

## **Alexandria LRSP Scenario Models**

# 1 Standard parameters

## A7.1 Income limits

The models use HUD's FY 2023 Multifamily Tax Subsidy Projects (MTSP) Income Limits for Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area.<sup>1</sup> These are the official income limits used to determine eligibility for LIHTC projects and other affordable multifamily properties financed by tax-exempt bonds.

While the MTSP limits differ slightly from the standard income limits used for Housing Choice Vouchers, public housing, and other HUD-supported assistance programs, they are used here because they publish limits for a greater range of AMI levels, including 40% AMI and 60% AMI. The City of Alexandria generally uses MTSP limits for its housing programs.

Table 1.1: FY 2023 MTSP Income Limits for Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area

AMI	1 person	2 person	3 person	4 person	5 person
20% AMI	\$21,100	\$24,120	\$27,140	\$30,140	\$32,460
30% AMI	\$31,650	\$36,180	\$40,710	\$45,210	\$48,840
40% AMI	\$42,200	\$48,240	\$54,280	\$60,280	\$65,210
50% AMI	\$52,750	\$60,300	\$67,850	\$75,350	\$81,400
60% AMI	\$63,300	\$72,660	\$81,420	\$90,240	\$97,460
70% AMI	\$73,850	\$84,240	\$94,990	\$105,490	\$113,960
80% AMI	\$84,400	\$96,480	\$108,560	\$120,560	\$130,240

<sup>1</sup> [FY 2023 MTSP Income Limits](#) (Accessed 2024-01-19)

## A7.2 Fair Market Rents

Models where the rent subsidy is calculated based on Fair Market Rents (FMR) use the current Small Area Fair Market Rents (SAFMR) adopted by the Arlington Redevelopment and Housing Authority for 2023. SAFMRs are provided by ZIP code.

While actual subsidy amounts will depend on the ZIP code where the tenant lives, models will use the average values (by unit size) across all ZIP codes. This is a simplification to avoid making assumptions about the geographic distribution of participating households.

Table 1.2: ARHA 2023 Payment Standards

ZIP code	Studio	1 bedroom	2 bedroom	3 bedroom
22301	\$2,013	\$2,046	\$2,332	\$2,915
22302	\$1,980	\$2,013	\$2,288	\$2,860
22304	\$1,914	\$1,947	\$2,211	\$2,761
22305	\$1,859	\$1,892	\$2,156	\$2,695
22311	\$1,936	\$1,969	\$2,244	\$2,805
22312	\$1,848	\$1,870	\$2,134	\$2,673
22313	\$1,782	\$1,815	\$2,068	\$2,585
22314	\$2,563	\$2,607	\$2,970	\$3,718
<b>Average</b>	<b>\$1,986.88</b>	<b>\$2,019.88</b>	<b>\$2,300.38</b>	<b>\$2,876.50</b>