

APRIL 2018

# OFFICE OF HOUSING SERVICES AND PROGRAMS

For the latest information on City housing programs and services, subscribe to **eNews!** Please visit [www.alexandriava.gov](http://www.alexandriava.gov) and click on Contact Us and Sign up for eNews. Then select "Affordable Housing Opportunities".

Para obtener esta información en español por favor comuníquese con Caridad Palerm o con Vicente Espinoza al 703-746-3079/3087.

421 King Street, Suite 215  
Alexandria, VA 22314

703-746-4990  
[www.alexandriava.gov/housing](http://www.alexandriava.gov/housing)

## HOME BUYER RESOURCES

### Affordable Homeownership Units (Set-Aside Program)

Markets a limited number of affordable resale-restricted units in new developments.

Eligibility: Low- and moderate-income first-time homebuyers earning up to 100% AMI  
(see income limits on page 2)

Contact: **Vicente Espinoza**, 703-746-4990  
[vicente.espinoza@alexandriava.gov](mailto:vicente.espinoza@alexandriava.gov)

### Homebuyer Counseling

Conducts free homebuyer counseling and education in English and Spanish. The classes follow VHDA's training curriculum and give first-time homebuyers access to VHDA's below market interest rates and the City's home purchase assistance loans.

Eligibility: First-time homebuyers  
Contact: **Vicente Espinoza**, 703-746-4990  
[vicente.espinoza@alexandriava.gov](mailto:vicente.espinoza@alexandriava.gov)

Also visit VHDA at [www.vhda.com](http://www.vhda.com)

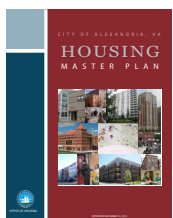
### Homeownership Assistance Loans

Offers no-interest, deferred payment loans for downpayment and closing cost assistance toward the purchase of City-assisted properties.

Eligibility: Low- and moderate-income first-time homebuyers earning up to 100% AMI  
(see income limits on page 2)

Contact: **Vicente Espinoza**, 703-746-4990  
[vicente.espinoza@alexandriava.gov](mailto:vicente.espinoza@alexandriava.gov)

## HOUSING MASTER PLAN



To learn more about the City's *housing for all* policies, affordable housing goals, and implementation tools, please see the 2013 Housing Master Plan:

[www.alexandriava.gov/HousingPlan](http://www.alexandriava.gov/HousingPlan)

## EXPERIENCING A HOUSING CRISIS?

Please call the Department of Community and Human Services (DCHS) at **703-746-5700**.

For walk-in appointments, visit DCHS at 2525 Mount Vernon Avenue, Alexandria, VA 22301.

## RENTER RESOURCES

### Affordable Rental Units (Set-Aside Program)

Provides information on affordable rental opportunities within market-rate apartment properties.

Eligibility: Low- and moderate-income renters

Contact: **Melodie Seau**, 703-746-4990  
[melodie.seau@alexandriava.gov](mailto:melodie.seau@alexandriava.gov)

Check out our 2018 Apartment Survey at [www.alexandriava.gov/housing](http://www.alexandriava.gov/housing) (Renter Resources) to compare apartment complexes across the City.  
For other options, including **accessible** rentals, in Virginia, also visit [www.virginiahousingsearch.com](http://www.virginiahousingsearch.com)

### Landlord-Tenant and Housing Counseling Services

Assists with housing-related disputes between landlords and tenants and provides housing counseling services.

Eligibility: All city renters

Contact: **Gwen Lassiter**, 703-746-4990  
[gwen.lassiter@alexandriava.gov](mailto:gwen.lassiter@alexandriava.gov)  
**Goodman Okpara**, 703-746-4990  
[goodman.okpara@alexandriava.gov](mailto:goodman.okpara@alexandriava.gov)

### Public Housing and Housing Choice Vouchers

The Alexandria Housing Redevelopment Authority (ARHA) owns and manages public housing in the City and administers the Housing Choice Voucher (Section 8) Program.

Contact: **Janell Diaz**, (703) 549-7115  
401 Wythe Street, Alexandria, VA 22314  
[www.arha.us](http://www.arha.us)

### Relocation Assistance

Provides information to landlords and tenants regarding housing relocation.

Eligibility: All city renters

Contact: **Caridad Palerm**, 703-746-3079  
[caridad.palerm@alexandriava.gov](mailto:caridad.palerm@alexandriava.gov)

### Rental Accessibility Modification Program

Offers grants up to \$50,000 to qualified renters with physical disabilities to make accessibility modifications. "Mini-grants" assist with modifications up to \$2,800.

Eligibility: Low-income renters with disabilities earning up to 80% of AMI  
(see income limits on page 2)

Contact: **Brandi Collins**, 703-746-4990  
[brandi.collins@alexandriava.gov](mailto:brandi.collins@alexandriava.gov)

# DO I QUALIFY FOR ASSISTANCE?

Households must meet income requirements to qualify for certain City housing programs. Income limits vary by program and household size and are based on regional median incomes calculated by the U.S. Department of Housing and Urban Development. Please see the table on the right for the 2018 income limits.

% of Area Median Income (AMI)	2018 Annual Income Limits by Household Size				
	1-person	2-person	3-person	4-person	5-person*
30% of AMI	\$24,650	\$28,150	\$31,650	\$35,150	\$38,000
40% of AMI	\$32,840	\$37,520	\$42,200	\$46,880	\$50,640
50% of AMI	\$41,050	\$46,900	\$52,750	\$58,600	\$63,300
60% of AMI	\$49,260	\$56,280	\$63,300	\$70,320	\$75,960
HUD 80%	\$54,250	\$62,000	\$69,750	\$77,450	\$83,650
80% of AMI	\$65,680	\$75,040	\$84,400	\$93,760	\$101,280
100% of AMI	\$82,100	\$93,800	\$105,500	\$117,200	\$126,600

Source: HUD; Office of Housing \*Income limits are also available for 6+ households

## HOMEOWNER RESOURCES

### Home Rehabilitation Loan Program (HRLP)

Offers no-interest, deferred payment loans up to \$135,000 (up to \$75,000 for condos) to address code violations, structural problems, lead remediation, energy improvements, and other repairs.

**Eligibility:** Low- and moderate-income homeowners earning up to 80% AMI (see income limits)

**Contact:** Arthur Thomas, 703-746-4990  
arthur.thomas@alexandriava.gov

### Counseling and Training

Provides free pre-purchase training for first-time homebuyers in English and Spanish. The City can also offer resource and referral services, as well as counseling, on a range of issues including financial management, personal budgeting, default and delinquency, foreclosure prevention, and rights and responsibilities related to ownership in a condominium community.

**Eligibility:** All city residents

**Contact:** Vicente Espinoza, 703-746-4990

To learn about the City's Real Estate Tax Relief Programs for Elderly and Disabled Persons and Veterans with 100% Service-Connected Disability, visit [www.alexandriava.gov/TaxRelief](http://www.alexandriava.gov/TaxRelief) or call 703.746.3901 (select Option 6).

## HOUSING DISCRIMINATION RESOURCES

### Office of Human Rights

The City's Office of Human Rights enforces antidiscrimination laws by investigating alleged discrimination in a range of areas, including:

- the sale or rental of housing
- housing advertising
- disability accommodations or modifications
- loans for the purchase, building, renovation, or repair of housing

**Contact:** Jean Kelleher, (703) 746-3140  
[www.alexandriava.gov/humanrights](http://www.alexandriava.gov/humanrights)

### Fair Housing Testing

Conducts fair housing testing for discrimination in the rental and sales housing markets and in mortgage lending.

**Contact:** Goodman Okpara, 703-746-4990  
goodman.okpara@alexandriava.gov

### Training for Realtors and Property Managers

Provides training seminars on fair housing laws to real estate and property management companies.

**Contact:** Melodie Seau, 703-746-4990  
melodie.seau@alexandriava.gov

## OTHER HOUSING RESOURCES

### Homelessness Prevention and Rent Relief

#### Department of Community and Human Services

- Homeless Services Assessment Center (HSAC) serves as the point of entry for those seeking emergency shelter.
- Office of Community Services (OCS) provides rental assistance to eligible, low-income persons facing a housing crisis.

To request any HSAC or OCS services, please call (703) 746-5700 or walk in for an eligibility screening at the DCHS offices at 2525 Mount Vernon Avenue, Alexandria, VA 22301.

[www.alexandriava.gov/DCHS](http://www.alexandriava.gov/DCHS)

### Eviction Storage

The Department of Community and Human Services provides limited financial assistance toward furniture storage and emergency shelter referrals for eligible low-income households facing immediate eviction.

(703) 746-5700

### Home Repair Services

**Rebuilding Together Alexandria (RTA)** provides free home repairs, safety modifications, and energy efficiency improvements to eligible homeowners.

(703) 836-1021  
[www.rebuildingtogetheralex.org](http://www.rebuildingtogetheralex.org)

### Fuel Assistance

The Virginia Department of Social Services assists low-income households through the Fuel Assistance Program. Please apply in person at the DCHS offices at 2525 Mount Vernon Avenue, Alexandria, VA 22301 or online at [www.dss.virginia.gov/benefit/ea/](http://www.dss.virginia.gov/benefit/ea/).

### Shelters

#### Alexandria Community Shelter

2355-B Mill Road, Alexandria, VA 22314  
(703) 746-3660

#### Carpenter's Shelter

930 North Henry Street, Alexandria, VA 22314  
(703) 548-7500