

APRIL 2019

OFFICE OF HOUSING SERVICES AND PROGRAMS

421 King Street, Suite 215
Alexandria, VA 22314

703-746-4990
www.alexandriava.gov/housing

For the latest information on City housing programs and services, subscribe to **eNews!** Please visit **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.

HOME BUYER RESOURCES

www.alexandriava.gov/74590

Affordable Homeownership Units

Markets affordable resale-restricted units.

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

Contact: **Vicente Espinoza**
vicente.espinoza@alexandriava.gov
Brandi Collins
brandi.collins@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**
vicente.espinoza@alexandriava.gov

Also visit VHDA at www.vhda.com

Homeownership Assistance Loans

Offers no-interest, deferred payment loans for downpayment and/or closing cost assistance toward the purchase of City-assisted properties. The City also provides access to funds that reduce mortgage interest rates for VHDA financing through the VHDA Community Homeownership Revitalization Program.

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

Contact: **Vicente Espinoza**
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 visit:

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

www.alexandriava.gov/74591

Affordable Rental Units

Provides information on affordable rental resources.

Eligibility: Low- and moderate-income renters
Contact: **Caridad Palerm**
caridad.palerm@alexandriava.gov
Melodie Seau
melodie.seau@alexandriava.gov

Check out our 2019 Apartment Survey at 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

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**
gwen.lassiter@alexandriava.gov
Goodman Okpara
goodman.okpara@alexandriava.gov

Public Housing and Housing Choice (Section 8) Vouchers

The Alexandria Housing Redevelopment Authority (ARHA) owns and manages public housing in the City and administers housing choice vouchers.

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

Relocation Assistance

Provides information to landlords and tenants regarding housing relocation regulations.

Eligibility: All city renters
Contact: **Caridad Palerm**
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**
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 2019 income limits.

| % of Area Median Income (AMI) | 2019 Annual Income Limits by Household Size | | | | |
|-------------------------------|---|----------|-----------|-----------|-----------|
| | 1-person | 2-person | 3-person | 4-person | 5-person* |
| 30% of AMI | \$25,500 | \$29,150 | \$32,800 | \$36,400 | \$39,350 |
| 40% of AMI | \$34,000 | \$38,840 | \$43,680 | \$48,520 | \$52,440 |
| 50% of AMI | \$42,500 | \$48,550 | \$54,600 | \$60,650 | \$65,550 |
| 60% of AMI | \$51,000 | \$58,260 | \$65,520 | \$72,780 | \$78,660 |
| HUD 80% | \$54,350 | \$62,100 | \$69,850 | \$77,600 | \$83,850 |
| 80% of AMI | \$68,000 | \$77,680 | \$87,360 | \$97,040 | \$104,880 |
| 100% of AMI | \$85,000 | \$97,100 | \$109,200 | \$121,300 | \$131,100 |

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

HOMEOWNER RESOURCES www.alexandriava.gov/97057

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
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

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 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

Fair Housing Testing

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

Contact: Goodman Okpara
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
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. For more information, visit: 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. For more information, visit: www.rebuildingtogetheralex.org (703) 836-1021

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/

Shelters

Alexandria Community Shelter

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

Carpenter's Shelter

5701-D Duke Street, Alexandria, VA 22304
(703) 548-7500