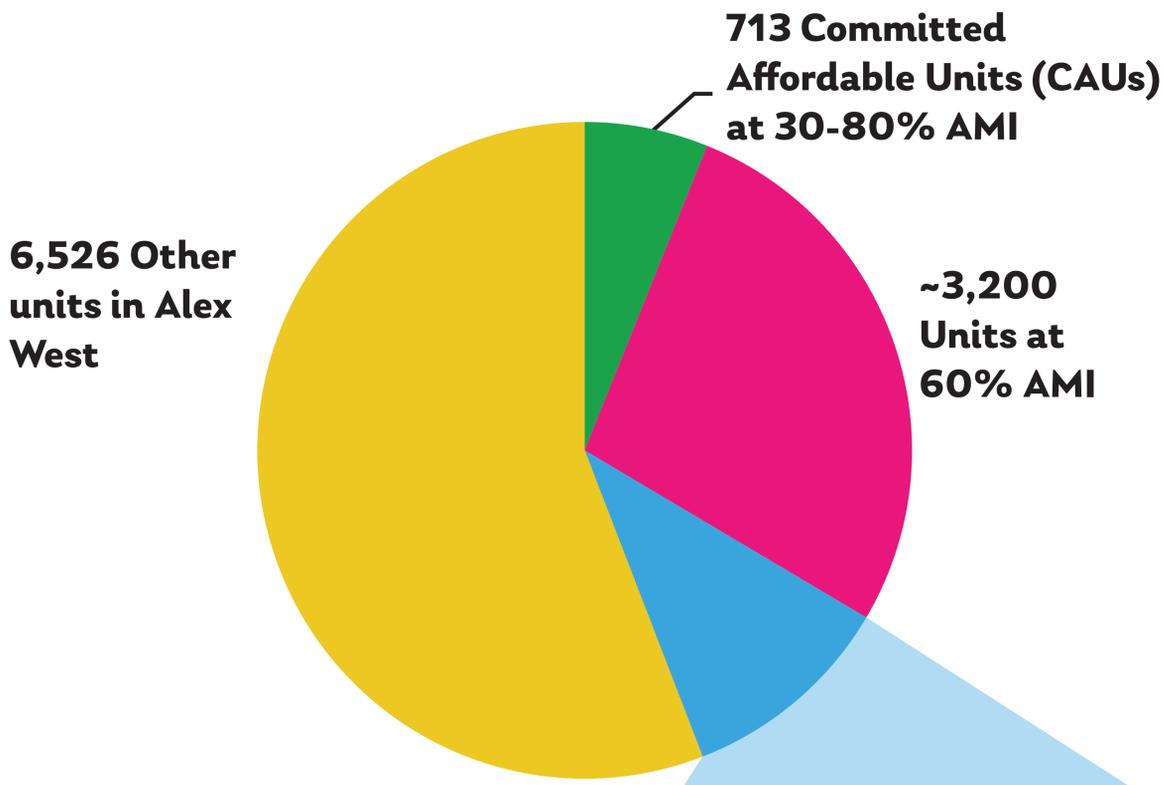


Rental Housing Supply



\$1,930

Average **1-bedroom rent**, adjusted for utilities

50%

Percentage of **units** that were constructed in the **1950s and 1960s**

\$68,847

Median income in AlexWest (City-wide median income is \$102,227)

98%

Percentage of **renter households** with incomes less than \$50,000 that are **housing cost burdened**

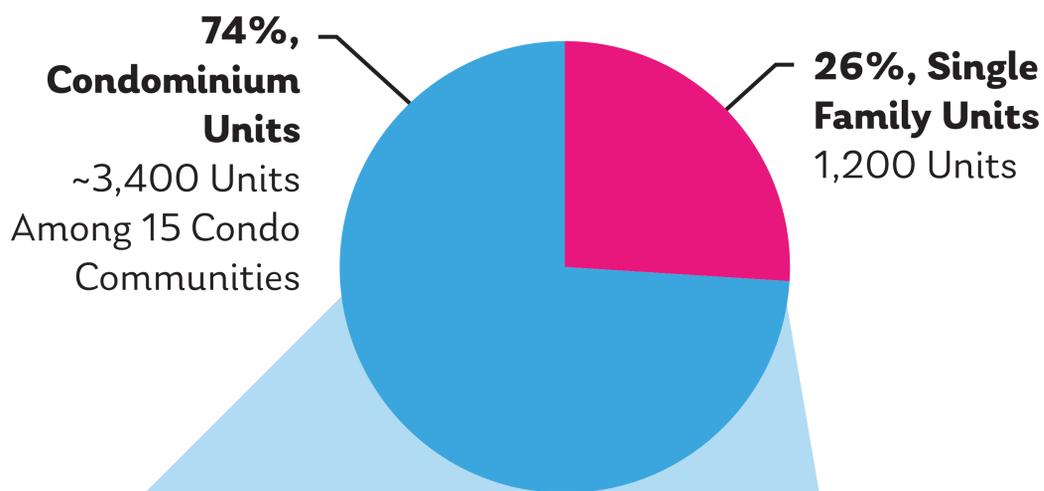


Majority of **market** and **workforce affordable rental** units are 50-60+ years old



14% of the CAUs and **38%** of the City's market affordable rental units are in AlexWest

Homeowner Housing Supply



\$300,000

Average assessed value of a condominium unit in AlexWest

45

Average age of condominium communities in AlexWest

72%

Percentage of **homeowner households** with incomes less than \$75,000 that are **housing cost burdened**



Draft Housing Recommendations AlexWEST

Community Concern: Fear of displacement due to high cost of housing and lack of affordable housing options

Affordability vision: Maintain housing opportunity and affordability in one third of the rental units at 60% AMI to support a diverse community, including workers that serve as the foundation of our local economy. Produce new committed affordable units with a focus on expanding options at 40-50% AMI.

Draft Anti-Displacement Strategy

- 1 Seek **additional protections for tenants** and build on the Beauregard Small Area Plan approach
- 2 Support **tenant empowerment and education:** ready-to-rent, tenant rights trainings, access to other city services
- 3 Prioritize **infill development** to supplement housing supply and help meet demand
- 4 Expand/extend **committed affordability options**

Share your feedback on these recommendations below:

Draft Housing Production and Preservation Strategy

Rental Recommendations

- 5 Explore **committed affordability options** through Public Private Partnerships, strategic acquisition/preservation, and land dedication
- 6 Explore opportunities for **co-location of affordable housing** with future City facilities and/or on City-owned remnant parcels
- 7 Require developers to **provide 10% of net new residential development as affordable** in rezonings requesting additional density
- 8 Require developers requesting additional density in Coordinated Development Districts to **provide 1/3 of the net new residential development as affordable**
- 9 Consider options for **dedication of existing** units per the Beauregard Small Area Plan
- 10 Explore opportunities to **preserve and enhance affordability** on sites requesting infill development
- 11 Support office to **residential conversions** to expand housing supply
- 12 Allow for **density increases above 30%** in exchange for affordable housing consistent with the City's bonus density program
- 13 Pair housing assistance with **workforce development, job training, and other self-sufficiency programs**
- 14 Continue the Alexandria Housing Affordability Advisory Committee role in **monitoring implementation** of AWSAP housing goal and strategies

Share your feedback on these recommendations below:

Homeownership Communities Recommendations

- 15 Identify **tools to support aging condominium communities** facing deferred maintenance
- 16 Provide **technical assistance**, including governance training, to condominium communities
- 17 Support a **range of homeownership options**, including new opportunities for first-time homebuyers

Share your feedback on these recommendations below: