



# 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.**



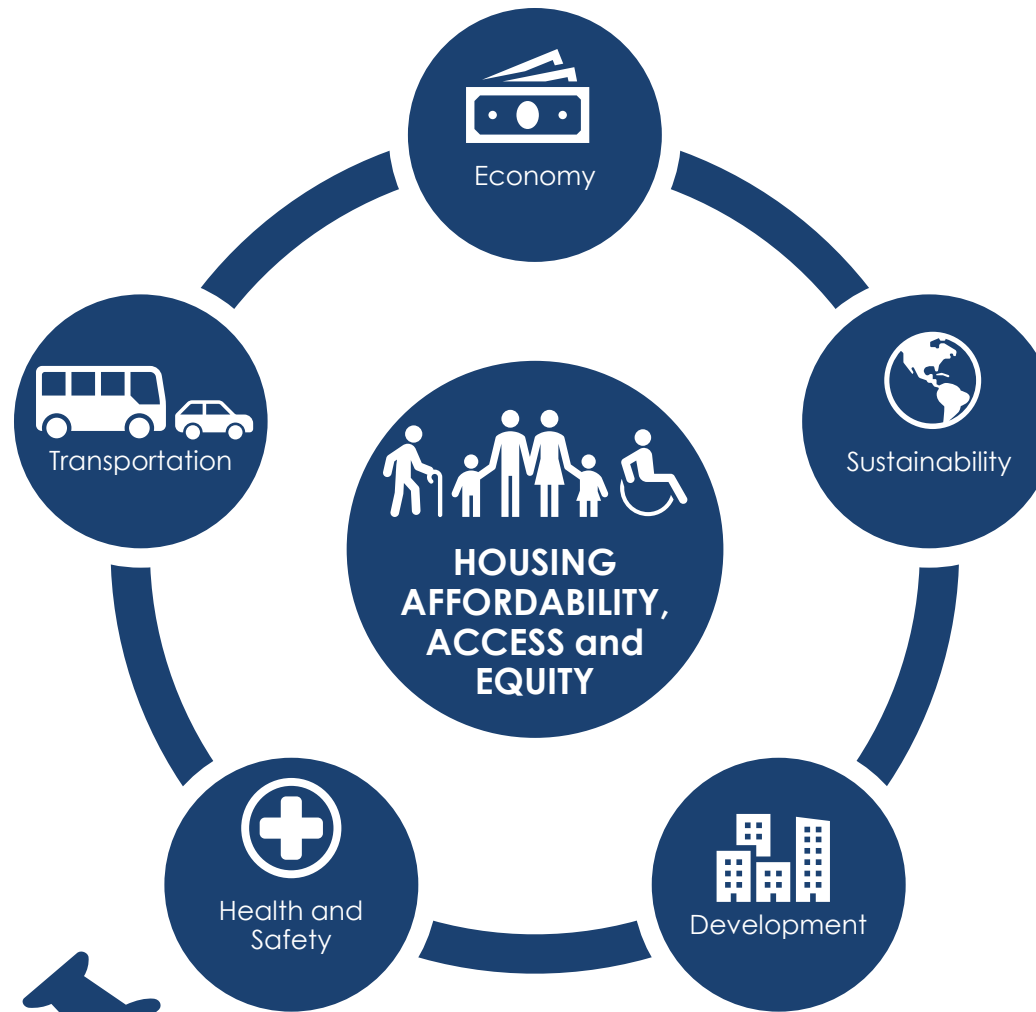
Having an **affordable home** ensures a household pays no more than approximately **30%** of its income (before taxes) on housing costs, such as rent/mortgage, utilities, property taxes, and insurance.

# 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**

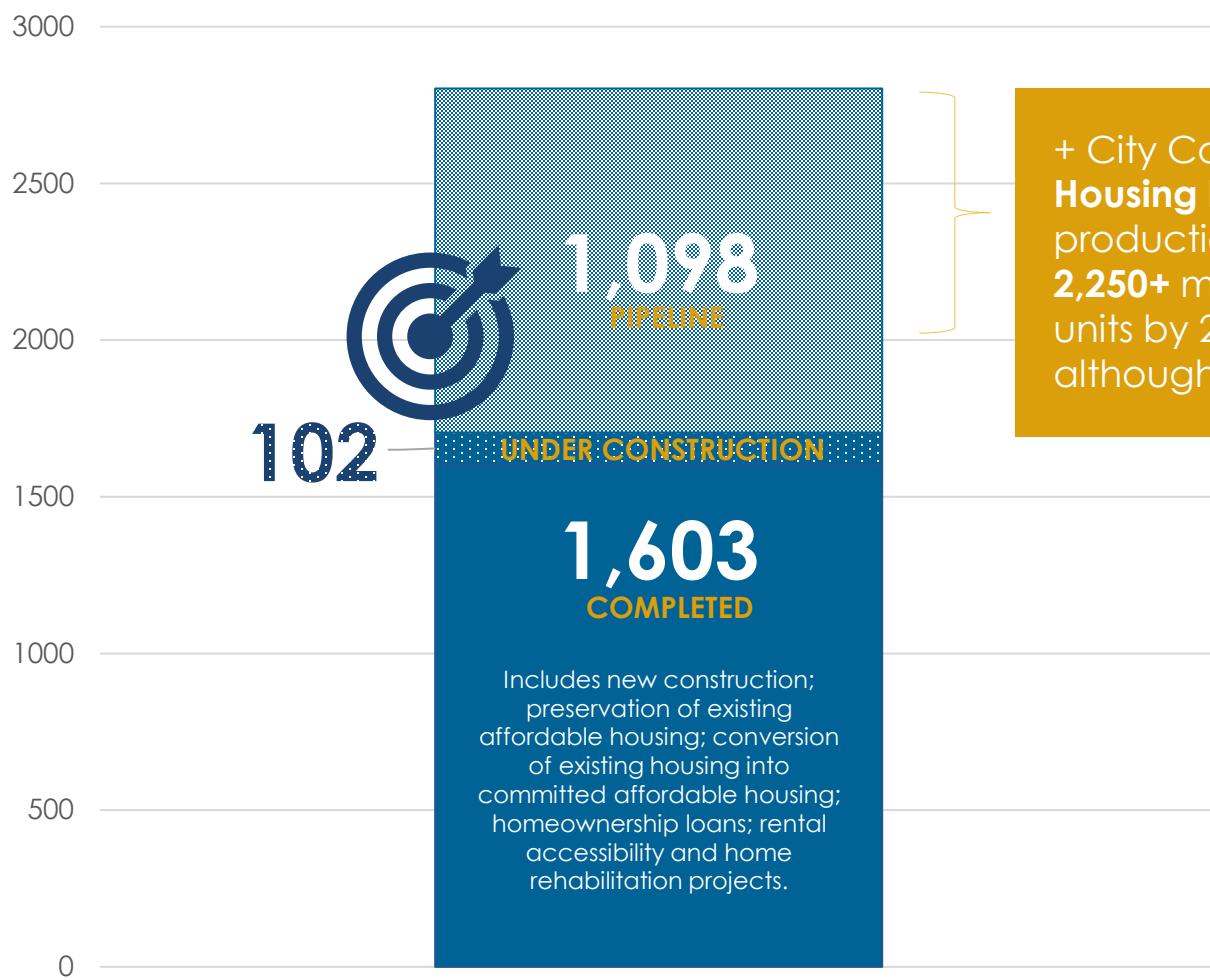


**2021 ALL Alexandria Resolution:** commitment to Racial and Social Equity

# 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.

Includes new construction; preservation of existing affordable housing; conversion of existing housing into committed affordable housing; homeownership loans; rental accessibility and home rehabilitation projects.



# 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

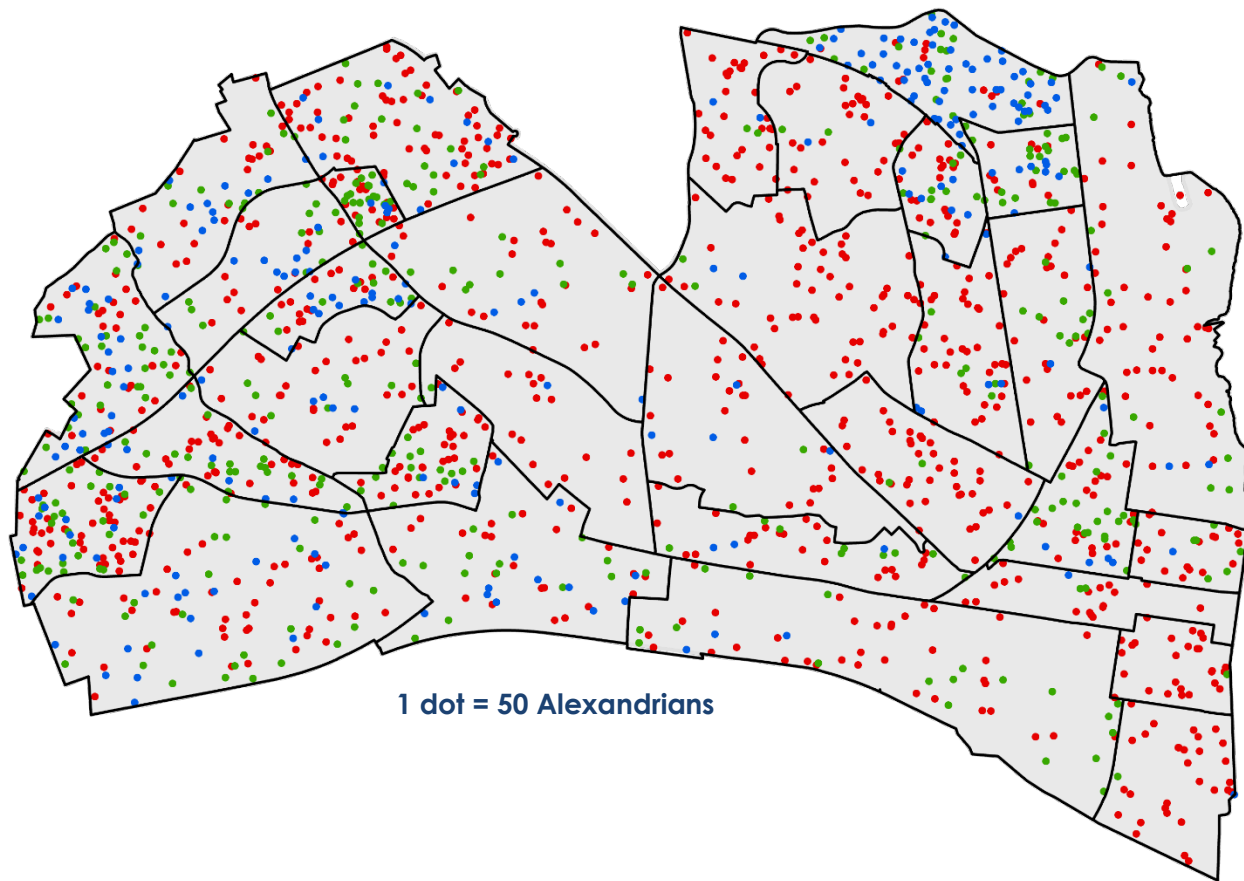


**20%** of our households have a member 65+



**20%** of our households have children under 18

# Our DIVERSITY BY THE NUMBERS

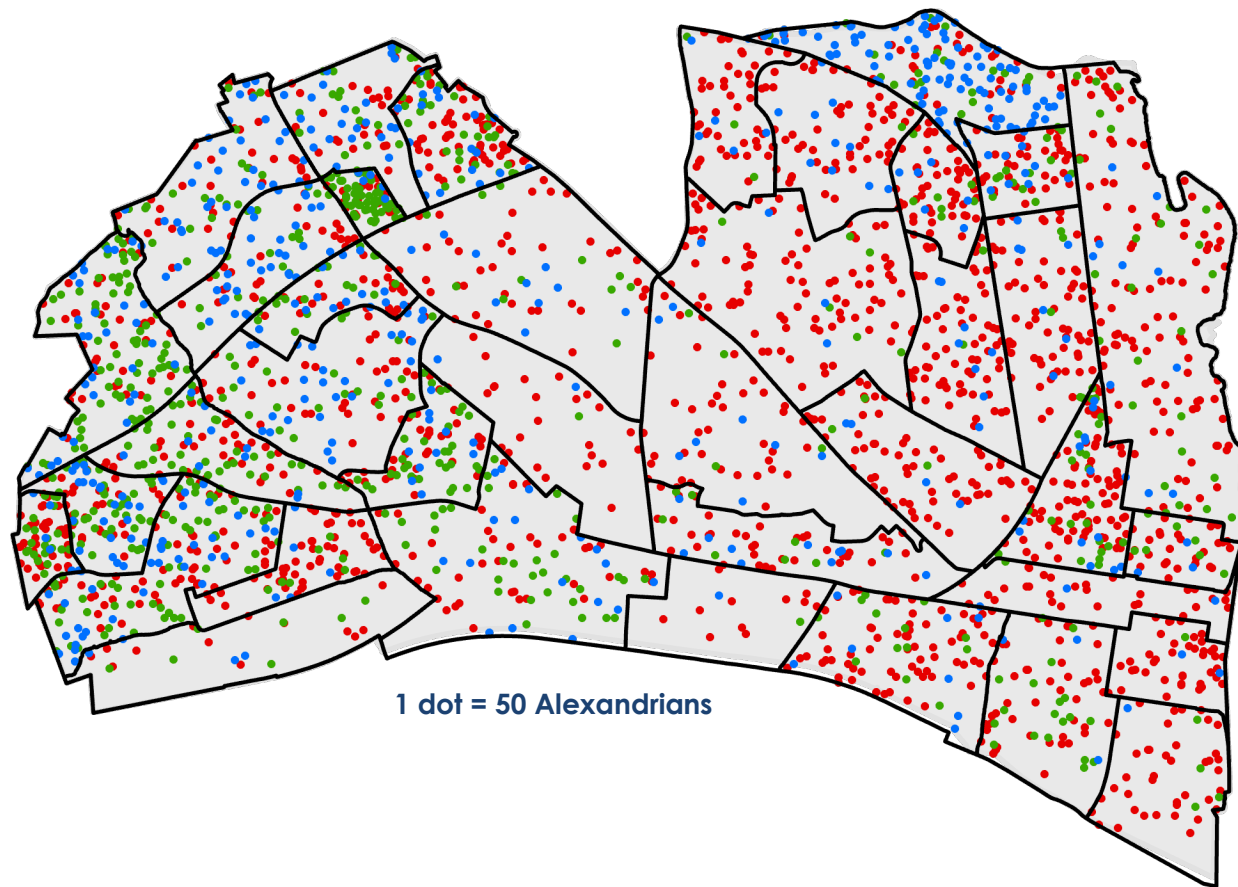


● Hispanic (All races)

● Non-Hispanic Black

● Non-Hispanic White

# Our DIVERSITY BY THE NUMBERS



1 dot = 50 Alexandrians

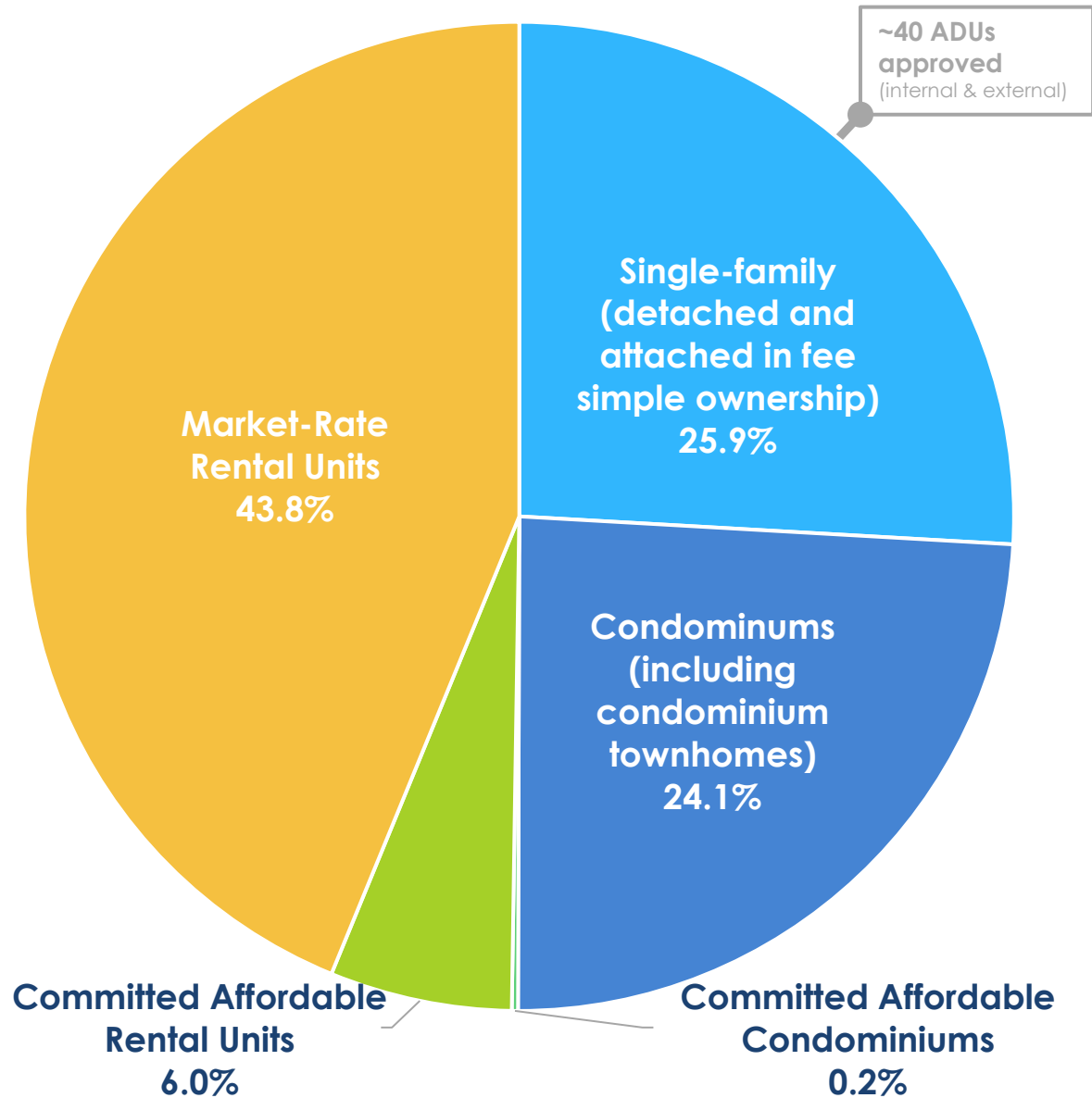
● Hispanic (All  
races)

● Non-Hispanic  
Black

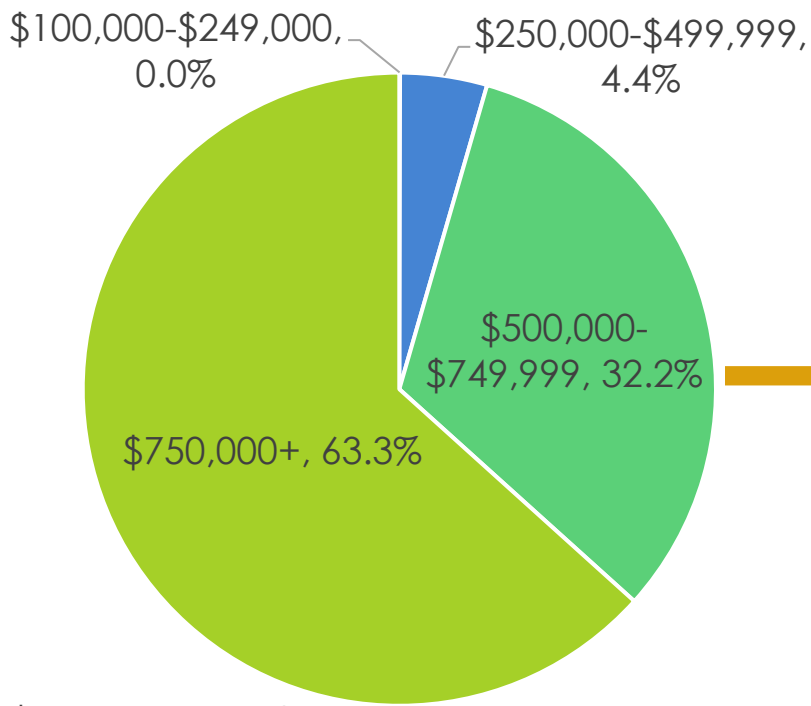
● Non-Hispanic  
White



# Our HOUSING BY THE NUMBERS

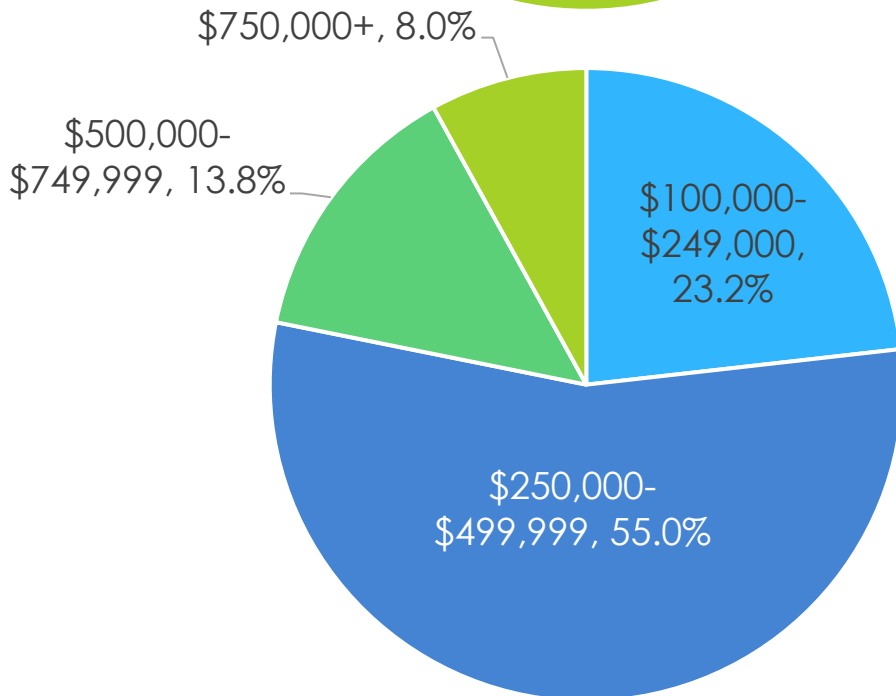


Source: Office of Real Estate Assessment, February 2023; Office of Housing, March 2023



**\$940,375**

**AVERAGE SINGLE-FAMILY ASSESSED VALUE**

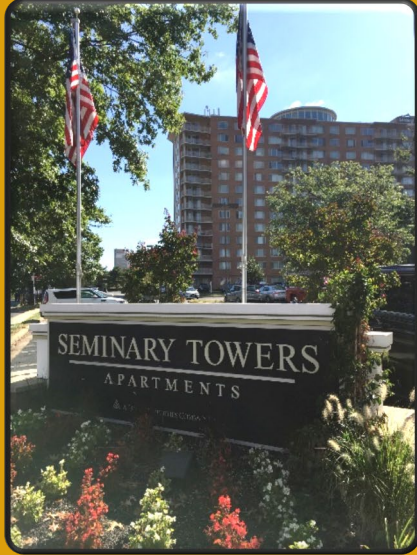


**\$407,616**

**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

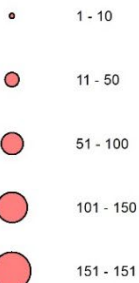
2022 AVERAGE 2-BEDROOM MARKET RENT + UTILITIES



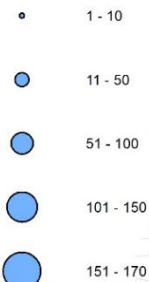
Source: Office of Housing, 2022; CoStar



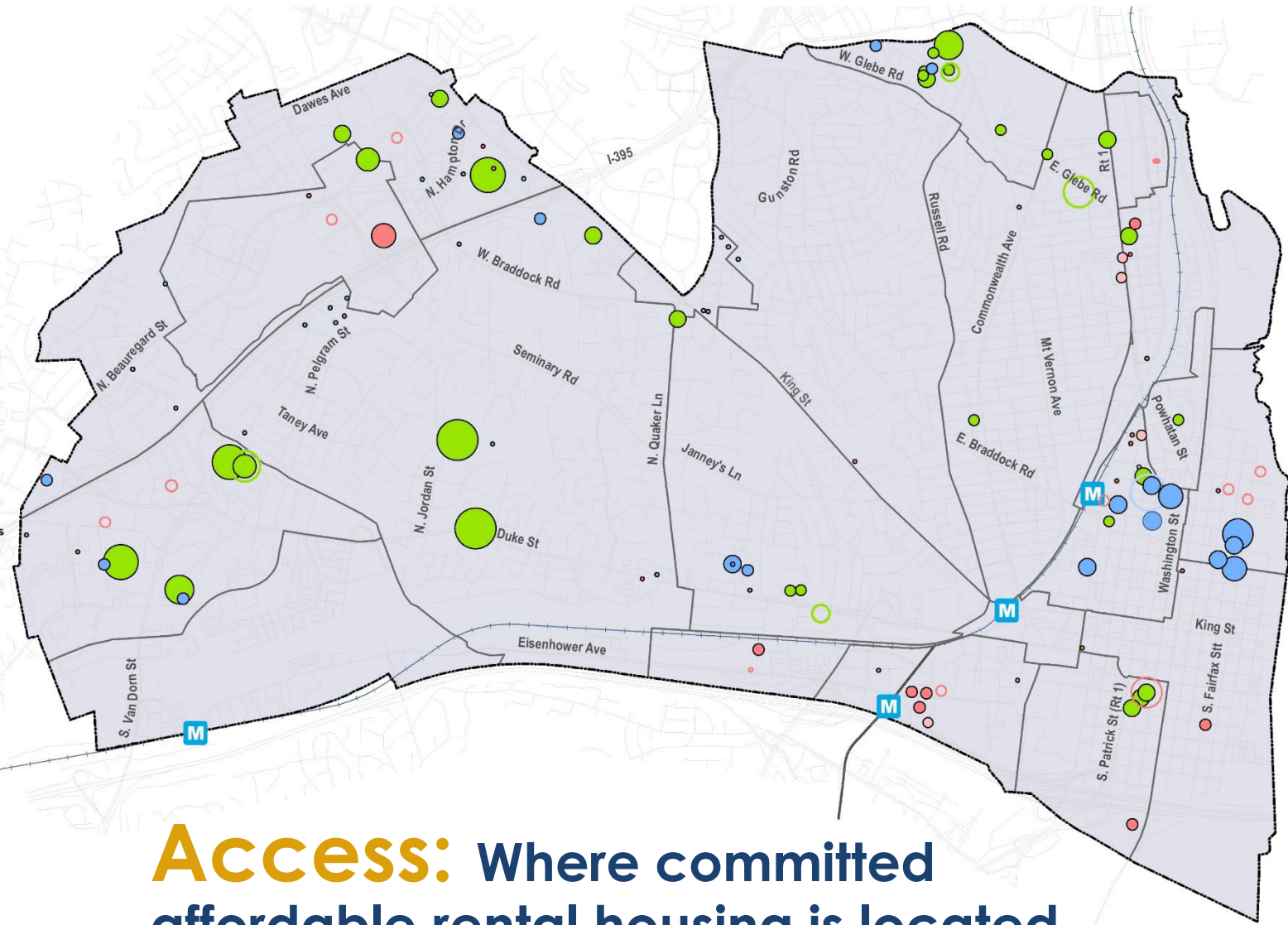
Set-Aside Units



Resolution 2876 Units



Privately-owned Assisted Units

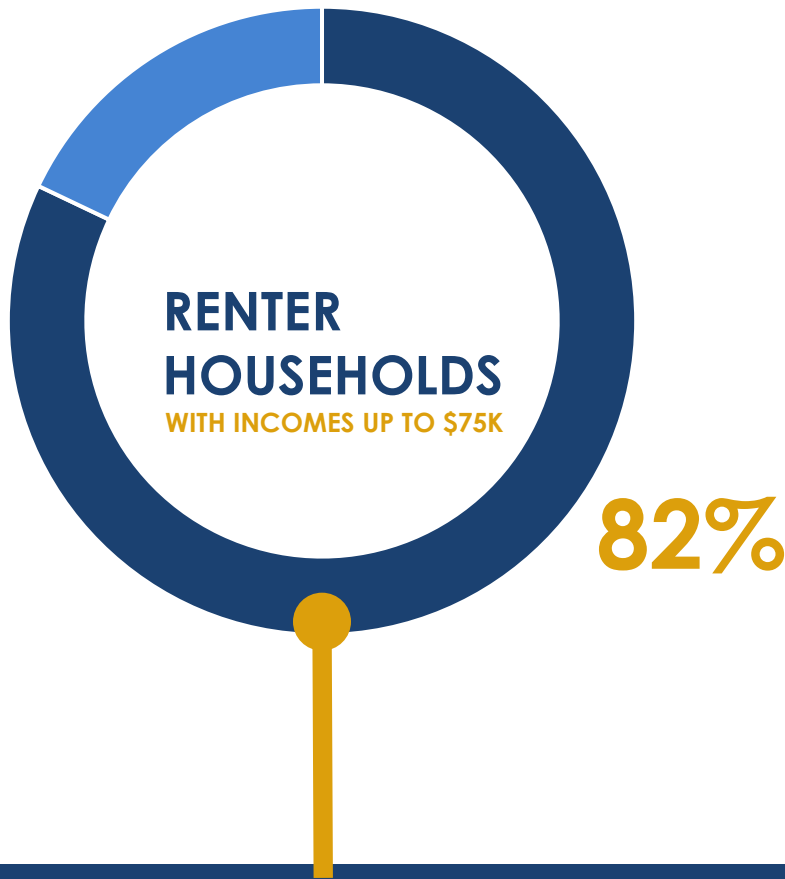


# Access: Where committed affordable rental housing is located in the City

Source: Office of Housing, March 2023

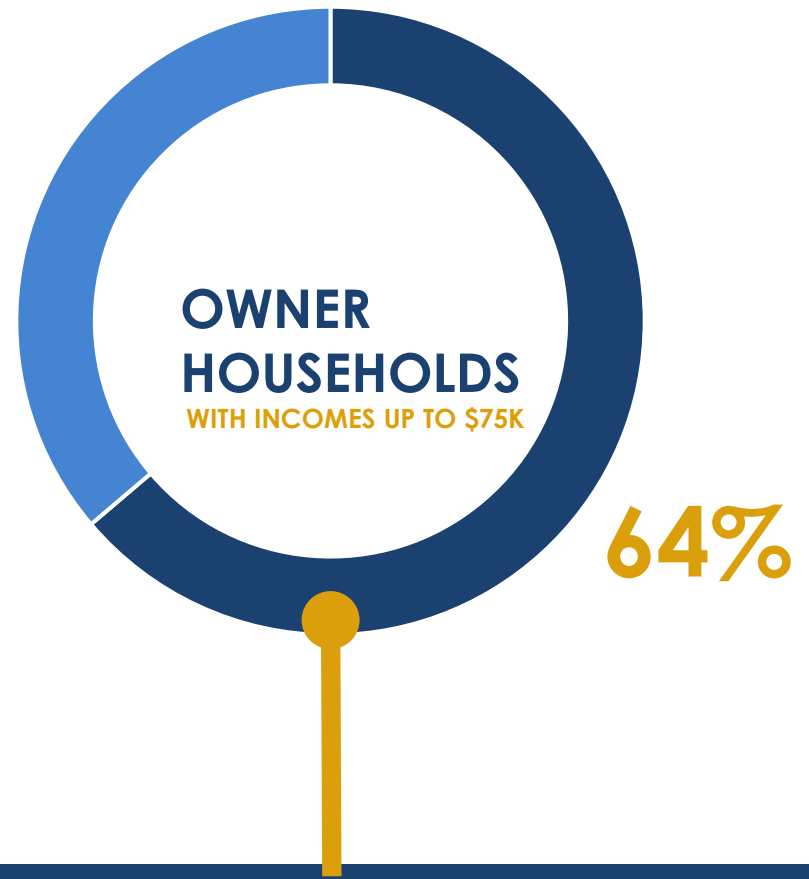
Symbols represent total units in one generalized location; many communities comprise multiple buildings, some on non-adjointing parcels. Outlined symbols represent anticipated units in the pipeline, not yet under construction.

# HOUSING VULNERABILITY



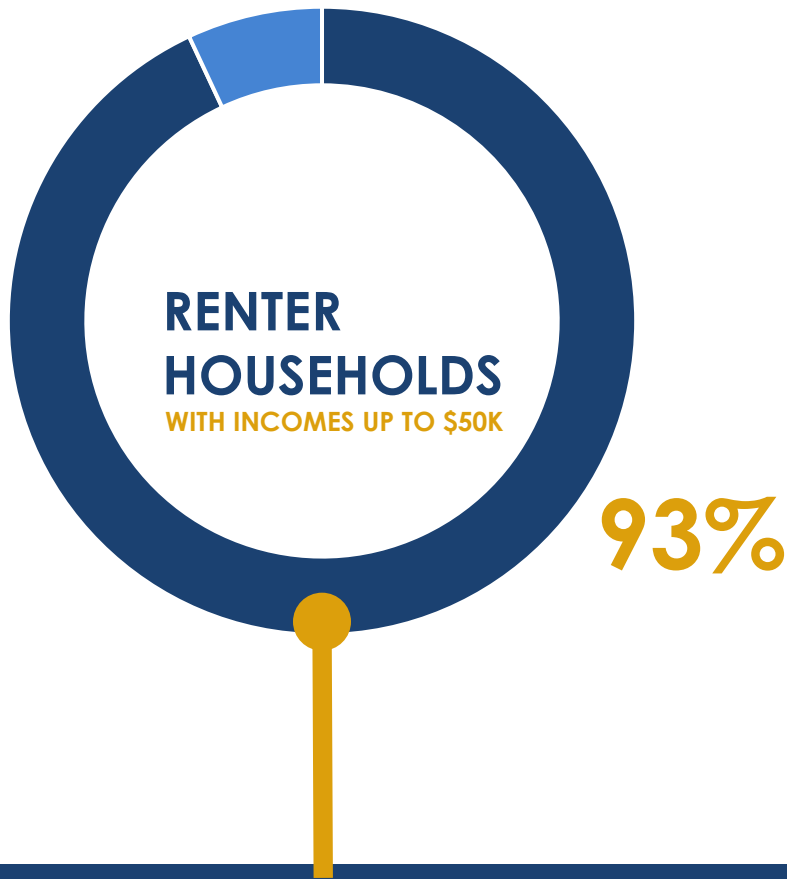
**~15,500**

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



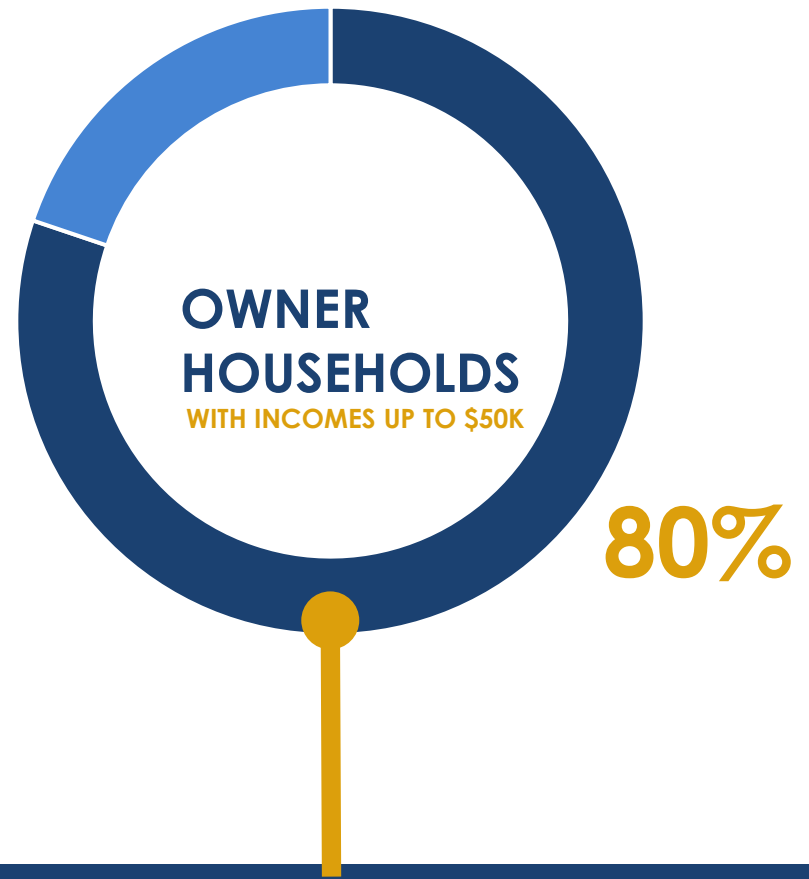
**~3,500**

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



**~10,500**

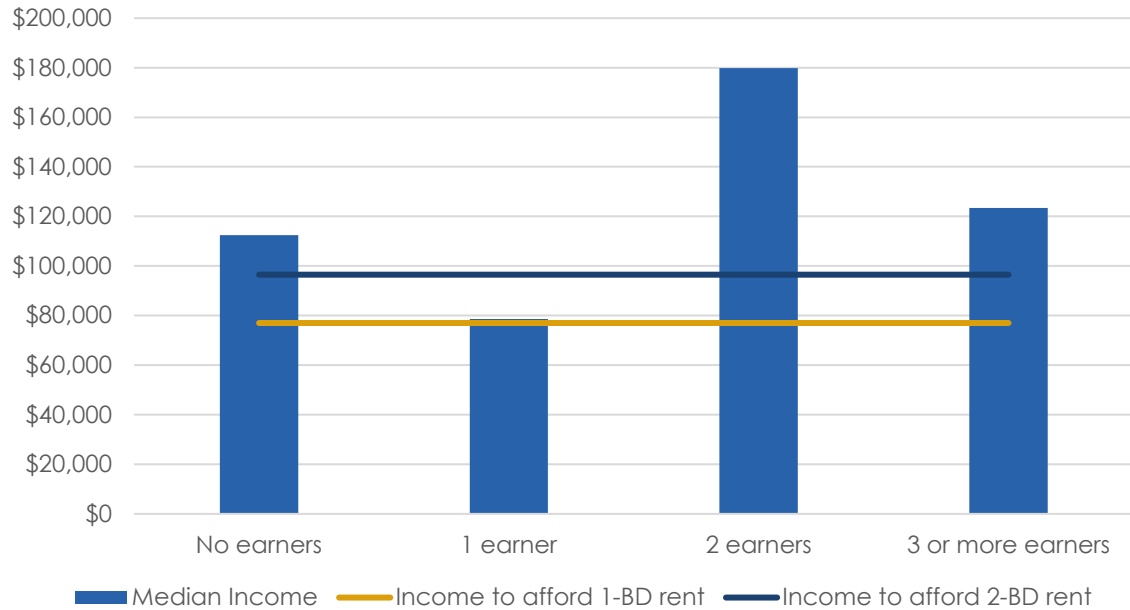
# HOUSING COST BURDENED  
RENTER HOUSEHOLDS WITH  
INCOMES UP TO \$50K



**~2,200**

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

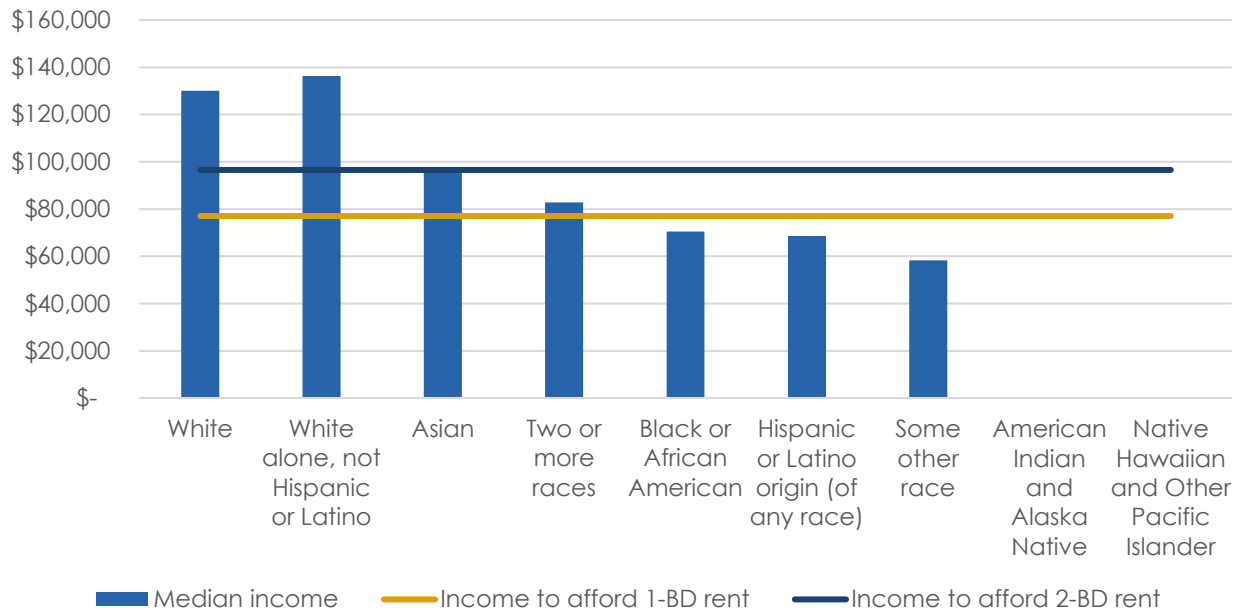
## Median Income by Number of Earners



~\$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

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# \$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:  $((\text{average rent}/.3)*12\text{months})/2,080$  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



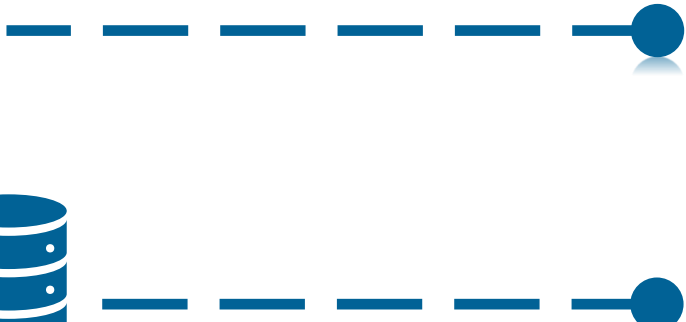
**PLANNING + ZONING +  
FINANCING +  
POLICIES/PROCEDURES**



**PARTNERSHIPS**



**INNOVATION**



**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

**HOW  
AFFORDABLE  
HOMES GET BUILT,  
PRESERVED, &  
ENHANCED**

**CITY INVESTMENT NEEDED TO  
CONSTRUCT ONE NEW AFFORDABLE  
UNIT**

**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](https://alexandriava.gov/housing/housing-publications-reports-and-videos)
- Renter Resources: [alexandriava.gov/housing-services/renter-resources](https://alexandriava.gov/housing-services/renter-resources)
- Homeowner Resources: [alexandriava.gov/housing-services/homeowner-resources](https://alexandriava.gov/housing-services/homeowner-resources)
- Homebuyer Resources: [alexandriava.gov/housing-services/homebuyer-resources](https://alexandriava.gov/housing-services/homebuyer-resources)
- Housing Boards and Committees (AHAAC & LTRB): [alexandriava.gov/housing/housing-boards-and-committees](https://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
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
MATH 80% AMI	\$79,760	\$113,840
100% AMI	\$99,700	\$142,300

**COMMITTED AFFORDABLE RENTALS**

**COMMITTED AFFORDABLE HOMEOWNERSHIP**

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.