



ALEXANDRIA's HOUSING NEEDS



Helen McIlvaine, Housing Director

March 20, 2023

IMPORTANCE OF HOUSING AFFORDABILITY AND OPPORTUNITY

Stable, safe, diverse and affordable housing **helps Alexandria families, workers, and seniors meet their housing needs without sacrificing other priorities, such as groceries, healthcare, childcare and education.**

Stable, safe, diverse and affordable housing **creates the foundation necessary for children to thrive in school.**

Stable, safe, diverse and affordable housing **helps reduce intergenerational poverty and increase economic mobility.**

Stable, safe, diverse and affordable housing **creates opportunities for first-time homeownership and wealth generation.**

Stable, safe, diverse and affordable housing **supports economic vitality and competitiveness as businesses decide to remain, expand and/or locate in the City.**



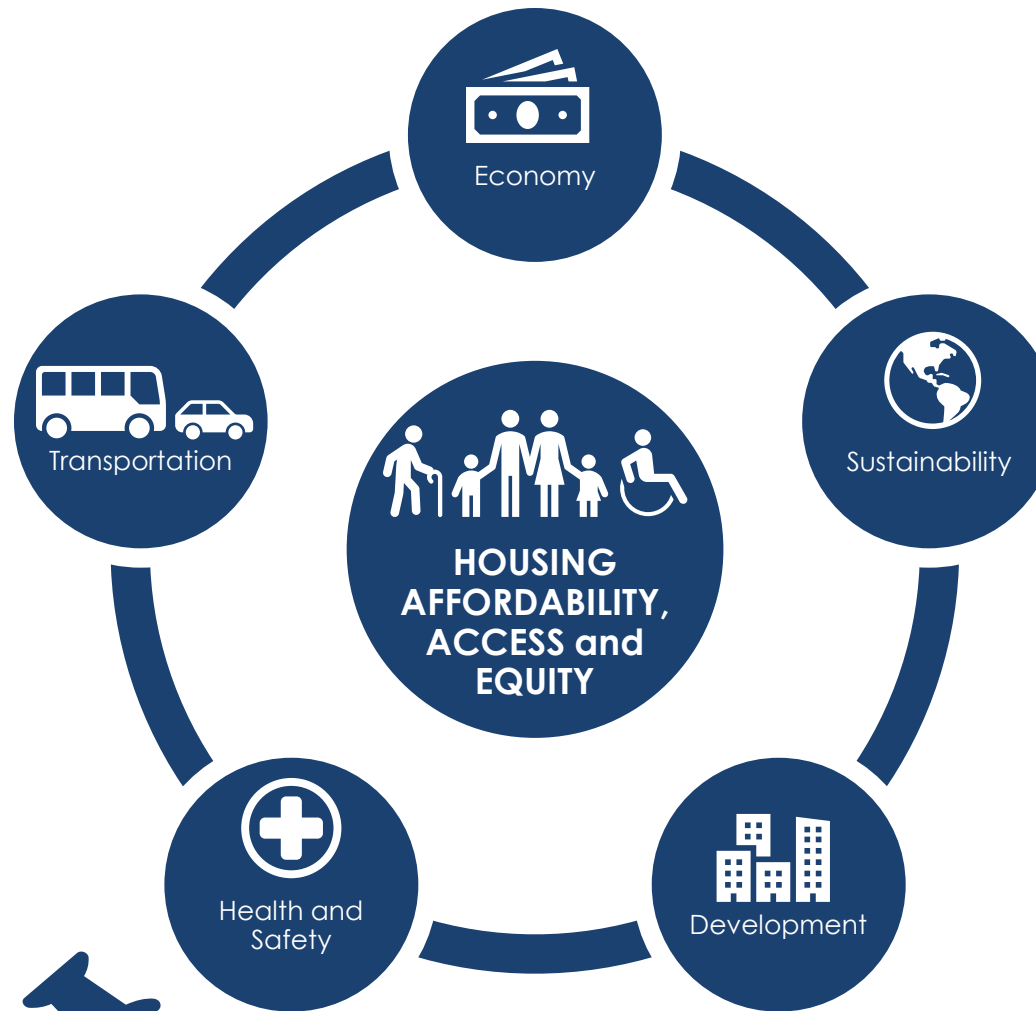
Having an **affordable home** ensures a household pays no more than approximately **30%** of its income (before taxes) on housing costs, such as rent/mortgage, utilities, property taxes, and insurance.

HOUSING MASTER PLAN

2013 Housing Master Plan

Housing for All

- **Housing options** at all incomes, life stages, and abilities
 - ✓ Healthy and safe
 - ✓ Energy efficient
 - ✓ Accessible
- **Citywide distribution** of affordable units to foster racial, social and cultural diversity and mixed-income communities
- Emphasis on opportunities in neighborhoods with **strong access to transit, jobs, and services**



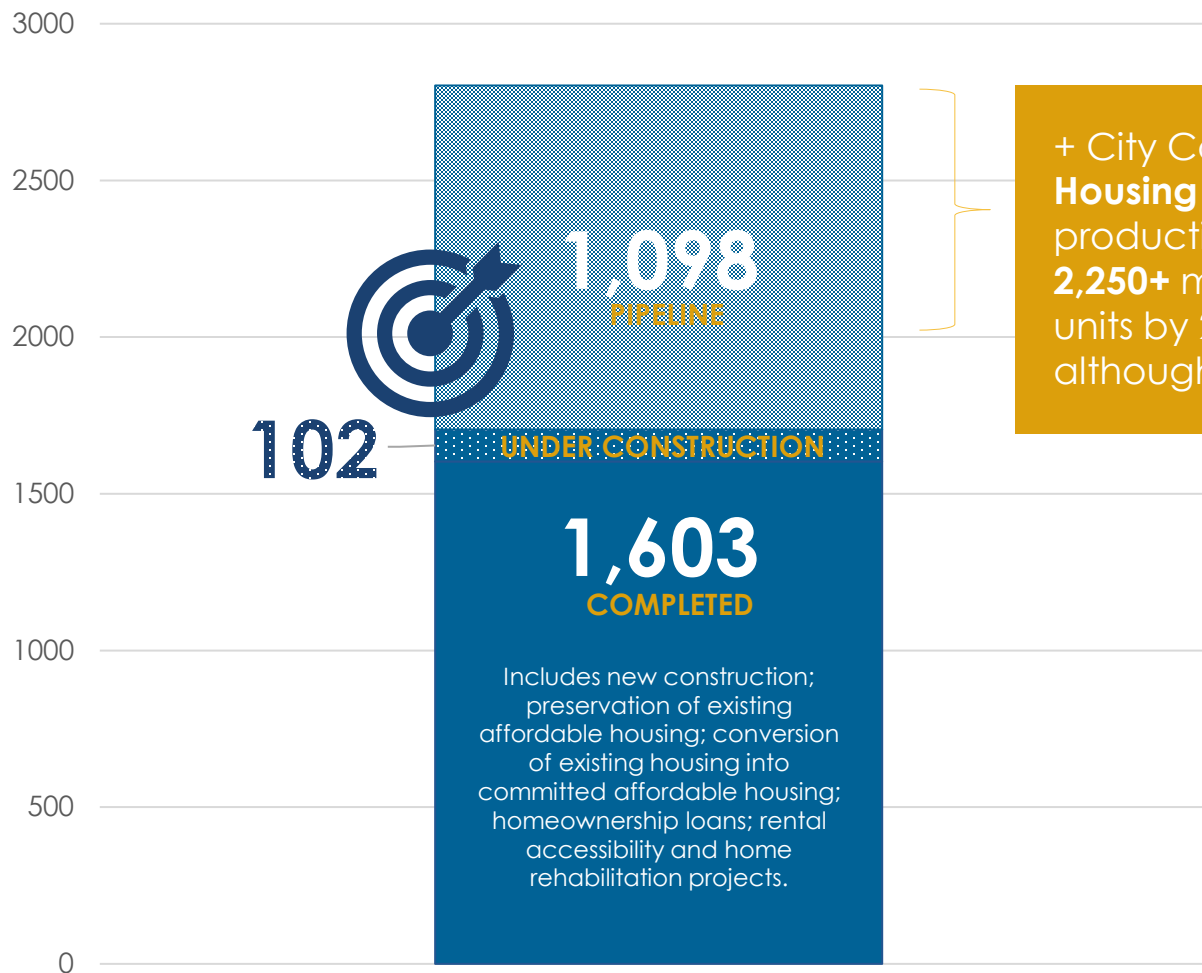
2021 ALL Alexandria Resolution: commitment to Racial and Social Equity

2013 Housing Master Plan

2014-2022 Progress

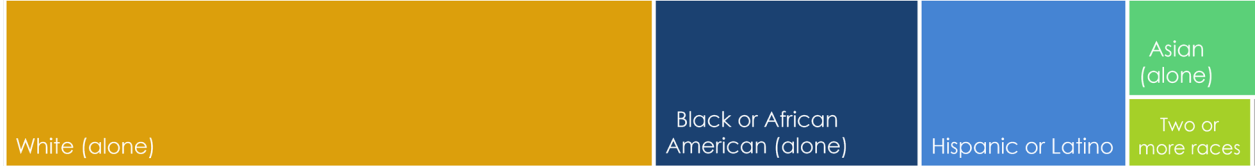
Goal: 2,000 UNITS WITH NEW AFFORDABILITY by 2025

Achieved with pipeline projects!



+ City Council endorsed **Regional Housing Initiative** to expand housing production and preservation target by **2,250+** more affordable and workforce units by 2030. On track with pipeline, although funding dependent.

Our DIVERSITY BY THE NUMBERS



43% of our households are one-person households



37%+ of our workforce is employed in service-related industries



31%+ of our residents ^(5+ years) speak a language other than English at home



25%+ of our residents are foreign born

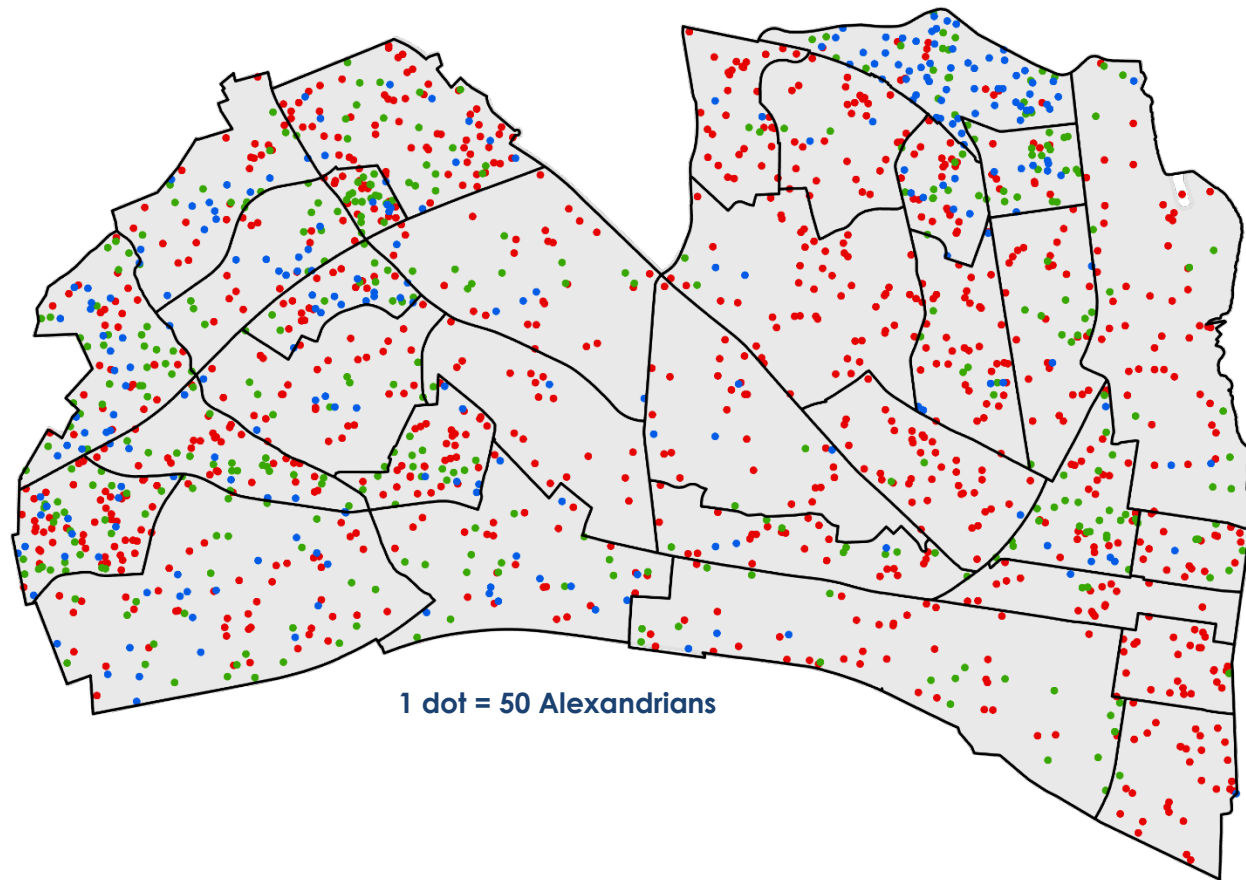


20% of our households have a member 65+



20% of our households have children under 18

Our DIVERSITY BY THE NUMBERS



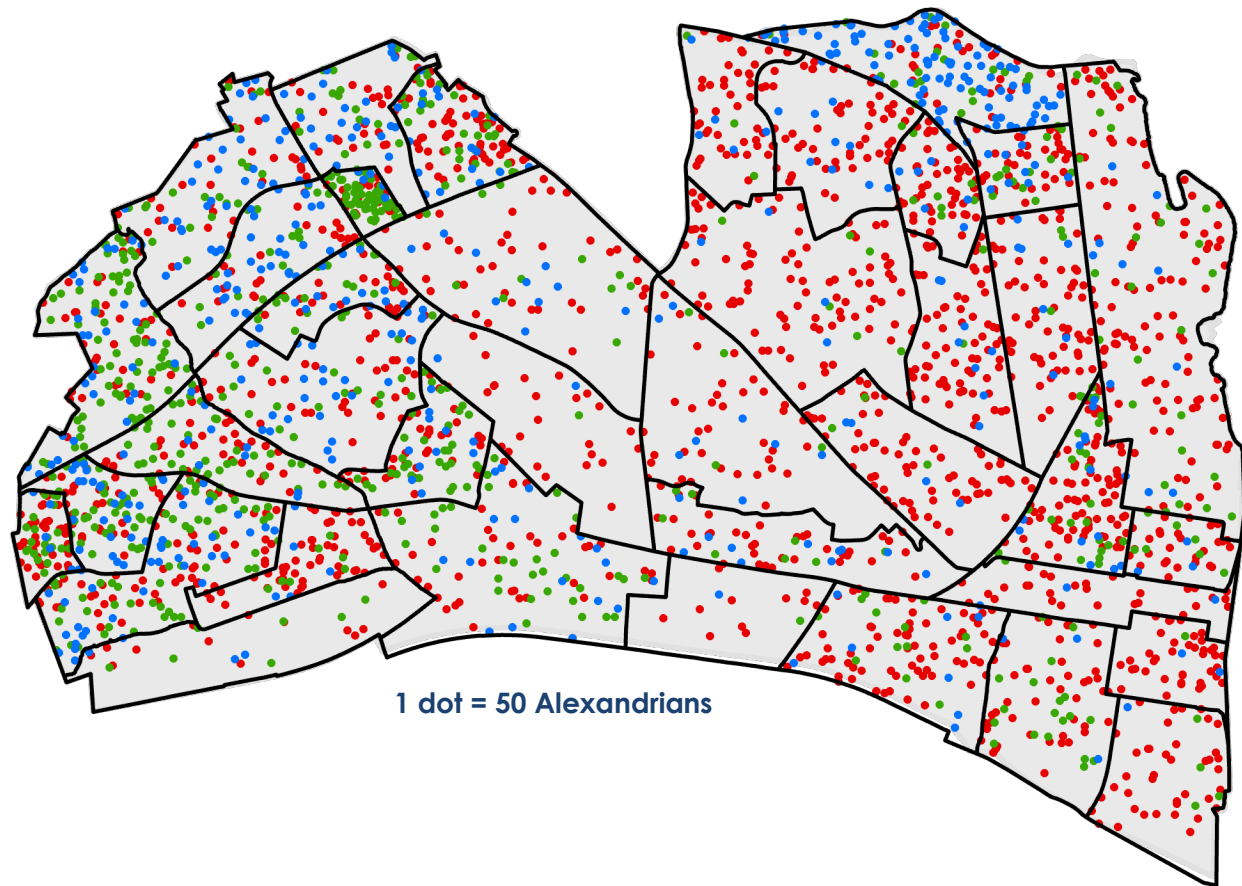
● Hispanic (All
races)

● Non-Hispanic
Black

● Non-Hispanic
White

Source: 2000 US Census Geographic
Distribution by Census Tract

Our DIVERSITY BY THE NUMBERS

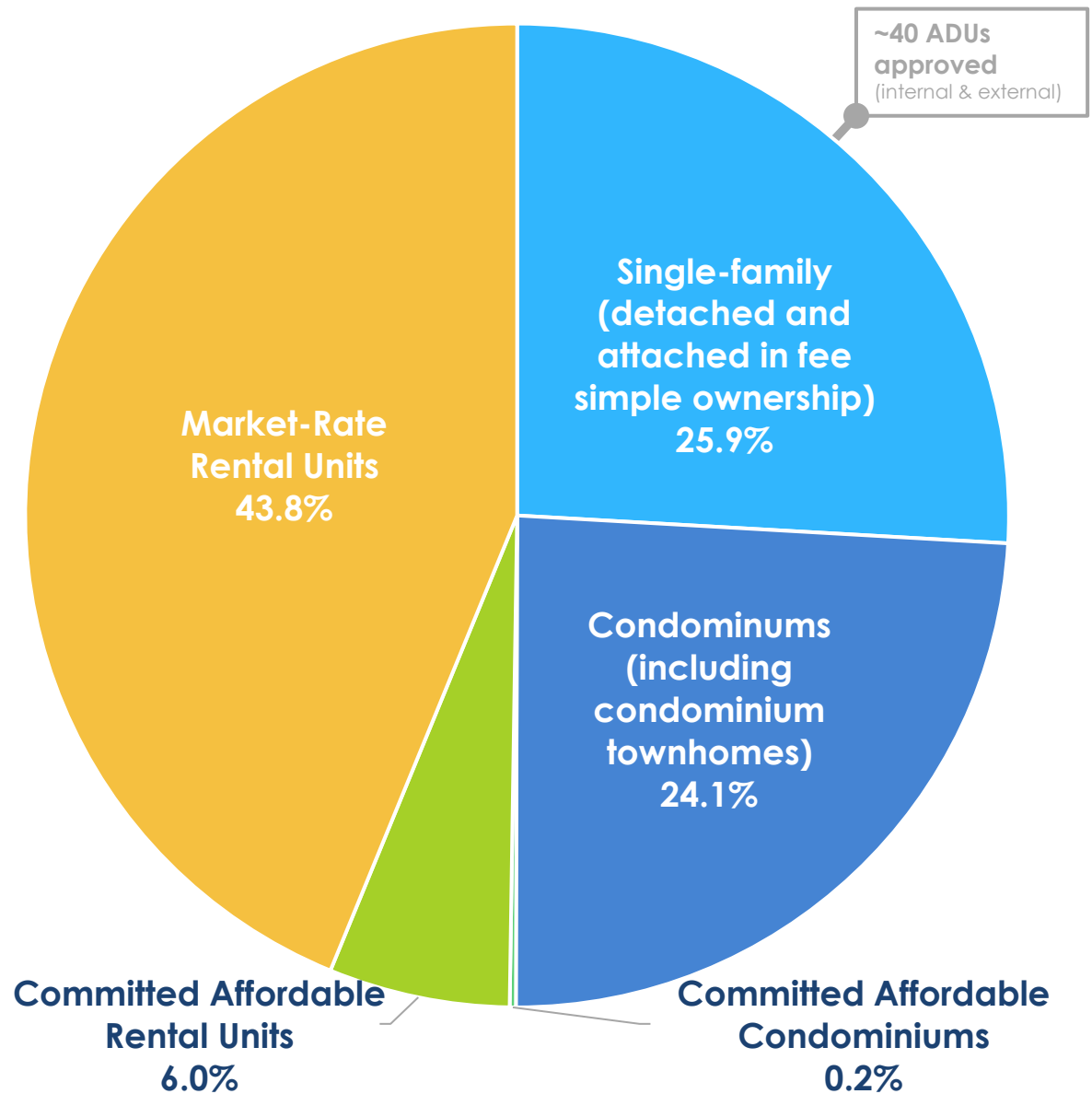


● Hispanic (All
races)

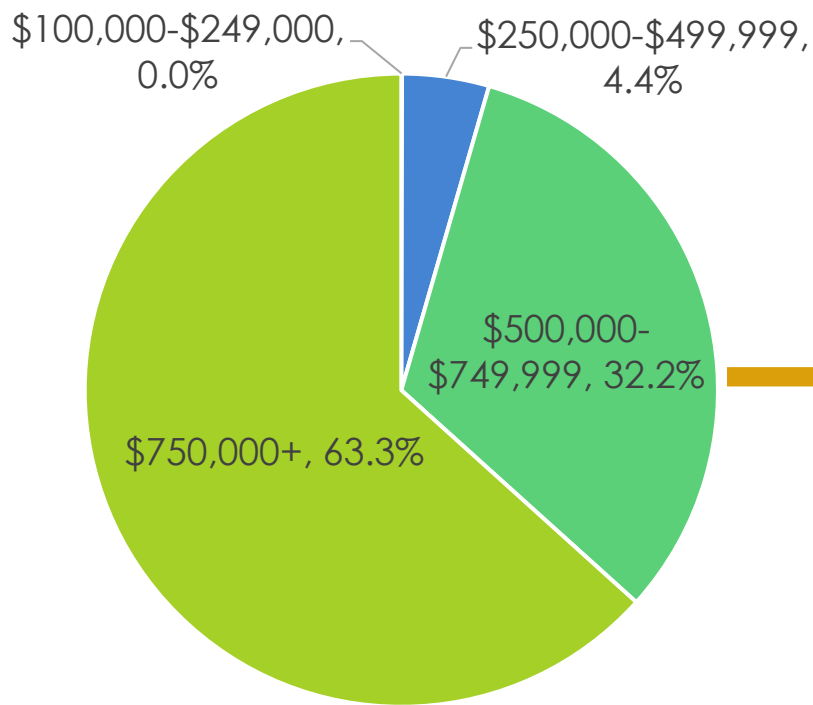
● Non-Hispanic
Black

● Non-Hispanic
White

Our HOUSING BY THE NUMBERS

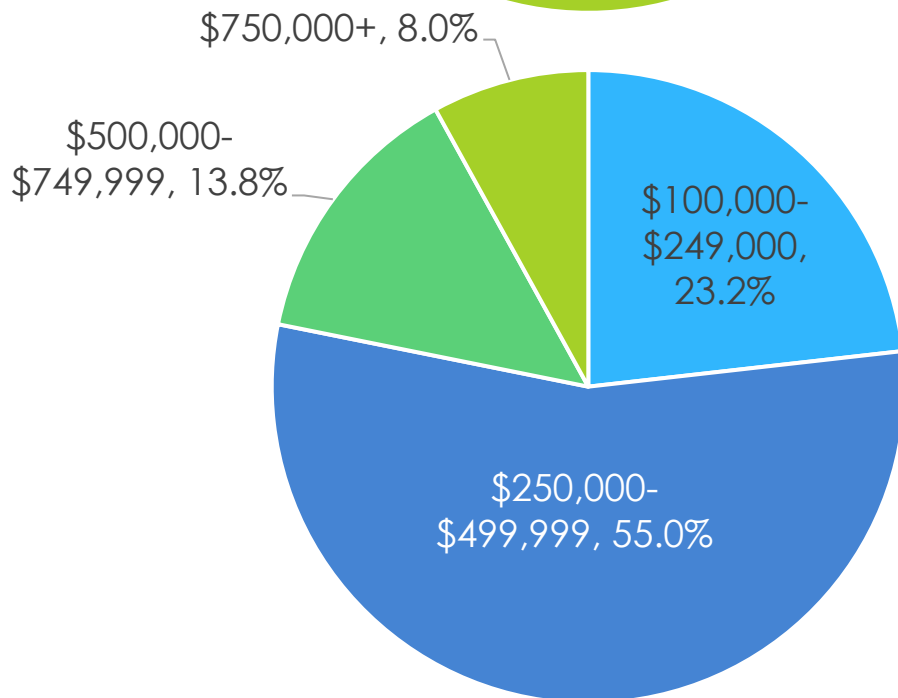


Source: Office of Real Estate
Assessment, February 2023;
Office of Housing, March 2023



\$940,375

AVERAGE SINGLE-FAMILY ASSESSED VALUE



\$407,616

AVERAGE CONDOMINIUM ASSESSED VALUE

+ CONDOMINIUM FEES

Source: Office of Real Estate Assessment, February 2023



~\$1,920

2022 AVERAGE 1-BEDROOM MARKET RENT + UTILITIES



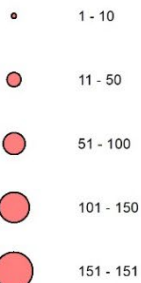
~\$2,413

2022 AVERAGE 2-BEDROOM MARKET RENT + UTILITIES

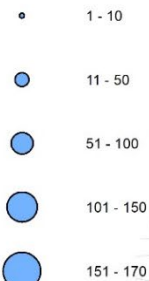
Source: Office of Housing, 2022; CoStar



Set-Aside Units



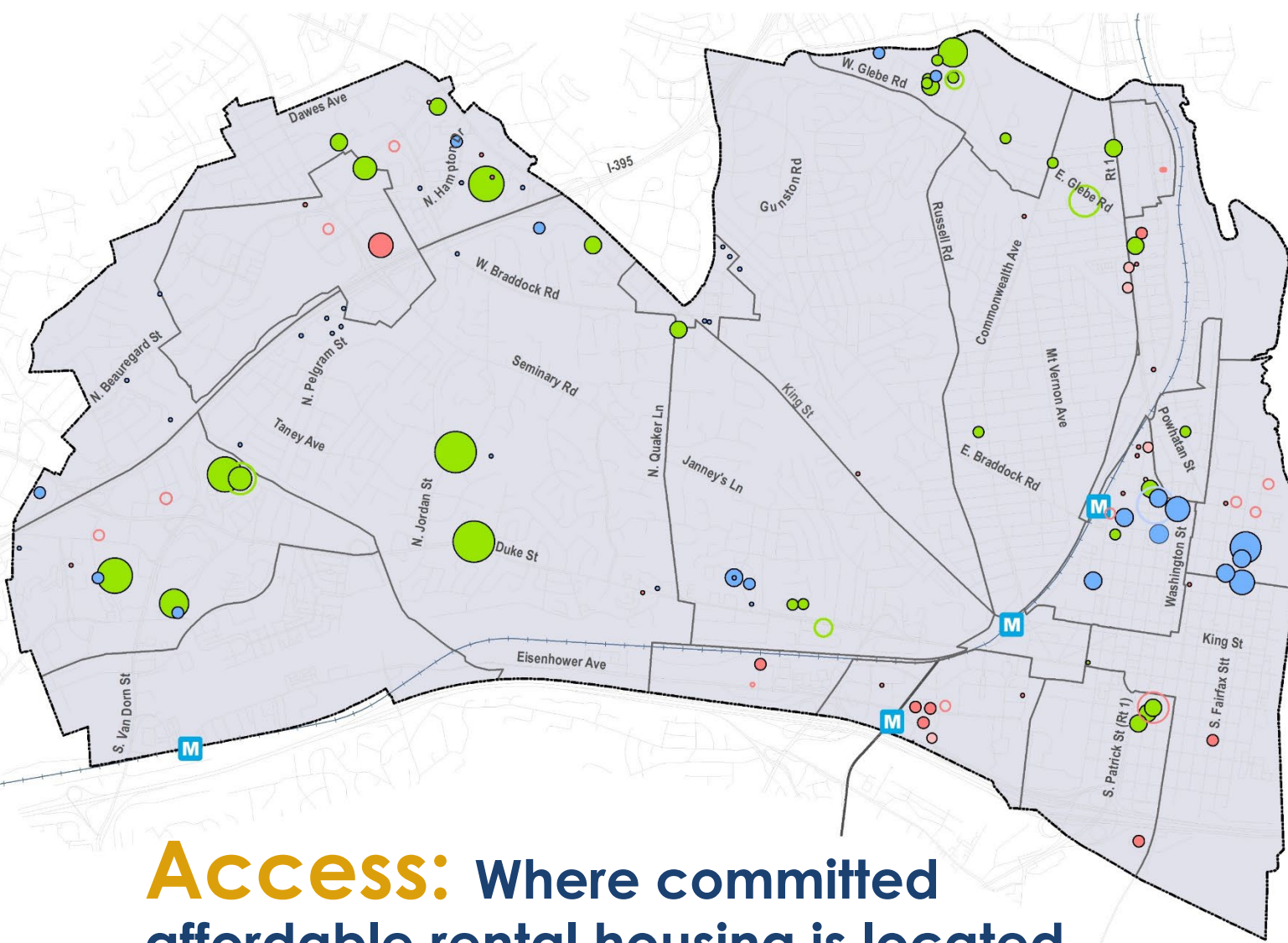
Resolution 2876 Units



Privately-owned Assisted Units



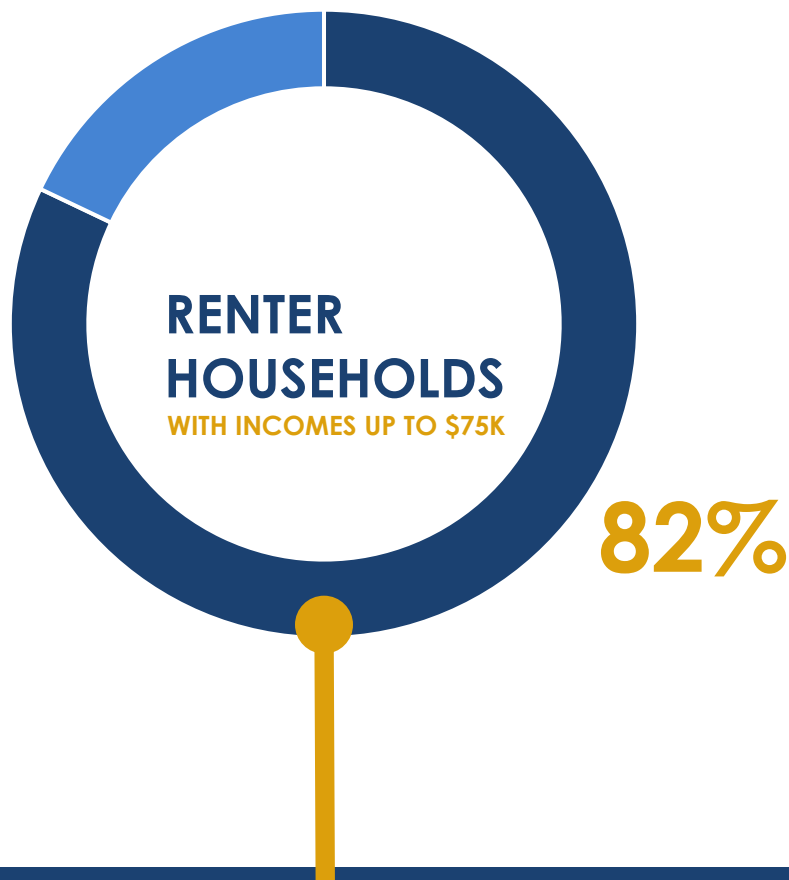
Symbols represent total units in one generalized location; many communities comprise multiple buildings, some on non-adjointing parcels. Outlined symbols represent anticipated units in the pipeline, not yet under construction.



Access: Where committed affordable rental housing is located in the City

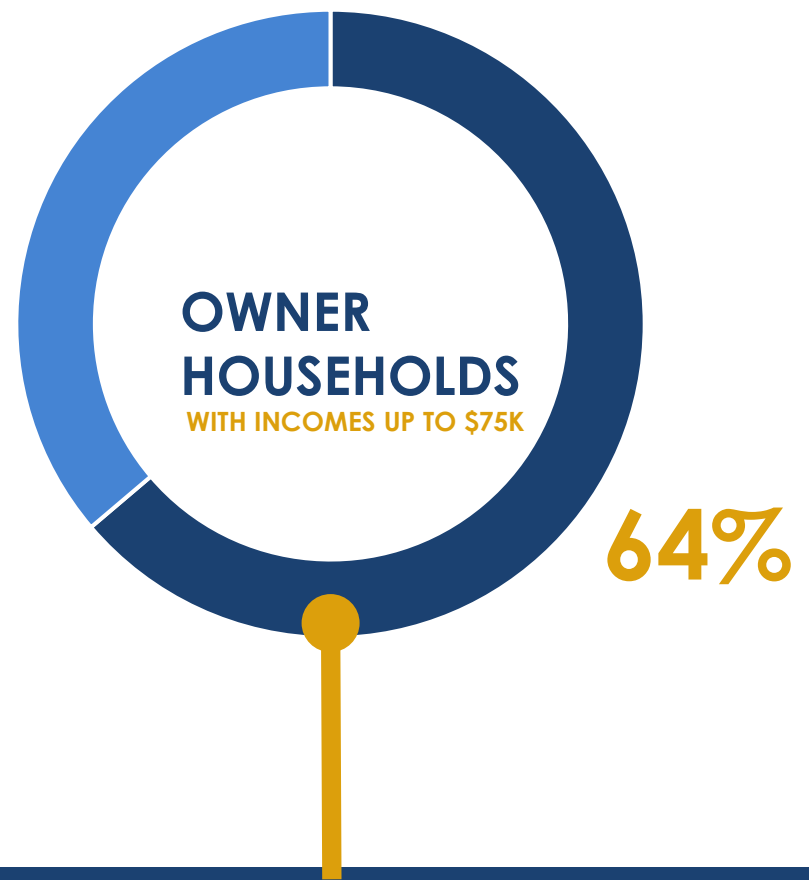
Source: Office of Housing, March 2023

HOUSING VULNERABILITY



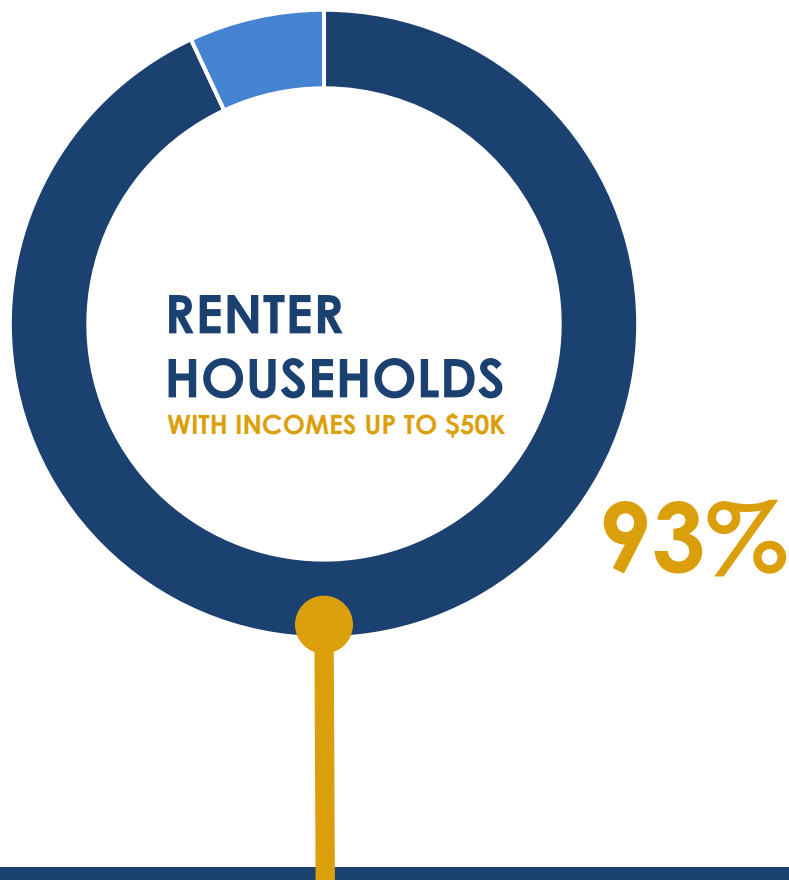
~15,500

**# HOUSING COST BURDENED
RENTER HOUSEHOLDS WITH
INCOMES UP TO \$75K**



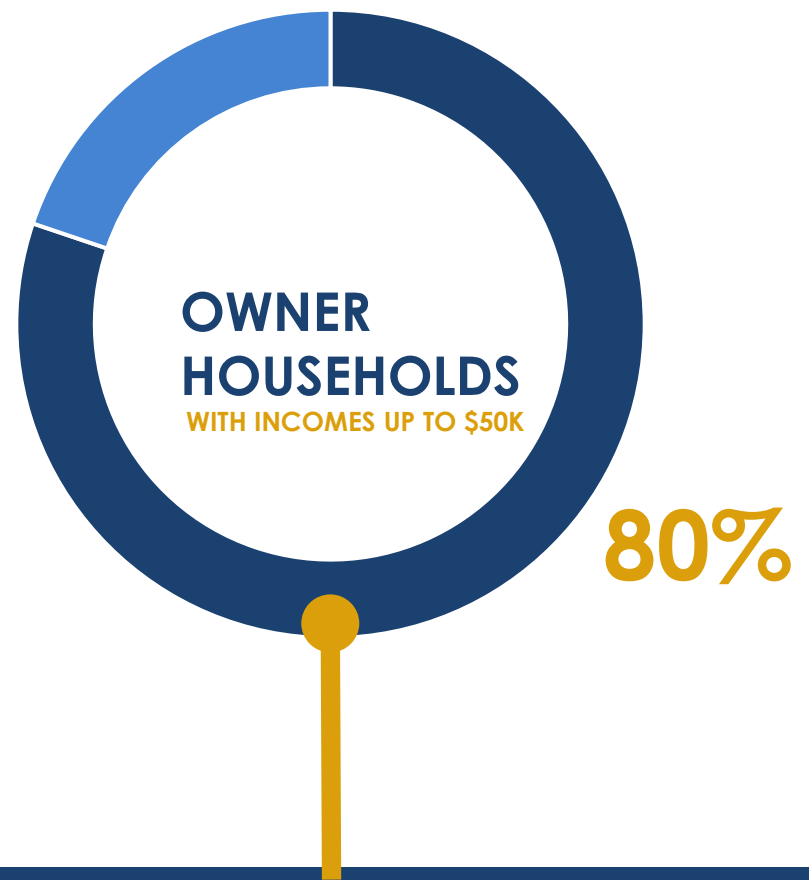
~3,500

**# HOUSING COST BURDENED
OWNER HOUSEHOLDS WITH
INCOMES UP TO \$75K**



~10,500

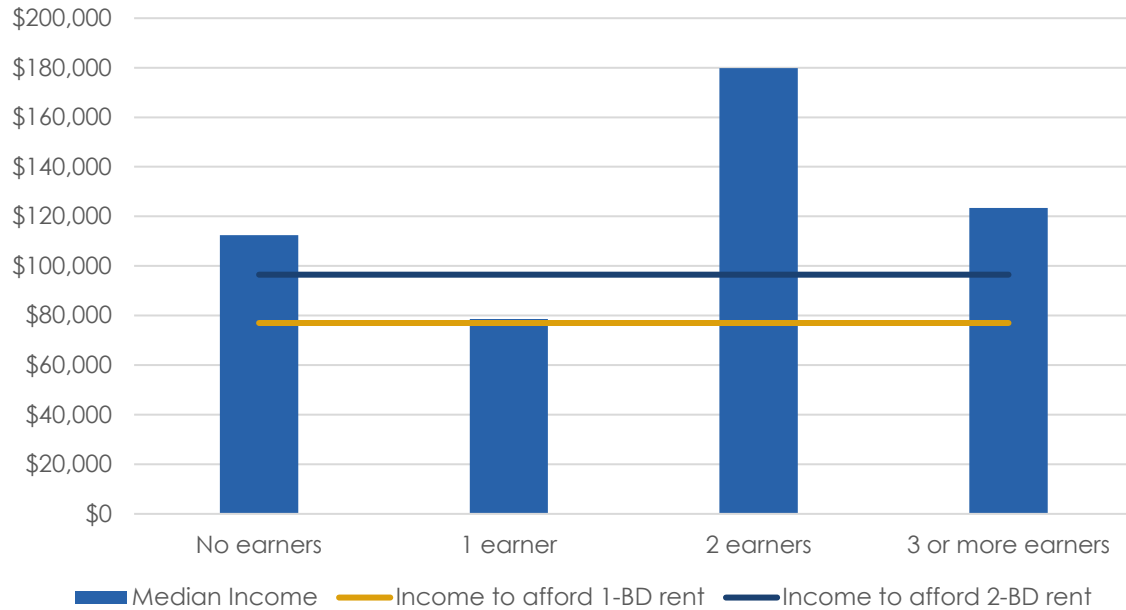
**# HOUSING COST BURDENED
RENTER HOUSEHOLDS WITH
INCOMES UP TO \$50K**



~2,200

**# HOUSING COST BURDENED
OWNER HOUSEHOLDS WITH
INCOMES UP TO \$50K**

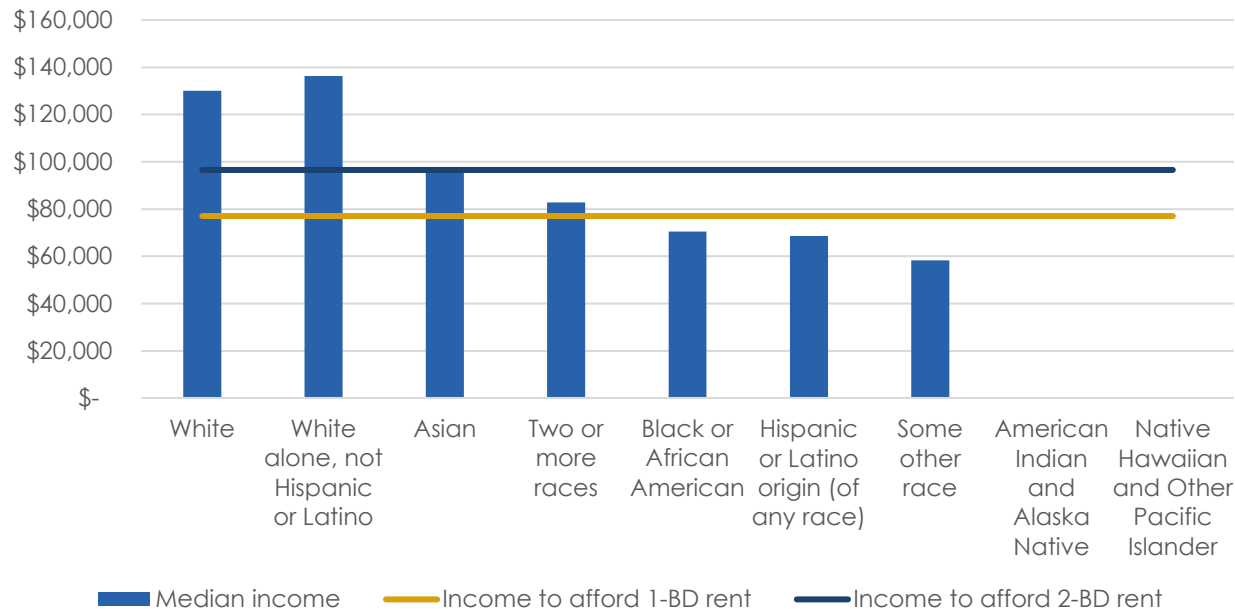
Median Income by Number of Earners



~\$77,000

INCOME NEEDED TO
AFFORD AVERAGE 1
BEDROOM RENT +
UTILITIES

Median Income by Race



~\$96,500

INCOME NEEDED TO
AFFORD AVERAGE 2
BEDROOM RENT +
UTILITIES

Source: City of Alexandria, 2017-2021 ACS 5-Year Estimates; Office of Housing; CoStar

WHO CAN AFFORD TO RENT IN THE CITY?

Typical Average Hourly Wages:

Fast Food Cook: \$14.86

Housekeeper: \$15.51

City Lifeguard: \$17.41 (2022)

ALDI Hourly Employee (starting): \$18.00 (2022)

Tour and Travel Guides: \$18.28

Bank Teller: \$19.24

Pharmacy Technician: \$19.67

ACPS Administrative Assistant I: \$20.08 (Grade 18)

ACPS School Nutrition Manager II: \$21.77 (Step 1)

ACPS Bus Driver: \$22.18 (Grade 3)

Veterinary Technician: \$22.72

City Librarian 1 (min starting): \$23.84 (2022)

Heating and Air Mechanics and Installers: \$30.81

City Senior Therapist (starting): \$31.95 (2022)

Interior Designer: \$33.68

Paralegals and Legal Assistants: \$35.90

Electrical Power-Line Installers and Repairers: \$36.29

Graphic Designers: \$36.94

Dental Hygienist: \$42.70

Civil Engineer: \$48.14

Construction Manager: \$56.50

Sources: Bureau of Labor Statistics, 2021 Occupational Employment Statistics (<https://data.bls.gov/oes>); City of Alexandria Public Schools 2022-2023 Salary Scales; City of Alexandria Job, ACPS, and Library Opportunities webpage August 18, 2022; City of Alexandria 2022 Market Rent Survey; Wage: $((\text{average rent}/.3)*12\text{months})/2,080$ work hours per year

WHO CAN AFFORD TO RENT IN THE CITY?

Typical Average Hourly Wages:

Fast Food Cook: \$14.86

Housekeeper: \$15.51

City Lifeguard: \$17.41 (2022)

ALDI Hourly Employee (starting): \$18.00 (2022)

Tour and Travel Guides: \$18.28

Bank Teller: \$19.24

Pharmacy Technician: \$19.67

ACPS Administrative Assistant I: \$20.08 (Grade 18)

ACPS School Nutrition Manager II: \$21.77 (Step 1)

ACPS Bus Driver: \$22.18 (Grade 3)

Veterinary Technician: \$22.72

City Librarian 1 (min starting): \$23.84 (2022)

Heating and Air Mechanics and Installers: \$30.81

City Senior Therapist (starting): \$31.95 (2022)

Interior Designer: \$33.68

Paralegals and Legal Assistants: \$35.90

Electrical Power-Line Installers and Repairers: \$36.29

Graphic Designers: \$36.94

Dental Hygienist: \$42.70

Civil Engineer: \$48.14

Construction Manager: \$56.50

\$36.92/hr

(~\$77,000/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)

Sources: Bureau of Labor Statistics, 2021 Occupational Employment Statistics (<https://data.bls.gov/oes>); City of Alexandria Public Schools 2022-2023 Salary Scales; City of Alexandria Job, ACPS, and Library Opportunities webpage August 18, 2022; City of Alexandria 2022 Market Rent Survey; Wage: ((average rent/.3)*12months)/2,080 work hours per year

HOUSING INSTABILITY: EVICTIION TRENDS

773

SUMMONS FOR UNLAWFUL DETAINER
FILED JANUARY 1-MARCH 12, 2023

433

WRITS OF EVICTION ISSUED
JANUARY 1-MARCH 12, 2023

376%

increase from previous year;
COVID-19 eviction
moratorium lifted July 1, 2022

Addressing Housing Need

2013 Housing Master Plan: roadmap through 2025 for affordable housing policy and investment

- Dedicated funding, non-City resources, public-private partnerships
- Enhanced affordable housing contribution policies
- Land use, zoning (RMF, ADUs, co-living), citywide plans
- Deeply affordable housing
- Collaboration with partners (nonprofits and ARHA)

2024/25 Housing Master Plan Update: centered in equity to address past and explore new tools

- Emerging land use trends
- Deeply affordable housing and economic mobility
- New homeownership models
- Strengthening condominium communities through governance training and tools to address deferred maintenance
- Enhanced legislative authority, including tenant protections
- Senior housing + care

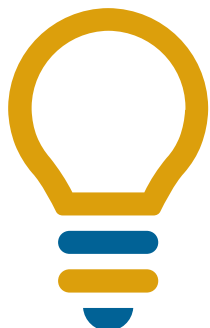
REFERENCE information



PLANNING + ZONING +
FINANCING +
POLICIES/PROCEDURES



PARTNERSHIPS



INNOVATION

HOW
AFFORDABLE
HOMES GET BUILT,
PRESERVED, &
ENHANCED

CITY INVESTMENT NEEDED TO
CONSTRUCT ONE NEW AFFORDABLE
UNIT

TOOLS: BONUS DENSITY + HEIGHT;
RMF ZONE

 **UNDER CONSIDERATION:**
NEW ZONING FOR HOUSING
TOOLS

TOOLS: DEVELOPER
CONTRIBUTIONS TO HOUSING TRUST
FUND + REVENUE FROM MEALS TAX
INCREASE + HOME/CDBG + VH
AMAZON IMPACT GRANT +
AMAZON HOUSING EQUITY FUND

TOOLS: POLICES AND PROCEDURES

TODAY'S
CHALLENGE!

\$40k

2013

\$120k+

2023

Housing Links

- Sign up for eNews (select “Affordable Housing” option)
- Housing Publications: alexandriava.gov/housing/housing-publications-reports-and-videos
- Renter Resources: alexandriava.gov/housing-services/renter-resources
- Homeowner Resources: alexandriava.gov/housing-services/homeowner-resources
- Homebuyer Resources: alexandriava.gov/housing-services/homebuyer-resources
- Housing Boards and Committees (AHAAC & LTRB): alexandriava.gov/housing/housing-boards-and-committees
- Track our progress on the Housing Opportunities Indicator [Dashboard](#)

Affordability Defined



New median income data is available each spring!

2022 Area Median Income	1-Person Household	4-Person Household	COMMITTED AFFORDABLE RENTALS
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	COMMITTED AFFORDABLE HOMEOWNERSHIP
MATH 80% AMI	\$79,760	\$113,840	
100% AMI	\$99,700	\$142,300	

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

Notes for Committed Affordable Rental Map

- 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 special use permit approvals are also not reflected.