# مرحبًا بك!‏ ﺑﻨﻪ ﺭﺍﻏﻼﺳﺖ! ﺧﻮﺵ ﺁﻣﺪﻳﺪ!እንኳን በደህና መጡ!¡Le damos la bienvenida!Welcome!

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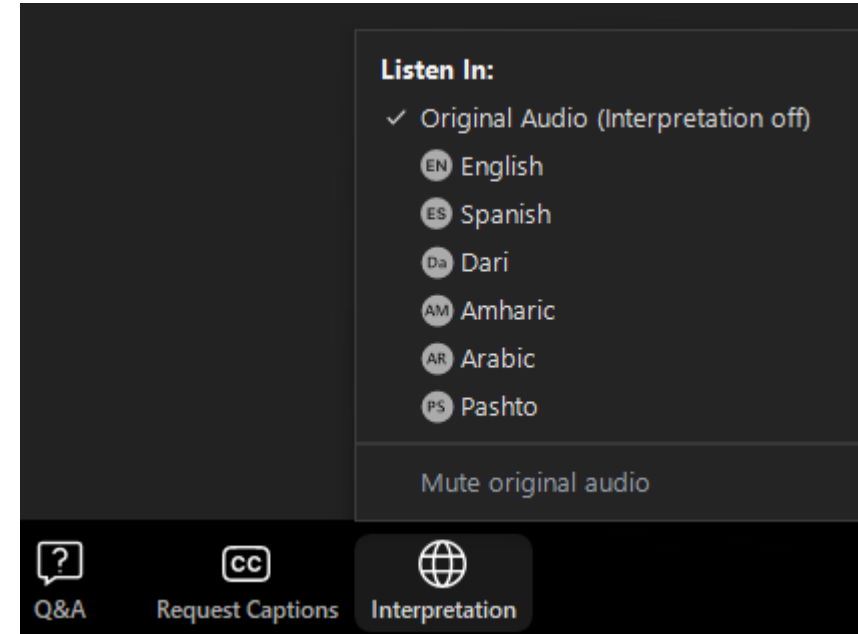
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د ژباړي یا توضیحي ترجمي د خدماتو لپاره، مهرباني وکړئ د خپل سکرین په پای کې ښته انتخاب وتاکئ. پریزنتیشنونه په alexandriava.gov/HousingPlan کې موندلای شئ

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- Da Dari
- AM Amharic
- AR Arabic
- PS Pashto

Mute original audio

[?] Q&A    [cc] Request Captions    ⊕ Interpretation

For information about affordable housing, first-time homebuyer resources, or landlord tenant concerns, please contact the Office of Housing at 703.746.4990 or visit alexandriava.gov/housing.

To reach the Alexandria Redevelopment Housing Authority about public housing or the Housing Choice Voucher program, please call 703.549.7115.
For housing crisis services, please contact the Department of Community and Human Services at 703.746.5700 or visit alexandriava.gov/DCHS.

ALEX 311

Or visit alexandriava.gov/Alex311 for all inquiries

1
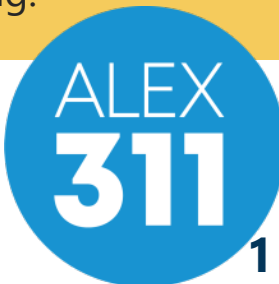
# Housing 2040 Master Plan

**Kick Off Meeting #1**

September 18, 2024

# **Meeting Agenda**

**1** Housing Master Plan Overview

**2** Mayor's Welcome and Housing Master Plan Report Card

**3** Housing 2040 Purpose and Timeline

**4** Housing Needs Assessment with Q&A

**5** Wrap-Up and Next Steps

Join us on September 25 at 7 p.m. (open house 6-7 p.m.) at the Charles Houston Recreation Center!

Use #AlexHousing2040 to share your thoughts with us on X!

# **Meeting Agenda**

**1**

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Mayor's Welcome and Housing Master Plan Report Card

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Housing 2040 Purpose and Timeline

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Housing Needs Assessment with Q&A

**5**

Wrap-Up and Next Steps

# Housing Master Plan

A housing master plan establishes a vision, goals, tools and policy recommendations to address community housing needs.

## *What does this mean for my family, friends and co-workers?*

Through partnerships, Housing 2040 will help us work towards:

- creating and preserving affordable rental and homeownership options, including more deeply affordable housing;

- enhancing tenant protections;

- supporting older condominium communities; and

- expanding housing choices for our seniors and persons with disabilities.

Guides City investments in affordable housing programs and projects

Informs City legislative priorities with respect to housing issues

Evaluates and recommends zoning and other tools to incentivize the creation and preservation of affordable housing

**Housing Master Plan**

Serves as foundation for housing recommendations in Small Area Plans

Shapes policies and procedures regarding affordable housing contributions

5

# Housing Master Plan

- After a multi-year process, the City adopted its first <u>Housing Master Plan</u> (HMP) in January 2014 as a chapter of the City's Comprehensive Plan

- The HMP established affordability goals through 2025 and the commitment to *Housing for All*
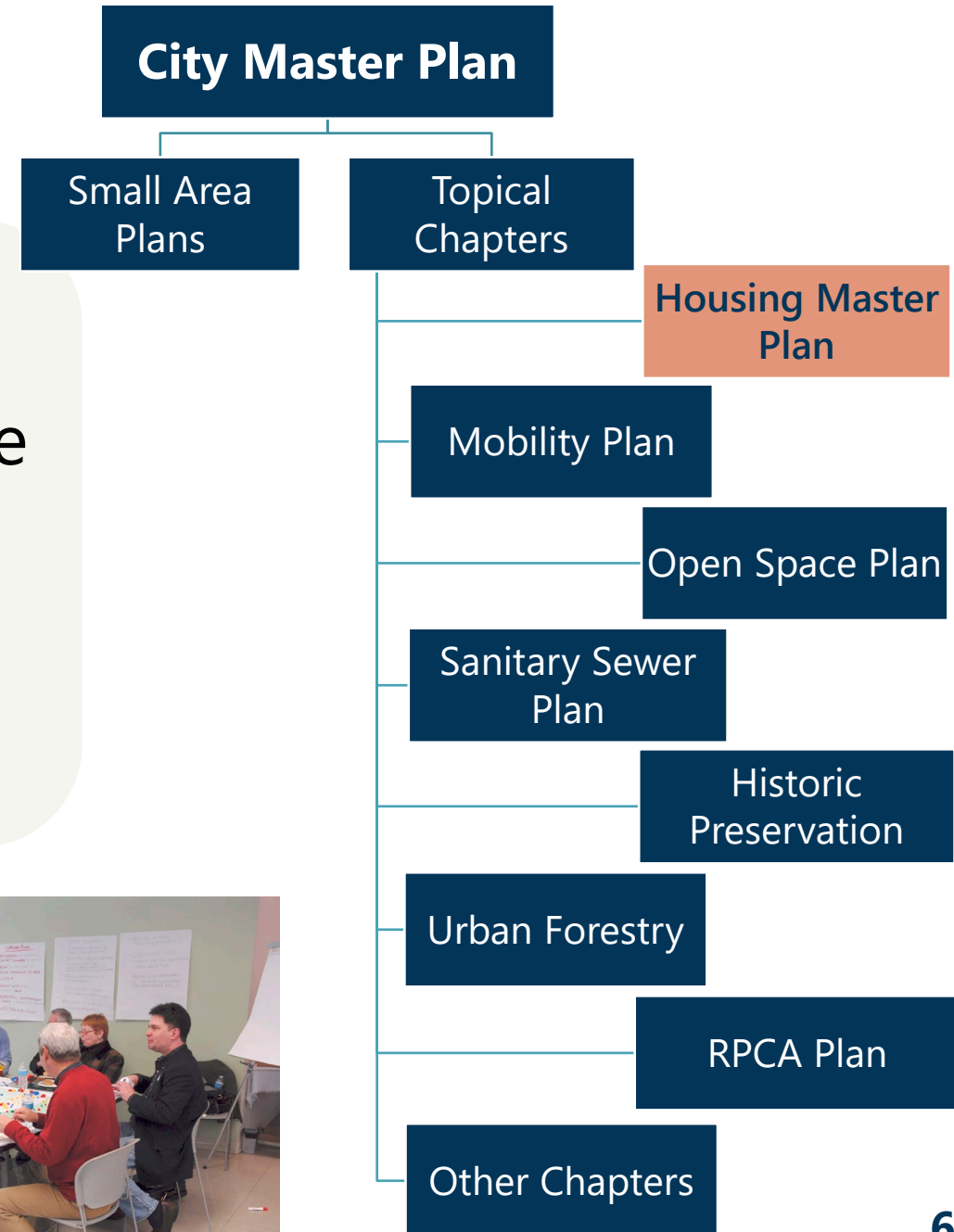
**City Master Plan**

Small Area Plans

Topical Chapters

Housing Master Plan

Mobility Plan

Open Space Plan

Sanitary Sewer Plan

Historic Preservation

Urban Forestry

RPCA Plan

Other Chapters

# **Meeting Agenda**

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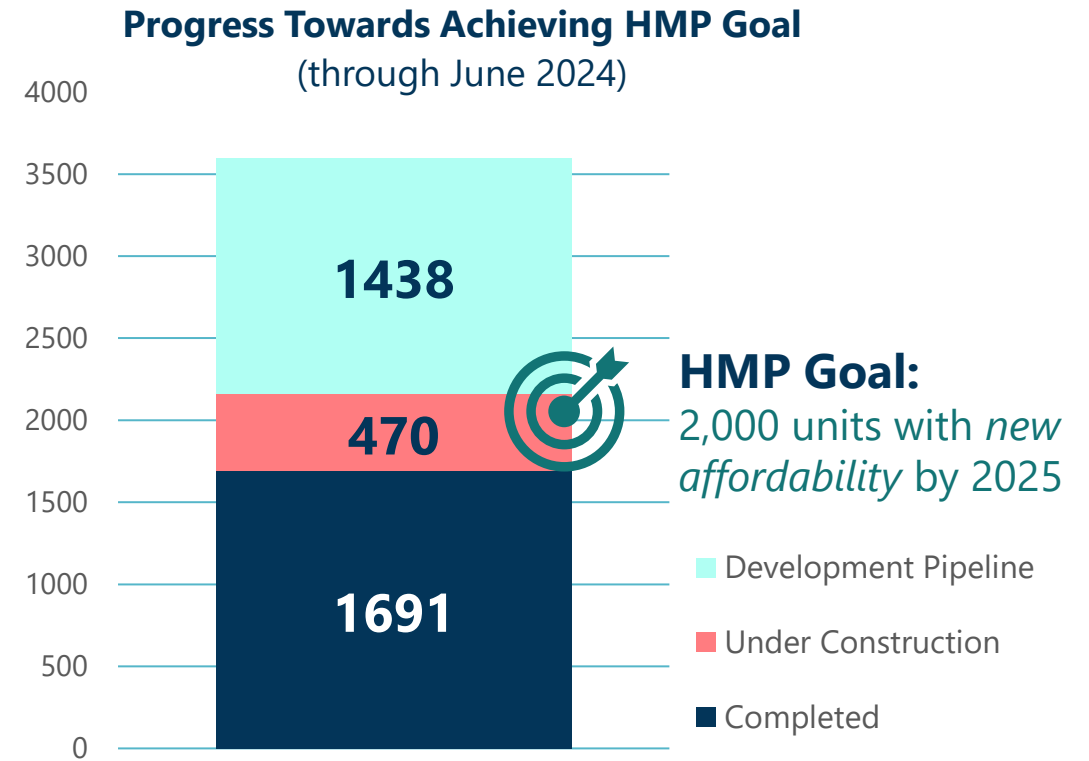
Housing Needs Assessment with Q&A

**5**

Wrap-Up and Next Steps

# Mayor's Welcome & HMP Report Card
## (how far we've come since 2014)

**577** Net new affordable units constructed through partnerships

**151** Net new affordable set-aside units constructed in market-rate projects through additional density and/or height

**349** Market-rate units converted to affordable units

**187** Affordable units preserved

**+166** Rehab and accessibility projects completed

**+114** First-time homebuyers supported

**Progress Towards Achieving HMP Goal**
(through June 2024)



**1438**

**470**

**1691**

**HMP Goal:**
2,000 units with *new affordability* by 2025

Development Pipeline
Under Construction
Completed

In 2020, City Council endorsed the Regional Housing Initiative (RHI) to expand housing production and preservation target by 2,250 more affordable and workforce units by 2030.

**347** Workforce affordable rental units preserved towards RHI goal (additional units under construction and in pipeline)

# Mayor's Welcome & HMP Report Card
## (how far we've come since 2014)

### Key tools housing approved:

- **Grandfathering parking requirements for affordable housing** projects undergoing substantial renovation;

- **Increase in predevelopment funding** to affordable housing through loans;

- **Optional reductions in parking requirements** for new affordable housing;

- **Increase from 20% to 30% in bonus density** for affordable housing;

- **Development of Residential Multifamily Zone (RMF)** to promote creation/preservation of deeply affordable housing;

- **Updates to Housing Contributions Policy** related to additional density, senior housing, and commercial to residential building conversions;

- **Approval of Accessory Dwelling Unit** and Co-Living Unit ordinances.


Bellefonte Apartments


The Waypoint at Fairlington


Saint James Plaza

Accomplishments due in great part to public-private partnerships; emphasis on leveraging city investment; innovative approaches to preservation and development; land use tools that maximize housing through planning and development.


The Sansé (under construction)

Adoption of meals tax in 2019

# But challenges remain...

**1** Resource constraints limit City's ability to take advantage of opportunities

**2** High cost of creating deeper levels of affordability

**3** Loss of market-affordable housing and committed affordable housing unless City reinvests

**4** Limited legislative authority regarding renter protections

**5** Declining federal funding for housing amplifies need for continued collaboration with Alexandria Redevelopment and Housing Authority

**6** Aging housing supply: many condominiums and apartments are 40-50+ years old

**7** Growing needs of aging population for senior housing + care options

**8** Addressing and repairing impacts of past housing discrimination

# **Meeting Agenda**

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Housing Master
Plan Overview

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and Housing Master
Plan Report Card

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Purpose and
Timeline**

**4**

Housing Needs
Assessment with
Q&A

**5**

Wrap-Up and
Next Steps

# Housing 2040 Purpose

Learn. Learn from our past, our neighbors and partners, and from best practices

Establish housing priorities to set affordability targets and guide City investments and policy decisions

Strengthen existing and explore new partnerships to leverage City resources

Review and update the HMP's principles and goals incorporating our commitments to equity and sustainability

Identify and evaluate housing strategies and tools through a series of topics

Outline a workplan for City's housing programs, initiatives and priorities through 2040
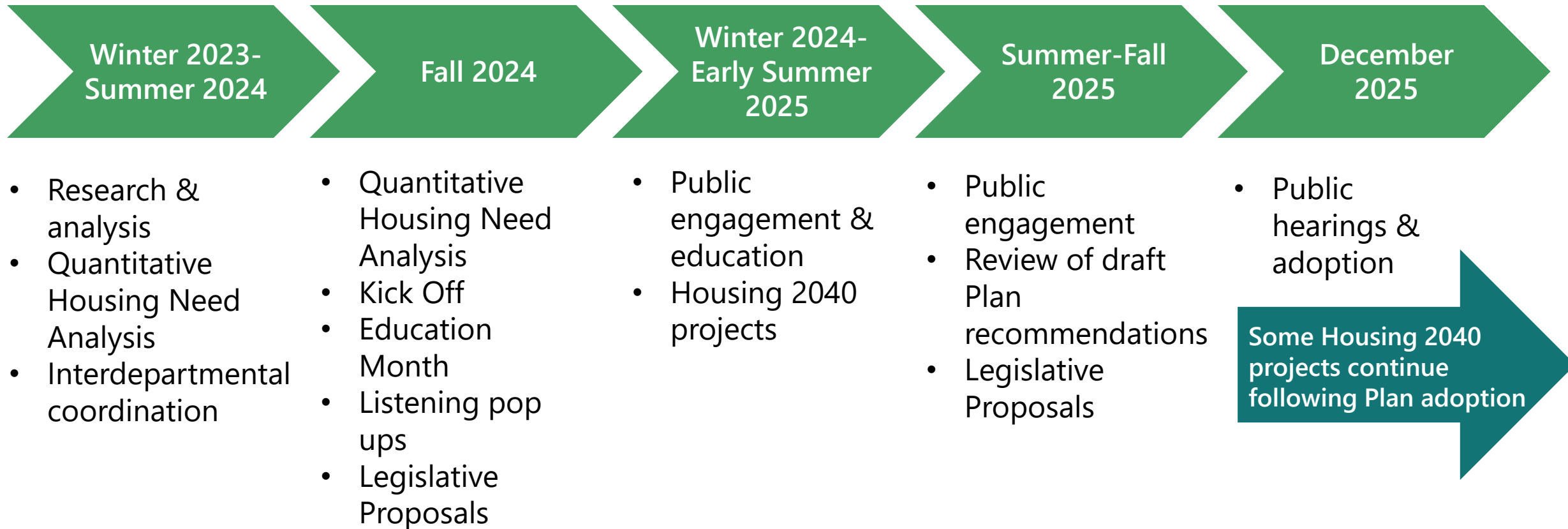
# Housing 2040 Coordination

Housing 2040 will coordinate with citywide planning efforts.

Age Friendly Plan

Economic Summit

Duke Street Plan

Housing 2040

ACPS Strategic Plan

Community Health Improvement Plan

Children & Youth Community Plan

# Housing 2040 Timeline

| Winter 2023-Summer 2024 | Fall 2024 | Winter 2024-Early Summer 2025 | Summer-Fall 2025 | December 2025 |
|---|---|---|---|---|
| • Research & analysis<br>• Quantitative Housing Need Analysis<br>• Interdepartmental coordination | • Quantitative Housing Need Analysis<br>• Kick Off<br>• Education Month<br>• Listening pop ups<br>• Legislative Proposals | • Public engagement & education<br>• Housing 2040 projects | • Public engagement<br>• Review of draft Plan recommendations<br>• Legislative Proposals | • Public hearings & adoption |

Some Housing 2040 projects continue following Plan adoption

Use #AlexHousing2040 to share your thoughts with us on X!

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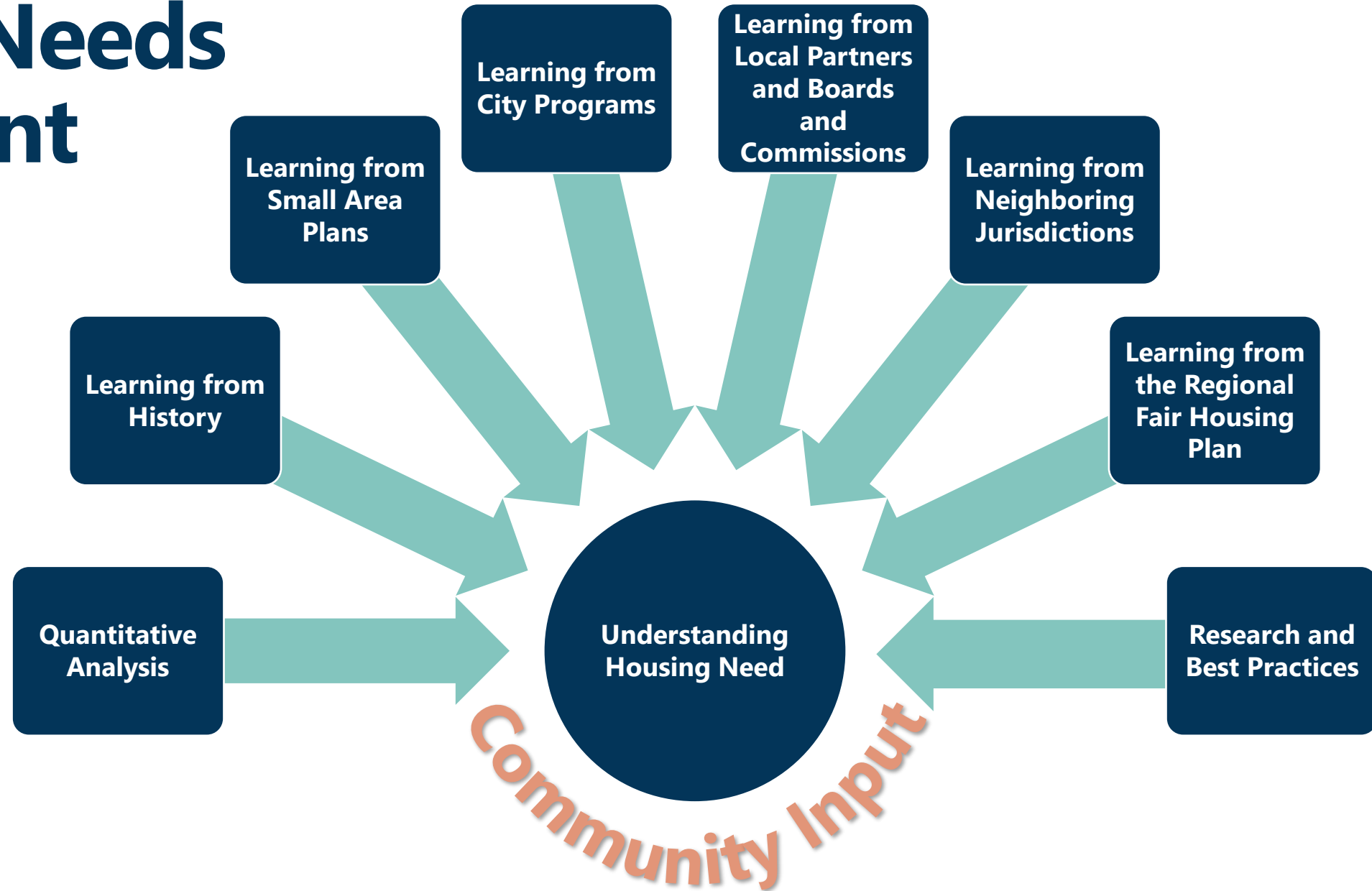
**3**

Housing 2040 Purpose and Timeline

**4**
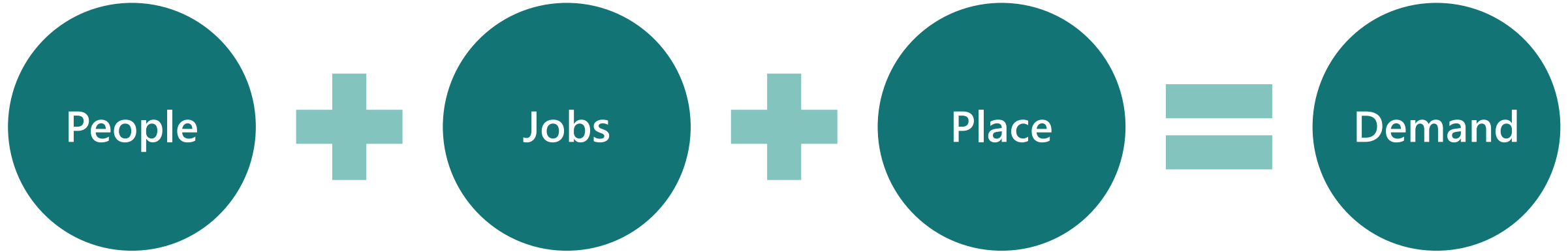
**Housing Needs Analysis with Q&A**

**5**

Wrap-Up and Next Steps

# Housing Needs Assessment Process



Learning from Small Area Plans

Learning from City Programs

Learning from Local Partners and Boards and Commissions

Learning from Neighboring Jurisdictions

Learning from History

Learning from the Regional Fair Housing Plan

Quantitative Analysis

Understanding Housing Need

Research and Best Practices

Community Input

# Quantitative Housing Needs Analysis (HNA)

(what we've learned so far)

People **+** Jobs **+** Place **=** Demand

# Quantitative Housing Needs Analysis (HNA)

**People** + Jobs + Place = Demand

# Race and Ethnicity

## Population by race

Legend:
- Two or more races
- Other
- Asian
- Black or African American
- White



**Population by race** (2010 and 2022)

2010 total: 133,647
- White: 84,765
- Black or African American: 29,378
- Asian: 7,909
- Other: 7,422
- Two or more races: 4,173

2022 total: 157,594
- White: 89,304
- Black or African American: 33,645
- Asian: 10,066
- Other: 8,862
- Two or more races: 15,717

## Population by ethnicity

Legend:
- Not Hispanic or Latino
- Hispanic or Latino (of any race)

**Population by ethnicity** (2010 and 2022)

2010 total: 133,647
- Not Hispanic or Latino: 113,590
- Hispanic or Latino (of any race): 20,057

2022 total: 157,594
- Not Hispanic or Latino: 131,502
- Hispanic or Latino (of any race): 26,092
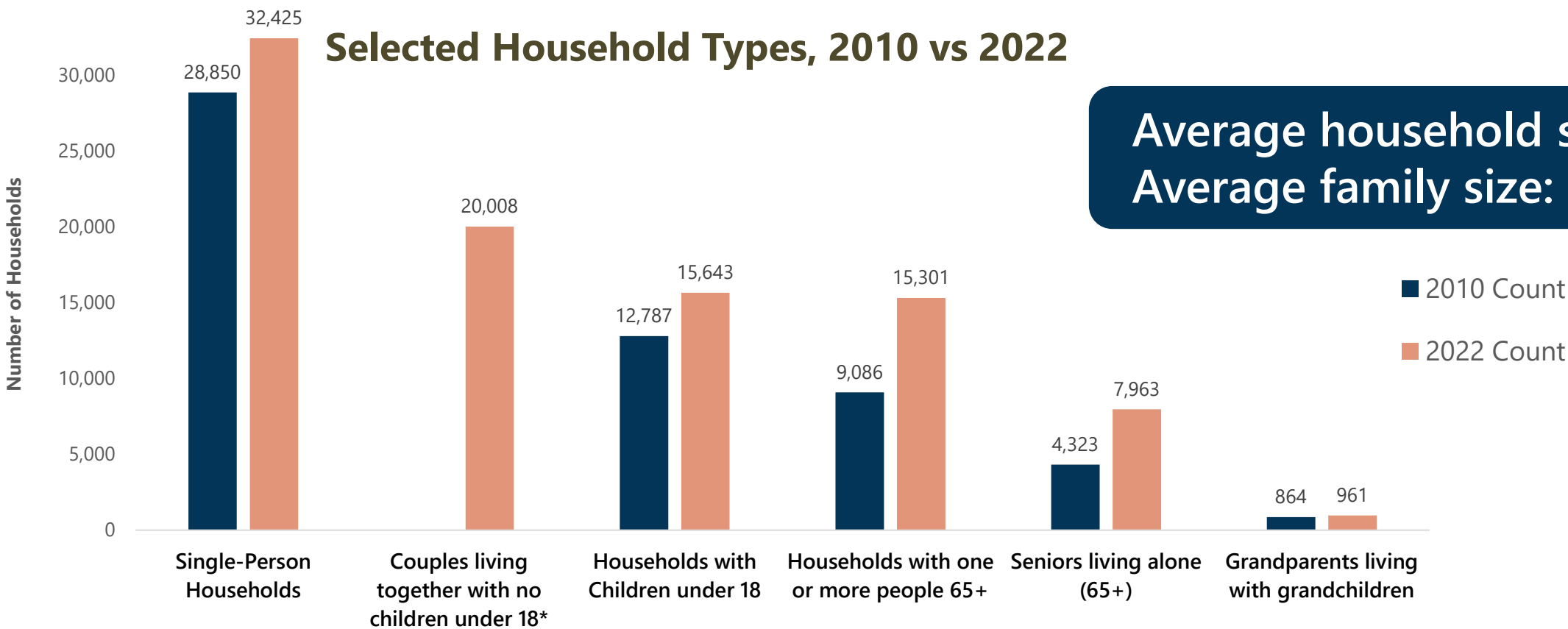
We are a diverse city and growing more so by the year. Housing needs will continue to evolve as Alexandria changes.

**30%** of Alexandrians (5+ years of age) speak a language other than English at home

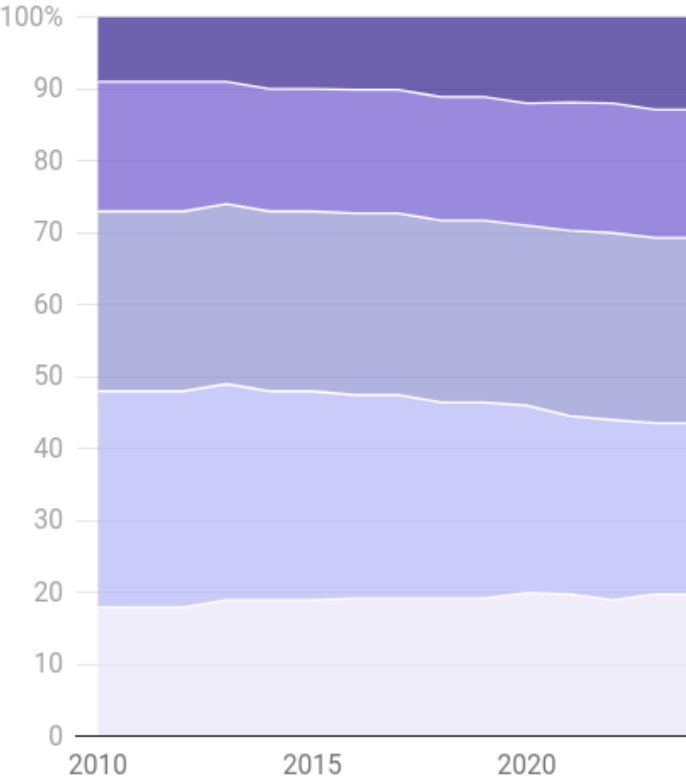Source(s): ACS 5-Year Estimates, 2010 & 2022

**20**

# Household Typologies

**Selected Household Types, 2010 vs 2022**



Average household size: **2.1**
Average family size: **3.0**

- 2010 Count
- 2022 Count

Number of Households

| | Single-Person Households | Couples living together with no children under 18* | Households with Children under 18 | Households with one or more people 65+ | Seniors living alone (65+) | Grandparents living with grandchildren |
|---|---|---|---|---|---|---|
| 2010 Count | 28,850 | | 12,787 | 9,086 | 4,323 | 864 |
| 2022 Count | 32,425 | 20,008 | 15,643 | 15,301 | 7,963 | 961 |

*2010 ACS data for this category is unavailable.

Source(s): ACS 5-Year Estimates, 2010 & 2022    **21**

# Age

## Share of population by age group



| Legend | |
|---|---|
| 0-19 | 20-34 | 35-49 | 50-64 | 65+ |

| Age | 2010 | 2022 | |
|---|---|---|---|
| 0-19 | 18% | 19% | |
| 20-34 | 30% | 25% | ⬇ |
| 35-49 | 25% | 26% | |
| 50-64 | 18% | 18% | |
| 65+ | 9% | 12% | ⬆ |

Created with Datawrapper

### Median Age

**2022: 37.4 years**
**2010: 35.7 years**

The age of our residents is, on average, increasing. Seniors are experiencing the greatest growth; younger adults (20-34) are experiencing the largest decline.

# Area Median Income

## Area Median Income (AMI)

Income levels that are established annually by the Department of Housing and Urban Development for households of different sizes, **where half of the households in the region earn more and half earn less**. 2024 AMIs by household size, along with associated maximum rents, are available online.

100% AMI

Half of households

Half of households

In 2024, the AMI for a 4-person household for the Washington, DC region is $154,700.

| %AMI | 1 Person | 2 People | 3 People | 4 People | 5 People | 6 People |
|------|----------|----------|----------|----------|----------|----------|
| 30% | $ 32,500 | $ 37,150 | $ 41,800 | $ 46,400 | $ 50,150 | $ 53,850 |
| 40% | $ 43,320 | $ 49,520 | $ 55,720 | $ 61,880 | $ 66,840 | $ 71,800 |
| 50% | $ 54,150 | $ 61,900 | $ 69,650 | $ 77,350 | $ 83,550 | $ 89,750 |
| 60% | $ 64,980 | $ 74,280 | $ 83,580 | $ 92,820 | $ 100,260 | $ 107,700 |
| 80% | $ 86,640 | $ 99,040 | $ 111,440 | $ 123,760 | $ 133,680 | $ 143,600 |
| 100% | $ 108,300 | $ 123,800 | $ 139,300 | $ 154,700 | $ 167,100 | $ 179,500 |
| 120% | $ 129,960 | $ 148,560 | $ 167,160 | $ 185,640 | $ 200,520 | $ 215,400 |

23

# Trends in Household Income

**Household Change by Area Median Income, 2010-2022**

**Distribution of Households by AMI in 2022**
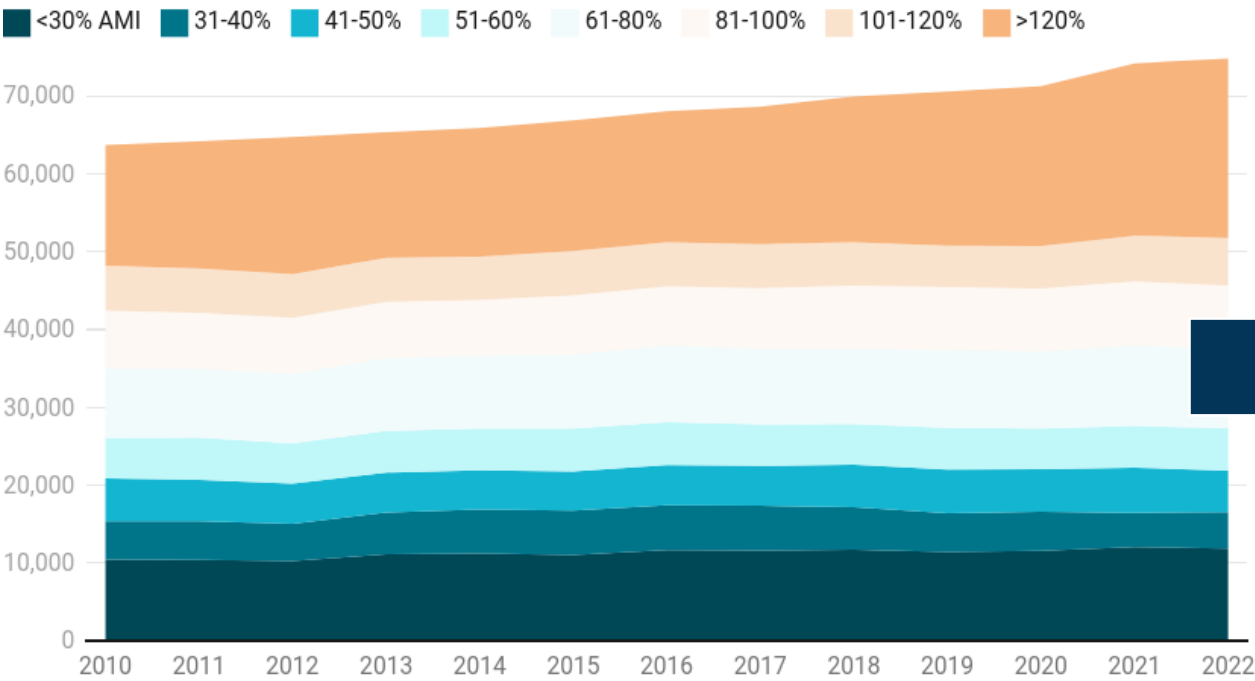


Chart: CommunityScale • Source: ACS, CPI, HUD • Created with Datawrapper
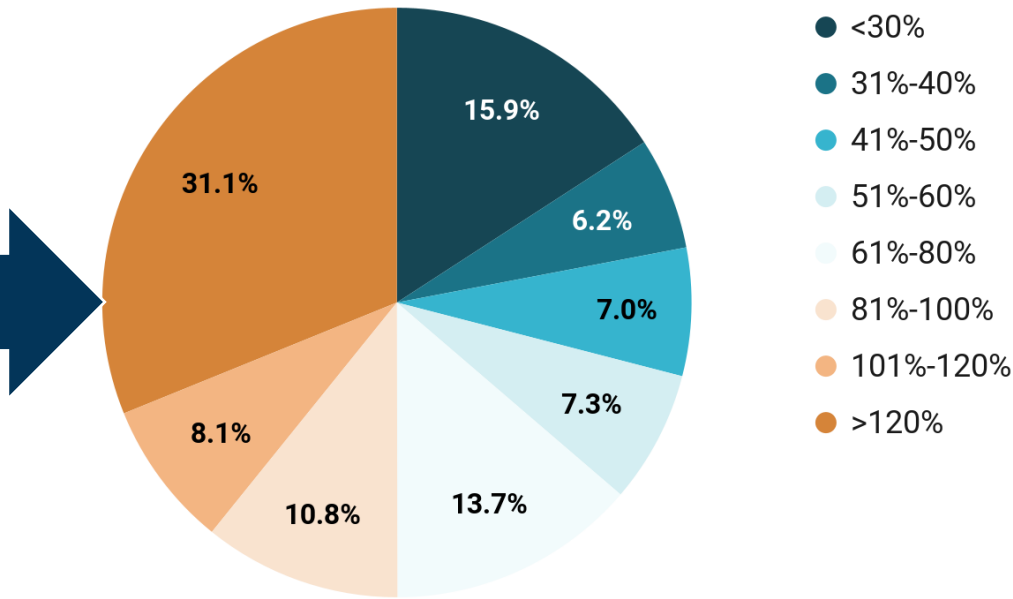
# Household Income by Race and Ethnicity

**Alexandria median household income** **4.3%**
**2022:** $113,179
**2010:** $108,506 (2022 dollars)

## Alexandria Median Household Income by Race and Ethnicity



| Race/Ethnicity | Median Household Income |
|---|---|
| White | $139,903 |
| Black or African American | $78,942 |
| American Indian and Alaska Native | $125,385 |
| Asian | $104,587 |
| Some other race | $61,738 |
| Two or more races | $93,629 |
| Hispanic or Latino origin (of any race) | $79,583 |
| White alone, not Hispanic or Latino | $145,083 |

Source: ACS 5-Year Estimates, 2022    **25**
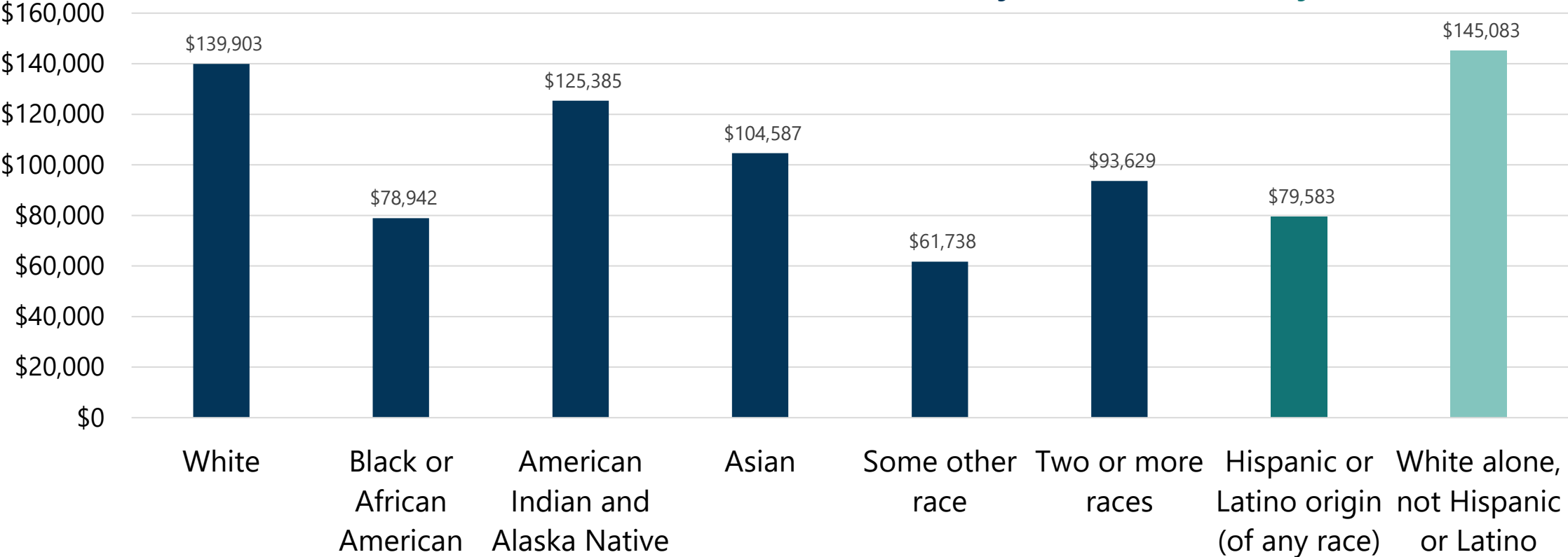
# Department of Community and Human Services (DCHS)

**Annually serves over 40,000 city residents of all ages with incomes ranging from $15,000 to $25,000**
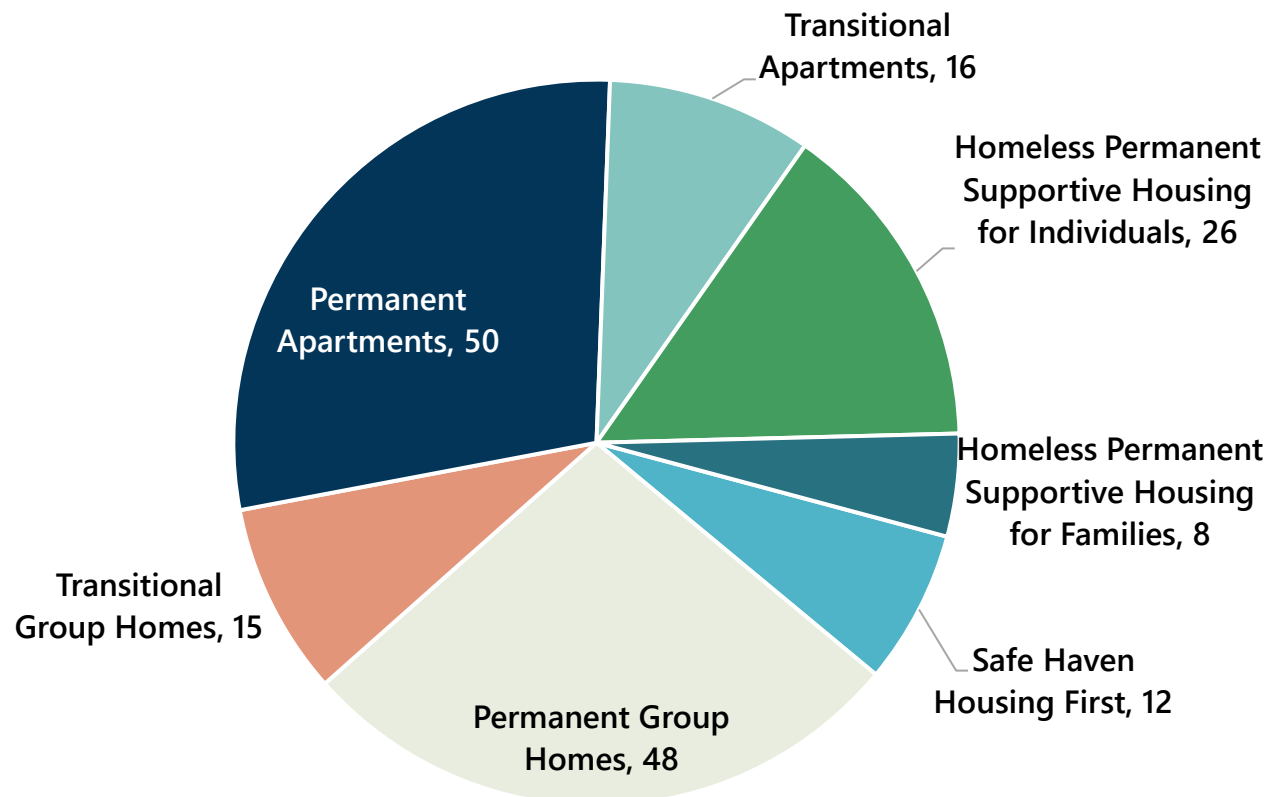
Between July 2023 and June 2024,

- 1,580 residents accessed housing crisis services, 489 sought emergency shelter, and 1,091 requested emergency rental assistance

- 4,400+ residents with an average income of $15,868 accessed behavioral health services

- Older adults made up 10-11% of the homeless population and tended to stay in shelters 30 days longer than other adults

26
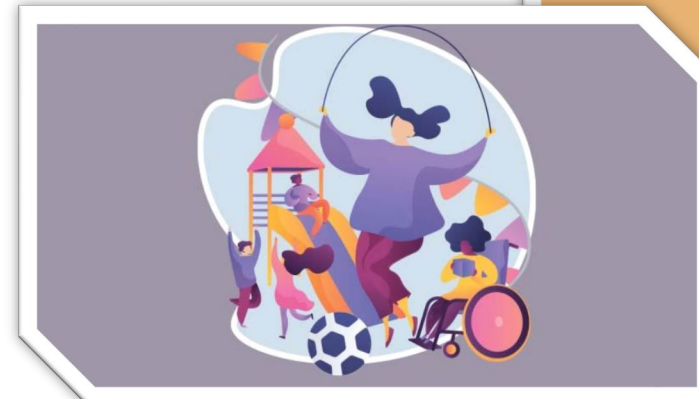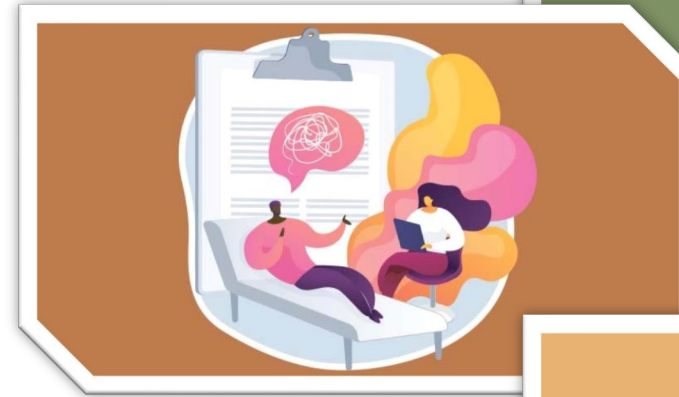
# Department of Community and Human Services (DCHS)

## Supportive Housing



Transitional Apartments, 16

Homeless Permanent Supportive Housing for Individuals, 26

Permanent Apartments, 50

Homeless Permanent Supportive Housing for Families, 8

Transitional Group Homes, 15

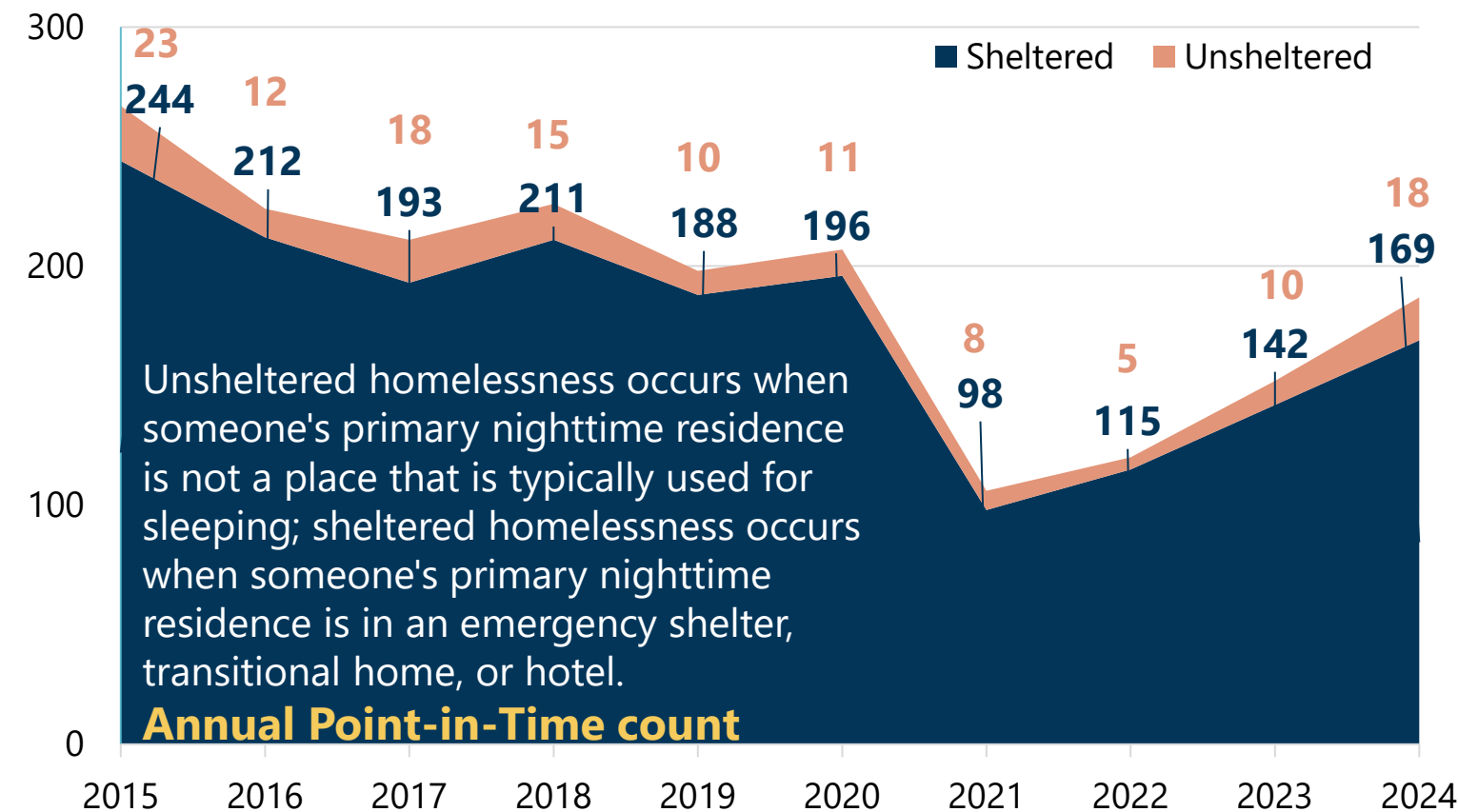Safe Haven Housing First, 12

Permanent Group Homes, 48

There are **175 Permanent Supportive and Transitional Housing beds** in Alexandria operated by DCHS and nonprofit partners.

Permanent Supportive Housing (PSH) serves residents with challenges including serious mental illness, substance use disorders, or other chronic health conditions. Other supportive housing includes group homes for those with Intellectual and Developmental Disabilities. Many are on fixed incomes, such Social Security Disability, averaging less than $10,000/year.

Households utilizing PSH programs hold a lease and pay 1/3 of their income in rent. Supportive services are provided by DCHS, as well as nonprofit providers.

# Department of Community and Human Services (DCHS)



**Sheltered** **Unsheltered**

| Year | Sheltered | Unsheltered |
|------|-----------|-------------|
| 2015 | 244 | 23 |
| 2016 | 212 | 12 |
| 2017 | 193 | 18 |
| 2018 | 211 | 15 |
| 2019 | 188 | 10 |
| 2020 | 196 | 11 |
| 2021 | 98 | 8 |
| 2022 | 115 | 5 |
| 2023 | 142 | 10 |
| 2024 | 169 | 18 |

Unsheltered homelessness occurs when someone's primary nighttime residence is not a place that is typically used for sleeping; sheltered homelessness occurs when someone's primary nighttime residence is in an emergency shelter, transitional home, or hotel.
**Annual Point-in-Time count**

There are three shelters in Alexandria:
- Alexandria Community Shelter (64 beds for singles and families)
- Carpenter's Shelter - Hoffman Center (64 beds for families)
- Domestic violence shelter (20 beds single women and with children)

The annual **Point-in-Time (PIT)** count provides a snapshot of residents experiencing homelessness. The 2024 PIT showed:

- A 108% increase in the number of children experiencing homelessness (from 25 to 52)
- An increase in the number of children impacted by domestic violence
- 29% of residents counted were employed
- An increase in persons reporting chronic health conditions

**738** number of people served in emergency and winter shelters in FY24

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# Key Takeaways
## People

Alexandria is a **diverse city** and becoming increasingly so.

Alexandria residents are **becoming more affluent** as households with incomes at 120%+ of the area median income increased by almost 50%.

Differences in median household income highlight the legacy of historical **racial inequities** in Alexandria.

**Single-person households** are the most common household type in Alexandria.

Seniors (65+) living alone account for the **highest rate of household growth** since 2010.
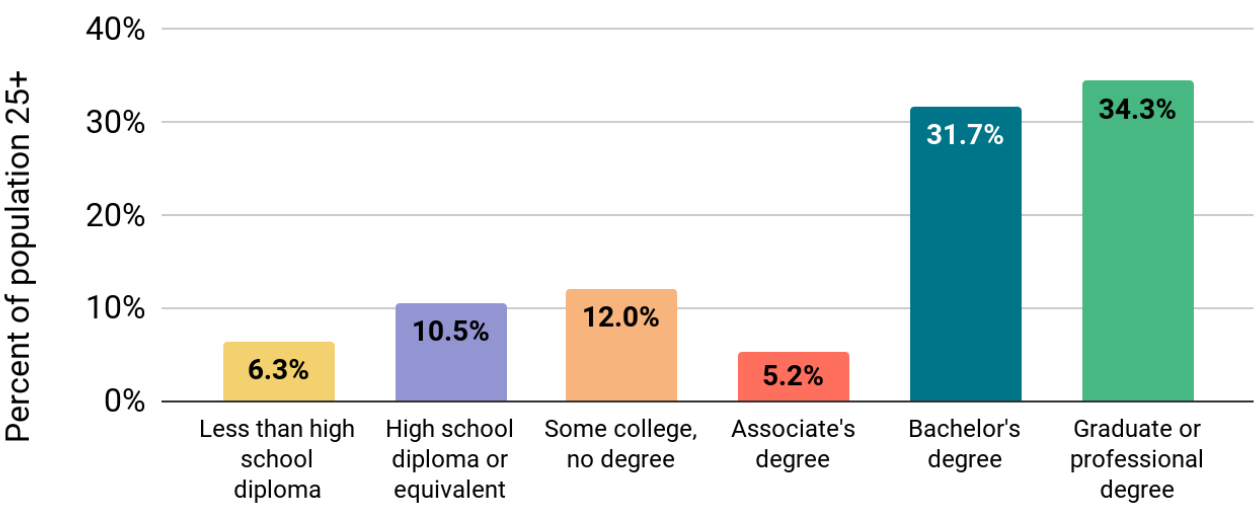
Alexandria residents are, on average, **growing older** while young adults represent a **shrinking portion** of the City's population.
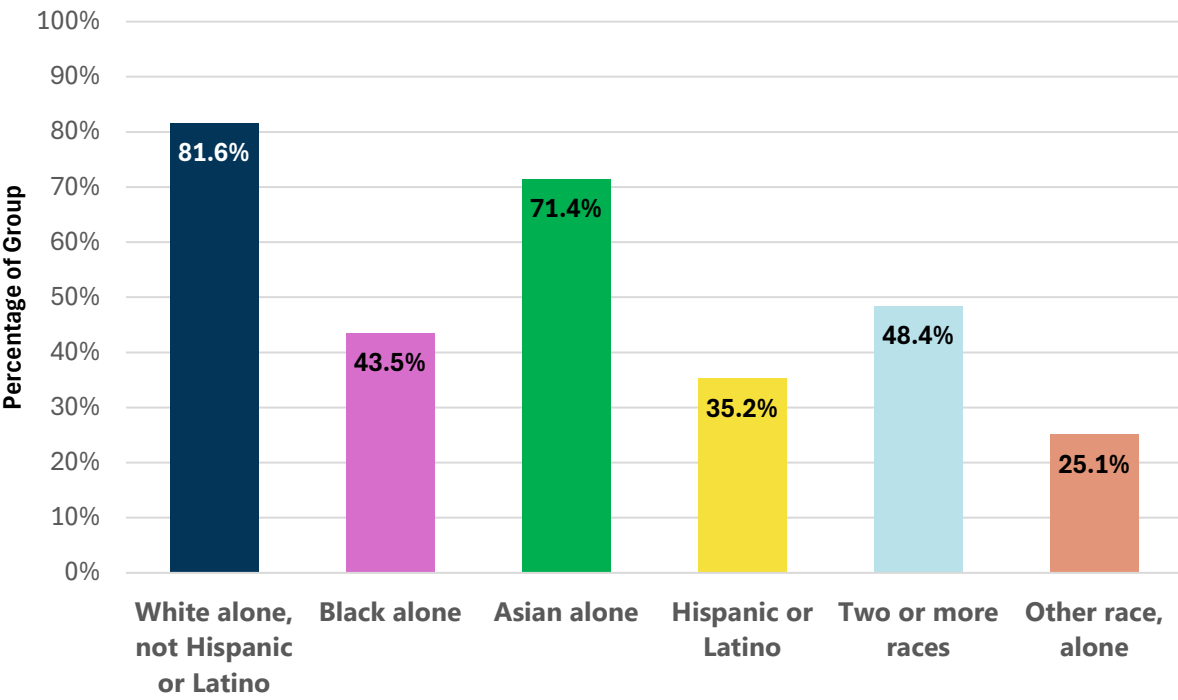
# Quantitative Housing Needs Analysis (HNA)

People **+** **Jobs** **+** Place **=** Demand

# Educational Attainment

## Highest educational attainment in population older than 25



Percent of population 25+

- Less than high school diploma: **6.3%**
- High school diploma or equivalent: **10.5%**
- Some college, no degree: **12.0%**
- Associate's degree: **5.2%**
- Bachelor's degree: **31.7%**
- Graduate or professional degree: **34.3%**

**$29,661**
Median income for a worker with a high school diploma or GED

**$85,725**
Median income for a worker with a Bachelor's Degree

## Percentage of racial/ethnic group with a Bachelor's degree or higher



Percentage of Group

- White alone, not Hispanic or Latino: **81.6%**
- Black alone: **43.5%**
- Asian alone: **71.4%**
- Hispanic or Latino: **35.2%**
- Two or more races: **48.4%**
- Other race, alone: **25.1%**

Source(s): ACS 5-Year Estimates, 2022        **31**

# Economic Overview

## Alexandria's Economy

**Public Services:** Public administration (local, state, and federal), education, health care, and social services

**Service Sector**: Food, retail, hospitality, recreation, security, and custodial services

**Knowledge Sector**: Professional, scientific, financial, technology, insurance, information, and management services

**Skilled Trades**: Transportation, construction, goods production, utilities, and other

### Alexandria Jobs by Sector, 2023



Skilled Trades

6,929
8%

Public Services
23,582
29%

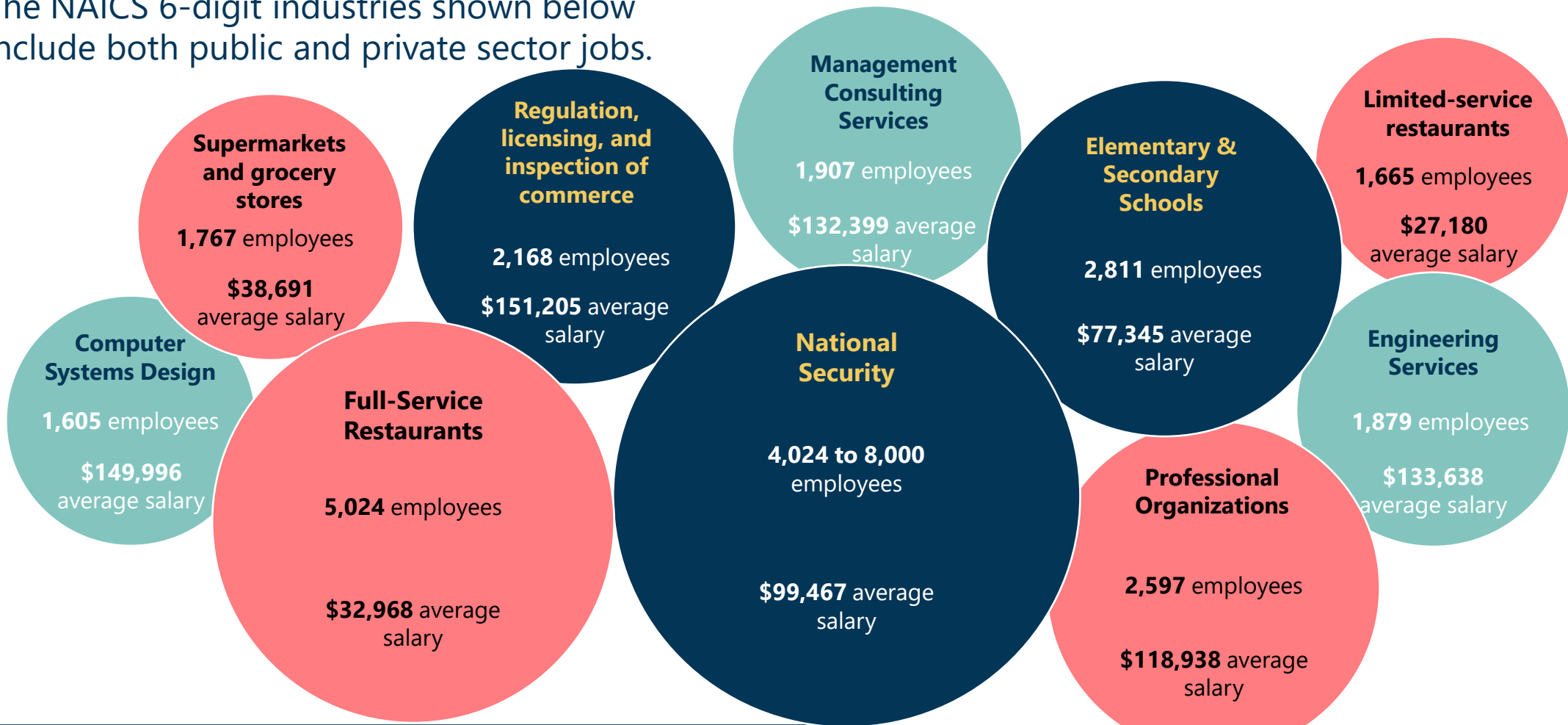Service Sector
32,406
40%

Knowledge Sector
18,403
23%
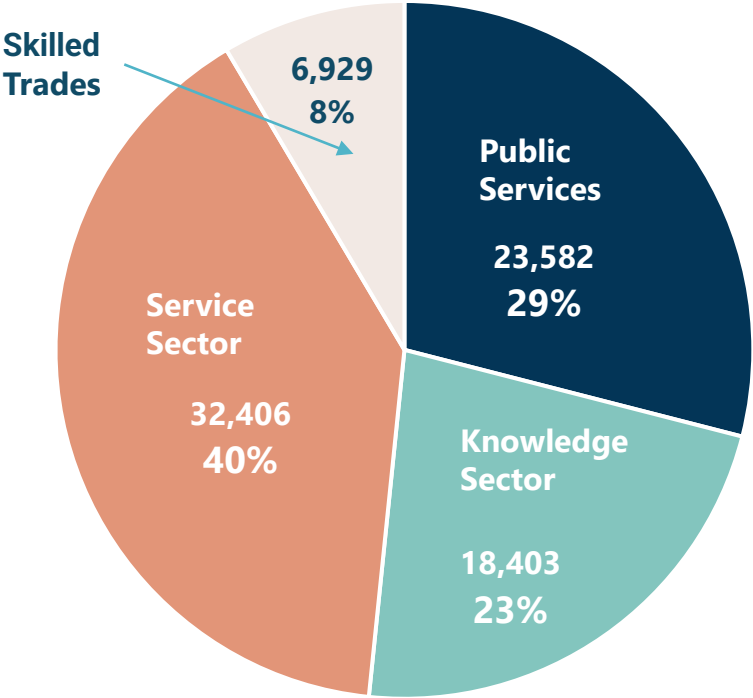
*2023 QCEW Estimate of Total Jobs in the City of Alexandria*

# 81,320

# Top 10 Industries in Alexandria, 2023

The NAICS 6-digit industries shown below include both public and private sector jobs.

**Management Consulting Services**

1,907 employees

$132,399 average salary

**Supermarkets and grocery stores**

1,767 employees

$38,691 average salary

**Regulation, licensing, and inspection of commerce**

2,168 employees

$151,205 average salary

**Elementary & Secondary Schools**

2,811 employees

$77,345 average salary

**Limited-service restaurants**

1,665 employees

$27,180 average salary

**Computer Systems Design**

1,605 employees

$149,996 average salary

**Full-Service Restaurants**

5,024 employees

$32,968 average salary

**National Security**

4,024 to 8,000 employees

$99,467 average salary

**Engineering Services**

1,879 employees

$133,638 average salary

**Professional Organizations**

2,597 employees

$118,938 average salary

**Key**     Public Services     Service Sector     Knowledge Sector

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# 2024 Salaries/Incomes

## (assuming full-time employment)

**Salaries/Income below 30% AMI**

$11,304  Supplemental Security Income (SSI)

$24,960  Virginia Minimum Wage

$27,040  McDonald's Crew Member

## 41-50% AMI Salaries

$44,663  Hairstylist

$46,343  Construction Laborer

$47,029  ACPS Administrative Assistant I (Step 1)

$50,669  ACPS Bus Driver (Step 1)

$50,694  Exercise/Personal Trainer

## Salaries above 80% AMI

$101,038  Registered Nurse

$105,471  Architect

$123,184  Management Analyst

$145,897  Software Developer

$189,189  Lawyer

## 31-40% AMI Salaries

$36,219  Retail Salesperson

$36,704  Hotel/Motel Desk Clerk

$36,879  Childcare Worker

$37,107  ACPS Cafeteria Aide (Step 10)

$37,107  ACPS Custodian (Step 7)

$38,480  CVS Store Associate

$38,559  Restaurant Cook

$39,520  Aldi Cashier/Stocker

$41,600  NVCC Administrative Assistant

$41,808  ACPS Security Officer (Step 1)

## 51-60% AMI Salaries

$57,207  ACPS First-Year Teacher, Bachelor's (195-day contract)

$57,332  AFD Firefighter I (starting)

$60,359  DCHS Community Services Specialist II

$61,057  Library Assistant II

$61,503  APD Police Officer I (starting)

## 61-80% AMI Salaries

$64,988  ACPS First-Year Teacher, Master's (195-day contract)

$86,546  City of Alexandria HR Compensation Analyst

Source(s): National Housing Conference (2023); City of Alexandria; ACPS; Indeed; Google (2024)

# Key Takeaways
## Jobs

Many workers struggle to afford housing in Alexandria.

Alexandria's economy is divided between high-wage and low-wage industries.
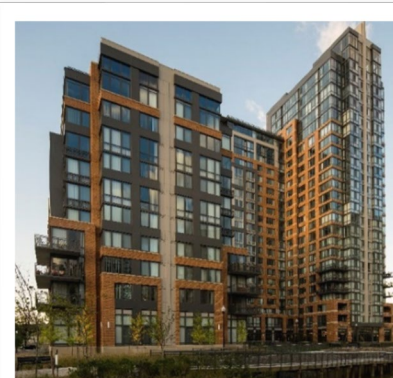
The service sector represents the largest part of our local economy, but many of its jobs are low-wage.

Racial disparities in educational attainment can lead to disparities in employment opportunities and household incomes.

35

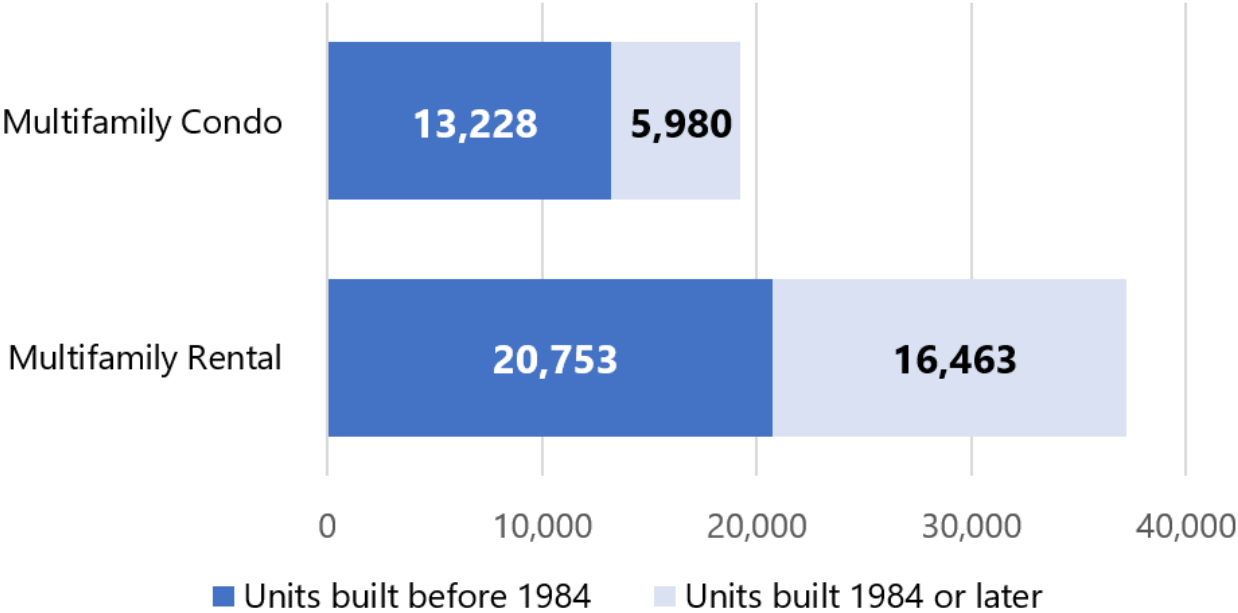# Quantitative Housing Needs Analysis (HNA)

People + Jobs + **Place** = Demand

**~84,000**
Number of
housing units in
Alexandria in 2024

# Multifamily Housing
## Now vs. Then

**Multifamily units by year built**



Multifamily Condo: 13,228 | 5,980
Multifamily Rental: 20,753 | 16,463

0   10,000   20,000   30,000   40,000

■ Units built before 1984    ■ Units built 1984 or later

This does not include committed affordable properties.

Median year built for multifamily condominium buildings:
## 1986

Median year built for multifamily rental buildings:
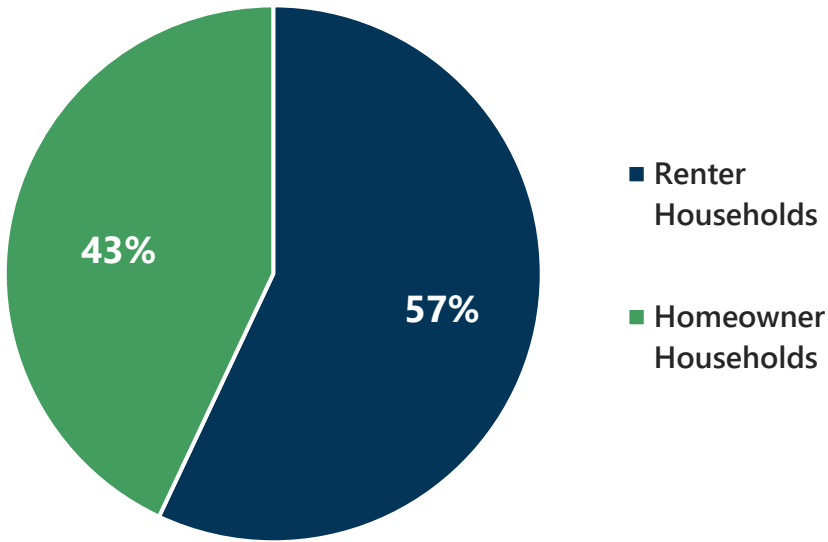## 1966

# Housing Use in the City

**Housing Ownership: How housing is legally structured and assessed**

● Rental  ● Fee simple  ● Condominium
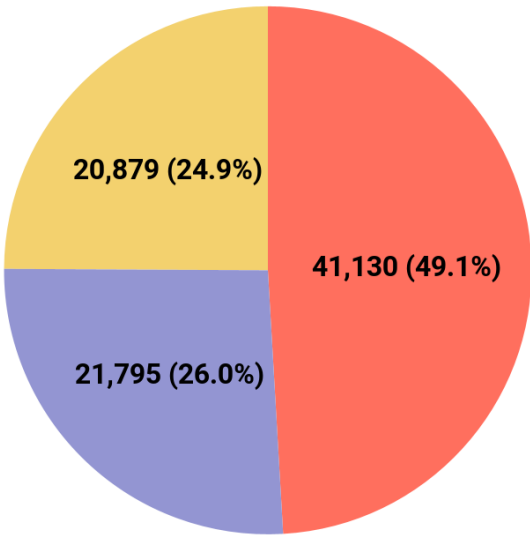
Fee simple means you have complete ownership of land and any buildings on it – you can use, sell, or pass it on. Fee simple units consist of single-family detached and attached units. Some single-family attached units (townhomes) are structured as condominiums.

20,879 (24.9%)

41,130 (49.1%)

21,795 (26.0%)

**Housing Ownership: How housing is being used**

43%

57%

■ Renter Households

■ Homeowner Households

**Approx. 70 accessory dwelling units permitted** (August 2024)

**Approx. 725 short-term rentals** (April 2024)

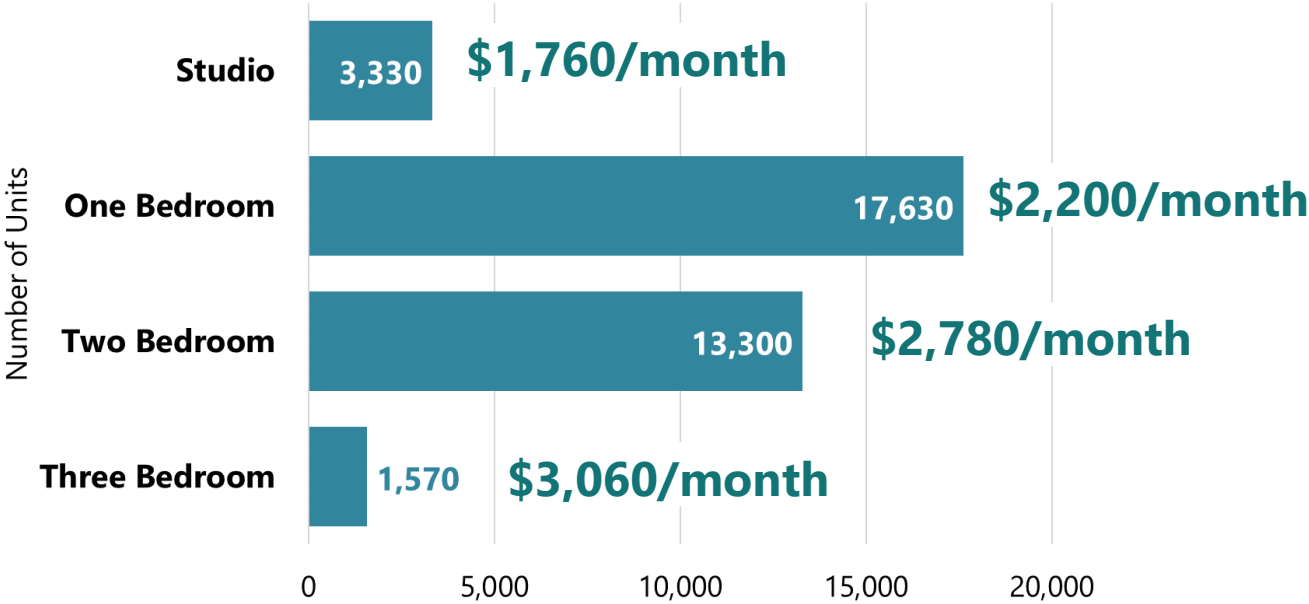Source(s): ACS 5-Year Estimates, 2022; City of Alexandria    **39**

# Market-Rate Rental Housing

## Market-Rate Rental Housing by Level of Affordability



- >=60% AMI (Market Affordable)
- 61-80% AMI (Workforce Affordable)
- 81%-100%
- 101%-120%AMI
- 120%+ AMI
- No Data

0%
1%
6%
10%
32%
51%
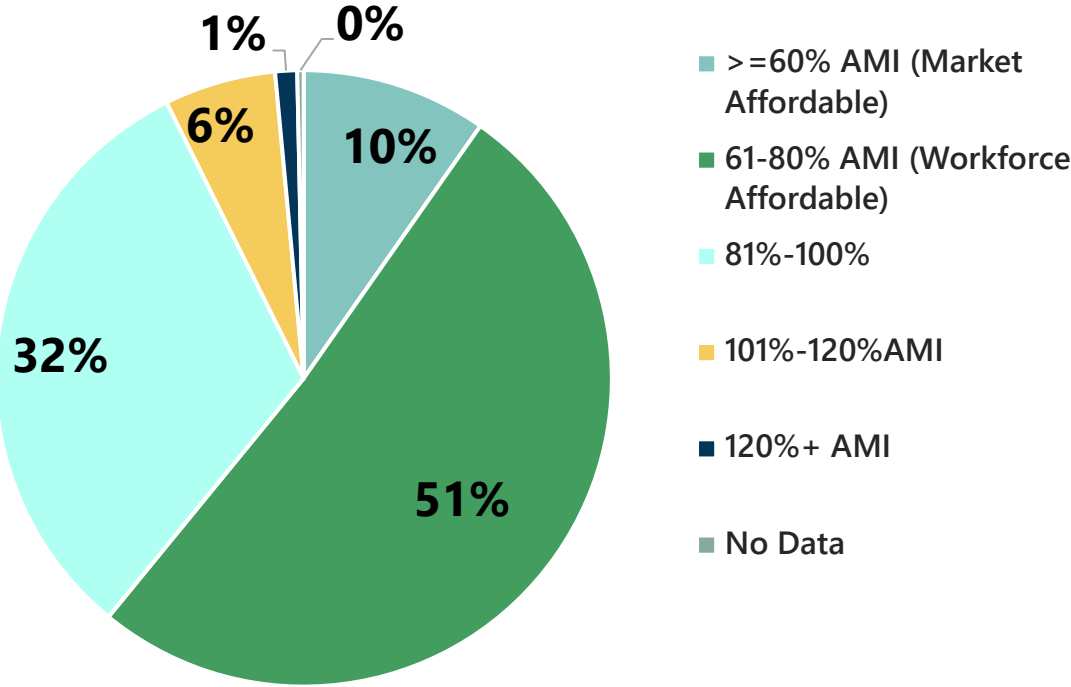
Committed affordable rental units are not included.

## Market-Rate Rental Housing by Unit Type & Average Utility-Adjusted Rent



Studio — 3,330 — **$1,760/month**
One Bedroom — 17,630 — **$2,200/month**
Two Bedroom — 13,300 — **$2,780/month**
Three Bedroom — 1,570 — **$3,060/month**

Number of Units

0    5,000    10,000    15,000    20,000

Source(s): CoStar; City of Alexandria   **40**

# Accessible Housing Units

## ~750+ new accessible units

Since the early 1990s, multifamily properties must provide a minimum 2% accessible units.

## + accessibility created in federally-assisted projects, including Low Income Housing Tax Credit (LIHTC) program

LIHTC incentivizes the production of accessible units; LIHTC properties include up to 10% of units as accessible, including units for persons with visual and hearing impairments.
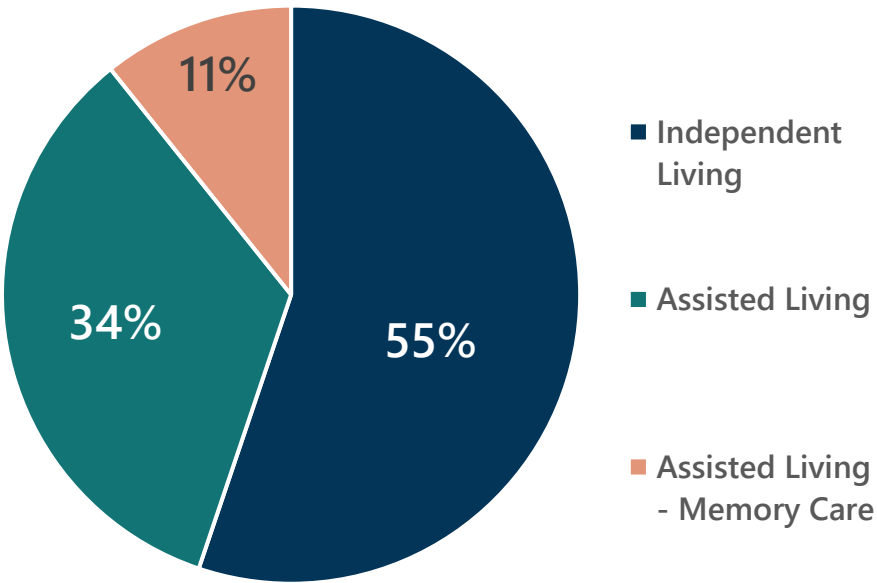


+ Rental Accessibility Modification Program

+ Home Rehabilitation Loan Program

# Senior & Assisted Living



- Independent Living — 55%
- Assisted Living — 34%
- Assisted Living - Memory Care — 11%

## ~2,100

units that are age-restricted and/or provide housing with integrated care; of these, 900+ are licensed for assisted living (approximately ¼ provide memory care services).

Source(s): City of Alexandria

| Unit size | 1-2 person senior homeowner households |
|-----------|----------------------------------------|
| 3 beds | 4,597 |
| 4+ beds | 3,230 |

Seniors choose to remain in their homes as they age for a variety of reasons. Some prefer to age-in-place; others may prefer to downsize if suitable alternatives, in their price range, were available.

## ~130

# of Alexandrians served by City's Senior Rent Relief Program


Annie B. Rose


The Landing


The Alate    42

# Definitions

**Committed Affordable Units (CAUs)**: Housing units for income-eligible households that are affordable through rent and/or occupancy restrictions under federal, state and/or local programs. Targeted income levels vary by program.

Jurisdictions use different terms to describe affordability. In Alexandria:

**Committed affordable rental units** serve households with incomes up to 60% AMI.

**Workforce committed affordable rental units** serve households with income at 61%-80% AMI.

**Committed affordable homeownership units** typically serve households with incomes at ~65/70%-100% AMI.

The **housing choice voucher** (HCV) program is a federal program assisting very low-income families, the elderly, and the disabled to afford housing in the private market. HCV holders pay 30% of their income toward the rent, and the HCV pays the difference up to an established fair market rent, including utility costs. In the City, HCVs are administered by the Alexandria Redevelopment and Housing Authority (ARHA). **HCVs are tied to a household.**

Funded by the federal government, **project-based vouchers** (PBVs) are a critical source of deeply affordable housing in the City. Households pay 30% of their income toward the rent, and the PBV pays the difference up to an established fair market rent. In the City, some PBVs are administered by ARHA while others are administered through contracts managed directly by HUD or other funding agencies. **PBVs are tied to a unit.**
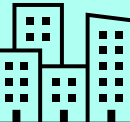
# ARHA

- The Alexandria Redevelopment and Housing Authority (ARHA) was established by state charter in 1939

- **Resolution 2876** (former Resolution 830), adopted in 2019, reflects the continued joint commitment of the City and ARHA to maintain 1,150 committed affordable housing units responsive to the housing needs of ARHA residents and the local market and to provide tenant protections to any tenant displaced during future redevelopment activities
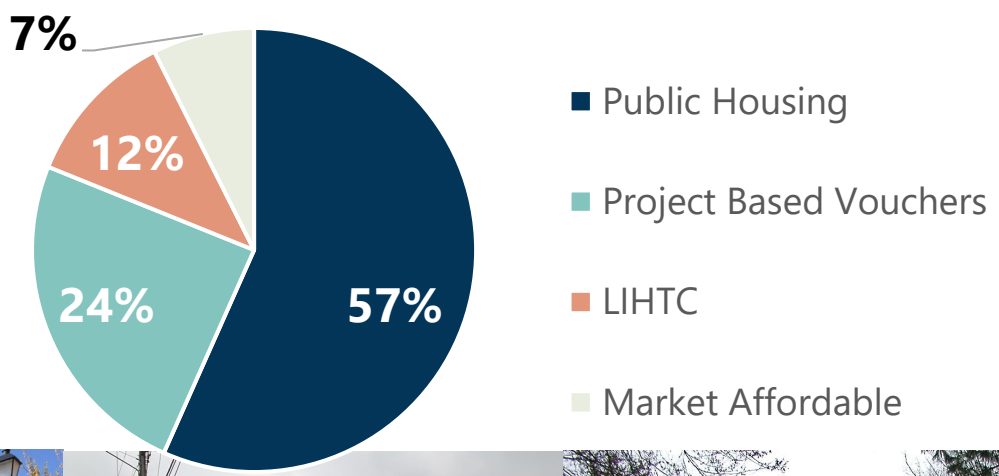
## 1,137
units owned by ARHA as public or affordable housing, including units that serve the city's lowest income residents

## +360
*Net* new units in the development pipeline for the Ladrey and Samuel Madden communities

### ARHA Units by Source of Affordability

7%

12%

24%

57%

- Public Housing
- Project Based Vouchers
- LIHTC
- Market Affordable

44

# ARHA

ARHA administers the Housing Choice (former Section 8) Voucher program to provide expanded access to housing on the private market.
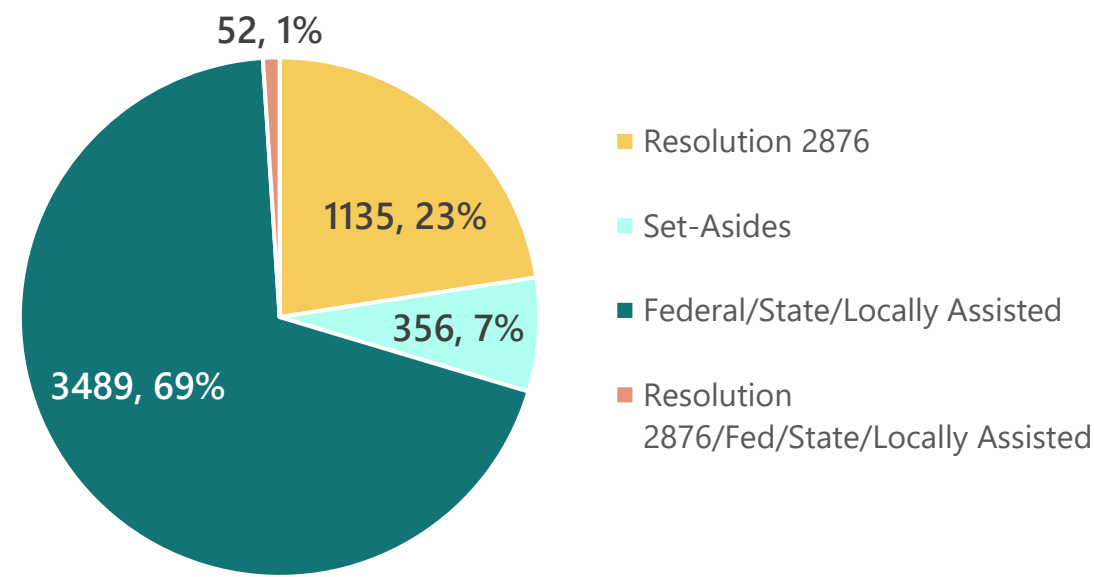
## ~1,660

housing choice vouchers leased out of 1,996 allocated; the remainder of the vouchers are unfunded due to the high cost of housing in Alexandria

In 2020, Virginia passed a law that prevents rental properties with more than four units from discriminating based on **source of income**. This means properties cannot refuse to rent to a potential tenant simply for being a Housing Choice Voucher holder and must treat them as they would any other prospective tenant.

# CAUs in the City

## Committed Affordable Rental Units by Source of Affordability



- Resolution 2876
- Set-Asides
- Federal/State/Locally Assisted
- Resolution 2876/Fed/State/Locally Assisted

52, 1%; 1135, 23%; 356, 7%; 3489, 69%

## Committed Affordable Rental Units by Level of Affordability



- Project Based Vouchers
- Senior Project Based Vouchers
- Auxiliary Grants
- 30% AMI
- 40% AMI
- 50% AMI
- 60% AMI
- 70% AMI
- 80% AMI

205 ; 4%; 10 ; 0%; 891 ; 18%; 390 ; 8%; 11 ; 0%; 851 ; 17%; 44 ; 1%; 239 ; 5%; 2,390 ; 47%

**Set-aside units** are committed affordable units provided in market-rate developments as a condition of approval, typically through the use of bonus density/height or through a rezoning.
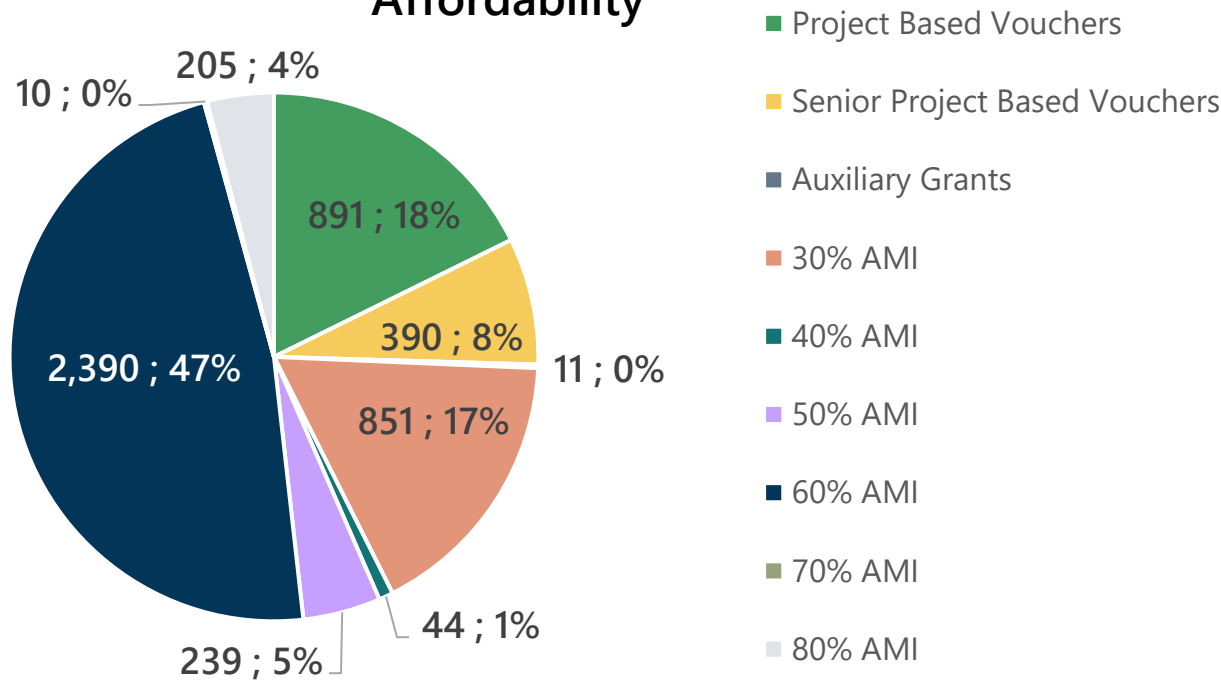
# Housing Affordability

## ~900

units whose affordability restrictions are at risk of expiring by 2040

These are primarily units aging out of older funding (LIHTC) agreements and set-aside units in market-rate properties that have met their development conditions.

## 15, 20, 30, & now 40 years

**Progressive extension of term of affordability in set-aside units and city-assisted projects**

Project-based voucher contracts typically have a twenty-year term subject to one- and five-year extensions.

# Quantitative HNA
## (what we've learned so far)

Most market-rate rental units are affordable between 61% and 100% AMI.

1- and 2-bedroom units are the most common market-rate rental unit types.

A small but growing portion of the city's multifamily housing stock is accessible to persons with disabilities.

Our growing senior population, including seniors living alone, highlights the need for a variety of housing + care approaches.

The majority of new committed affordable rental units are the result of public-private partnerships and involve a complex layering of federal, state, and/or city gap investment and grant funding.
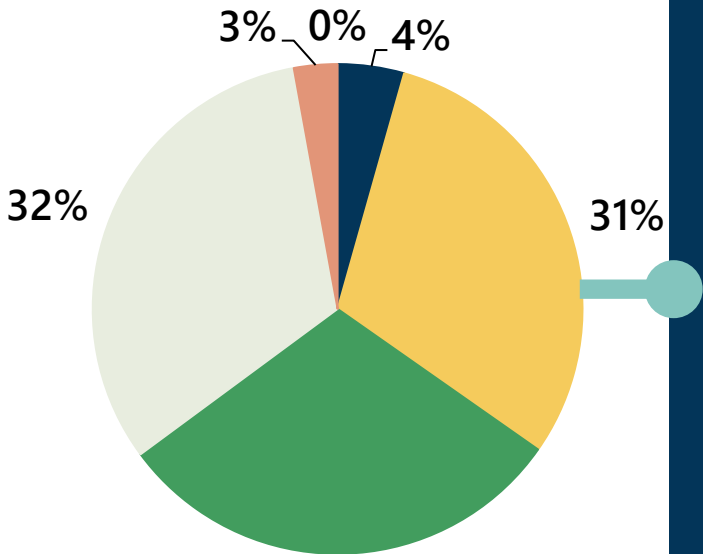
# Who can afford to own in the City?

**$1,020,588**
2023 Average Sales Price

**$593,000**
2023 Median Sales Price

## Single-Family Units by Assessed Value (2024)

- < $249,000
- $250,000 - $499.999
- $500,000 - $749,999
- $750,000 - $999,999
- $1,000,000 - $1,999,999
- > $2,000,000

3%   0%   4%
31%
32%
30%

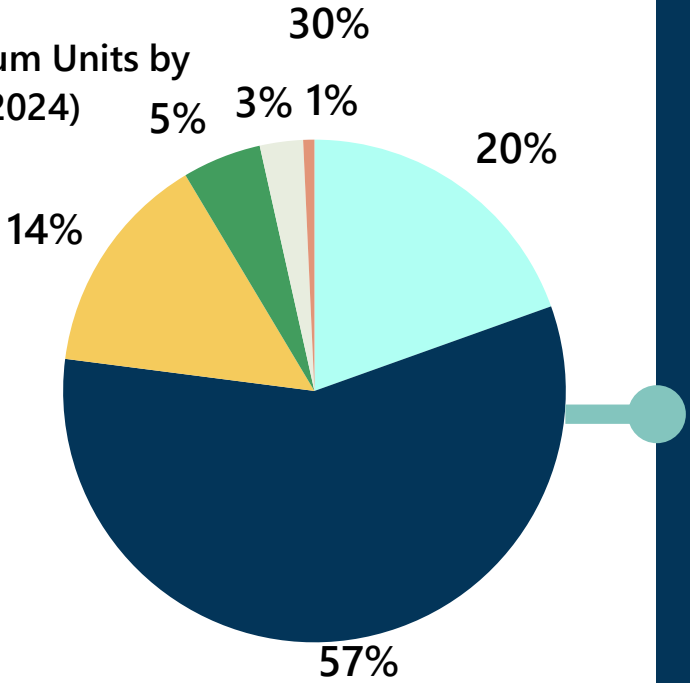## Residential-Condominium Units by Assessed Value (2024)

- < $249,000
- $250,000 - $499.999
- $500,000 - $749,999
- $750,000 - $999,999
- $1,000,000 - $1,999,999
- > $2,000,000

5%   3%   1%
20%
14%
57%

**$962,276**
AVERAGE SINGLE-FAMILY, FEE SIMPLE ASSESSED VALUE

**$423,765**
AVERAGE CONDOMINIUM ASSESSED VALUE
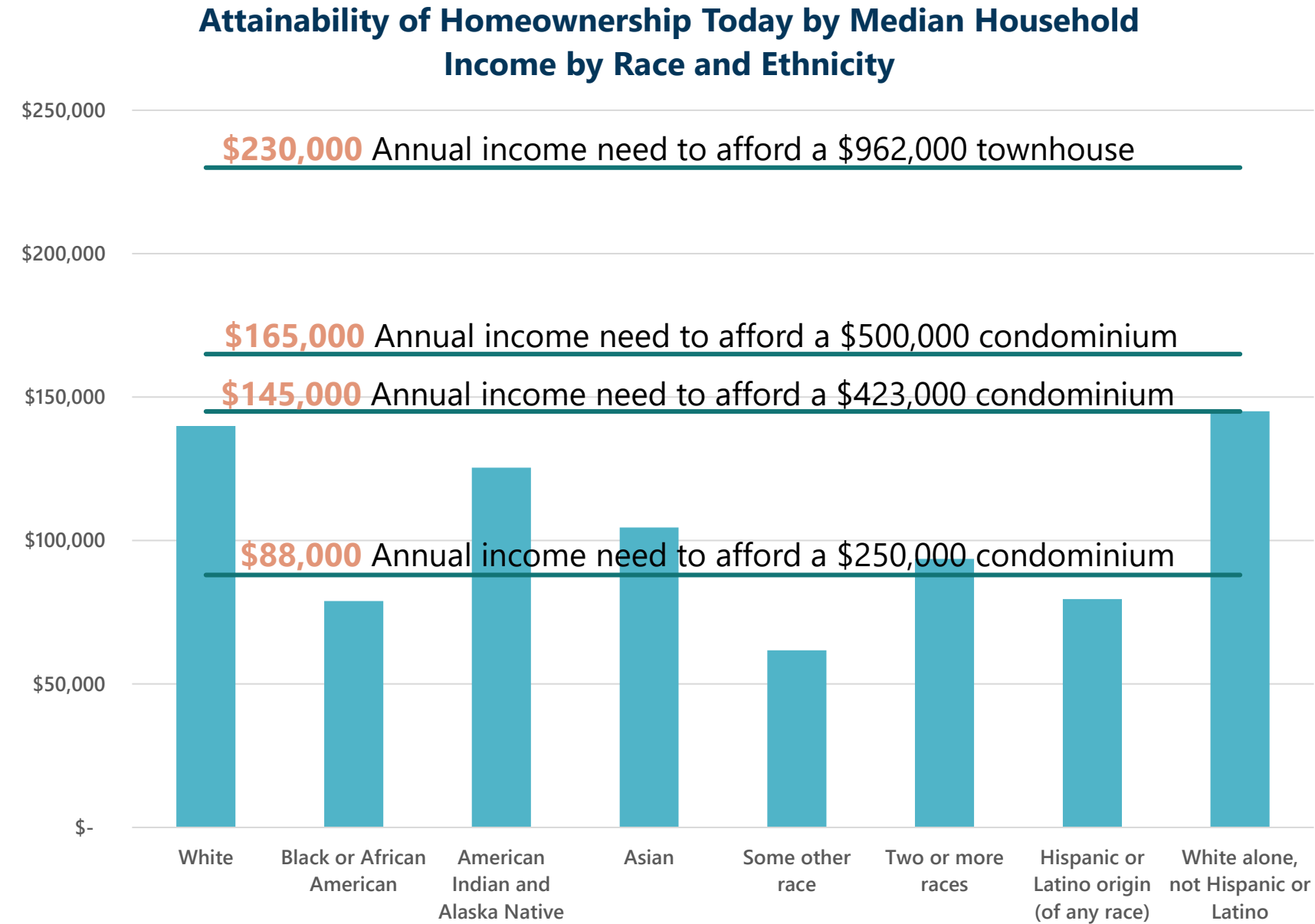High condominium fees can jeopardize the relative affordability of older units.
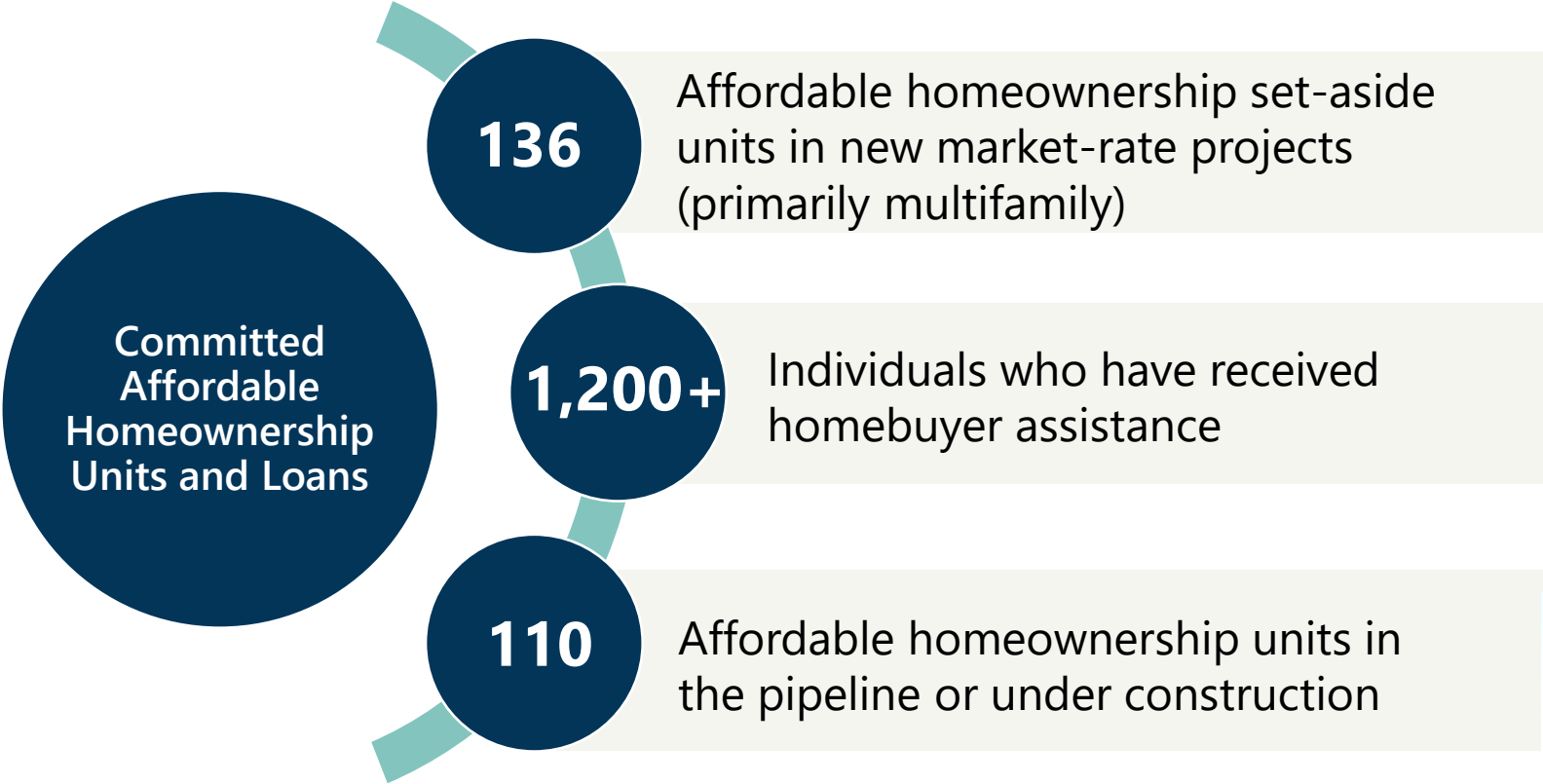
# Who can afford to own in the City?

**Assumptions and Notes:**

Financial situations **vary greatly** among households and are a function of personal circumstances and market conditions. The **attainability analysis** shown is based on the following generalized assumptions if you were purchasing a home this fall:

o　$0 consumer/revolving debt;
o　An interest rate of 6.5%;
o　Condo fees ranging from $500 to $800/month based on unit size and a $300 HOA fee for the townhouse;
o　Real estate tax rate effective 2024 of $1.135 per $100 of sales price;
o　Standard closing costs, as well as a downpayment of approx. 7% (20% for the $962k townhouse).

## Attainability of Homeownership Today by Median Household Income by Race and Ethnicity

**$230,000** Annual income need to afford a $962,000 townhouse

**$165,000** Annual income need to afford a $500,000 condominium

**$145,000** Annual income need to afford a $423,000 condominium

**$88,000** Annual income need to afford a $250,000 condominium



Chart categories (x-axis): White; Black or African American; American Indian and Alaska Native; Asian; Some other race; Two or more races; Hispanic or Latino origin (of any race); White alone, not Hispanic or Latino

Y-axis: $-, $50,000, $100,000, $150,000, $200,000, $250,000

Source(s): ACS 5-Year Estimates, 2022; City of Alexandria

50

# Who can afford to own in the City?


Cambria Square


The Dylan

**Committed Affordable Homeownership Units and Loans**

**136** — Affordable homeownership set-aside units in new market-rate projects (primarily multifamily)

**1,200+** — Individuals who have received homebuyer assistance

**110** — Affordable homeownership units in the pipeline or under construction

**Attainability: For many Alexandrians, downpayment and closing cost assistance are critical**


The Preston

51

# Market-Rate Housing Trends

## Rental Housing Trends

| Market-rate rental units delivered since 2020 | % of total | Average rent adjusted for utilities | Average level of affordability |
|---|---|---|---|
| Studios | 9% | $2,257 | 61-80% AMI |
| One bedrooms | 55% | $2,742 | 81-100% AMI |
| Two bedrooms | 34% | $3,674 | 101-120% AMI |
| Three bedrooms | 2% | $4,887 | 120%+ AMI |

- **2/3** of rental units delivered since 2020 are one-bedroom or smaller
- Majority of units targeted at **81%-100% AMI and 101%+ AMI**

### Continued loss of market affordable units
(naturally affordable rental units up to 60% AMI) in older communities

## Homeownership Housing Trends

- Mix of multifamily and townhouse-style condominiums and fee simple units
- Majority of ownership units delivered since 2020 priced at **120%+ AMI**

### Residential Sale Price Trends (2010 and 2023)



Legend: ■ 2010  ■ 2023
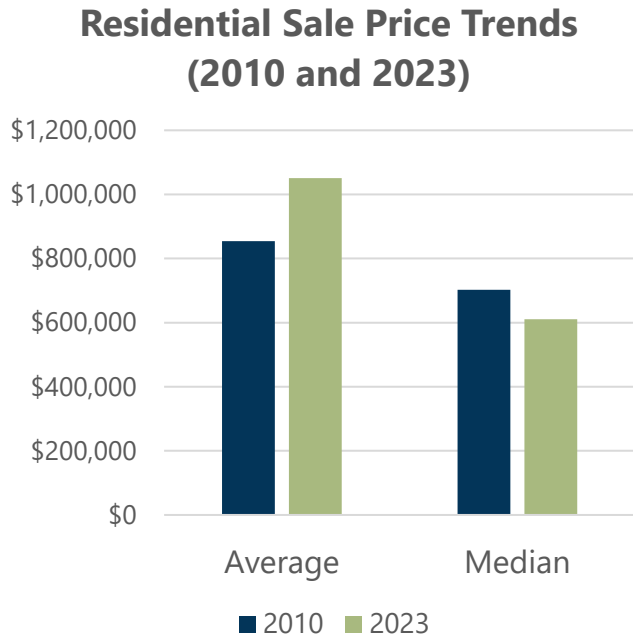
| % AMI | 1 Person | 4 Person |
|---|---|---|
| **80%** | $ 86,640 | $ 123,760 |
| **100%** | $ 108,300 | $ 154,700 |
| **120%** | $ 129,960 | $ 185,640 |

Source(s): CoStar; City of Alexandria

# Quantitative Housing Needs Analysis (HNA)

People + Jobs + Place = Demand

# What can contribute to Housing Instability?

**Unanticipated job changes**, including loss of hours

**Changes in family relationships**, which can result in loss of income and/or housing

**Changes in personal health conditions** or the health of a family member

**Poor housing conditions**, which can impact health and result in loss of income

**Unexpected new expenses** (ex. loss of vehicle which impacts access to employment or childcare)

**High costs and fees**, including utility costs, condo fees, special assessments, and new fees

**Annual rent increases** that exceed annual increases in wages

**Disabling conditions**, which can limit job opportunities

# Rent Trends and the Impact of Utilities/Fees

| Change in average July rents, adjusted for utilities | 2022-2023 | 2023-2024 |
|---|---|---|
| Studio | 4.2% | 9.3% |
| 1-bedroom | 6.7% | 7.3% |
| 2-bedroom | 6.6% | 8.2% |
| 3-bedroom | 9.4% | 8.1% |

These are citywide trends based on average rents collected in July. Rent increases charged to individual households will vary widely depending on lease terms and conditions and a property/landlord's approach to pricing and utility management.
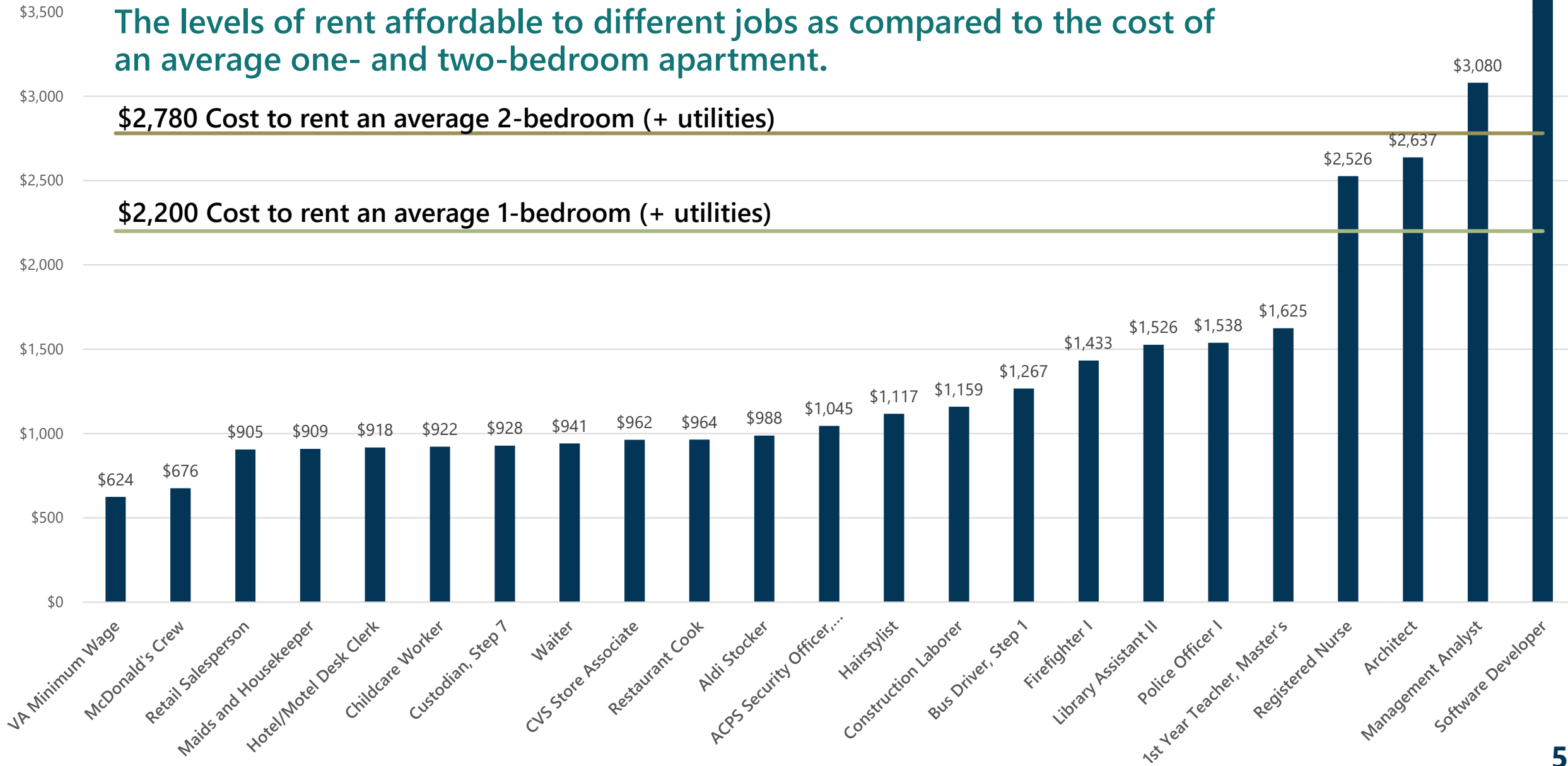
Utility costs and fees can significantly impact how much housing a household can afford. For example, unanticipated fluctuations in costs or the application of new fees can jeopardize a household's ability to make rent.

**$100-$400+**
Typical monthly multifamily utility costs & mandatory fees

**$500-$800+**
Typical monthly multifamily condominium fee, excluding special assessments

Source(s): CoStar; City of Alexandria    **55**

What can a worker afford in Alexandria in 2024?

The levels of rent affordable to different jobs as compared to the cost of an average one- and two-bedroom apartment.

People    Jobs    Place    **Demand**

$2,780 Cost to rent an average 2-bedroom (+ utilities)

$2,200 Cost to rent an average 1-bedroom (+ utilities)

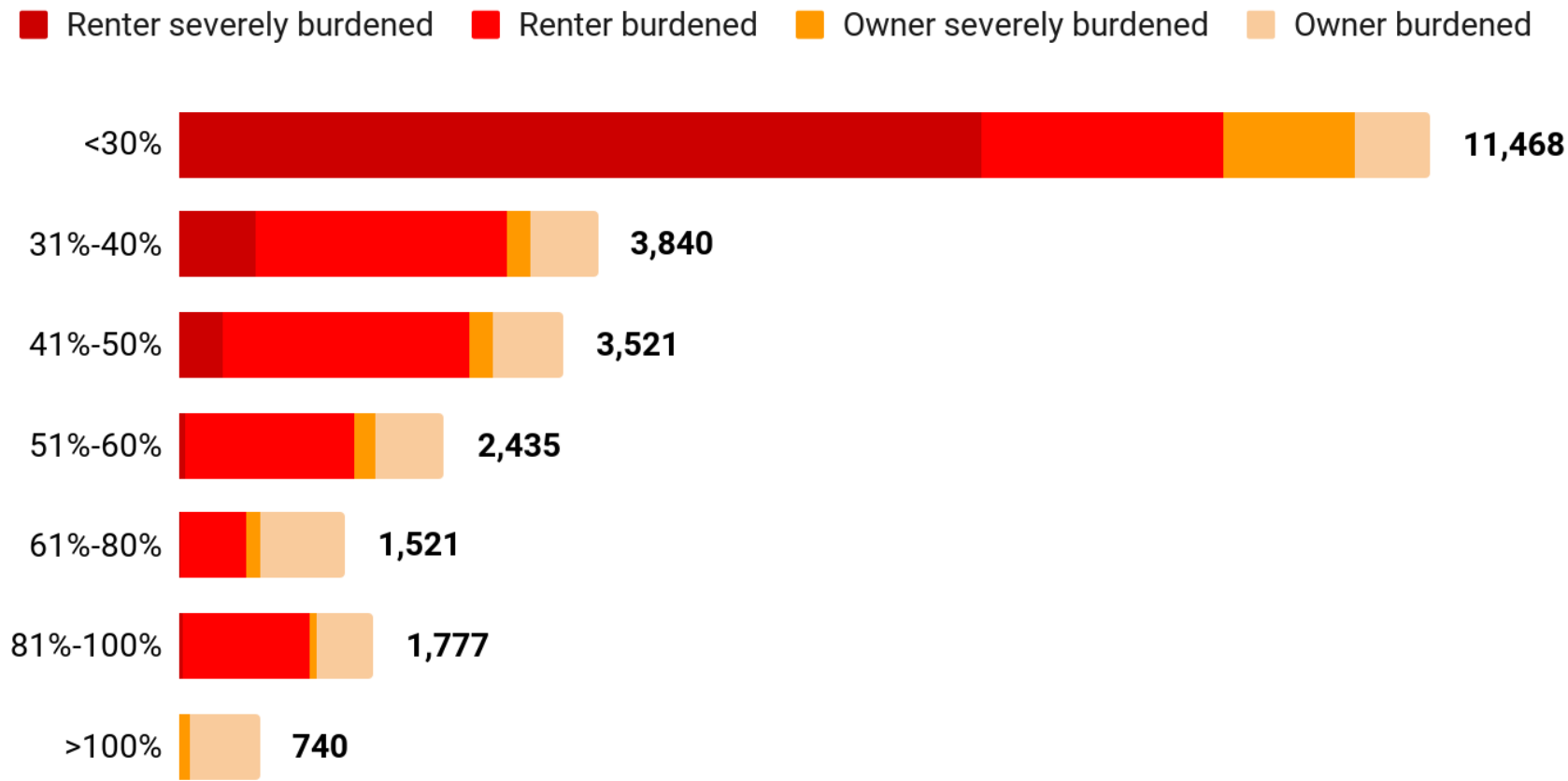| Job | Affordable rent |
|---|---|
| VA Minimum Wage | $624 |
| McDonald's Crew | $676 |
| Retail Salesperson | $905 |
| Maids and Housekeeper | $909 |
| Hotel/Motel Desk Clerk | $918 |
| Childcare Worker | $922 |
| Custodian, Step 7 | $928 |
| Waiter | $941 |
| CVS Store Associate | $962 |
| Restaurant Cook | $964 |
| Aldi Stocker | $988 |
| ACPS Security Officer... | $1,045 |
| Hairstylist | $1,117 |
| Construction Laborer | $1,159 |
| Bus Driver, Step 1 | $1,267 |
| Firefighter I | $1,433 |
| Library Assistant II | $1,526 |
| Police Officer I | $1,538 |
| 1st Year Teacher, Master's | $1,625 |
| Registered Nurse | $2,526 |
| Architect | $2,637 |
| Management Analyst | $3,080 |
| Software Developer | (above $3,500) |

56

# What is Housing Cost Burden

## and why is it so important to understand?



An affordable home is a home where 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 Cost Burden

■ Renter severely burdened    ■ Renter burdened    ■ Owner severely burdened    ■ Owner burdened



| AMI | Households |
|-----|-----------|
| <30% | 11,468 |
| 31%-40% | 3,840 |
| 41%-50% | 3,521 |
| 51%-60% | 2,435 |
| 61%-80% | 1,521 |
| 81%-100% | 1,777 |
| >100% | 740 |

## ~ 12,500+
Housing cost burdened renter households <40% AMI

## ~ 2,500+
Housing cost burdened homeowner households <40% AMI

## <25 & 65+
Housing cost burden is experienced most acutely by young adults and seniors.

Source(s): ACS 5-Year Estimates, 2018-2022    **58**

# Eviction Trends

| Year | Summons issued | Writs of eviction issued | Average judgment amount |
|---|---|---|---|
| **2019** | 4,206 | 1,540 | $3,383 |
| **2021** | 1,002 | 329 | $8,486 |
| **2023** | 4,458 | 2,046 | $6,367 |
| **2024 YTD (August)** | 2,823 | 1,300 | $5,639 |

- The number of summons issued serves as an indicator of housing instability; many households can pay rent, but not always in full or on time.

- Reduction in 2021 rate reflects COVID-19 eviction moratoriums and efficacy of coordinated response to pandemic such as support to access rental assistance and courthouse navigation.

- Eviction filing rates have reverted to pre-pandemic levels and continue to be concentrated in the West End.

- Average judgment amounts have increased since 2019 reflecting increase in rental costs and fees.



2019

2024 (YTD)
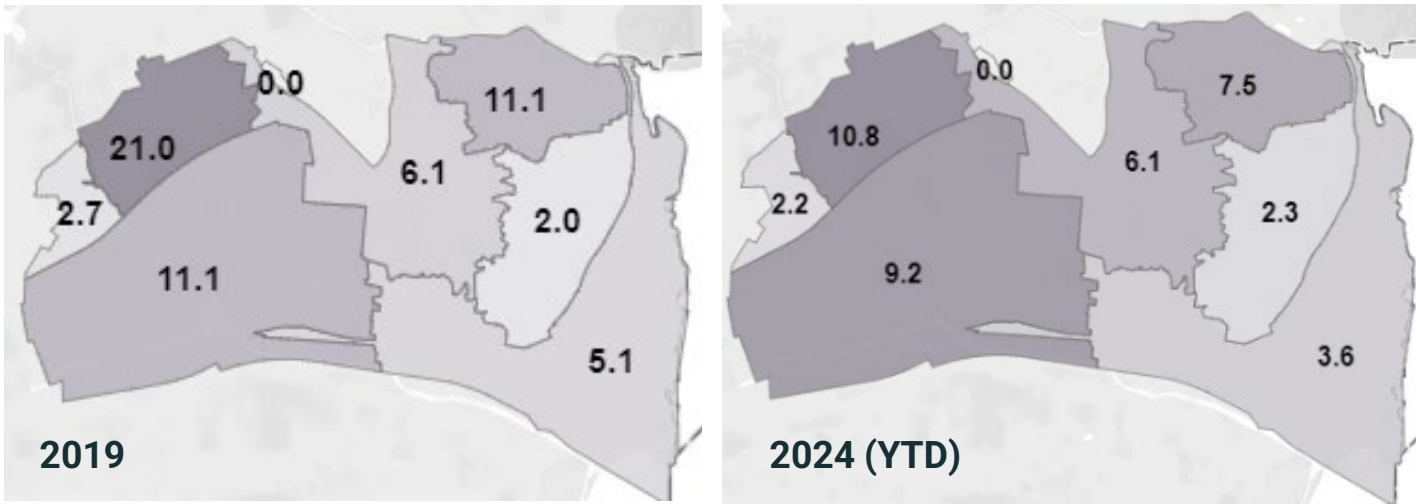
**Number of unlawful detainers filed per 100 renter households**

Learn more: Eviction Dashboard & Eviction Process in Virginia

# Housing Waitlists

**8,787**

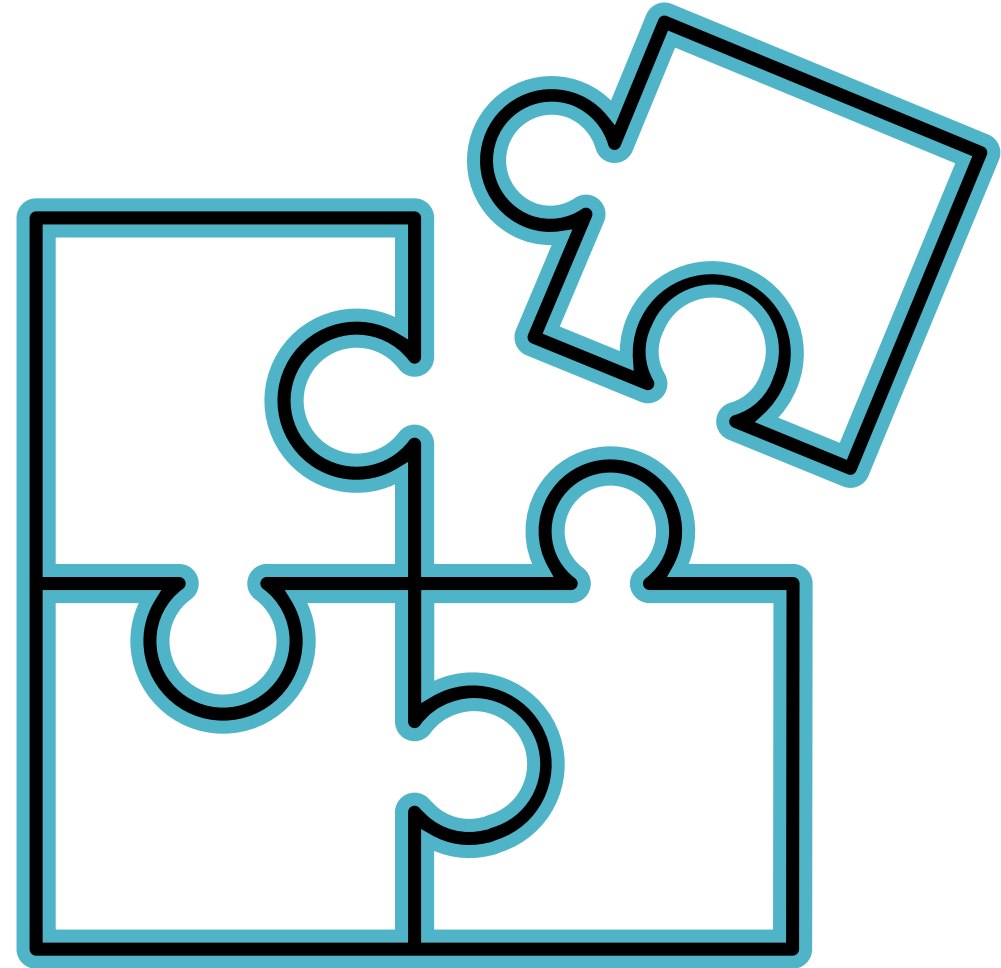Public Housing waitlist

**10,600**

Housing Choice Voucher waitlist

ARHA, August 2024

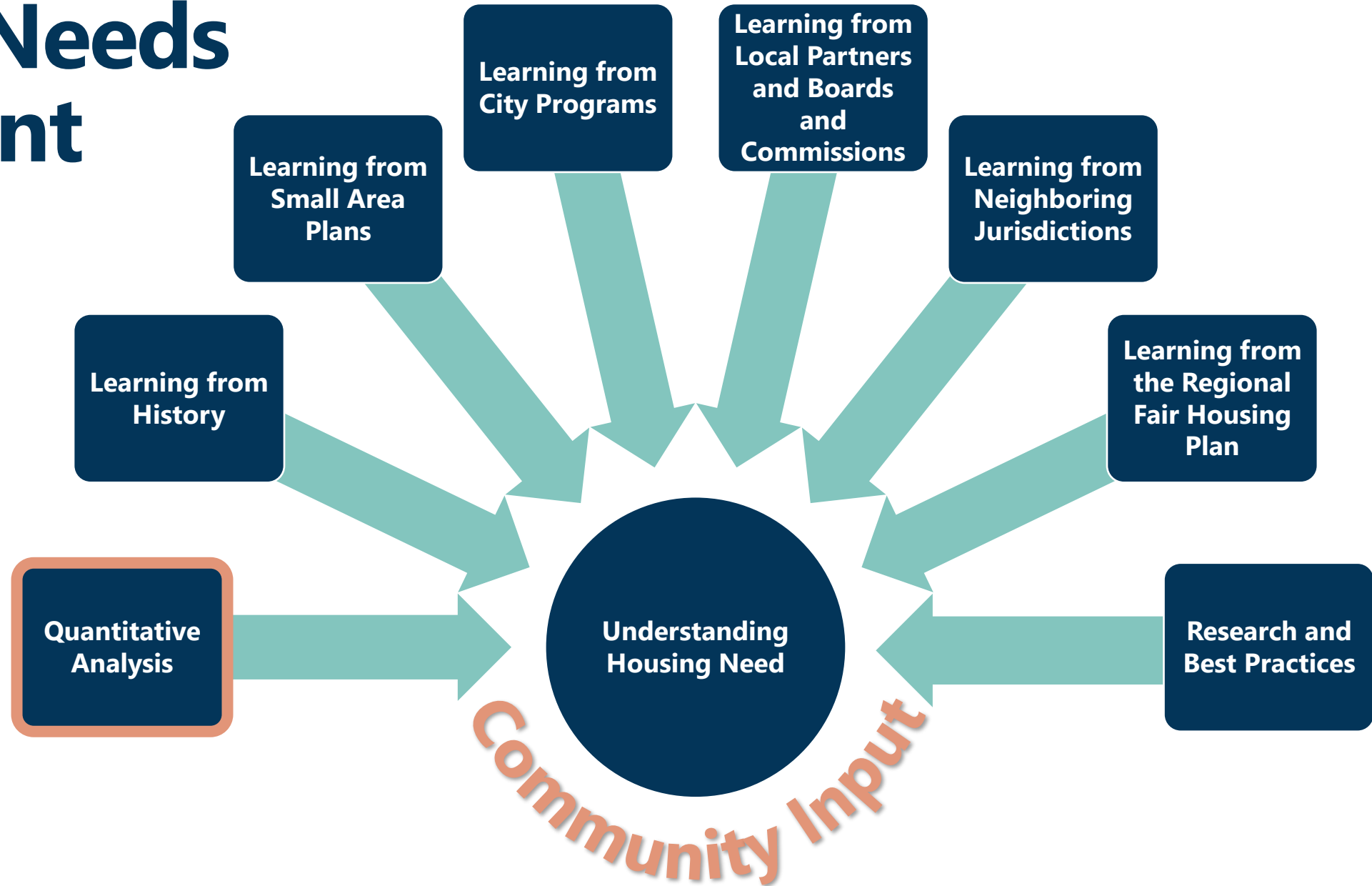| Housing Needs of Shelter Residents | | | |
|---|---|---|---|
| **Household Size** | AMI | Unit Size | # Households / Units Needed |
| **1** | <30% | Studio | 118 |
| **2** | <30% | 1 BR | 15 |
| **3** | <30% | 2 BR | 4 |
| **4** | <30% | 2 BR | 4 |
| **5** | <30% | 3 BR | 1 |
| **TOTAL** | | | **142** |

City of Alexandria, August 2024

Current waitlist for emergency shelter: 103 singles and 40 families (including 71 children)

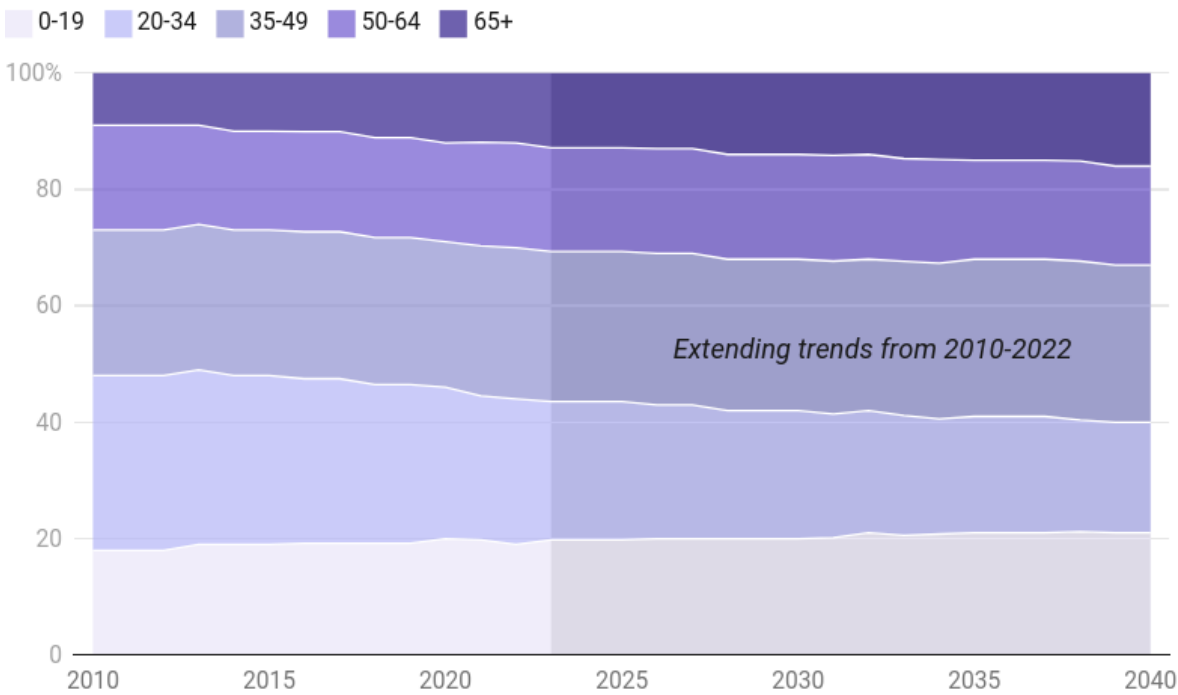# Housing Needs Analysis – Pulling the pieces together

# Housing Needs Assessment Process



- Learning from Small Area Plans
- Learning from City Programs
- Learning from Local Partners and Boards and Commissions
- Learning from Neighboring Jurisdictions
- Learning from History
- Learning from the Regional Fair Housing Plan
- Quantitative Analysis
- Research and Best Practices

**Understanding Housing Need**

Community Input

# Key Trends

## Population growth projection by age through 2040

Legend: 0-19 | 20-34 | 35-49 | 50-64 | 65+



*Extending trends from 2010-2022*

Created with Datawrapper

## Household growth projection by AMI through 2040

Legend: >120% | 101-120% | 81-100% | 61-80% | 51-60% | 41-50% | 31-40% | <30%



Extrapolating from 2010-2022 trends, the greatest population growth is anticipated among 65+ with the most marked decline experienced by 20-34 year olds.
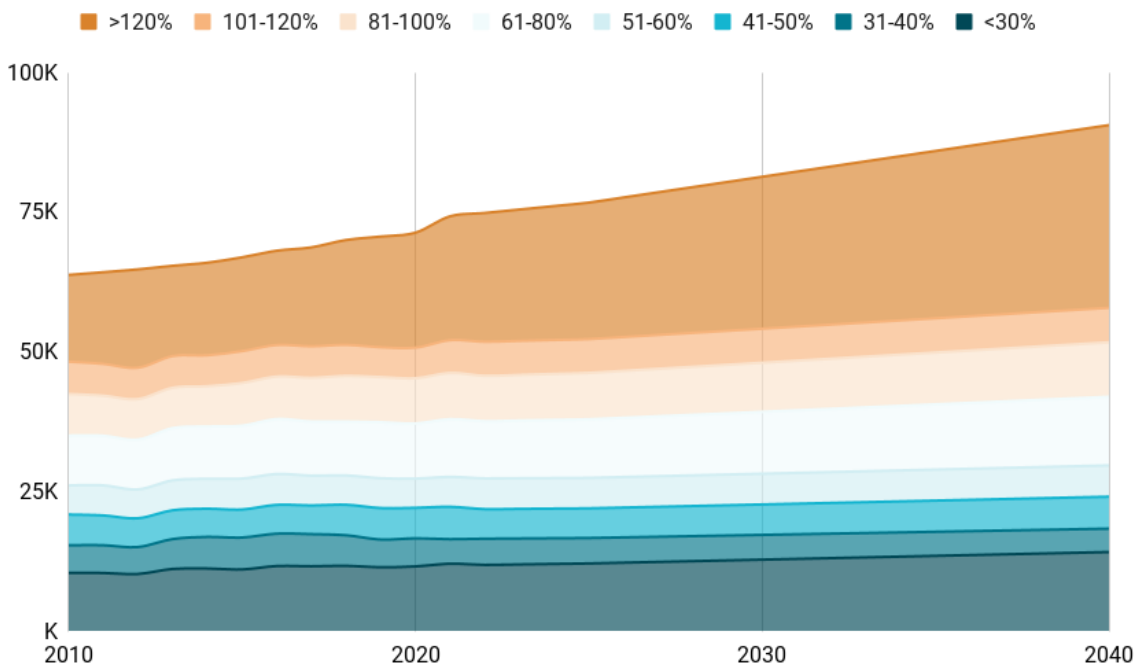
Extrapolating from 2010-2022 trends, the greatest household growth is anticipated among 120%+ AMI households, followed by households at 30% AMI and 61-80% AMI.

63

# Quantitative HNA
## (some of the questions we have identified so far)

Lower and moderate-paying jobs will continue to serve as the backbone of our economy. How do we ensure that Alexandria workers can afford to live here?

How do we help mitigate increasing levels of housing cost burden, in particular among lower-income families?

How do we continue to address racial inequities in homeownership and wealth acquisition? How do we create more opportunities for first-time homebuyers while supporting our aging condominium communities?

What housing models and tools can help meet the needs of growing senior population?

20-34 year olds represent a shrinking proportion of the city's population. What housing typologies and price points would better meet their needs?

How do we most effectively meet the needs of our unhoused? Persons with disabilities?

# Stretch Break and Question & Answers

Please take a moment to jot down your questions in the Q&A!

# Meeting Agenda

**1**

Housing Master
Plan Overview

**2**

Mayor's Welcome
and Housing Master
Plan Report Card

**3**

Housing 2040
Purpose and
Timeline

**4**

Housing Needs
Analysis with Q&A

**5**

**Wrap-Up and
Next Steps**

# We Need Your Input!

The Housing 2040 plan will affect all of us! To create an inclusive, equitable, and meaningful plan, YOU need to be at the center of our plan.

You will inform:

✓ Our vision for housing

✓ Our analysis of housing needs in the City: data only tells part of the story, and we need you to share yours!

✓ Our housing priorities



**Alexandria's Engagement Principles**

# Next Steps

**Kick-Off Meeting,** Part 2
*Wednesday, September 25; 7-9 p.m.*
*(open house 6-7 p.m.)*
*Charles Houston Recreation Center*

Join us for a discussion of Housing 2040 principles, goals, and projects.
[Register today](#)!
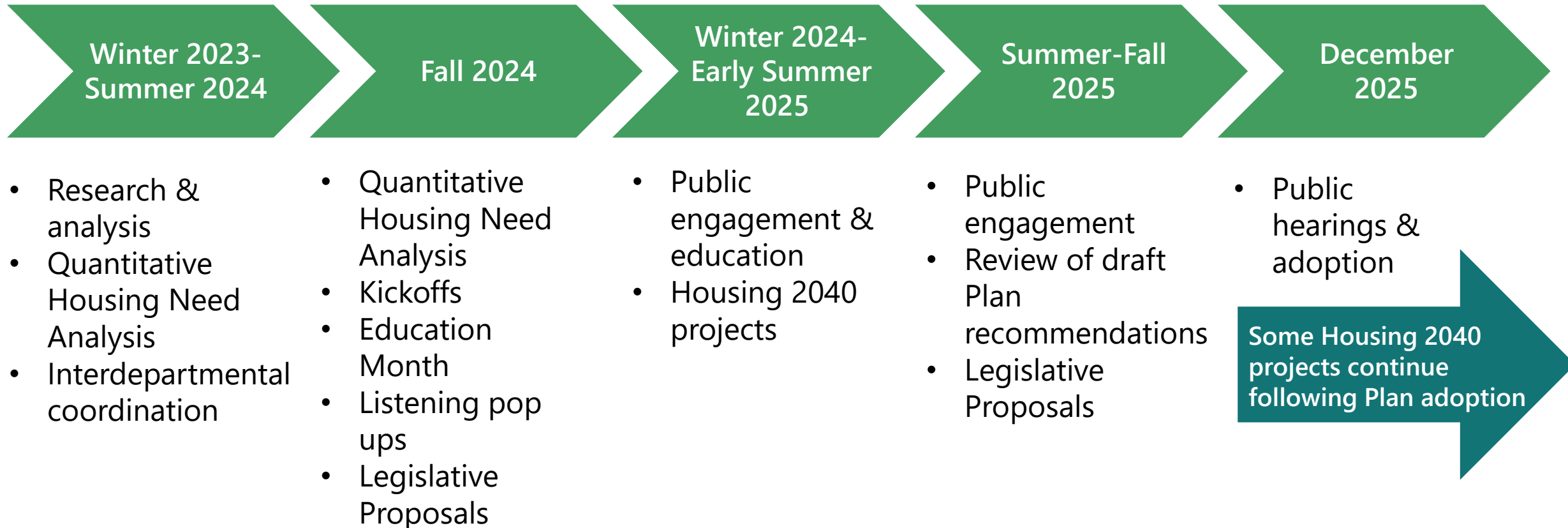
# Next Steps (continued)

## Ways to Engage

- Complete our [meeting evaluation](#)
- Attend a pop-up listening sessions (October-November)
- What's Your Housing Story (coming soon!)
- Public Comment Form
- Housing 2040 Project Activities and Meetings

Learn more through **Housing Education Month** in October!

# Next Steps (continued)

| Winter 2023-Summer 2024 | Fall 2024 | Winter 2024-Early Summer 2025 | Summer-Fall 2025 | December 2025 |
|---|---|---|---|---|
| • Research & analysis<br>• Quantitative Housing Need Analysis<br>• Interdepartmental coordination | • Quantitative Housing Need Analysis<br>• Kickoffs<br>• Education Month<br>• Listening pop ups<br>• Legislative Proposals | • Public engagement & education<br>• Housing 2040 projects | • Public engagement<br>• Review of draft Plan recommendations<br>• Legislative Proposals | • Public hearings & adoption |

Some Housing 2040 projects continue following Plan adoption

# For more information

## Visit us at alexandriava.gov/HousingPlan

## Follow us at

X - @HousingAlexVA; Facebook – HousingAlexandriaVA

#AlexHousing2040

## Sign up for eNews

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## Contact Us!

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# Presenters

## Mayor Justin M. Wilson

## Office of Housing

Eric Keeler, Deputy Director

Tamara Jovovic, Housing Program Manager

Kenneth Turscak, Housing Analyst

Chris Do, Housing Analyst

## Department of Community and Human Services

Kate Garvey, Director

## Alexandria Redevelopment and Housing Authority

LaTonya Washington, Director of Housing Choice Voucher Program

Lennin Lopez, Director of Property Management