



CITY ACADEMY OFFICE OF HOUSING



Tamara Jovovic & Kenny Turscak

April 2023

Office of Housing



17*-member strong

* ARPA \$ are supporting expansion of landlord-tenant work (7/21-12/24)



Provides landlord-tenant services (complaint resolution, mediation, and relocation assistance) and eviction prevention



Develops affordable housing policy



Conducts fair housing testing and training



Provides loans and technical assistance to partners



Provides home purchase assistance and training, foreclosure prevention, and condo governance education



Works to secure affordable units through development



Runs home rehabilitation loan program, and manages rental accessibility grants

Alexandria Redevelopment and Housing Authority (ARHA)



Owens and operates public housing and affordable housing, including units that serve Alexandria's lowest income residents

VOUCHERS:
1,468 leased
out of 1,997
allocated

Administers Housing Choice (Section 8) Voucher (HCV) program to provide greater access to housing on the private market

HCVs expand housing choice for eligible tenants by subsidizing rent payments up to the Small Area Fair Market Rent; HCV holders typically pay 30% of household income on rent and utilities. In July 2020, the State of Virginia passed a law that prevents rental properties with more than 4 units from discriminating based on source of income.



9-member ARHA Board of Commissioners appointed by City Council

IMPORTANCE OF HOUSING AFFORDABILITY



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.**

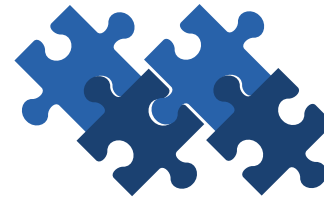
Stable, safe, diverse and affordable housing **supports economic vitality and competitiveness as businesses decide to remain, expand and/or locate in the City.**

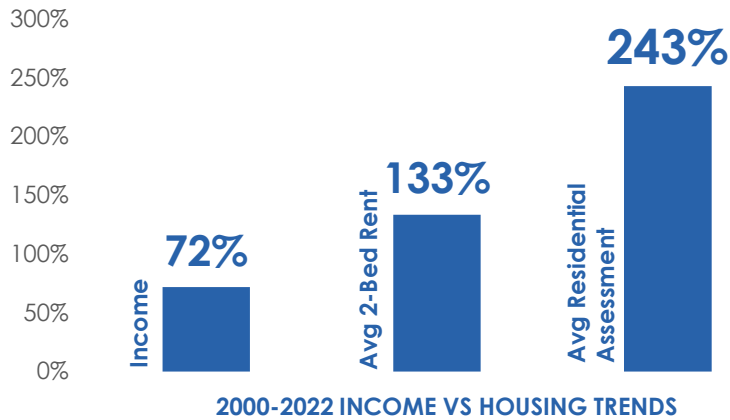


Having an **affordable home** ensures a household pays no more than approximately **30%** of its income (before taxes) on housing costs, such as rent/mortgage, utilities, property taxes, and insurance.



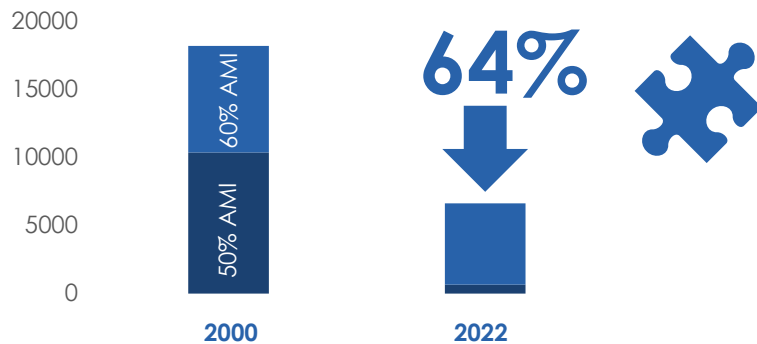
DEMAND FOR AFFORDABLE HOUSING DRIVEN BY...





 Growing gap in income vs housing costs

 Limited federal housing funding



 Loss of market-affordable units (2000-2022)

 Demographic changes

 **12%** GROWTH IN FOOD ESTABLISHMENT JOBS

 **11%** GROWTH IN CONSTRUCTION JOBS

 **41%** GROWTH IN HOME HEALTH CARE SERVICES

 Projected local job growth in lower-wage sectors (2018-2028)

Source: Virginia Employment Commission, Economic Information & Analytics, Long Term Projections by Industry, 2018-2028.

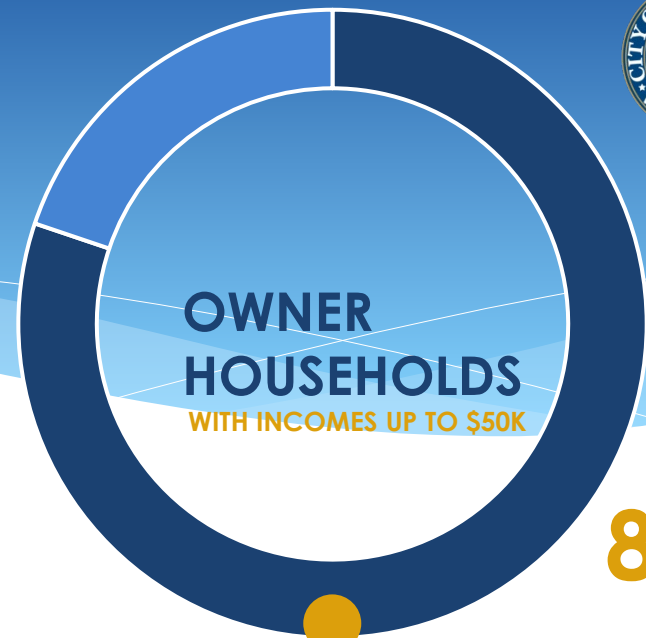
HOUSING VULNERABILITY



93%

~10,500

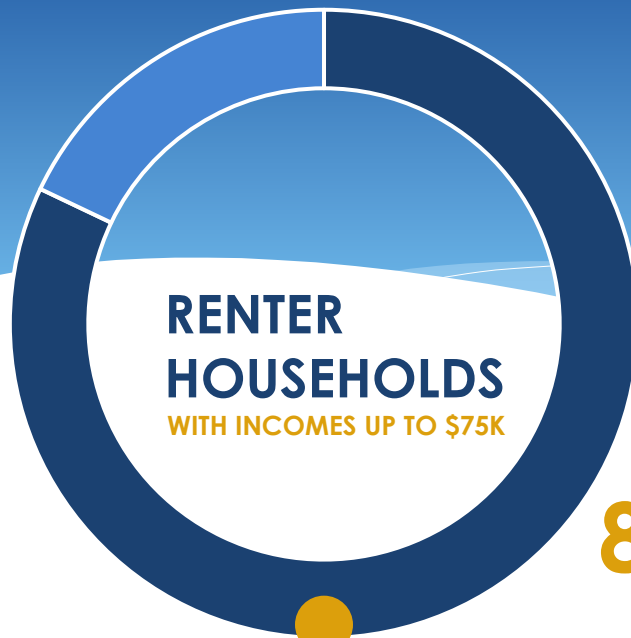
HOUSING COST BURDENED
RENTER HOUSEHOLDS WITH
INCOMES UP TO \$50K



80%

~2,200

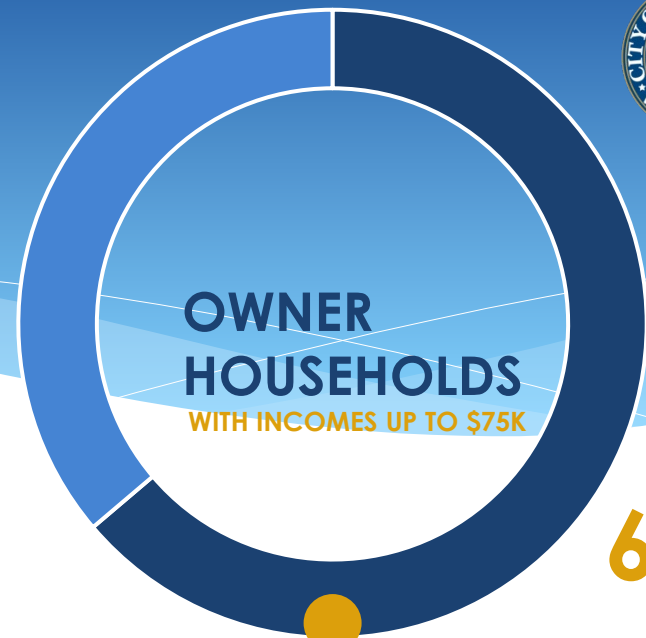
HOUSING COST BURDENED
OWNER HOUSEHOLDS WITH
INCOMES UP TO \$50K



82%

~15,500

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



64%

~3,500

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

HOUSING INSTABILITY: EVICTIION TRENDS ≡

1,266

SUMMONS FOR UNLAWFUL DETAINER
FILED JANUARY 1- April 9, 2023

635

WRITS OF EVICTION ISSUED
JANUARY 1-April 9, 2023

376%

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

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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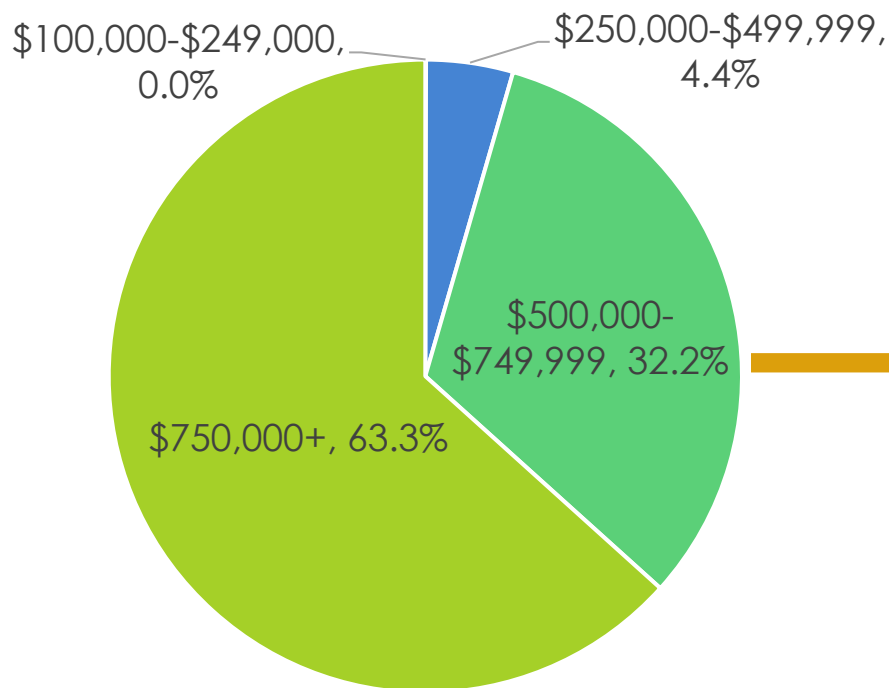
\$36.92/hr

(~\$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)

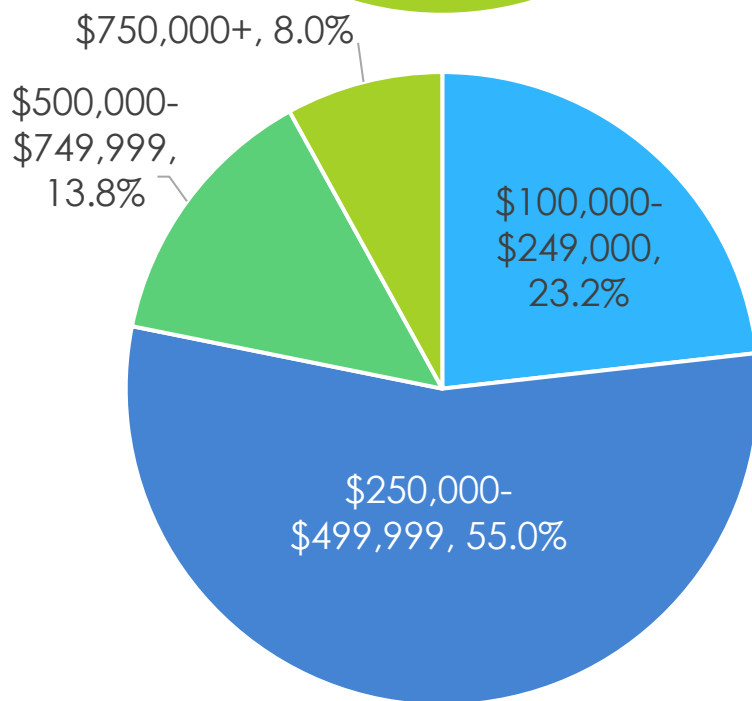
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WHO CAN AFFORD TO OWN IN THE CITY?



\$940,375

AVERAGE SINGLE-FAMILY ASSESSED VALUE



\$407,616

AVERAGE CONDOMINIUM ASSESSED VALUE

+ CONDOMINIUM FEES

Source: Office of Real Estate Assessment, February 2023

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**



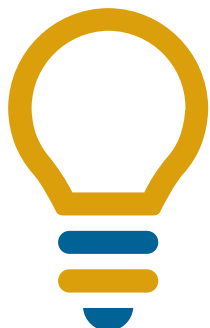
2021 ALL Alexandria Resolution: commitment to Racial and Social Equity



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 DEVELOPMENT:
NEW ZONING FOR HOUSING
TOOLS

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

TOOLS: POLICES AND PROCEDURES

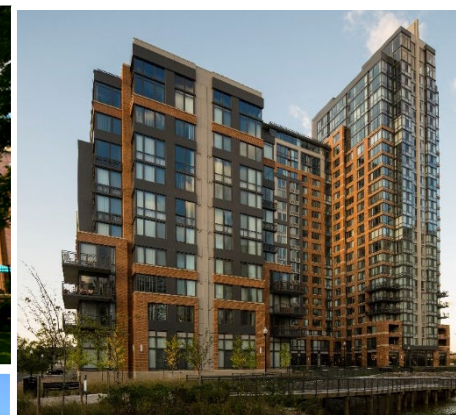
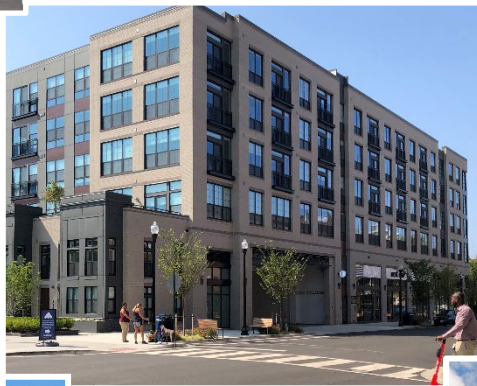
TODAY'S
CHALLENGE!

\$40k

2013

\$120k+

2023



INNOVATIVE APPROACHES & PARTNERSHIPS!

- SET-ASIDE UNITS IN PRIVATE DEVELOPMENT
- 100% AFFORDABLE OR MIXED-INCOME
- CO-LOCATED WITH PUBLIC AND/OR COMMERCIAL USE
- BUILT ON PUBLIC LAND
- INFILL WITH GROUND LEASE
- DEVELOPMENT RIGHTS IN LARGER PROJECT
- PARTNERSHIP WITH FAITH-BASED INSTITUTION
- SENIOR HOUSING
- MIXED-ABILITY, MIXED-TENURE
- AFFORDABLE HOMEOWNERSHIP
- JOINT VENTURE WITH PRIVATE SECTOR
- PRESERVATION THROUGH INVESTMENT or REDEVELOPMENT
- REPOSITIONING PUBLIC HOUSING

Challenges



1. Cost of achieving deeper levels of affordability, in particular at 30-40% of the area median income
2. Land availability and cost
3. Statewide competition for affordable housing funding
4. Pairing housing with services and care
5. Preservation of assisted properties and expiration of affordability

Opportunities

1. Development pipeline
 - a. New construction projects – rental and for-sale
 - b. Preservation projects
 - c. ARHA redevelopment and repositioning process
 - d. Affordable homeownership
2. Small area planning and implementation
 1. [Alexandria West](#)
 2. [Arlandria-Chirilagua](#)
3. Housing policy studies/initiatives
 - a. [Zoning for Housing](#)
 - b. ALL Alexandria - Achieving Racial and Social Equity
4. Housing Master Plan Update (2024-2025)

Housing Alexandria – Mount Vernon/Glebe New Construction Project



Wesley – ParcView Renovation and Expansion Project



ARHA – Samuel Madden Mixed-Income Redevelopment Project



Contact Us!

Office of Housing
421 King Street, Suite 215
703-746-4990

alexandriava.gov/Housing

703-746-3097 ([Tamara Jovovic](#), Housing Program Manager)
703-746-3084 ([Brandi Collins](#), Housing Program Manager)
703-746-3083 ([Virginia Patton](#), Relocation Housing Program Manager)*
703-746-3098 ([Kenny Turscak](#), Housing Analyst)
703-746-3087 ([Vicente Espinoza](#), Homeownership Specialist)*
703-746-3091 ([Arthur Thomas](#), Home Rehabilitation Specialist)
703-746-3086 ([Gwen Lassiter](#), Landlord-Tenant Relations)
703-746-3080 ([Goodman Okpara](#), Fair Housing Specialist)

*Se habla Español





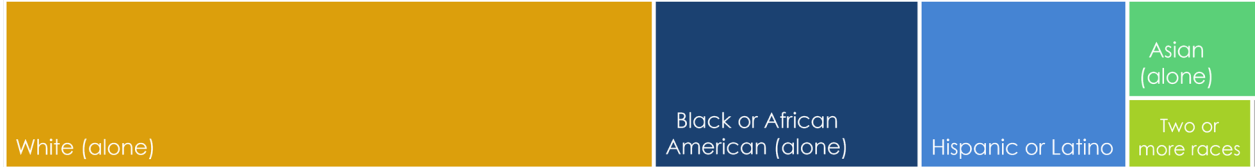
Reference Slides

Resources



- **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](#)

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

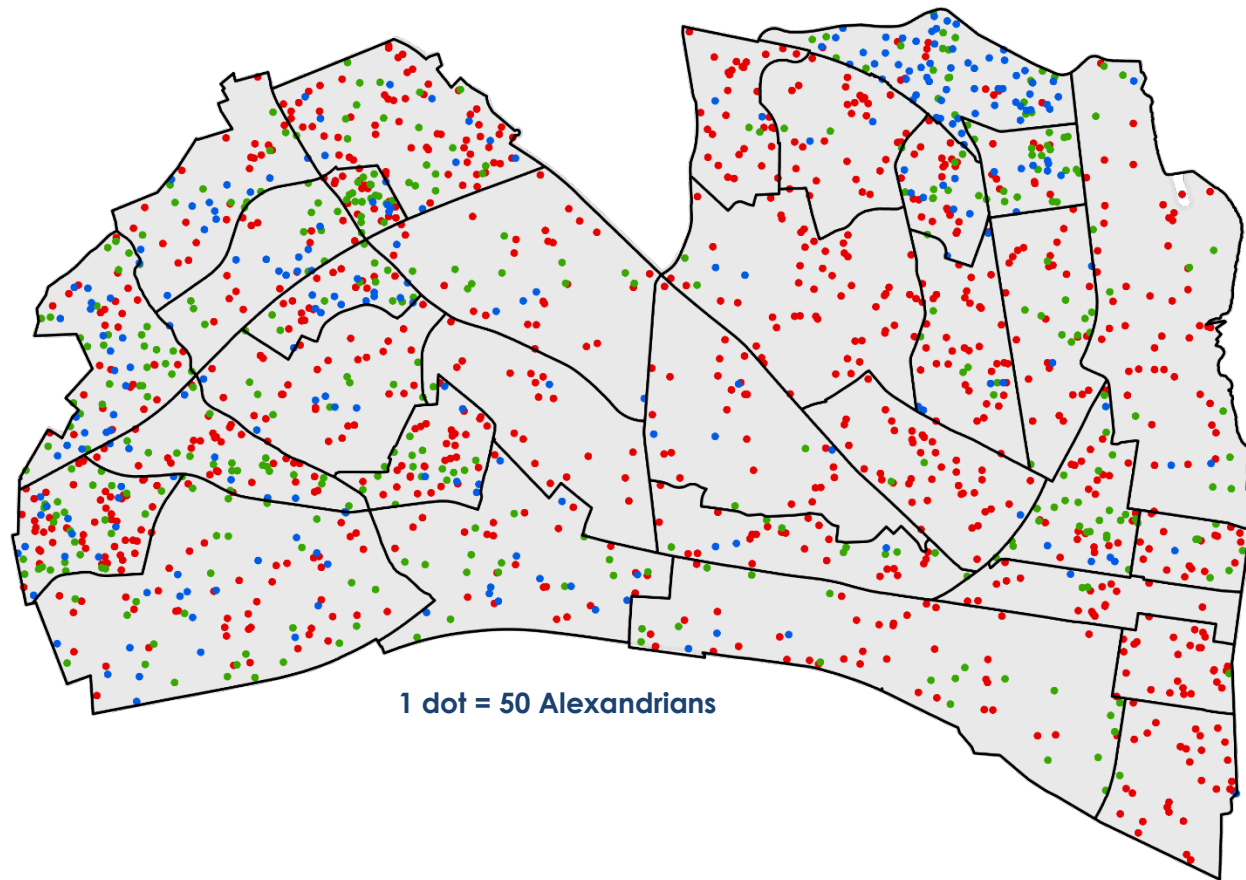


20% of our households have a member 65+



20% of our households have children under 18

Our DIVERSITY BY THE NUMBERS

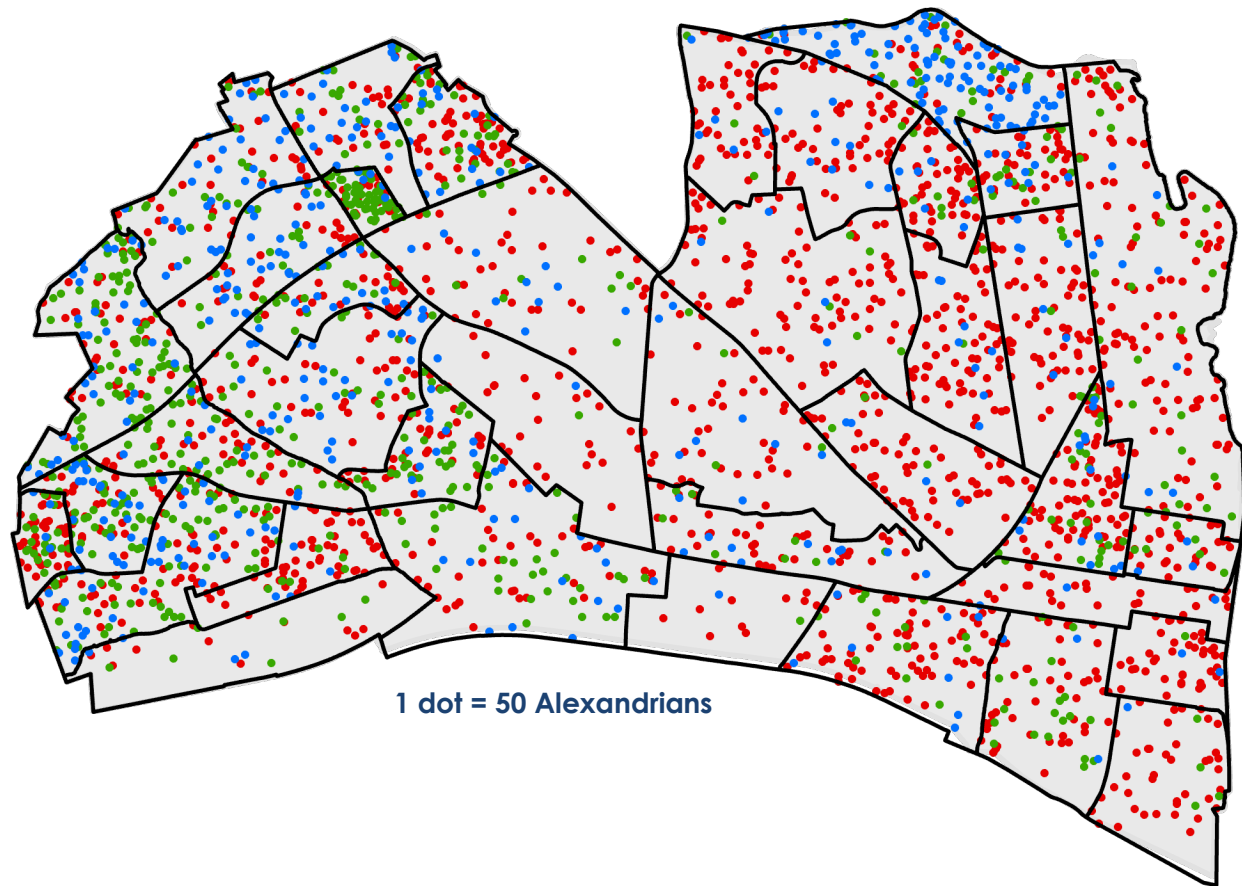


● Hispanic (All
races)

● Non-Hispanic
Black

● Non-Hispanic
White

Our DIVERSITY BY THE NUMBERS

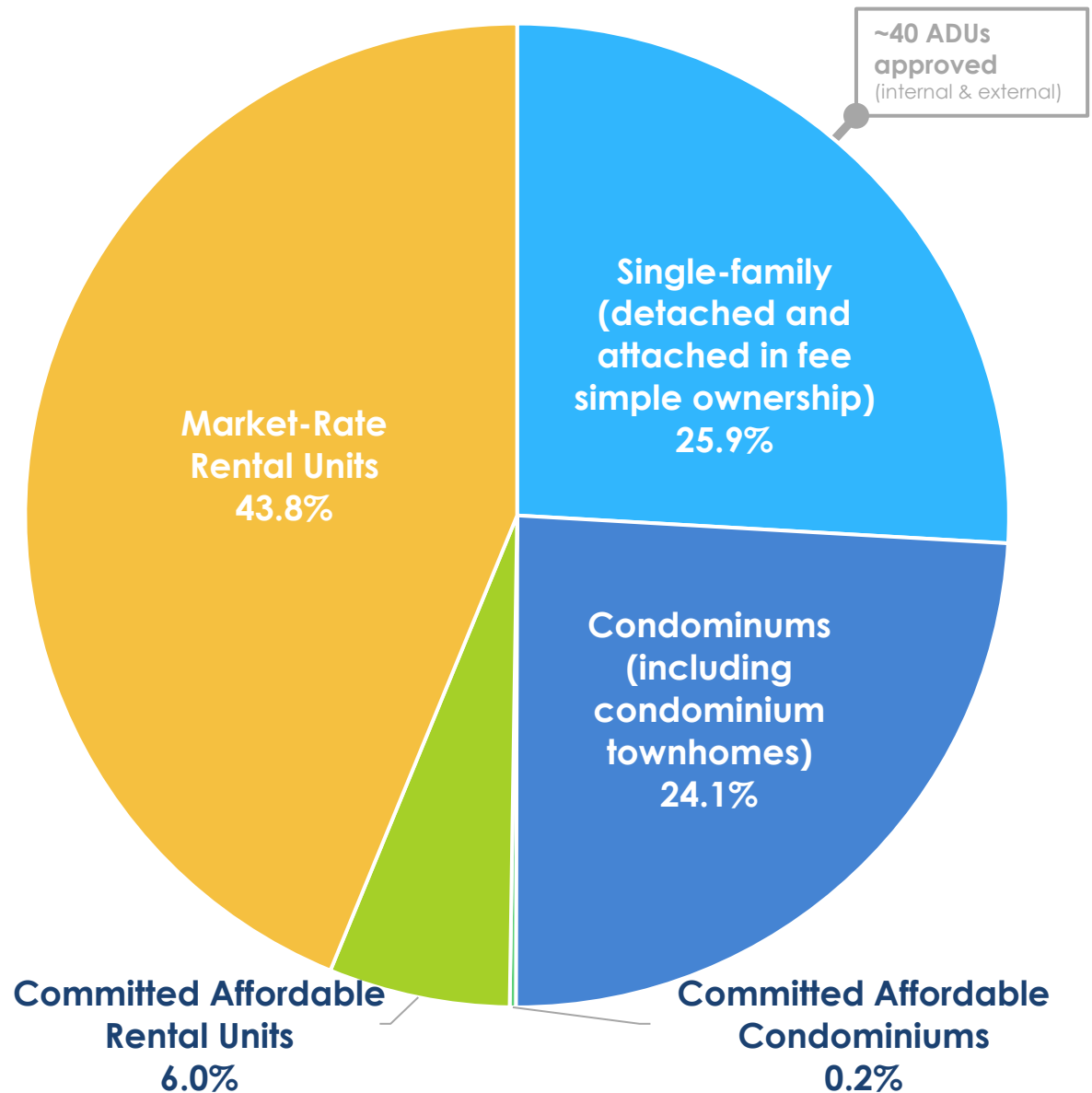


● Hispanic (All
races)

● Non-Hispanic
Black

● Non-Hispanic
White

Our HOUSING BY THE NUMBERS



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

~83,800 Estimated number of
residential units in the City (January 2023)



HOUSING OPPORTUNITY

MARKET AFFORDABLE (~6,600 in 2022*)

**non-subsidized units affordable
due to their age, amenities,
condition, and/or location**

**COMMITTED AFFORDABLE (~5,000
in 2023)**

**units receiving assistance (local
and/or federal) or made
affordable through developer
contributions**

**AFFORDABLE CONDOMINIUMS
(~4,700 in 2023)**

units assessed up to \$249,000

**Rental and for-sale set-aside units
secured through development
process, including through bonus
density and height**

**Publicly assisted housing units
(public housing, nonprofit housing
projects, HUD-funded affordable
units in privately-owned properties)**

* Due to the economic downturn caused by the COVID-19 pandemic, the City's 2021-2022 rental inventory saw a substantial increase in market-affordable units over the prior years. As economic conditions have improved, rents have continued to rebound and reapplied pressure to the City's market affordable housing supply. New market affordable data will be available in May 2023.

Affordability Defined



New median income data will be available in mid May 2023!

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**

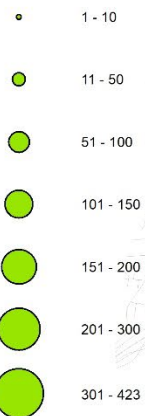
**COMMITTED
AFFORDABLE
HOMEOWNERSHIP**

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

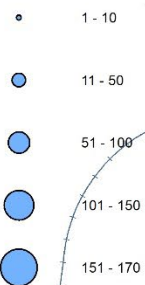
Set-Aside Units



Privately-owned Assisted



Resolution 2876 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



~\$1,920

2022 AVERAGE 1-BEDROOM MARKET RENT + UTILITIES



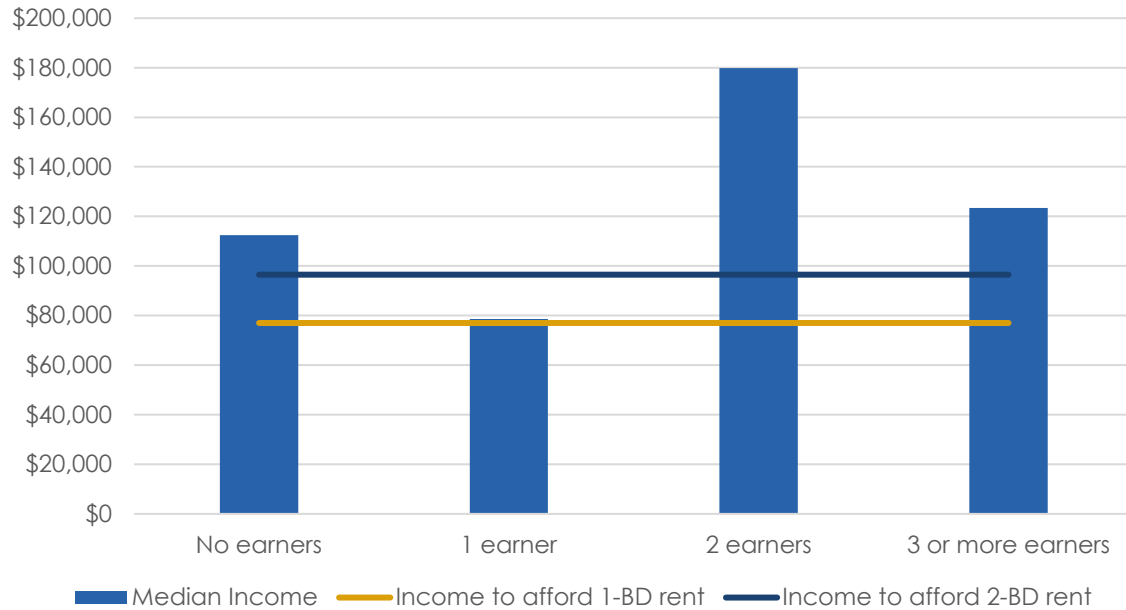
~\$2,413

2022 AVERAGE 2-BEDROOM MARKET RENT + UTILITIES

Source: Office of Housing, 2022; CoStar



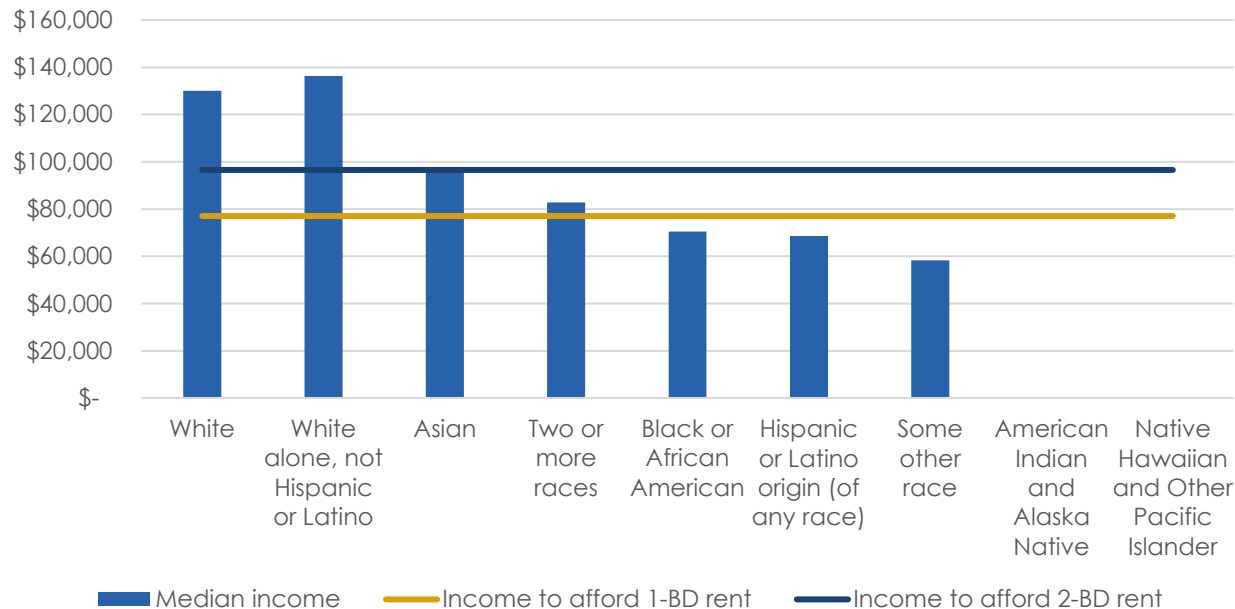
Median Income by Number of Earners



~\$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

The Partnership to Prevent & End Homelessness



The Partnership to Prevent and End Homelessness
in the City of Alexandria

- Community-wide planning to end homelessness
- Funding to rapidly rehouse individuals and families
- Promotes access to resources
- Optimizes self-sufficiency
- Monitors community performance

For those experiencing a housing crisis or facing homelessness, please contact the Department of Community and Human Services, call 703.746.5700, or text 703.346.5599.

Homeownership Resources and Initiatives



- [SPARC funding](#) – reduced interest funding for first time homebuyers now available
- Exploring new homeownership models at the regional level
 - [Housing Alexandria-SHA Project](#)
 - New developments with set-aside units:
 - [The Aidan](#) (opening 2024)
- Strengthening condominium communities through capacity building and training
 - [Register](#) for upcoming free workshops, covering a variety of practical topics specific to effect condominium governance, budgeting, and strategic planning)



Free first-time homebuyer trainings are held in English and Spanish. Sign up for eNews (Housing) to learn more!



Housing Master Plan Progress

January 2014-March 2023

