

MAY 2016

# OFFICE OF HOUSING SERVICES AND PROGRAMS

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.

421 King Street, Suite 200  
Alexandria, VA 22314

703-746-4990  
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:** **Shane Cochran**, 703-746-4990  
Shane.Cochran@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:** **Shane Cochran**, 703-746-4990  
Shane.Cochran@alexandriava.gov

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

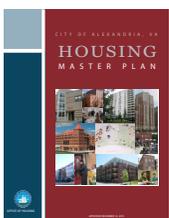
### Homeownership Assistance Loans

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:** **Shane Cochran**, 703-746-4990  
Shane.Cochran@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 at (703) 746-5700.

For walk-in appointments, visit the DCHS offices 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:** **Juanita Norwood**, 703-746-4990  
Juanita.Norwood@alexandriava.gov

Check out our 2016 Apartment Survey at [www.alexandriava.gov/housing](http://www.alexandriava.gov/housing) (Housing Services) to compare apartment complexes across the City.

For other options, including affordable rentals, in Virginia, also visit [www.virginiahousingsearch.com](http://www.virginiahousingsearch.com)

### Landlord-Tenant Mediation Services

Mediates housing-related disputes between landlords and tenants.

**Eligibility:** All city renters

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

### Public Housing and 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:** **Cindy Thompson**, (703) 549-7115  
401 Wythe Street, Alexandria, VA 22314  
[www.arha.us](http://www.arha.us)

### Relocation Assistance

Provides information to persons seeking rental housing and/or relocation assistance.

**Eligibility:** All city renters

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

For Beauregard: **Caridad Palerm**, 703-746-3079  
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**, 703-746-3084  
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 2016 income limits.

% of Area Median Income (AMI)	2016 Annual Income Limits by Household Size			
	1-person	2-person	3-person	4-person**
30% of AMI	\$22,850	\$26,100	\$29,350	\$32,600
40% of AMI	\$30,440	\$34,760	\$39,120	\$43,440
50% of AMI	\$38,050	\$43,450	\$48,900	\$54,300
60% of AMI	\$45,660	\$52,140	\$58,680	\$65,160
80%* of AMI	\$60,880	\$69,520	\$78,240	\$86,880
100% of AMI	\$76,100	\$86,900	\$97,800	\$108,600

Source: HUD; Office of Housing \*Mathematical  
\*\*Income limits are also available for households with 5 or more persons

## 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, 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

To learn about the City's **Real Estate Tax Relief for Elderly and Disabled Persons Program**, please visit [www.alexandriava.gov/TaxRelief](http://www.alexandriava.gov/TaxRelief)

### Counseling and Training

Provides classroom training and individual counseling in English and Spanish on a range of issues including **financial management and personal budgeting, foreclosure prevention, and rights and responsibilities of condominium ownership.**

**Eligibility:** All city residents  
**Contact:** Shane Cochran, 703-746-4990  
Shane.Cochran@alexandriava.gov

### Energy Efficiency Financing

Provides affordable financing for residential energy efficiency improvements.

**Eligibility:** Low- and moderate-income homeowners earning up to 100% AMI (see income limits)  
**Contact:** Commonwealth One FCU, (703) 523-8211 ext. 7611

## 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 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)

Also check out the City's Energy Masters program!

### 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