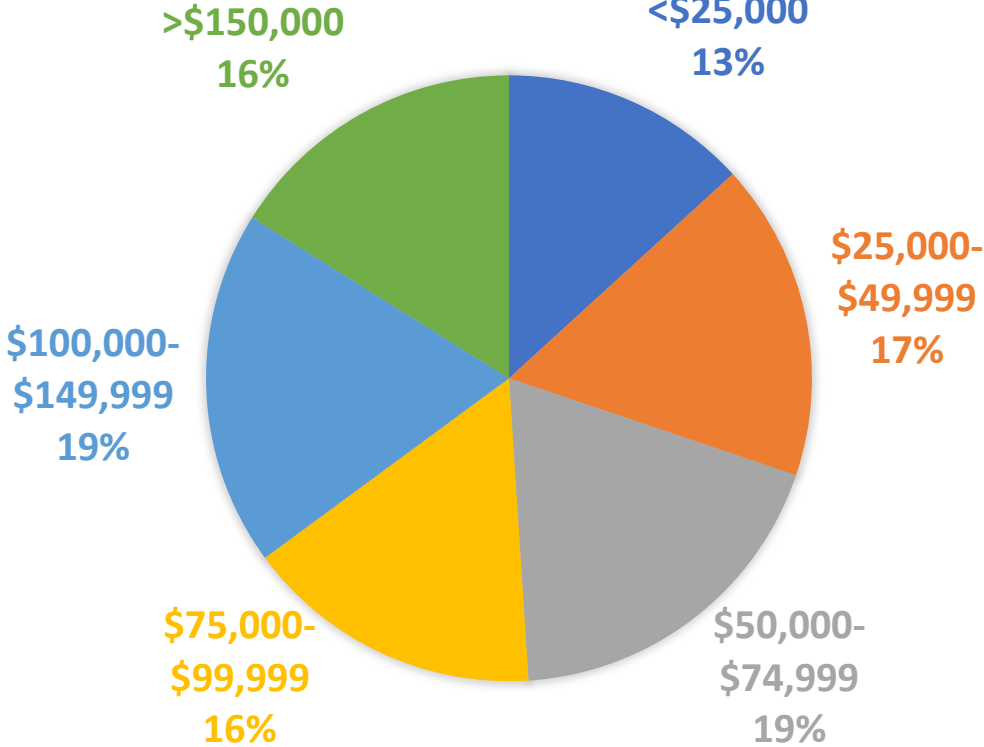
Source: 2015-2019 ACS

Alexandria: Housing Tenure by Income

OWNER-OCCUPIED HOUSEHOLDS BY INCOME BRACKET

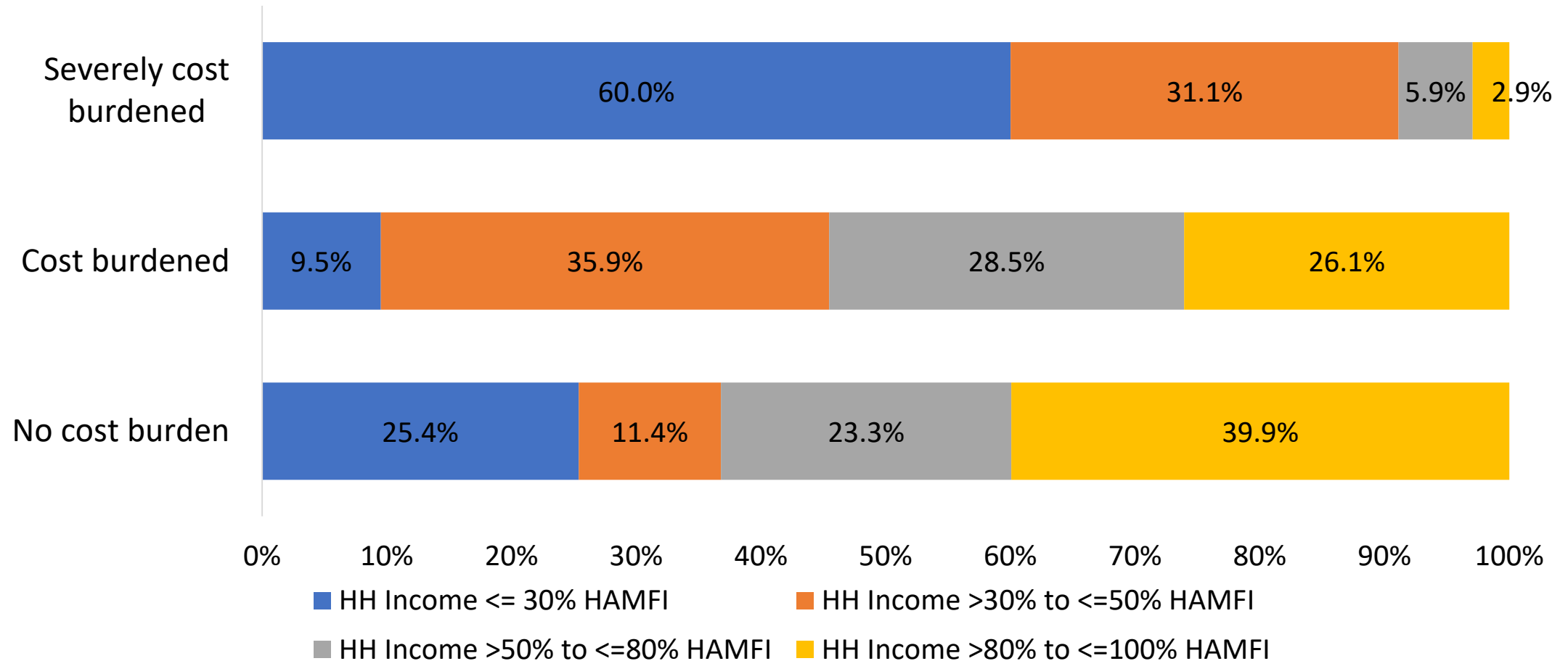


RENTER HOUSEHOLDS BY INCOME BRACKET



Source: 2015-2019 ACS

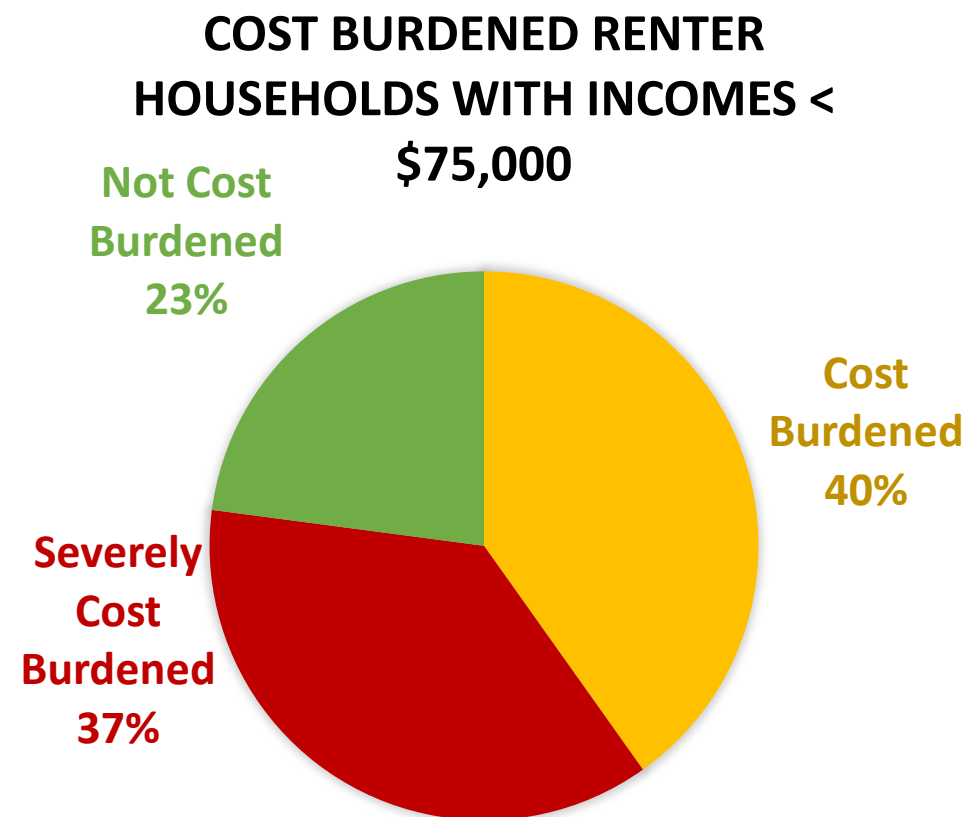
Housing Cost Burden by Income Level



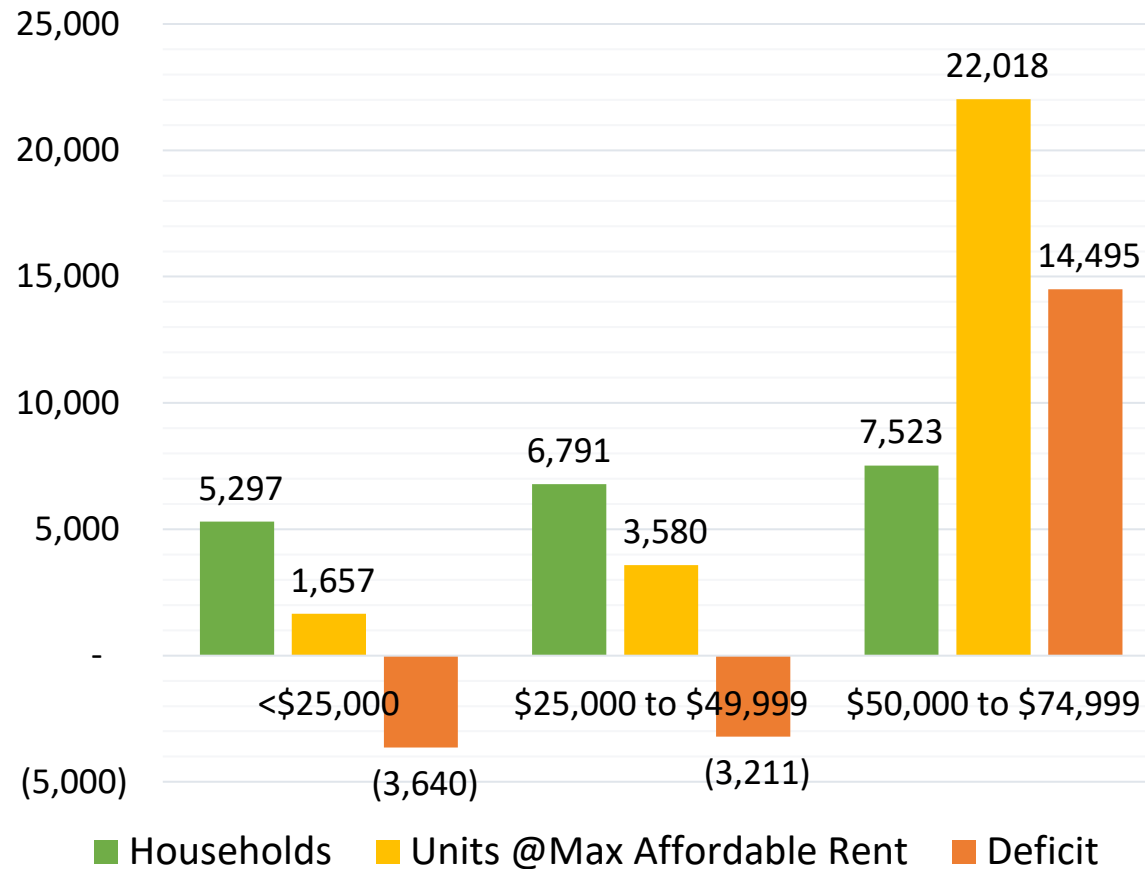
Source: 2013-2017 CHAS

Low-Income Rent Burden

- Median renter household income \$76,215
- Affordable gross rent = \$1,905
- 49% of all renter households have incomes under \$75,000
- 37% of those households pay more than 50% of their income in rent



Housing Unit Deficit



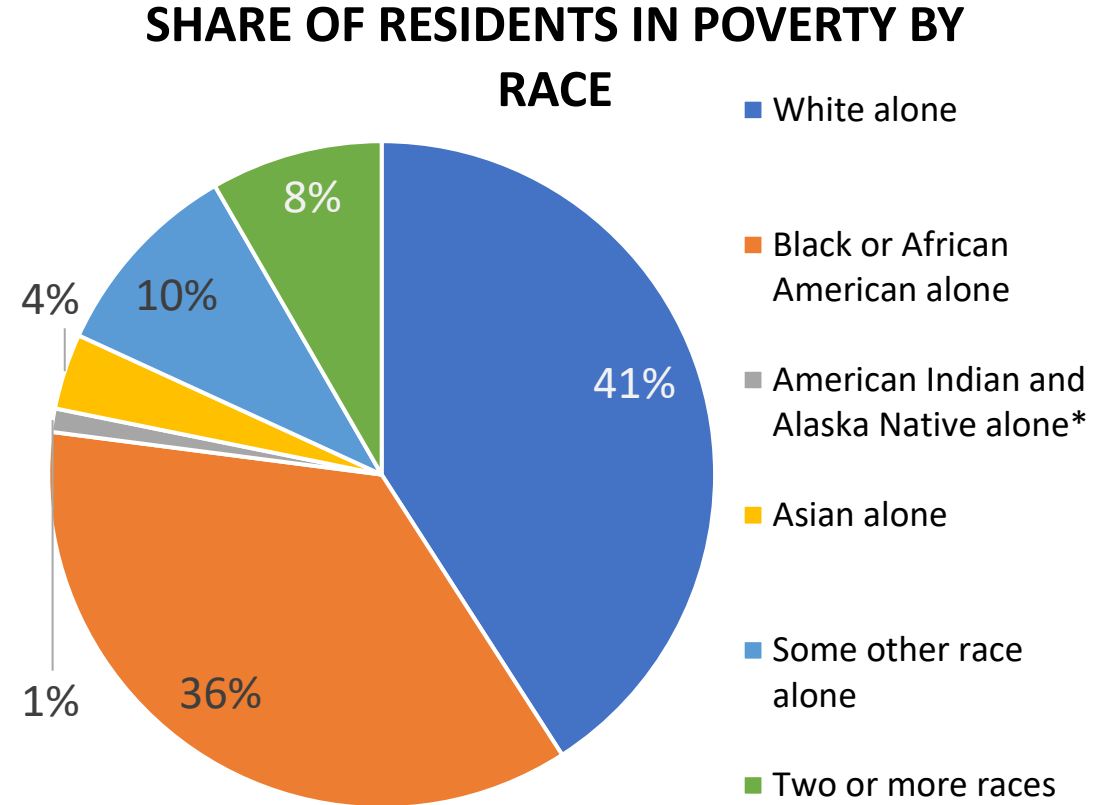
Source: 2015-2019 ACS

Household Income	Maximum Affordable Rent
<\$25,000	\$625
\$25,000-\$49,999	\$1,250
\$50,000-\$74,999	\$1,875

- Unit counts are of units with rents below the maximum affordable rent for each income bracket
- Renters within each bracket may still be burdened
- Renters with incomes <\$50,000 are forced to rent units priced for more affluent households because of the lack of supply at lower price points

Alexandria: Race and Poverty

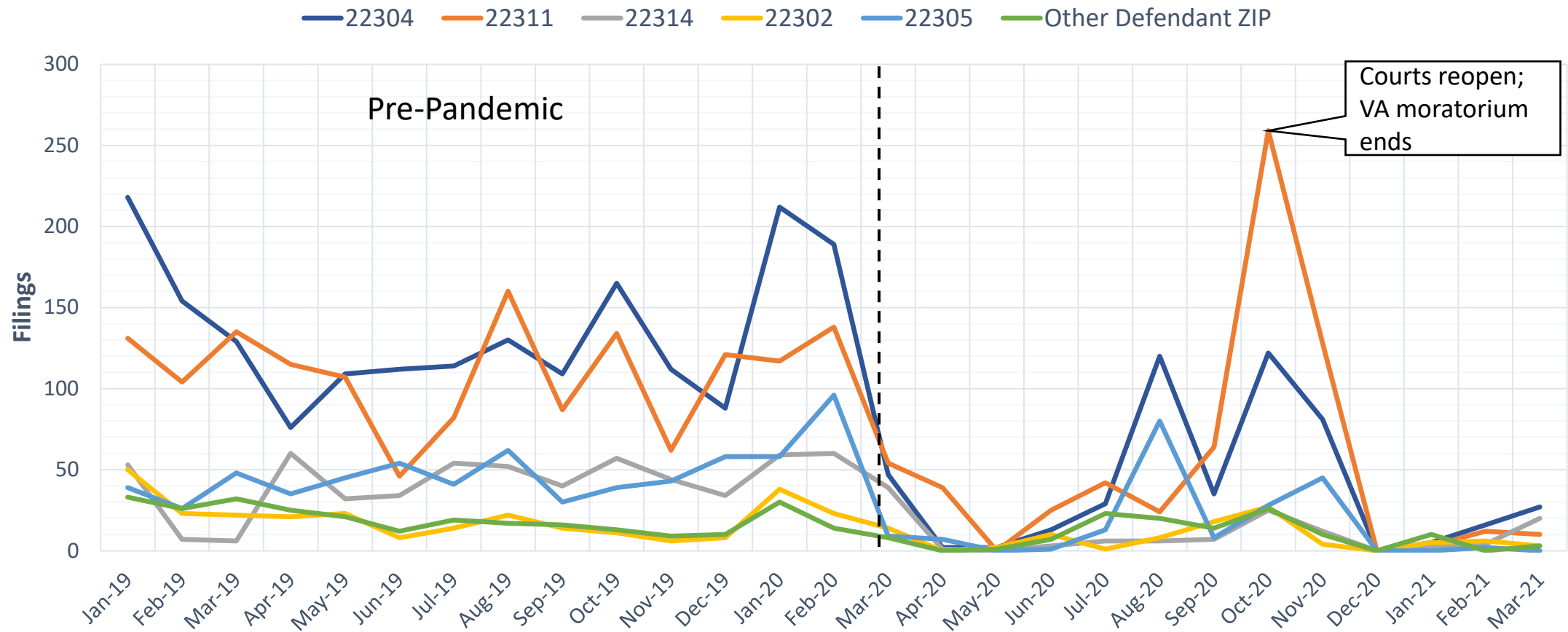
- 2021 federal poverty level for a 4-person household = \$26,500 or 21% AMI
- 10.3% of all Alexandria residents are below the poverty level
- 17.3% of Black residents and 19.2% of Hispanic residents are below the poverty level



*The coefficients of variance for these estimates is over 15% and the data may be unreliable.

Source: 2015-2019 ACS

Monthly Eviction Filings by ZIP Code



Initial filings are the beginning of the eviction process. Not all eviction filings result in judgments or writs being issued.

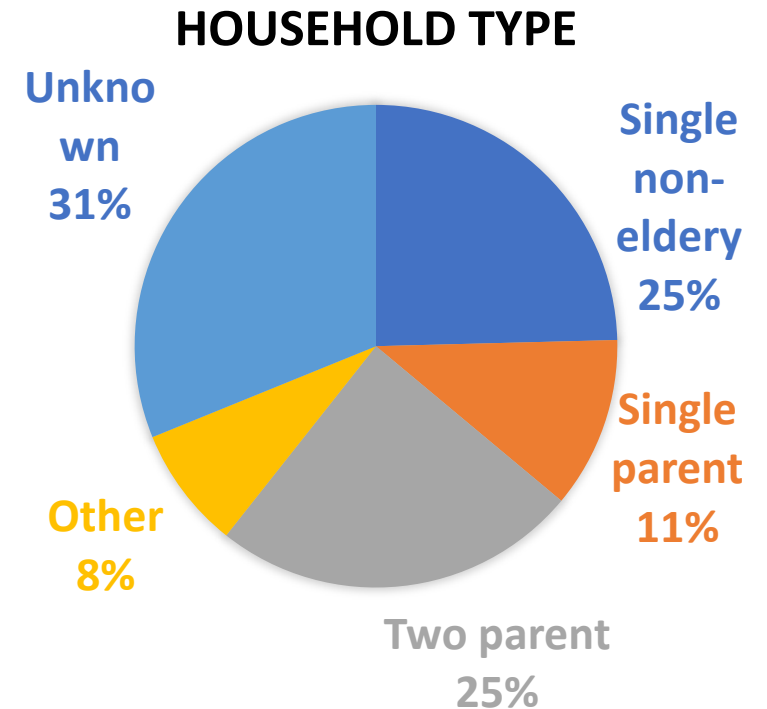
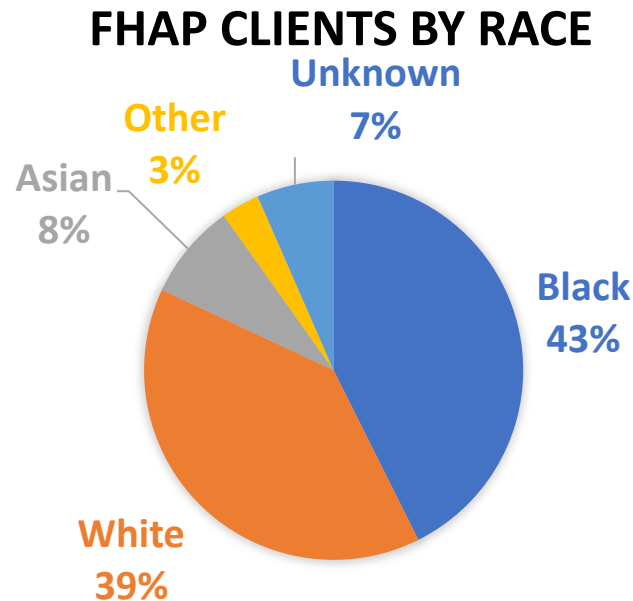
City-Sponsored Housing Programs

- First-time Homebuyer Assistance Program (FHAP)
- Home Rehabilitation Loan Program (HRLP)
- Rental Accessibility Modification Program (RAMP)
- COVID-19 Emergency Rental Assistance Program (2020 - 2021)

City-Sponsored Housing Programs: First-Time Homebuyer Assistance Program

2015 - Present

- 61 clients
- 26 female headed households
- 10 (16%) Hispanic clients
- 41 (67%) low-income, 5 (8%) very low-income, 5 (8%) moderate-income, 1 (2%) extremely low-income, 9 (15%) N/A



City-Sponsored Housing Programs: HRLP & RAMP

Home Rehabilitation Loan Program 2015 - Present

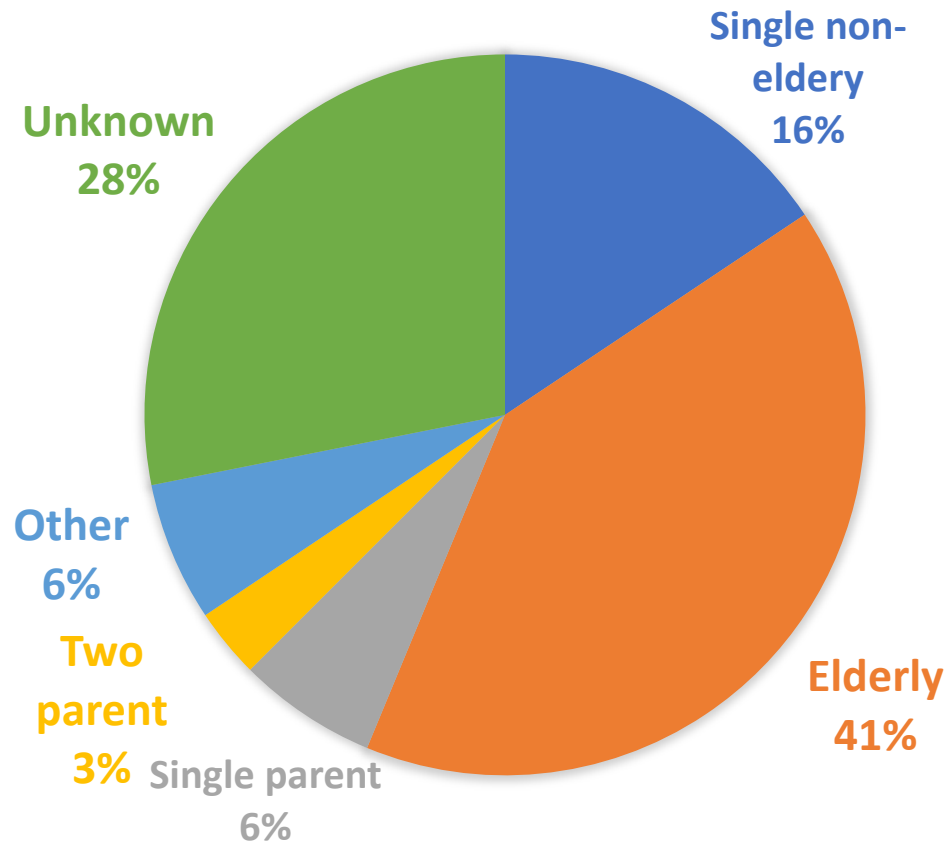
- 32 clients
- 18 (56%) Black clients, 13 (41%) White clients, 1 (3%) Asian client
- 4 (13%) Hispanic clients
- 11 (34%) extremely low-income, 11 (34%) very low-income, 9 (28%) low-income, 1 (3%) moderate-income

Rental Accessibility Modification Program 2015 - Present

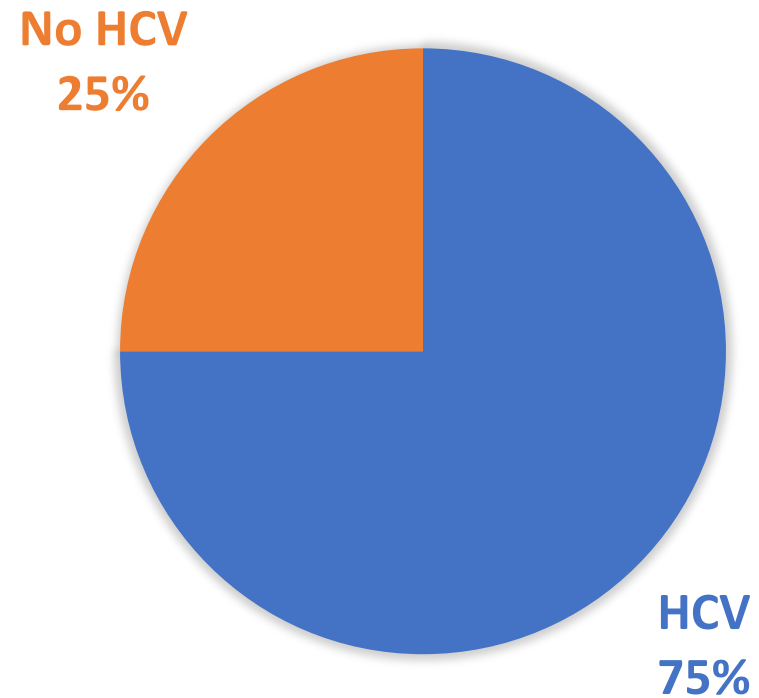
- 12 clients
- 11 female headed households
- 11 (92%) Black clients, 1 (8%) White client
- 1 (8%) Hispanic client
- 10 (83%) extremely low-income, 2 very low-income

City-Sponsored Housing Programs: HRLP & RAMP

HRLP CLIENT HOUSEHOLD TYPES



RAMP CLIENTS WITH HOUSING CHOICE VOUCHERS

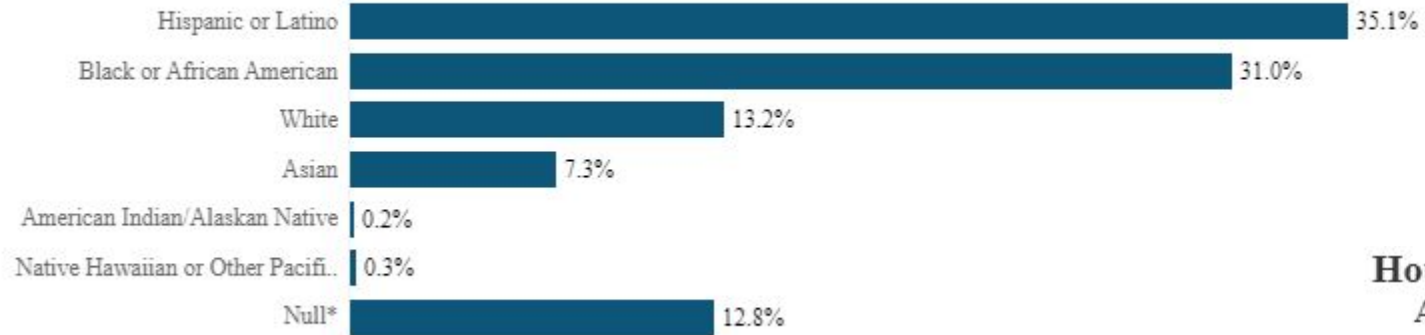


COVID-19 Emergency Rental Assistance Program

Median Monthly
Income
All Applicants

\$1,000

Race/Ethnicity of Head of Household
All Applicants

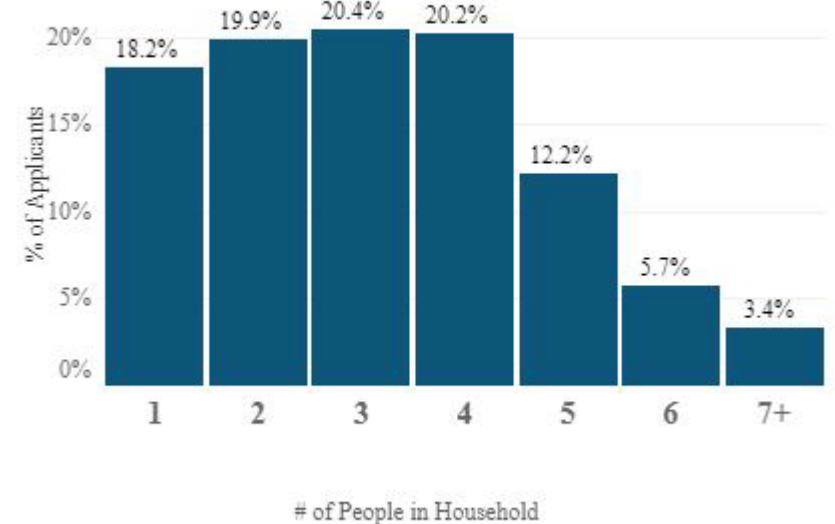


*Applicants ar

Preferred Contact Language
All Applicants



Household Size
All Applicants



Office of Housing Program numbers Cares Act

Private Apartments Complexes with more than 50 rental payments made	\$ Amount	# rental payments
Southern Towers	\$520,377.40	231
Presidential Greens	\$292,390.51	139
Stonebridge at Mark Center	\$284,399.80	131
New Brookside	\$208,510.00	114
Lynbrook	\$236,118.97	110
Eaton Sqaure	\$212,600.57	102
Mason at Van Dorn	\$187,785.35	83
Brookdale Apartments	\$151,037.26	70
Arrive Alexandria	\$128,656.48	62
Seminary Towers	\$122,964.00	58
Willow Run	\$135,132.02	54
ACHC- COOP	\$91,340.00	53

Note:

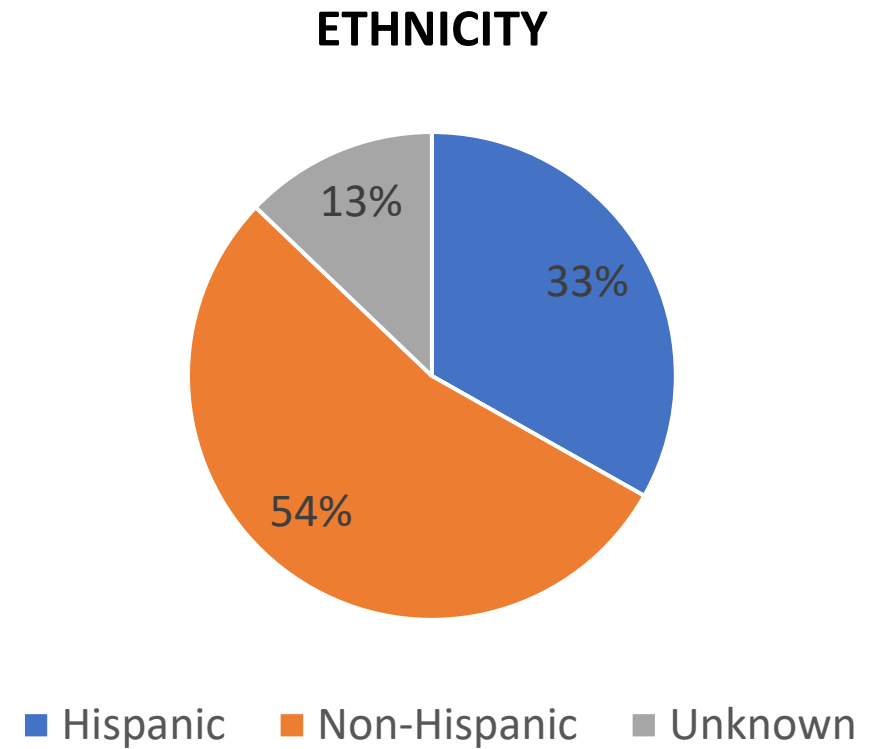
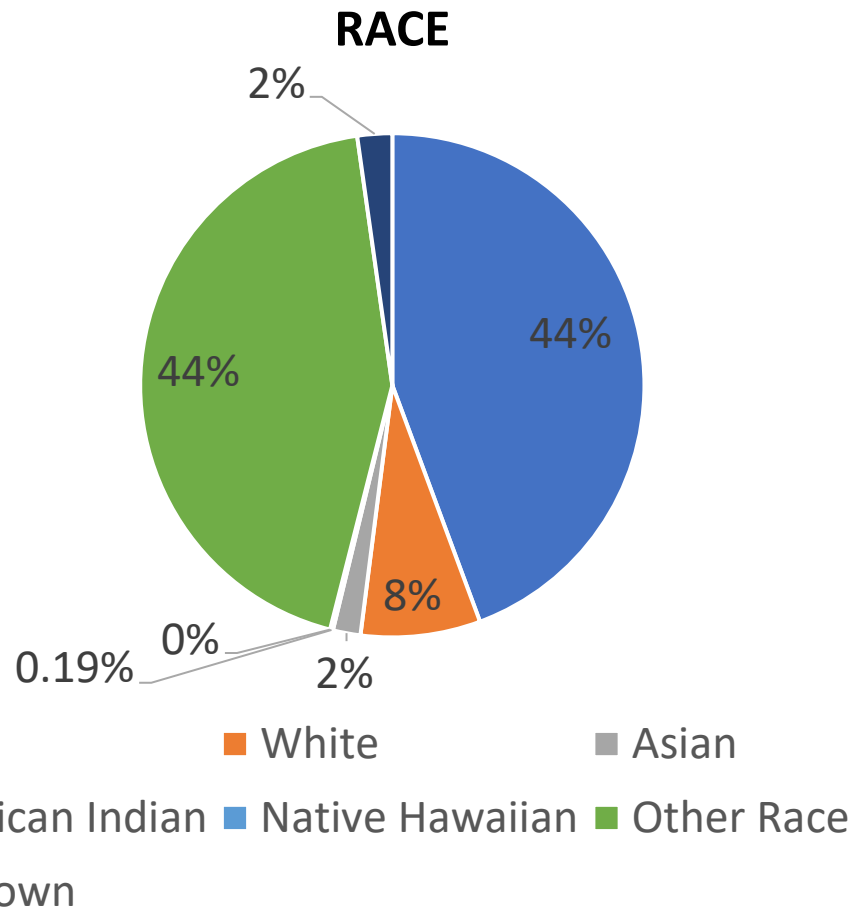
- More than 200 different Private owners of Apartments, Condo or other Rental Unit received rental payments
- Over 2,000 rental payments issued

CAUs: City Housing Partners

Properties

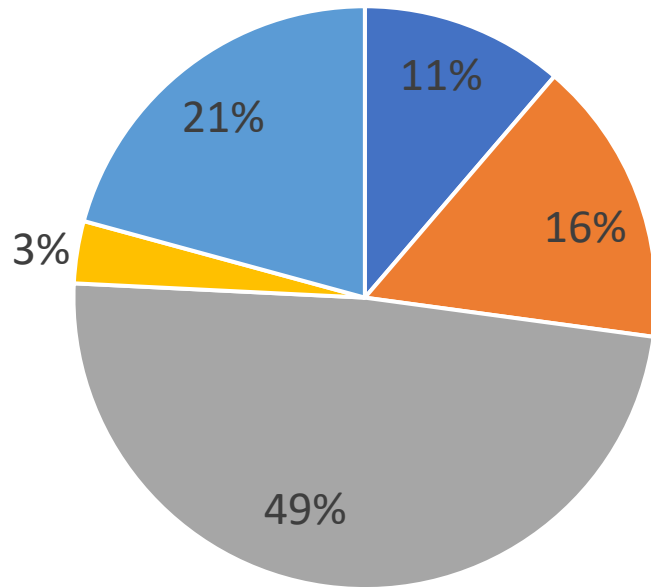
- Lacy Court (AHDC)
- Elbert Avenue (CLI)
- 607/612 Notabene (CLI)
- Beasley Square (HDC)
- Brent Park (WHDC)
- Parc View (WHDC)
- Longview (ADHC)
- The Station at PY (AHDC)
- Arbelo (AHDC)
- Lynhaven (CLI)
- Jackson Crossing (AHC)
- St. James Plaza (AHC)
- The Nexus (AHDC)
- The Bloom (AHDC)

CAUs: Race and Ethnicity



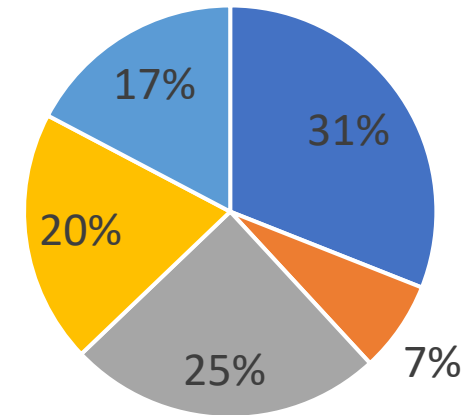
CAUs: Age, Gender & Household Type

AGE



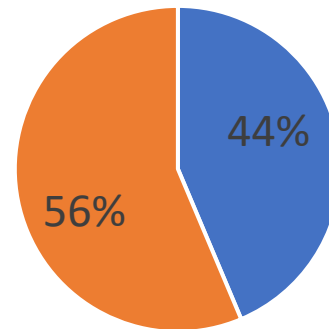
■ 0 - 6 ■ 7 - 18 ■ 19 - 64 ■ 65+ ■ Unknown

HOUSEHOLD TYPE



■ Single ■ Elderly ■ Single-Parent
■ Two-Parent ■ Other

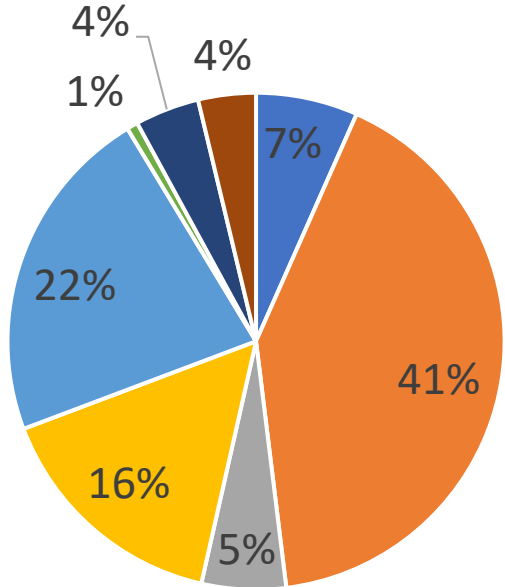
GENDER



■ Male ■ Female

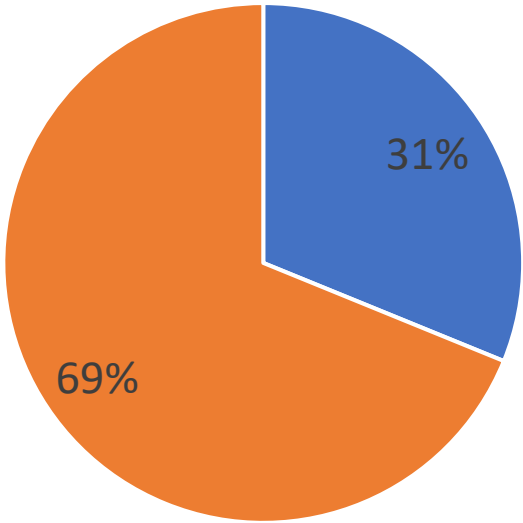
CAUs: Area Median Income & Source

AREA MEDIAN INCOME



■ 0 - 29% ■ 30% ■ 40% ■ 50% ■ 60% ■ 61 - 79% ■ 80% ■ 80%+

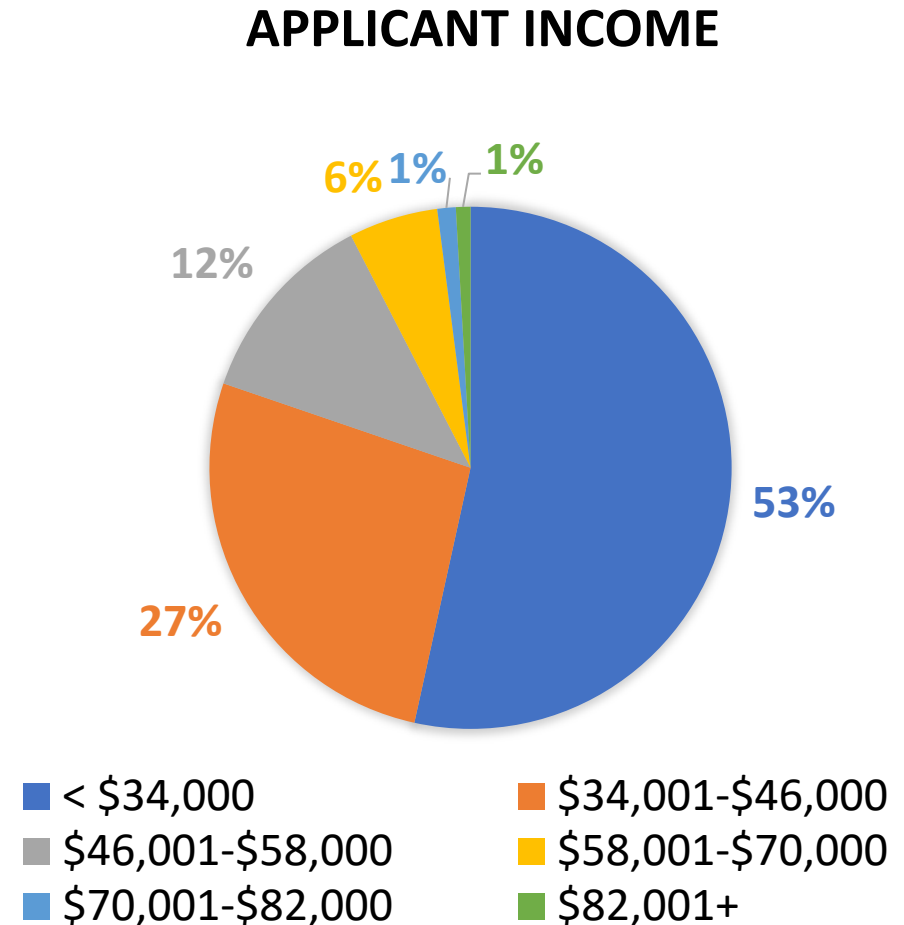
VOUCHER HOLDERS



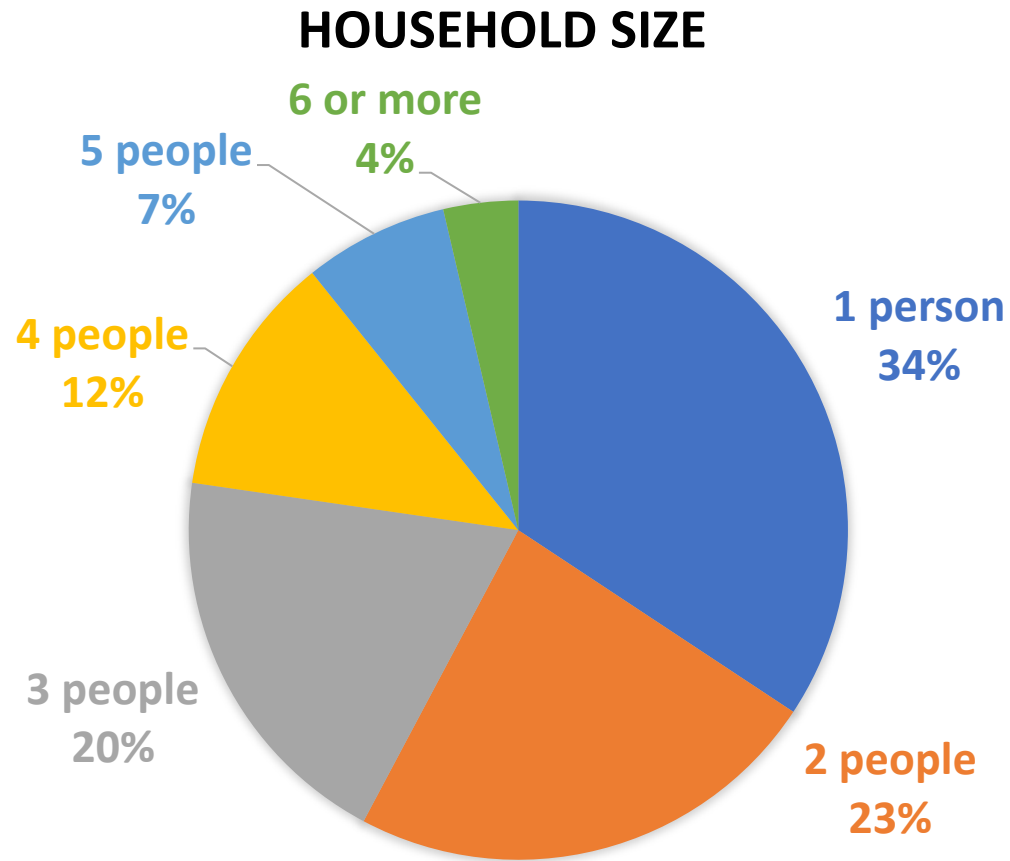
■ Yes ■ No

The Bloom Applicants: Income

- 890 (53%) with income under \$34,000
- 388 (24%) single adults with income under \$34,000
- 244 (15%) single parents with income under \$34,000

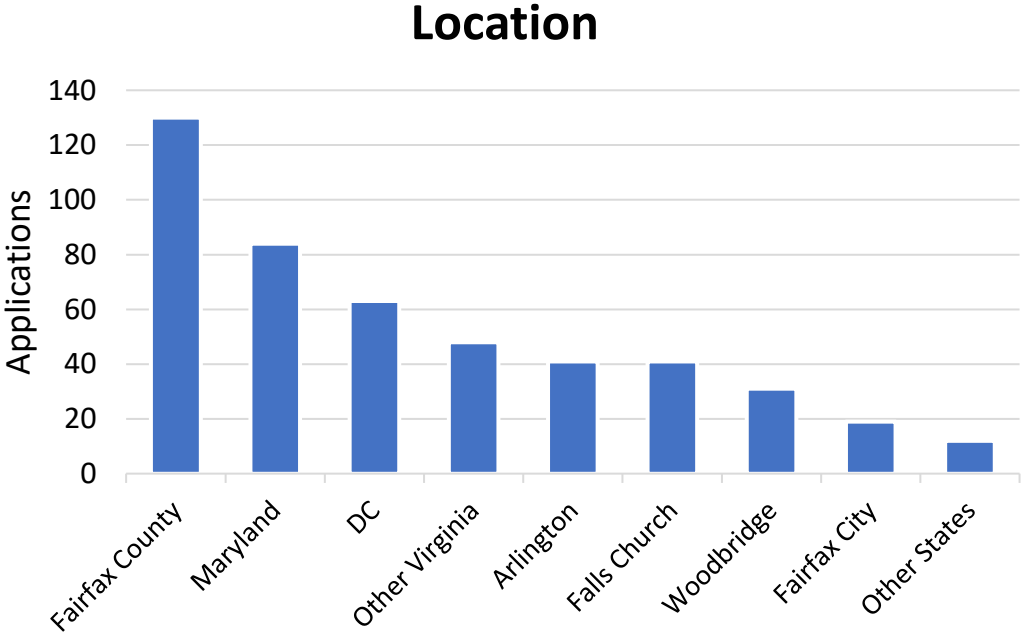


The Bloom Applicants: Household Size

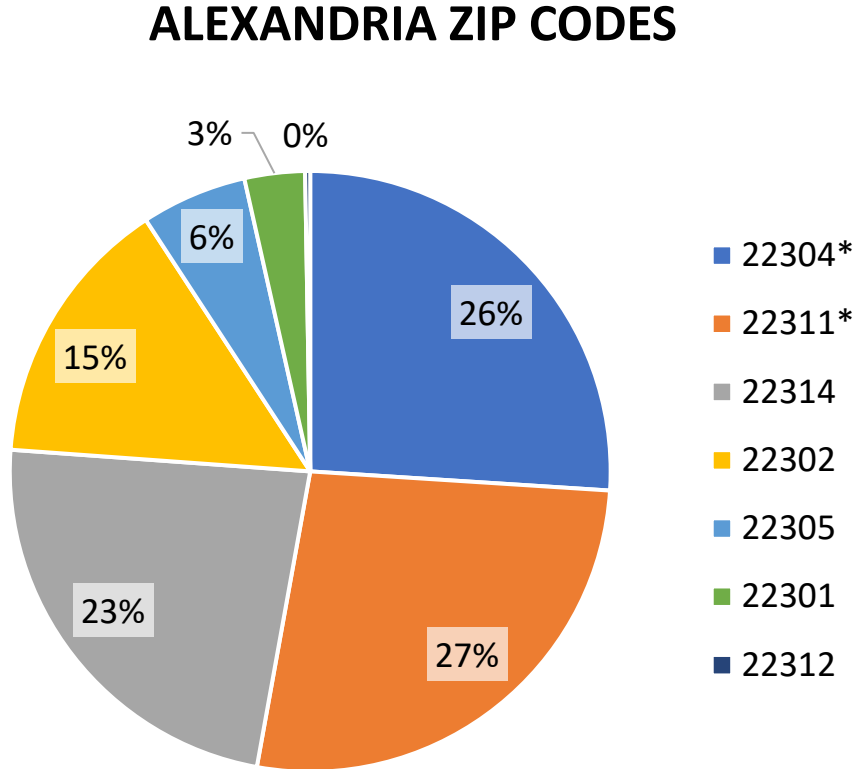


- 1654 Total households applied
- 570 (34%) Single adults
- 860 (52%) households with children
- 400 (24%) Single parent households

The Nexus Applicants: Locations



369 (44%) of applications were from Alexandria residents



*Some parts of these ZIP codes are in Fairfax County