

# What is affordable housing?

**Housing that costs no more 30% of a household's total monthly income** (before taxes are deducted). This definition is the federal standard set by the Department of Housing and Urban Development (HUD) and is widely used across governments, nonprofits, and the real estate industry.

**Includes:** Rent, mortgage, utilities, condo fees, HOA fees, property taxes, insurance, and any other fees paid towards your housing

**Excludes:** Food, child care, education, health care, transportation, and other non-housing costs

## Area Median Income (AMI) and Affordable Housing

**Area Median Income (AMI):** The statistical midpoint of incomes in the region. Half the households in a region earn less than the AMI, the other half earn more. HUD calculates the AMI for each region, including the Washington, DC Metropolitan Area.

AMI is used by developers, property managers, and government agencies to set rent levels for affordable housing and determine eligibility for units based on income. For example, 30% AMI units are affordable to households making 30% of AMI or less.  $\$114,800 \times 0.30 = \$34,400$  for a household of 1

**2025 100% AMIs**  
 Household of 1: \$114,800  
 Household of 2: \$131,200  
 Household of 3: \$147,600  
 Household of 4: \$163,900

### 30% AMI Housing

Household Size	1	2	3	4
<b>30% AMI Income</b>	\$34,400	\$39,360	\$44,280	\$49,170

Unit Size	Studio	1 Bed	2 Bed	3 Bed	4 Bed
<b>Max Rent + Utilities</b>	\$861	\$922	\$1,107	\$1,278	\$1,426

### 40% AMI Housing

Household Size	1	2	3	4
<b>40% AMI Income</b>	\$45,920	\$52,480	\$59,040	\$65,560

Unit Size	Studio	1 Bed	2 Bed	3 Bed	4 Bed
<b>Max Rent + Utilities</b>	\$1,148	\$1,230	\$1,476	\$1,705	\$1,902

### 50% AMI Housing

Household Size	1	2	3	4
<b>50% AMI Income</b>	\$57,400	\$65,600	\$73,800	\$81,950

Unit Size	Studio	1 Bed	2 Bed	3 Bed	4 Bed
<b>Max Rent + Utilities</b>	\$1,435	\$1,537	\$1,845	\$2,131	\$2,377

### 60% AMI Housing

Household Size	1	2	3	4
<b>60% AMI Income</b>	\$68,880	\$78,720	\$88,560	\$98,340

Unit Size	Studio	1 Bed	2 Bed	3 Bed	4 Bed
<b>Max Rent + Utilities</b>	\$1,722	\$1,845	\$2,214	\$2,557	\$2,853

**989** committed affordable units at 30% AMI in the City\*

\*The 1,281 project-based voucher units (PBVs) often provide deeply affordable housing at these AMI levels, but are counted separately.

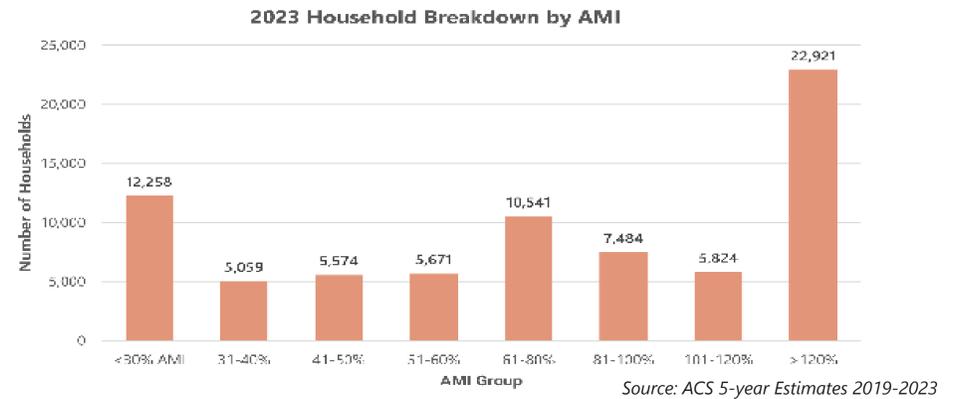
**44** committed affordable units at 40% AMI in the City\*

\*The 1,281 project-based voucher units (PBVs) often provide deeply affordable housing at these AMI levels, but are counted separately.

**241** committed affordable units at 50% AMI in the City

**2,445** committed affordable units at 60% AMI in the City

# Housing for Alexandrians

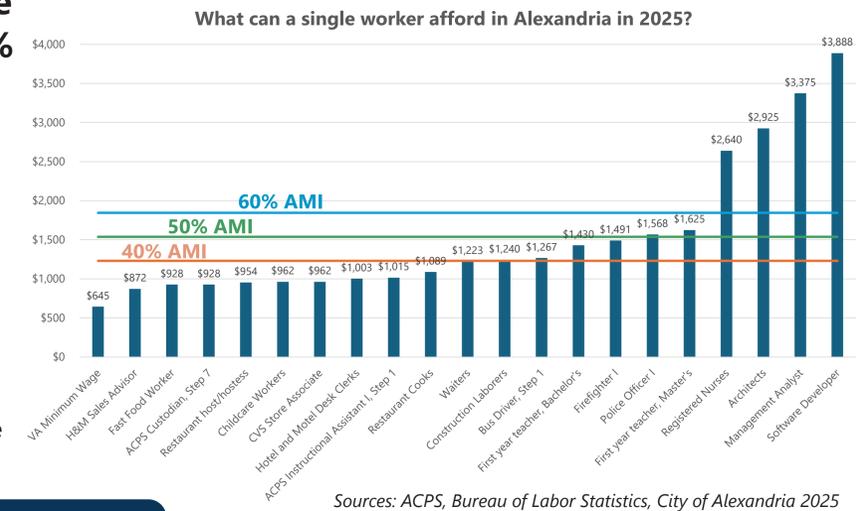


## Housing for Alexandria's Workers

### Many workers need affordable housing at 40%, 50%, and 60% AMI.

Employment data shows that Alexandria's workers earn anywhere between 20% and over 120% of AMI. The chart below uses 2025 salary data for a single worker, assuming full-time hours, to show what rents are affordable to

Many service sector workers, assuming full-time employment, need affordable housing below 40% AMI. Many public sector workers, including teachers and firefighters, can only afford up to 50% or 60% AMI housing. Affordable housing between 30 and 60% AMI is vital to meeting the needs of Alexandria workers.



## Permanent Supportive Housing

PSH is a form of permanent housing that combines housing with supportive services for persons with disabilities. **Clients pay up to 30% of their income towards rent and are offered case management services** to provide a holistic approach to care. Many of these households have very low incomes and face challenges, like substance use, mental illness, or other disabilities, and experience homelessness or are at risk of homelessness. There are different types of PSH in the City.

## Housing Choice Vouchers (HCVs)

Commonly referred to as Section 8 vouchers, these subsidies cover the remaining rent up to a determined fair market rent after the voucher holder pays 30% of their gross income. **These vouchers follow the voucher holder and are not attached to the housing unit.** HCVs often serve very low-income households and there are over 10,000 households in Alexandria on the waitlist for a HCV.

**1,667** HCVs leased in the City in 2026

## ARHA

ARHA owns and operates over 1,150 affordable units, including public housing units, committed affordable units repositioned during redevelopment, and more units being added through redevelopment. Many of these units serve households earning up to 30% AMI.

**1,150** affordable units protected under Resolution 2876

## Project Based Vouchers (PBVs)

Project-based vouchers are also funded by the federal government and allow households to **pay 30% of their income on rent; the PBV pays the difference** up to an established fair market rent. Some PBVs are administered by ARHA while others are managed directly by HUD. **The voucher is tied to a unit, not the tenant.**

**1,281** PBV units in the City in 2026

## Activity: What is affordable to you?

Take your household yearly income before taxes and divide by 40 (the same as taking 30% of your monthly income).

