

Route 1 South Housing Affordability Strategy: *Affordable Housing Definition of Terms*

Area Median Income (AMI): Income levels that are annually established by the Department of Housing and Urban Development (HUD) for households of various sizes, where half of the households in the area earn more and half earn less. In 2017, the area median income limit for the Washington, DC Metropolitan Statistical Area is \$110,300.

Affordable housing: Rental or ownership housing costing no more than approximately 30% of a household's gross monthly income before taxes. In the City of Alexandria, affordable rental housing serves households with incomes up to 60% AMI, and workforce affordable homeownership housing serving households typically earning 80%-100% AMI.

Committed Affordable Units (CAUs): Housing units that are available to income-eligible households through rent and/or occupancy restrictions imposed as a condition of assistance under federal, state or local programs. Targeted income levels vary by program.

Housing Choice Vouchers: The housing choice voucher (HCV) program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford housing in the private market. HCV holders pay 30% of their income toward the rent, and the HCV pays the difference up to an established fair market rent, including utility costs. In the City, HCVs are administered by the Alexandria Redevelopment Housing Authority (ARHA).

Market Affordable Housing: Non-subsidized rental units affordable to households earning 60% AMI (which in 2017 ranged from \$46,380 for a one-person household to \$66,180 for a four-person household). Rents at these units are not restricted and may cease to be affordable at any time. In 2017, there were fewer than 1,800 market-affordable units in the City (a 90% reduction from 2000). Market-affordable units preserve diversity and provide housing opportunities to younger families, new residents, and recent graduates, as well as to longtime Alexandrians. They enable workers critical to our economy across numerous industries and sectors (such as social services, education, public health and safety, arts and entertainment, and retail) to live affordably in the City. To learn more about market-affordable housing, click [here](#).

Project Based Vouchers: Funded by the federal government, project-based vouchers (PBVs) are a critical source of deeply affordable housing in the City. They constitute approximately 30% of the City's committed affordable rental housing stock. Residents pay 30% of their income toward the rent, and the PBV pays the difference up to an established fair market rent, and potentially, some utility costs. PBVs operate similarly to Housing Choice Vouchers, but are tied to a specific property rather than a household. PBV contracts typically have 20-year term of affordability with varying options to renew or extend. In the City, some PBVs are administered by the Alexandria Redevelopment Housing Authority (ARHA) while others are administered through Housing Assistance Contracts managed directly by HUD or other funding agencies.

Workforce housing: Housing units that serve households of moderate incomes earning 60-80% AMI for rental units and 80% - 120% AMI for ownership units.

To learn about the importance of affordable housing in the City and the City's approved Housing Master Plan, please click [here](#) or contact [Tamara Jovovic](#), Housing Planner at the Office of Housing at 703-746-3097.