

Initial assessment of maximum housing costs for sampling of occupations with incomes between 61% and (math) 80% AMI

Jan-18

2017 2018 ACPS Salary Scales-Bachelors

| Step (1-23)* | 196 days** (~ 9 months) | Max monthly housing costs*** | A 1-person household would qualify for a studio rented at... |
|--------------|----------------------------|------------------------------|--|
| 1 | \$ 47,242 | \$ 1,181 | HUD 80% AMI (\$1,314) |
| 5 | \$ 54,733 | \$ 1,368 | fair market rent (\$1,440) |

2017 2018 ACPS Salary Scales-Masters

| Step (1-24)* | 196 days** (~ 9 months) | Max monthly housing costs*** | A 1-person household would qualify for a studio rented at... |
|--------------|----------------------------|------------------------------|--|
| 1 | \$ 54,188 | \$ 1,355 | fair market rent (\$1,440) |
| 5 | \$ 62,024 | \$ 1,551 | (\$1,690), but not for FY18 SAFMR (\$2,030) |

*modeled sampling of lower-tenured positions

**contracts range from 196 to 240 days/year

***assumes 30% of gross income is dedicated to housing costs (rent + utilities)

Source: <https://www.acps.k12.va.us/cms/lib/VA01918616/Centricity/Domain/804/compensation/salary-teacher-2018.pdf>

2017-2018 Alexandria Police Officer

| Level | Beginning salary | Max monthly housing costs*** | A 1-person household would qualify for a studio rented at... | Salary ceiling | Max monthly housing costs*** | A 1-person household would qualify for a studio rented at... |
|---------|------------------|------------------------------|--|----------------|------------------------------|--|
| Level 1 | \$47,863 | \$ 1,197 | HUD 80% AMI (\$1,314) | \$82,884 | \$ 2,072 | would not qualify |

Source: City Jobs Page accessed 01.05.18

2017-2018 Alexandria Firefighter

| Level | Beginning salary | Max monthly housing costs*** | A 1-person household would qualify for a studio rented at... | Beginning salary (upon completion of recruit school & paramedic internship) | Max monthly housing costs*** | A 1-person household would qualify for a studio rented at... |
|---------|------------------|------------------------------|--|---|------------------------------|--|
| Level 1 | \$46,947 | \$ 1,174 | HUD 80% AMI (\$1,314) | \$54,341 | \$ 1,359 | fair market rent (\$1,440) |

Source: <https://www.alexandriava.gov/FireRecruitment> 01.08.18

2017-2018 Alexandria Librarian

| Level | Min salary | Max monthly housing costs*** | A 1-person household would qualify for a studio rented at... | Max salary | Max monthly housing costs*** | A 1-person household would qualify for a studio rented at... |
|---------|------------|------------------------------|--|------------|------------------------------|--|
| Level 1 | \$46,759 | \$ 1,169 | HUD 80% AMI (\$1,314) | \$51,551 | \$ 1,289 | HUD 80% AMI (\$1,314) |

Source: https://alexlibraryva.org/client/en_US/home/?rm=EMPLOYMENT+OPP0%7C%7C%7C1%7C%7C%7C0%7C%7C%7Ctrue#Librarian1 01.08.18

Other sample occupations (Source: National Housing Conference--Paycheck-to-Paycheck Calculator)

| Occupation | Median Regional Income | Max monthly housing costs*** | A 1-person household would qualify for a studio rented at... |
|--------------------------|------------------------|------------------------------|--|
| Nurse (LPN) | \$ 50,753 | \$ 1,269 | HUD 80% AMI (\$1,314) |
| Hotel Front Desk Manager | \$ 53,113 | \$ 1,328 | fair market rent (\$1,440) |
| Plumber | \$ 58,195 | \$ 1,455 | mathematical 80% AMI (\$1,546) |
| Carpenter | \$ 58,133 | \$ 1,453 | mathematical 80% AMI (\$1,546) |

Source: <https://www.nhc.org/paycheck-to-paycheck/> (2016)