



# ALEXANDRIA HOUSING MASTER PLAN

Homeless and Special Needs Housing  
Panel

July 1, 2010



- Prepared by the **Community Strategies Institute**



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# Today's Agenda

- **Demographic and Statistical Overview and Definitions of Special Needs Housing Populations – 20 Minutes**
- **Panel Discussion**
  - Housing Needs for Seniors– 20 Minutes
    - Public Participation – 10 Minutes
  - Housing Needs for Persons with Physical, Intellectual and Mental Disabilities – 20 Minutes
    - Public Participation– 10 Minutes
  - Housing Needs for Homeless Persons – 20 Minutes
    - Public Participation – 10 Minutes
- **Advisory Group Discussion and Next Steps**
- **Public Participation**

# Panel Members

- **Housing Needs of Seniors**

- Bob Eiffert, Alexandria Commission on Aging
- Mary Ann Griffin, Alexandria Office of Aging
- Bill Harris, Alexandria Commission on Aging
- John Freeman, Chesapeake Management Company

- **Housing Needs for Persons with Physical, Intellectual and Mental Disabilities**

- Mary Ann Weber, Alexandria Community Services Board
- Abbie Moore, formerly Alexandria Commission on Persons with Disabilities
- Jeannie Cummins, Coalition for Housing Opportunities in the Community for Everyone
- Martha Boyer, Alexandria Community Services Board
- David Chamowitz, Hart, Calley, Gibbs & Karp, P.C.
- Mary Riley, formerly Alexandria Community Services Board

- **Housing Needs for Homeless Persons**

- Sue Capers, The VA Coalition to End Homelessness Social Action Linking Together
- Michael O'Rourke, Arlington-Alexandria Coalition for the Homeless
- Bonnie Baxley, Homeless Services Coordinating Committee
- Chyrell Bucksell, Housing Master Plan Advisory Group-ARHA resident

# Special Needs Definitions

**Definition of Special Needs Housing** - housing for specific groups of persons that are experiencing certain conditions that make it impossible to obtain housing through the conventional housing market.

- Conditions including physical, mental or other disability or age, create a need for some assisted services or housing modifications to allow persons to live as independently as possible.
- Persons who because of economic, domestic violence or behavioral causes are in need of an emergency and / or transitional housing option.

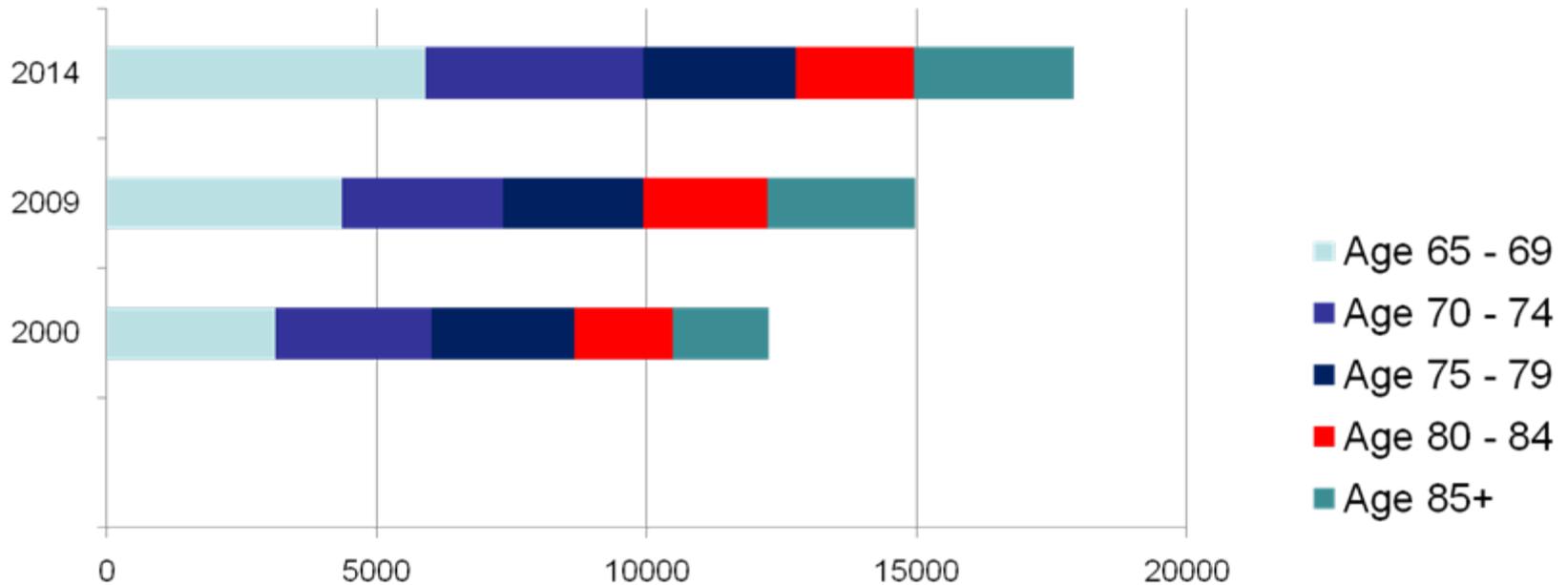
# Special Needs Groups

**The three groups of people who are typically perceived as having specialized housing needs are:**

- **Seniors**
- **Persons with Physical, Intellectual and Mental Disabilities**
- **Homeless Persons**

# Growth in Senior Population

**Growth in Alexandria Senior Population 2000 - 2014**



	2000	2009	2014
Age 65 - 69	3,119	4,369	5,912
Age 70 - 74	2,892	2,978	4,034
Age 75 - 79	2,649	2,592	2,826
Age 80 - 84	1,831	2,305	2,170
Age 85+	1,762	2,732	2,963

Source: ESRI

# Types of Senior Housing

- **Independent living rental units and units for sale**
- **Supportive Housing**
  - Assisted Living Units
  - Congregate Care Units
  - Adult Foster Care Homes
  - Board and Care Homes
- **Continuing Care Retirement Community (CCRC) Campus**
- **Long Term Care Facilities / Skilled Nursing Care Available 24/7**
  - (skilled nursing facilities are not included in special needs housing because they exist under a different regulatory structure)
- AARP defines a “livable community” as one with “affordable and appropriate housing, supportive community features and services, and adequate mobility options.”

Important senior housing elements include accessibility, transportation options, design features that enhance a sense of community, and proximity to community amenities.

# Housing Problems of Seniors

- **HUD defines housing problems using the following categories.**
  - Cost Burden
  - Overcrowding
  - Lack of Kitchens or Plumbing
- **HUD does not separate its data into individual categories. Most housing problems for seniors in Alexandria are attributable to cost burden. These are the problems shown on the next slide.**

# HUD Defined Senior Households with Problems in Alexandria

	Owners			Renters		
	Total	W/ Problems	% w/ Problems	Total	W/ Problems	% w/ Problems
<b>30% AMI or less (\$0 - \$21,750)</b>						
Elderly (age 62-74)	335	290	87%	940	630	67%
Extra-elderly* (age 75+)	335	335	100%	790	430	54%
<b>30.1-50% AMI (\$21,751 - \$36,250)</b>						
Elderly (age 62-74)	385	210	55%	330	305	92%
Extra-elderly* (age 75+)	340	180	53%	265	265	100%
<b>50.1-80% AMI (\$36,251 - \$45,100)</b>						
Elderly (age 62-74)	595	230	39%	475	125	26%
Extra-elderly* (age 75+)	680	170	25%	340	240	71%
<b>80.1-95% AMI (\$45,101 - \$68,875)</b>						
Elderly (age 62-74)	180	80	44%	155	0	0%
Extra-elderly* (age 75+)	315	45	14%	105	25	24%
<b>95.1% AMI + (over \$68,875)</b>						
Elderly (age 62-74)	3,260	350	11%	800	30	4%
Extra-elderly* (age 75+)	1,280	20	2%	340	130	38%

# Senior Housing Gaps

- **Affordable Assisted Living**
  - No low income units in Alexandria, one required low-income bed at a private assisted living facility
- **Long Term Care/Skilled Nursing/Continuing Care Retirement Community (CCRC) Campus**
  - There are no facilities of this type in Alexandria that have restricted housing costs for low or moderate income seniors
- **Independent Living Rental Apartments**
  - 1,060 senior renter households at 30% AMI or below and 570 at 31 - 50% AMI with Housing Problems
- **Public Housing/ Section 8 Waiting Lists for seniors and disabled**
  - Almost 550 households waiting in May 2010 while only 37 housed in 2009 (ARHA and Section 8 Apartment Complexes)
  - May include duplication (same household on more than one list) and may include nonelderly persons with disabilities
- **Senior Homeowner Cost Burden**
  - 625 senior homeowner households at 30% AMI or less and 390 at 31 – 50%<sup>11</sup> AMI

# Housing Problems

- **HUD defines housing problems using the following categories.**
  - Cost Burden
  - Lack of Kitchens or Plumbing
  - Overcrowding
- **HUD does not separate its data into individual categories. Most housing problems for persons with disabilities in Alexandria are attributable to cost burden. The following slides present these numbers.**

# Number of Residents with Disabilities

	Total Households	Households with a Disabled Persons	% W/Disability
<b>Owners</b>			
30% AMI or less	1,335	170	13%
30.1-50% AMI	1,385	275	20%
50.1-80% AMI	3,135	195	6%
80.1% AMI and above	23,765	1,030	4%
<b>Renters</b>			
30% AMI or less	5,385	990	18%
30.1-50% AMI	5,125	265	5%
50.1-80% AMI	7,150	460	6%
80.1% AMI and above	15,025	450	3%
	Households with a Disabled Person	W/Problems	% W/Problems
<b>Owners</b>			
30% AMI or less	170	145	85%
30.1-50% AMI	275	125	45%
50.1-80% AMI	195	15	8%
80.1% AMI and above	1,030	115	11%
<b>Renters</b>			
30% AMI or less	990	530	54%
30.1-50% AMI	265	265	100%
50.1-80% AMI	460	275	60%
80.1% AMI and above	450	-	0%

Source: HUD Data 2005 - 2007

# Housing Needs for Persons with Disabilities

- **Independence for some individuals**
- **Affordability – deeply subsidized supportive housing**
- **Accessible Affordable units**
- **On-site Services**
- **Transportation**
- **Other Services**

Source: ACSB Needs Determination Report ,Housing Plan for FY 2011-15 and other sources

# Inventory of Housing Units

- **Housing Units for Persons with Mental and Intellectual Disabilities and Substance Abuse**
  - 181 beds in 9 group homes
  - 57 supervised apartments
- **82 ARHA accessible/adaptable Units**

Source: Alexandria Community Services Board Information and Alexandria Redevelopment and Housing Authority

# Housing Gap Indicators for Persons with Disabilities

- **ACSB Housing Plan for 2011 - 2015**

- One group home for persons with mental illness
- For every 15 – 20 consumers who want supportive services, an additional full-time direct support staff member is needed
- 100 + affordable rental units for individuals

These units would free up space in other transitional and intensive programs by allowing residents to move on to a more appropriate housing choice

- **795 Disabled Renter Households with Housing Problems (CSI Analysis)**

- **Almost 550 seniors and persons with disabilities on the waiting list for Public/Section 8 Units (ARHA and Section 8 Properties)**

(may include duplication (same household on more than one list) and may include nonelderly persons with disabilities)

# Homelessness in Alexandria

- **Types of Homeless**

- Chronic
- Episodic
- Situational

- **Homeless Assistance**

- Emergency Homeless Prevention
- Homeless Shelters/Domestic Violence Shelters
- Transitional Housing
- Permanently Supportive Housing

# Numbers of Alexandria Homeless

- **HSCC Homeless Enumeration – January 2010**
  - 359 persons– 3.1% increase since 2008
  - 208 singles – 28% who are chronically homeless
  - 151 persons in 52 families
  - 66% had mental illness, substance abuse, chronic health problems
  - 38 unsheltered people
  - 68% unemployment for adults

# Homeless Enumeration 2010

<b>HOMELESS COUNT BY CATEGORY</b>				
<b>Category</b>	<b>2010</b>	<b>2009</b>	<b>2008</b>	<b>% Change 2009 to 2010</b>
Total Number Counted	359	360	348	-0.3%
Total of Singles	208	223	221	-6.7%
Total Number of Families	52	44	42	18.2%
Total of Persons in Families	151	137	127	10.2%
Total Adults in Families	63	55	46	14.5%
Total Children in Families	88	82	81	7.3%

Source: 2010 Homeless Enumeration, HSCC

# Homeless Enumeration 2010

HOMELESS SUBPOPULATIONS				
	Individual Adults	Adults in Families	Children in Families	TOTAL
Chronic Substance Abuser (CSA)	75	0	0	75
Severe Mental Illness (SMI)	26	1	0	25
Dually Diagnosed (CSA & SMI)	44	0	0	44
Chronic Health Problem	62	5	0	67
Living With HIV/AIDS	4	0	0	4
Physical Disabilities	24	1	0	25
Domestic Violence Victim	3	16	0	19
Language Minority	7	14	0	21
U.S. Veterans	18	1	0	19

Source: 2010 Homeless Enumeration, HSCC

# Housing Needs for Homeless

Where Counted	Self Reported Housing Needs				
	Emergency Shelter	Transitional Housing	Permanent Supportive Housing	Safe Haven	Other Permanent Housing
Unsheltered	23	2	2	11	0
Winter/ Hyperthermia/ Temporary Beds	46	0	2	1	2
Emergency Shelter	29	33	9	0	18
Transitional Housing	0	41	12	0	29
Homeless Total	98	76	25	12	49

Source: 2010 Homeless Enumeration, HSCC

# Homeless Housing Available

<b>YEAR-ROUND AND WINTER INVENTORY OF BEDS</b>				
	<b>Beds for Individuals</b>	<b>Beds for Persons in Families</b>	<b>All Year- Round Beds</b>	<b>Winter Beds</b>
<b>Hypothermia/ Overflow/Other (Additional winter Capacity)</b>	67	0	0	67
<b>Emergency Shelter Beds</b>	88	104	192	0
<b>Transitional Housing Beds</b>	58	94	152	0
<b>TOTAL</b>	213	198	344	67

Source: 2010 Homeless Enumeration, HSCC

# Homeless Housing Gaps

- **Transitional Housing for single persons without special needs**
- **Permanent Supportive Housing for persons with special needs**
- **Permanent Affordable Housing for single individuals and families**

City of Alexandria, VA FY 2011 – 2015 Consolidated Plan

# Panel Discussions

- **Seniors**
- **Persons with Physical, Intellectual and Mental Disabilities**
- **Homeless Persons**

# City of Alexandria Housing Master Plan



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# Next Steps

- **Continued research through summer**
  - Special Needs Housing
  - Affordability
  - Financial feasibility
  - Policies and regulations
  - Neighborhood assessment
- **Next Meeting: Housing Economics public outreach meeting 9/16**

Topic: Discussion about the financial realities of affordable housing development