Housing Reference Data

02.01.23

Office of Housing

(subject to updates)

HOUSING COST BURDEN (2016-2020 5-year ACS estimates)

- **76%** of all households with incomes up to $75k experience HCB [approx. 18,500 households]

- Approx. **15,000** renter households with incomes up to $75k experience HCB
  - Approx. **70%** of these households have incomes up to $50k

- Approx. **7,000** renter households with incomes up to $50k experience severe HCB (spend 50% or more of gross household income on housing related costs)

RENTAL HOUSING COSTS AND AMI

$36.92/hr
(~$76,800/yr)

Approximate hourly wage needed in 2022 to rent an average 1-bedroom apartment in the City, including utilities (rent and utilities assumed to equal 30% of gross income)

$46.40/hr
(~$96,520/yr)

Approximate hourly wage needed in 2022 to rent an average 2-bedroom apartment in the City, including utilities (rent and utilities assumed to equal 30% of gross income)

2022 Area Median Income	1-Person Household	4-Person Household
20% AMI and below	Up to $19,940	Up to $28,460
30% AMI	$29,900	$42,700
40% AMI	$39,880	$56,920
50% AMI	$49,850	$71,150
60% AMI	$59,820	$85,380
80% AMI	$79,760	$113,840
100% AMI	$99,700	$142,300

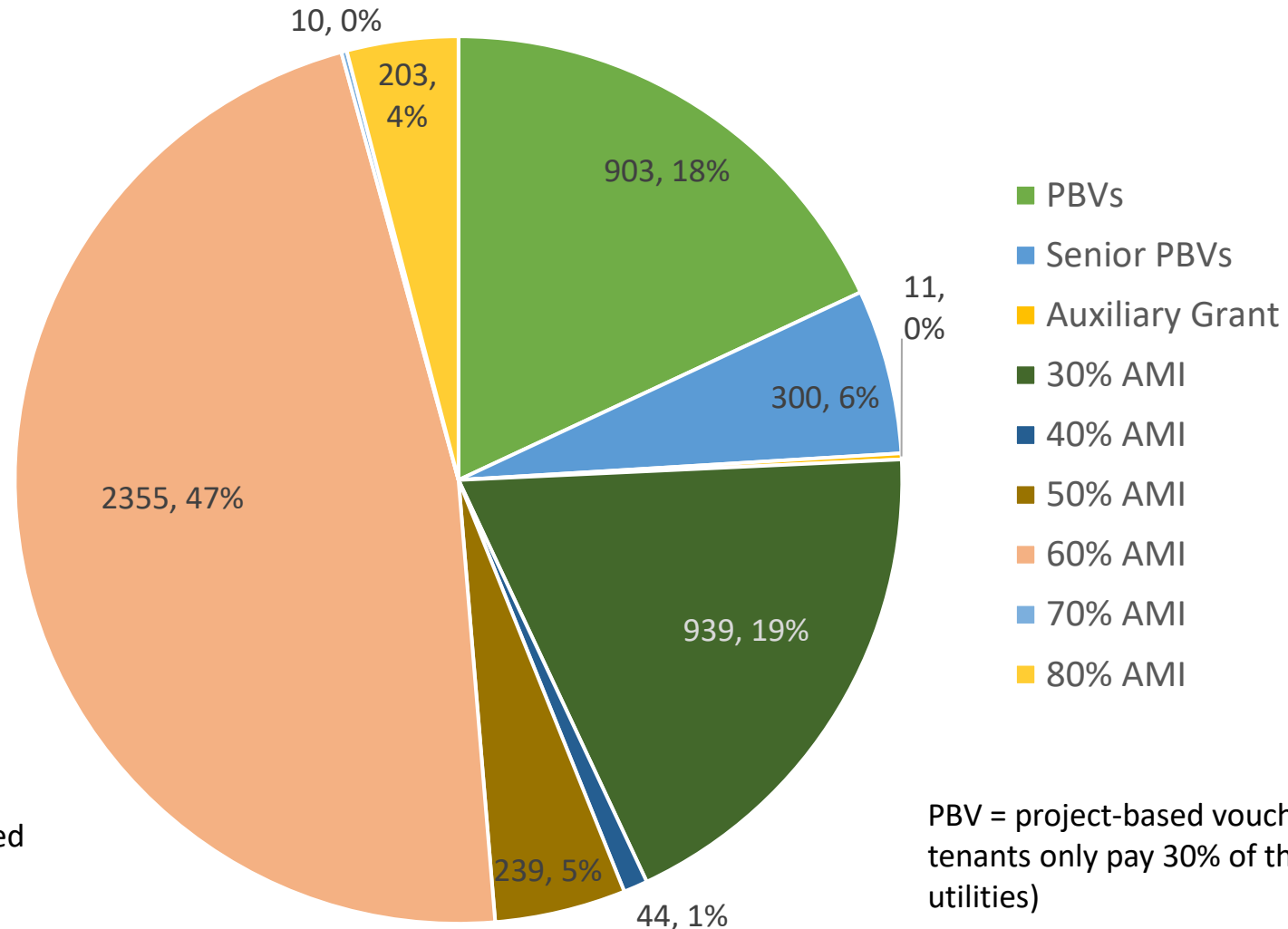**COMMITTED AFFORDABLE RENTALS** (20% AMI – 60% AMI)

COMMITTED AFFORDABLE HOMEOWNERSHIP (60% AMI – 100% AMI)

Sources: 2022 HUD Income Limits for 30% and 50% AMI for Washington-Arlington-Alexandria, DC-VA-MD HUD Metro Fair Market Rent Area); FY 2022 Multifamily Tax Subsidy Project Income Limits for 60% AMI; and Office of Housing for 40% AMI and Mathematical 80% AMI

COMMITTED AFFORDABLE RENTAL UNITS
(JANUARY 2023)

Rental Committed Affordable Units by Level of Affordability

10, 0%
203, 4%
903, 18%
11, 0%
300, 6%
2355, 47%
939, 19%
239, 5%
44, 1%

Legend:
- PBVs
- Senior PBVs
- Auxiliary Grant
- 30% AMI
- 40% AMI
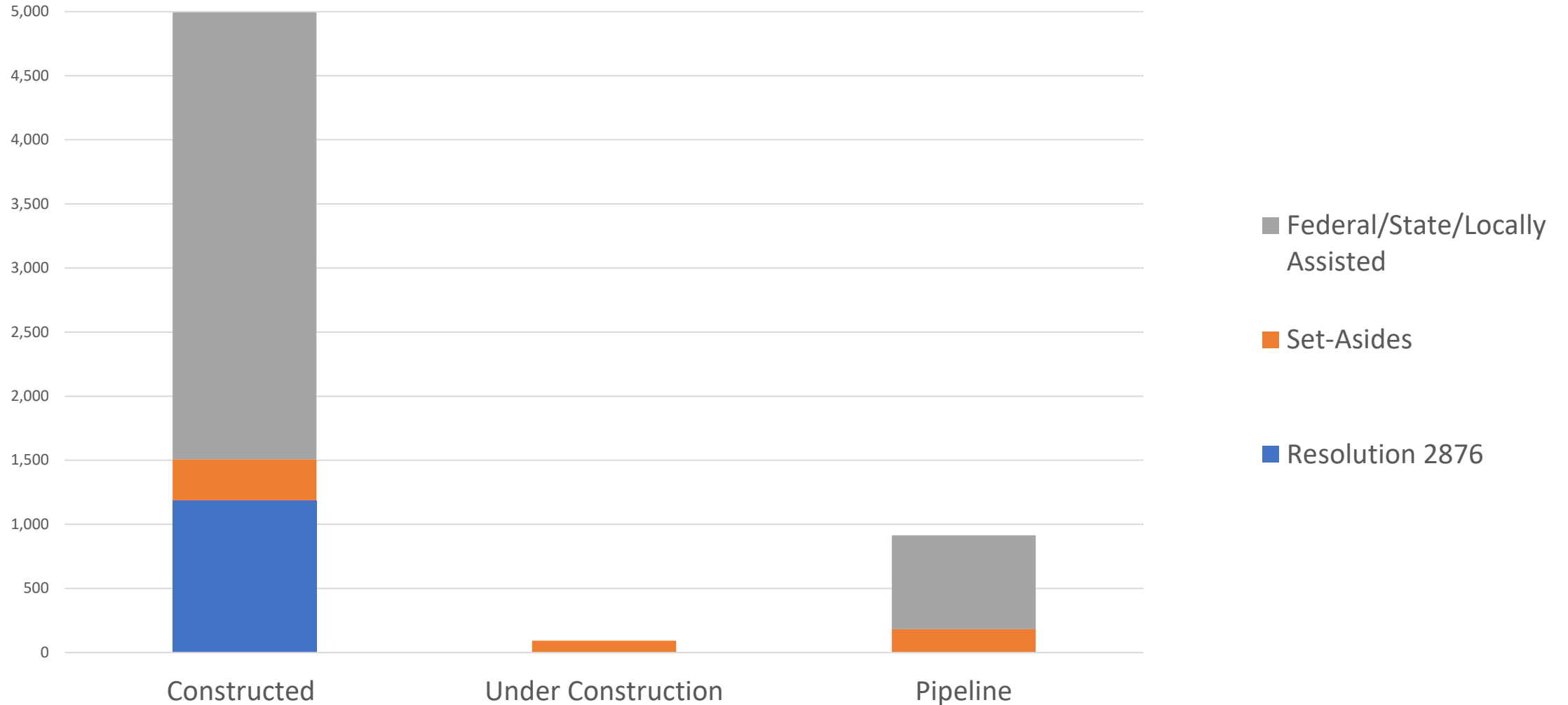- 50% AMI
- 60% AMI
- 70% AMI
- 80% AMI

Auxiliary grant = deeply subsidized assisted living units for very low income renters

PBV = project-based voucher units (units in which tenants only pay 30% of their income on rent and utilities)

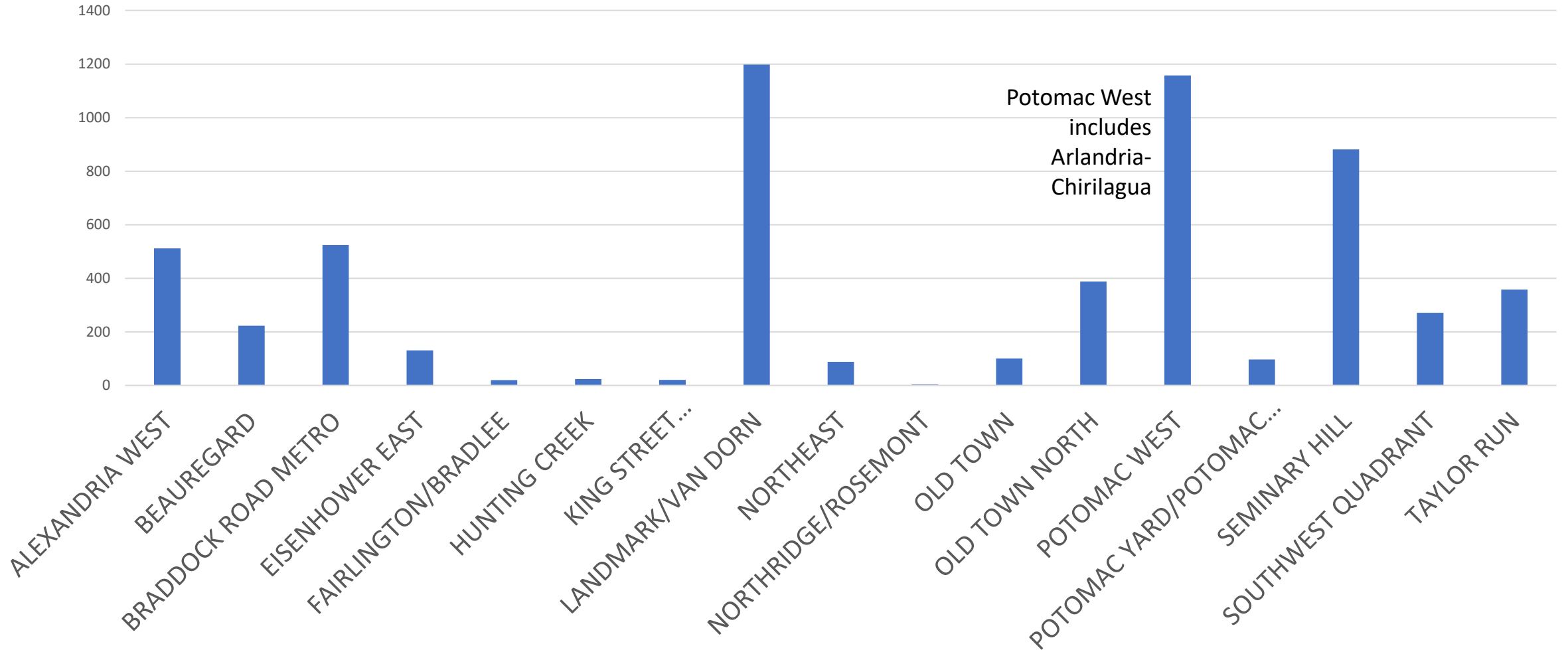# COMMITTED AFFORDABLE RENTAL UNITS
(JANUARY 2023)

Rental Committed Affordable Units by Source and Status

COMMITTED AFFORDABLE RENTAL UNITS

Rental CAUs by Small Area Plan (including units under construction and in the pipeline)

Potomac West includes Arlandria-Chirilagua

2023 Committed Affordable Rental Housing in the City of Alexandria (Includes Under Construction + Pipeline)

City of Alexandria, Office of Housing
January 2023 (subject to updates)

Paler symbols represent units under construction.

Outlined symbols represent units in the pipeline.

Set-Aside Units

- 1 - 10
- 11 - 50
- 51 - 100
- 101 - 150
- 151 - 151

Resolution 2876 Units

- 1 - 10
- 11 - 50
- 51 - 100
- 101 - 150
- 151 - 170

Privately-owned Assisted Units

- 1 - 10
- 11 - 50
- 51 - 100
- 101 - 150
- 151 - 200
- 201 - 300
- 301 - 423

Miles
0   0.5   1
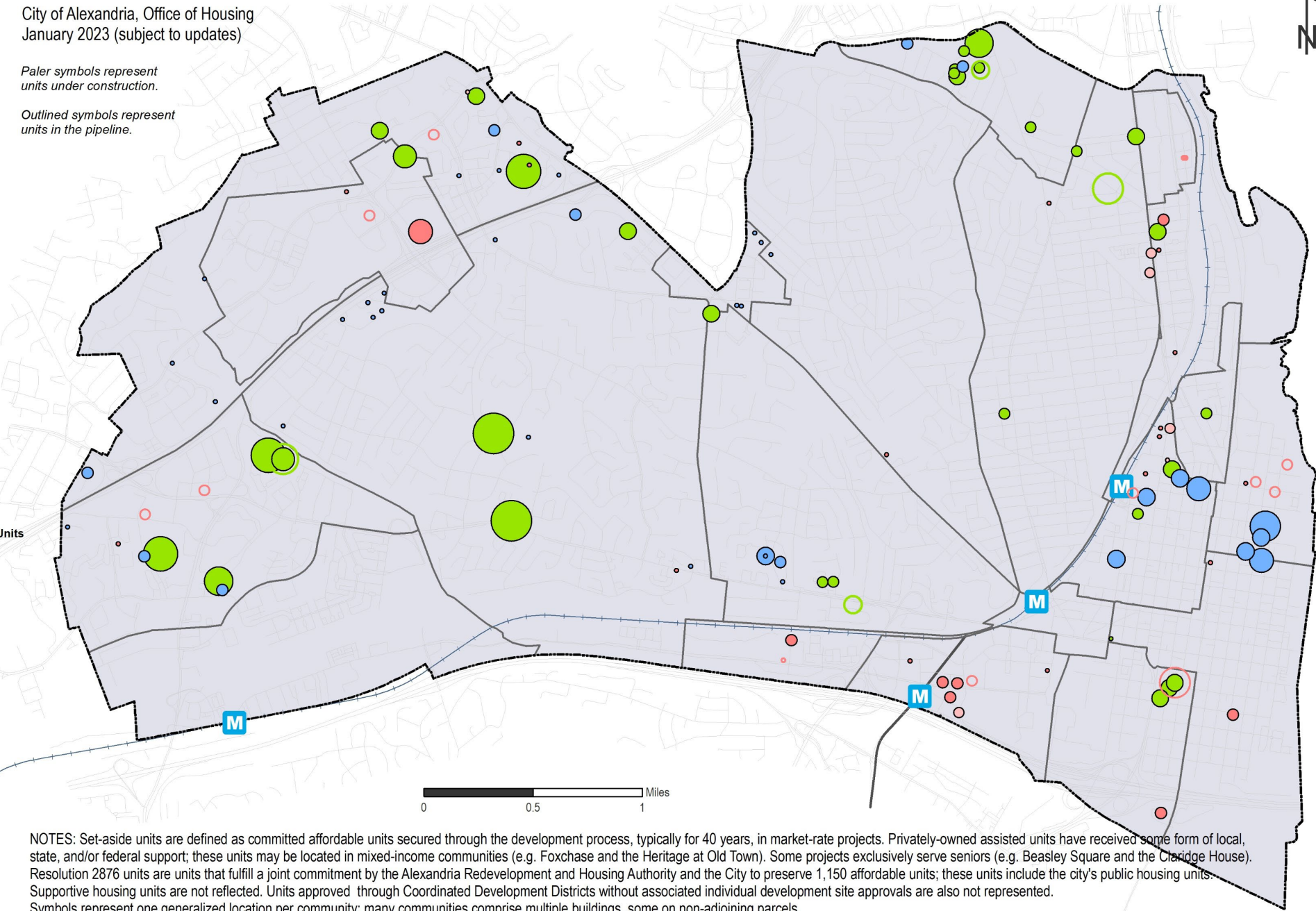
NOTES: Set-aside units are defined as committed affordable units secured through the development process, typically for 40 years, in market-rate projects. Privately-owned assisted units have received some form of local, state, and/or federal support; these units may be located in mixed-income communities (e.g. Foxchase and the Heritage at Old Town). Some projects exclusively serve seniors (e.g. Beasley Square and the Claridge House). Resolution 2876 units are units that fulfill a joint commitment by the Alexandria Redevelopment and Housing Authority and the City to preserve 1,150 affordable units; these units include the city's public housing units. Supportive housing units are not reflected. Units approved through Coordinated Development Districts without associated individual development site approvals are also not represented. Symbols represent one generalized location per community; many communities comprise multiple buildings, some on non-adjoining parcels.