

ARLINGTON COUNTY CODE

Chapter 44

HOUSING GRANTS FOR NEEDY PERSONS

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§ 44-1. Appropriation of Board of Social Services.

The County Board may, from time to time, make appropriations to the Director of the Department of Human Services in his capacity as the Board of Social Services, pursuant to § 63.2-314 of the Code of Virginia (1950), as amended, for the purpose of providing funds for housing grants for needy persons. (Ord. No. 83-28, 10-15-83; Ord. No. 86-13, § 2, 7-1-86; Ord. No. 92-28, 7-12-92)

§ 44-2. Method of Making Appropriations.

Appropriations shall be made only after the County Board has been advised of the eligibility qualifications which have been established by the Director of the Department of Human Services and approved by the County Manager, and this chapter has been amended by specifically recognizing the income and net worth qualifications for each category of recipient and the method for determining the grant to be made to each category. (Ord. No. 86-13, § 2, 7-1-86; Ord. No. 92-28, 7-12-92)

§ 44-3. Eligibility Requirements Established by Director of the Department of Human Services and Approved by the County Manager.

The Director of the Department of Human Services, in his capacity as the Board of Social Services, has adopted the following income and net worth criteria for qualification for housing grants and the following method of determining the amounts of the grants, to be effective January 1, 2001, which have been approved by the County Manager:

- A. *Maximum incomes.* The estimated gross annual income of applicants for one (1) year from the date of the first day of their most recent earning period shall not exceed eighty-five percent (85%) of the HUD Housing Choice Voucher (Section 8) income level, based on fifty percent (50%) of area median income, by household size. The income used in determining eligibility shall be that which best reflects earnings in the current and subsequent months.
- B. *Annual rent.* Annual rent shall be used for determining the amount of grant for qualified renters. Annual rent will be based upon twelve (12) times the monthly rent as of the date that application is made.
- C. *Determination of grant.*

A grant shall be the amount by which a household's annual allowable rent, as set forth in subsections 1 and 2 of this section, exceeds forty percent (40%) of its net annual income. Allowable rent shall be determined by using the lesser of a household's actual rent obligation or an amount up to one hundred percent (100%) of the HUD Housing Choice Voucher rent maximum as used by the Arlington County Section 8 Office, as determined by the County Manager.

1. *Elderly or disabled.* In the case of qualifying elderly or disabled persons or families, there shall be allowed a deduction from their household's annual income the greater of (i) seven hundred fifty dollars (\$750.00) for each child or (ii) twenty percent (20%) of income earned from employment. The amount of the grant shall be computed on the basis of the resulting net income figure. The amount of the grant shall be determined by using the lesser of the allowable rent based on the HUD Housing Choice Voucher maximum for a one (1) bedroom dwelling unit or the actual rent obligation for a single person or married couple or, the Housing Choice Voucher maximum for a two (2) bedroom dwelling unit or actual rent obligation for related household members who are not spouses.
2. *Families with children.* In the case of persons with minor children, there shall be allowed a deduction from their household's annual income the greater of (i) seven hundred fifty dollars (\$750.00) for each child or (ii) twenty percent (20%) of income earned from employment. The amount of the grant shall be computed on the basis of the resulting net income figure. For such persons with minor children, the amount of the grant shall be determined by using the lesser of their actual rent or the allowable rent, based on the HUD Housing Choice Voucher maximum, as follows:
 - a. For a two (2) to four (4) person family with minor children the HUD Housing Choice Voucher rent maximum for a two (2) bedroom dwelling shall be used; and
 - b. For a five (5) or more person family with minor children the HUD Housing Choice Voucher rent maximum for a three (3) bedroom dwelling shall be used.
3. An eligible household's grant shall not exceed seventy-five percent (75%) of the lesser of its actual rent expense or the rent maximum.
4. The County Manager may adjust the rent maximum when periodic adjustments are made to the HUD Housing Choice Voucher rent maximum, up to an amount that does not exceed that standard.

Households receiving general relief, temporary assistance to needy families (formerly aid to families with dependent children) and all others receiving benefits under the refugee resettlement program are excluded from eligibility, except for households which are receiving temporary assistance for needy families in which the head of household is either employed (working a minimum average of sixty (60) hours per month) or is enrolled in and scheduled to complete within four (4) months, a training program approved by the Department of Human Services that has a placement rate of at least seventy percent (70%).

- D. For determination of grants for households which are receiving a grant in December 2000 and which would no longer be eligible based on subsection C of this section,
 1. A grant shall be determined by multiplying the amount by which a household's annual allowable rent, as set forth in subsections a and b of this section, exceeds thirty percent (30%) of its gross annual income by a payment rate factor as set forth in subsection 2 below.
 - a. *Elderly or disabled.* In the case of qualifying elderly or disabled persons or families, the amount of the grant shall be determined by multiplying the payment rate by the amount determined by subtracting thirty percent (30%) of the gross annual income from the amount of annual rent paid or the maximum allowable rent of six thousand eight hundred

eighty-eight dollars (\$6,888.00) for single persons or married couples or eight thousand one hundred twelve dollars (\$8,112.00) for related adults who are not spouses, whichever is less. The payment rate will be determined based upon household income and size according to the formula set forth in subsection 2 below.

- b. *Families with children.* In the case of persons with minor children, a deduction of seven hundred fifty dollars (\$750.00) shall be allowed for each child, and the amount of the grant shall be computed on the basis of the resulting net income figure. For such persons with minor children, the amount of the grant shall be determined by multiplying the payment rate by the amount determined by subtracting thirty percent (30%) of the net annual income from the amount of annual rent paid or the maximum allowable rent, whichever is less. The payment rate will be determined based upon household income and size according to the formula as set forth in subsection 2 below. The maximum allowable rent for:
 - a. A two (2) to four (4) person family with children is eight thousand one hundred twelve dollars (\$8,112.00); and
 - b. A five (5) or more person family with children is ten thousand one hundred seventy-six dollars (\$10,176.00).

Households receiving general relief, temporary assistance to needy families (formerly aid to dependent children) and all others receiving benefits under the refugee resettlement program are excluded from eligibility, except for households which are receiving temporary assistance to needy families in which the head of household is either employed (working a minimum average of sixty (60) hours per month) or is enrolled in and scheduled to complete within four (4) months, a training program approved by the Department of Human Services that has a placement rate of at least seventy percent (70%).

- 2. Payment rate tables will be established to determine grant amounts as follows:
 - a. For each household size, up to eight (8) persons, multiply the maximum allowable gross annual income, as defined in § 44-3.A by 0.35.
 - b. The first income range in each table shall be determined by multiplying 0.65 times the maximum allowable gross annual income established for each household size; as defined in § 44-3.A. To determine the amount of each subsequent income range divide the amount determined in § 44-3.A above by one (1) less than the total number of payment rate ranges for each size household:

Household Size	Number of Ranges
1 to 4	13
5 to 6	14
7 plus	15

- c. Households whose income is 0.65 times the established maximum income level or less shall have a payment rate factor of 0.60. Each range above this income level shall have this factor reduced by 0.03.
- 3. *Supplemental payment.* A rent-income ratio for each applicant shall be computed in the following manner to determine eligibility for the supplemental payments:
 - a. Calculate the grant using the formula detailed in § 44-3.D.1;

- b. Determine the adjusted rent by subtracting the grant from the lesser of the applicant's maximum allowable rent or actual rent;
 - c. Determine the "rent-income ratio" by dividing the applicant's adjusted rent by his gross annual income;
 - d. If the applicant's rent-income ratio is 0.43 or lower, the applicant receives no supplemental payment; and
 - e. If the applicant's rent-income ratio is above 0.43, the applicant shall receive a supplemental payment equal to the amount by which the adjusted rent exceeds forty-three percent (43%) of the applicant's gross annual income; provided, however, that in no event shall a household eligible under this program pay less than thirty percent (30%) of its income for rent.
- E. *Maximum net worth.* For qualifying renters, the total net worth of the applicant and all relatives residing with the applicant shall not exceed thirty-five thousand dollars (\$35,000.00).
- F. Effective January 1, 2001, any household qualifying under section 2 and 3 of subsection D above who loses eligibility shall no longer qualify under these sections.
(7-1-77; 1-1-78; 12-5-78; 6-28-80; 9-13-80; 5-26-81; Ord. No. 82-20, 7-1-82; Ord. No. 83-26, 11-1-83; Ord. No. 83-28, 10-15-83; Ord. No. 84-32, 10-13-84; Ord. No. 85-20, 7-1-85; Ord. No. 86-13, 7-1-86; Ord. No. 87-15, 7-1-87; Ord. No. 87-20, 7-1-87; Ord. No. 88-15, 7-1-88; Ord. No. 89-8, 7-1-89; Ord. No. 92-28, 7-12-92; Ord. No. 00-21, 9-9-00; Ord. No. 02-24, 11-16-02)

§ 44-4. Administrative Regulations.

A copy of the detailed administrative regulations adopted by the County Manager shall be kept on file as a matter of public record with a copy of this chapter. Such regulations may, among other things, provide for the establishment of waiting lists and priorities for certain classes of persons (such as, but not limited to, the homeless) where the County Manager or his designee determines that budgetary restraints make it reasonably necessary to limit the number of recipients. Such regulations may also provide for the reduction in the amount of any class or category of grant provided for in this chapter by up to five percent (5%), under terms and conditions set forth in the regulations, where the County Manager or his designee determines that budgetary restraints make it reasonably necessary to limit the amount of the grants in order to serve a larger number of recipients.
(7-16-74; 10-12-74; 12-20-75; Ord. No. 86-13, 7-1-86; Ord. No. 92-28, 7-12-92; Ord. No. 00-21, 9-9-00; Ord. No. 04-15, 6-12-04)