

City of Alexandria, Virginia
FY 2023 Proposed Operating Budget & CIP
Budget Questions & Answers

March 30, 2022

Question: I appreciate that our EHIP program provides support for employees seeking to buy a home in the city (10.2). How do those incentives compare to similarly-expensive regional comparators like Arlington or DC? Do any regional comparators provide rental assistance?

Response:

Arlington County offers “Live Where You Work” grants for employees to help defray the costs of purchasing or renting their first primary residence in Arlington. There are two types of grants: the housing purchase grant offers up to \$25,000 based on AMI and is forgiven after 5 years of working for the county. Their rental grant is a one-time grant of up to \$2,000 based on AMI and employees must stay with the county for at least one year.

Fairfax County offers the Magnet Housing Program which provides affordable rental housing for contracted teachers and bus drivers, public safety recruits (Police, Fire and Rescue, Sheriff’s Office), and nurses and other allied health professionals at INOVA. Participants sign a two-year lease for all properties in the program. Employment with Fairfax County Public Schools, Fairfax County, or INOVA is mandatory for participation.

Loudoun County has the Public Employee Homeownership Grant Program (PEG), that offers a secured loan of \$10,000, which is forgiven over time, to income eligible full or part-time employees of the Loudoun County Government, Courts and Constitutional Officers, and Loudoun County Public Schools to help these employees buy homes within Loudoun County. Loans are forgivable at 20% of the loan amount annually over a five-year period provided the employee does not leave county employment, does not sell the home, and occupies the residence as their primary residence. Funding is limited and available on a first-come, first-served basis. Gross annual household incomes must fall within 30% to 70% of the Area Median Income. The current eligible income range is \$38,700 to \$90,300 regardless of family size.

At present time, Prince William Country does not have housing incentives targeted specifically to county employees.

The City of Alexandria offers the Employee Homeownership Incentive Program (EHIP) to employees of the City of Alexandria, Alexandria City Public Schools, Alexandria Commonwealth Attorney, Alexandria Clerk of Court, Alexandria Sheriff, 18th Circuit Court, 18th General District Court, 18th Juvenile and Domestic Relations Court, Alexandria Court Services Unit, Alexandria Law Library, Alexandria Registrar of Voters, Alexandria Public Library, and Alexandria Health Department who regularly work 20hrs per week or more. EHIP provides an interest-free, deferred payment loan (due on sale) of up to \$15,000 for home purchases in the City of Alexandria. Eligible purchases include condominiums, townhomes, cooperative housing, and

detached homes with a sales price of \$682,500 or less. EHIP may be layered with, and in addition to, other City homeownership assistance programs for which the employee household is eligible.

The City does not offer rental housing assistance for employees. However, employees who meet income guidelines for affordable and workforce housing are eligible to, and are encouraged to, apply for these units. Affordable rental housing and affordable homeownership units are marketed on AlexNet, the City employee website.