

APPENDIX 2: EXISTING HOUSING PROGRAMS

HOUSING DEVELOPMENT (RENTAL OR OWNERSHIP)

Housing Opportunities Fund

Through private developers the City's Office of Housing provides funds so affordable housing units are developed or preserved through acquisition and/or rehabilitation, or new construction.

RENTAL HOUSING

Affordable Rental Set-Aside Unit Program

This program provides affordable rental opportunities in newly constructed apartment complexes. This program provides a limited number of discounted units in some newly constructed rental developments based on pledges made by developers during the development approval process. The units are discounted by the developer to levels affordable to low and moderate income renters. Units designated as affordable set-asides have long-term affordability requirements.

Public Housing and Replacement Units under Resolution 830

Under Resolution 830, 1,150 federally-assisted public housing units and other publicly –assisted units provide decent and safe rental housing to extremely low- to moderate-income families. These units are either owned and operated by ARHA or are located on ARHA-owned land.

Privately-Owned Assisted Rental Units

A number of privately-owned rental units in Alexandria have received federal, state, and/or local assistance that requires them to provide affordable housing to individual and families with low and moderate incomes.

Section 8 Housing Choice Voucher Program

Under the management of the Alexandria Redevelopment and Housing Authority, this federally-funded program provides rental subsidies to very low-income families to allow them to rent private market rental housing where landlords agree to accept the vouchers.

Section 8 Security Deposit Loan Program

The program provides loans to Section 8 voucher program participants to assist with rental security deposits.

Rental Accessibility Modification Program (RAMP)

This City program provides grants of up to \$50,000 to income-eligible renters with physical disabilities for accessibility modifications to their rental units, such as wheelchair ramps, grab bars and other similar modifications to enable low income renters with disabilities to remain in their units.

Rent Relief Program

This Department of Community and Human Services (DCHS) program provides financial assistance to income-eligible renters who receive no other rental assistance and who are 65 or older, or who have a total disability.

Long-Term Tenant-Based Rental Assistance (TBRA) for Persons with HIV/AIDS

Through the Northern Virginia Family Services, this program provides rental assistance to persons living with HIV/AIDS.

Short-Term Housing Assistance for Persons with HIV/AIDS

Through the Northern Virginia Family Services, this program provides housing for persons living with HIV/AIDS.

Security Deposit/First Month Rent Assistance for Persons Living with HIV/AIDS

Through the Northern Virginia Family Services, this program provides financial assistance to persons living with HIV/AIDS with security deposits or the first month rent.

RENTAL SERVICES

Landlord-Tenant Complaint Mediation

The City program offers the means for resolving landlord-tenant disputes by making both parties familiar with their rights and responsibilities under the law and by helping to settle disagreements through mediation.

Relocation Counseling

The City provides counseling to assist persons seeking suitable rental housing, provides available information on vacancies and their locations, and provides a list of rental apartment complexes.

Eviction Assistance and Furniture Storage Program – Not funded in FY 2013

The DCHS program offers transportation and storage to households that are about to be evicted. Storage can be used for up to 60 days, giving families additional time to find replacement housing.

HOME PURCHASE

Homeownership Assistance Program – Minimal funding in FY 2013

The City program provides homeownership opportunities for low to moderate income home buyers who live or work in Alexandria and meet income limits. The program provides up to \$50,000 as a no-interest, second trust loan for principal and interest write-downs, downpayment assistance and settlement costs for the purchase of single family homes, condominiums, or shares in cooperatives. Purchasers must contribute \$2,000 or more toward downpayment and closing costs.

Moderate Income Homeownership Program (MIHP) – Not funded in FY 2013

The City program offers deferred-payment second trust loans for downpayment and closing cost assistance to first-time homebuyers with incomes between the City's Homeownership Assistance Program levels and City-established maximum income limits.

Employee Homeownership Incentive Program (EIHP) – Not funded in FY 2013

The City program assists Alexandria public school and City employees to purchase homes in the City of Alexandria by offering deferred interest payment loans.

Affordable Homeownership Set-Aside Unit Program

This program provides affordable home purchase opportunities in newly constructed condominiums or townhomes to first-time homebuyers who have been found eligible for the HAP or MIHP Programs. The units are discounted by the developer to levels affordable to low and moderate income purchasers.

Homeownership Counseling Program – Not funded in FY2013

A private counseling agency under contract with the City provides group counseling for applicants and potential applicants on the home buying process, affordable housing opportunities, affordable financing, credit issues, consumer debt management, and post-purchase homeownership responsibilities, as well as individual homebuyer counseling specific to applicants' individual situations.

Neighborhood Stabilization Program (NSP)

This federal program was established for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. The City of Alexandria received an allocation of NSP1 funds through the Virginia Department of Housing and Community Development that is being used to purchase, rehabilitate and resale foreclosed, vacant and abandoned homes in three target areas within the City.

HOMEOWNER ASSISTANCE

Energy Efficiency Loans - Alexandria Energy Saver Loan and Home Performance Loan

Through a unique partnership with LEAP (Local Energy Alliance Program) and Commonwealth One Federal Credit Union, the City is offering a loan resource to assist residents in affordably improving the energy efficiency of their homes. These loan programs, supported in part through a loan loss reserve account provided by the City, offer up to \$20,000 for energy efficiency related improvements, such as whole house sealing, air conditioning and heating equipment, duct sealing, or even appliance replacement. Interested households may complete a free online energy assessment at www.ilikeleap.com.

- The Alexandria Energy Saver Loan Program offers loans at 4.9% annual percentage rate (APR) and is designed to assist moderate income households in reducing their energy use and monthly utility costs.
- The Home Performance Loan, offered at a 7.9% APR is available to assist other qualifying household regardless of income. In addition to favorable financing, the partnership offers trained and certified contractors to assist homeowners in making informed decisions about improving their homes.

Community Housing Partners Corporation (CHPC)

CHPC, the local administrator of the federally-funded Weatherization Assistance Program (WAP), assists extremely low-income residents of Northern Virginia, including Alexandria, in completing basic energy

efficiency improvements. Services include diagnostic tests to evaluate areas of heat loss, repair or installation of attic and wall insulation, weatherstripping doors and other measures to prevent heat loss. CHPC can also complete indoor air quality checks, such as testing for carbon monoxide, as well as inspections of heating equipment to ensure safe and efficient operation. All CHPC services are free to eligible homeowners and renters.

Home Rehabilitation Loan Program

This City program uses Federal Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) monies for home rehabilitation to improve the quality of homes owned by persons up to the 80% AMI as defined by HUD. Households may receive loans to make necessary home repairs with a limit of \$90,000 for construction costs plus additional monies for moving and storage fees, architectural and engineering expenses, permits, title and appraisal reports, recording fees and other related costs.

Virginia Energy Assistance Program

DCHS can provide needed financial assistance with the cost of heating your home this winter or with repairs to heating equipment. This program helps with home heating costs, but can also be used for furnace re-starts, late charges, delivery charges, installation charges, and connection or re-connection fees.

Real Property Tax Relief

This Finance Department program provides forgiveness or deferral of real property tax for income-eligible persons who are over age 65 or permanently disabled.

Rebuilding Together Alexandria (RTA)

This local nonprofit organization provides free home repairs, including weatherization and safety modifications, to homeowners in need (primarily low-income elderly and disabled residents).

HOMELESSNESS PREVENTION/ ASSISTANCE

Community and Emergency Services Program

This DCHS program provides short-term rental and utility assistance to persons threatened with homelessness.

Homeless Prevention Program

This DCHS program offers financial assistance and case management services to Alexandria households at imminent risk of becoming homeless.

Transitional Assistance Payment (TAP)

The DCHS program provides financial assistance to low-income households and those experiencing homelessness to secure permanent housing.

ALIVE! House

This facility offers single women and families who are homeless with emergency shelter and access to supportive services.

Alexandria Community Shelter (ACS)

Under contract with the City of Alexandria, New Hope Housing, Inc. provides emergency shelter and supportive services to families and single men and women experiencing homelessness.

Alexandria Women's Shelter

The DCHS provides emergency shelter to victims of domestic violence.

Carpenter's Shelter

Carpenter's Shelter provides transitional housing, emergency shelter, aftercare, case management and other supportive services to homeless families and single adults. The facility also provides a day program for unsheltered homeless.

Alexandria Winter Shelter

This program provides seasonal shelter to protect persons experiencing homelessness from exposure-related cold weather conditions such as hypothermia and frostbite.

Community Lodgings, Inc. Transitional Housing Program

This program provides transitional housing, case management, education and other supportive services to help homeless persons transition from homelessness to self-sufficiency/permanent affordable housing. Community Lodgings also has affordable housing units available.

Adopt-A-Family Program (Alexandria)

Through the Arlington-Alexandria Coalition for the Homeless (AACH), this program provides transitional housing, case management and other supportive services, for up to two years, to help homeless persons transition from homelessness to self-sufficiency/permanent affordable housing.

Turning Point-Salvation Army Transitional Housing Program

This program provides homeless persons with transitional housing, case management and other supportive services to help them transition from homelessness to self-sufficiency.

Agape House

Under the management of Wesley Housing Development Corporation, this facility, located in Fairfax County, is open to Alexandria residents to provide housing for homeless persons living with HIV/AIDS.

Guest House

This facility offers transitional housing and supportive services to help female ex-offenders transition to self-sufficiency.

COMMUNITY SERVICES BOARD

Transitional/Permanent Supportive Housing Group Homes and Supervised Apartments

These facilities provide housing for men and women in the City of Alexandria who have mental illness, intellectual disabilities, and/or substance abuse disorders.

Transitional/Permanent Supportive Housing for Homeless Persons

This program, offered through the Alexandria Community Services Board (ACSB), provides housing for men and women who have a serious mental illness.

Safe Haven

Under the direction of the Alexandria Community Services Board (ACSB), Safe Haven offers housing for men and women who are homeless or chronically homeless, and have mental illness.

FAIR HOUSING

Fair Housing Testing Program

This City program is designed to identify discriminatory practices in the lending, rental, and real estate housing market. The Office of Housing trains and provides stipends to persons who conduct tests to identify evidence of discrimination in the provision of housing. Housing staff meet with owners of all properties where problems are found. Evidence of serious discrimination is referred to the City's Office of Human Rights. Discrimination on the basis of race, national origin, disability status, familial status and sexual orientation is covered

Fair Housing Training for Realtors and Property Managers

This City program is designed to promote compliance with fair housing laws. Landlord-Tenant Relations staff provides half-day training to real estate or property management companies on compliance with federal, state, and local fair housing laws. Training is provided upon request for businesses involved in the sale, rental or management of property in the City of Alexandria.