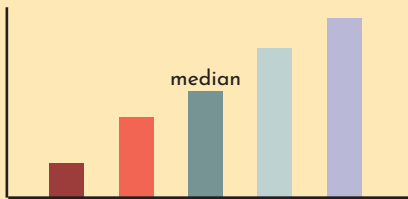


ALL ABOUT AREA MEDIAN INCOME (2025)

What is the Area Median Income (AMI)?

AMI is the income value directly in the middle of the income set being (not the average or mean).

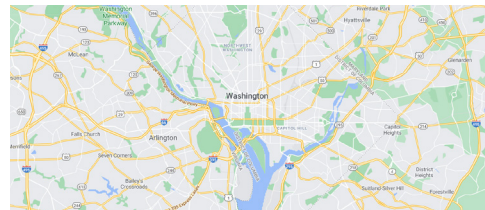


The 100% AMI value is calculated annually by the Department of Housing and Urban Development (HUD).

How is the “area” part determined in AMI?

A “metro” area is a city of 50,000 or more people, and includes outlying areas that commute to a common urban core.

In Housing Alexandria’s area, income calculations are pulled from D.C., Maryland, and Virginia neighborhood incomes.



How is the AMI used in affordable housing?

AMI is used by affordable housing developers to set upper limits on household income for an income-restricted unit.

Different units go up to different income levels - most units are restricted to 40, 50, 60, or 80% AMI. A household's income must not exceed that level in order to be able to rent there. Income is calculated for all adults, and includes all benefits or income regularly received (i.e., Social Security).

Financing programs for affordable housing development, like the Low Income Housing Tax Credit (LIHTC) program, typically require certain ratios or numbers of 40/50/60/80% AMI units within the building.

Minimum incomes are often required; they are typically 2.5x the rent of a unit.

Area Median Income Limits For Washington-Alexandria-Arlington, updated April 2025

Numbers provided by Novogradac Income Limits Calculator (novoco.com) and HUD. Limits here are provided for your convenience; and are subject to change. Leasing officers at Housing Alexandria properties can help answer your questions and provide the final determination on your household’s qualifying income.

	100% AMI	30% AMI	40% AMI	50% AMI	60% AMI	HUD 80%*	MATH 80%*
1 person	\$114,800	\$34,450	\$45,920	\$57,400	\$68,880	\$74,800	\$91,840
2 people	\$131,200	\$39,350	\$52,480	\$65,600	\$78,720	\$85,450	\$104,960
3 people	\$147,600	\$44,250	\$59,040	\$73,800	\$88,560	\$96,150	\$118,080
4 people	\$164,000	\$49,150	\$65,560	\$81,950	\$98,340	\$106,800	\$131,120
5 people	\$177,100	\$53,100	\$70,840	\$88,550	\$106,260	\$115,530	\$141,680
6 people	\$190,200	\$57,050	\$76,080	\$95,100	\$114,120	\$123,900	\$152,160

*What is “HUD 80% AMI” and “Math 80% AMI”?

The Department of Housing and Urban Development (HUD) regulates the 80% AMI level in high cost-of-living areas, such as the D.C. metro, in order to bring the local 80% AMI level for rental housing programs closer to the national median. Some programs, like Housing Alexandria’s homeownership program, may use the mathematical 80% instead of the HUD 80%. Ask each different property leasing team for more information.