

TOPIC

Housing affordability in Alexandria Virginia

TOPIC DESCRIPTION

The rising cost of living in Alexandria Virginia has become a growing issue for many residents as everyday expenses continue to increase faster than wages. Housing is one of the biggest factors, with rent prices, home values, and property taxes making it difficult for many people to afford living in the area. Alexandria close location to Washington D.C. and strong job market attract many professionals, which increases demand for housing and drives prices higher. In addition to housing, residents also face a rising cost in groceries, transportation, utilities, healthcare, and dining. Alexandria’s overall cost of living is estimated to be significantly higher than the national average, largely due to expensive housing and transportation expenses. This issue effects mostly lower and middle-income families, young adults, retirees, and service workers.

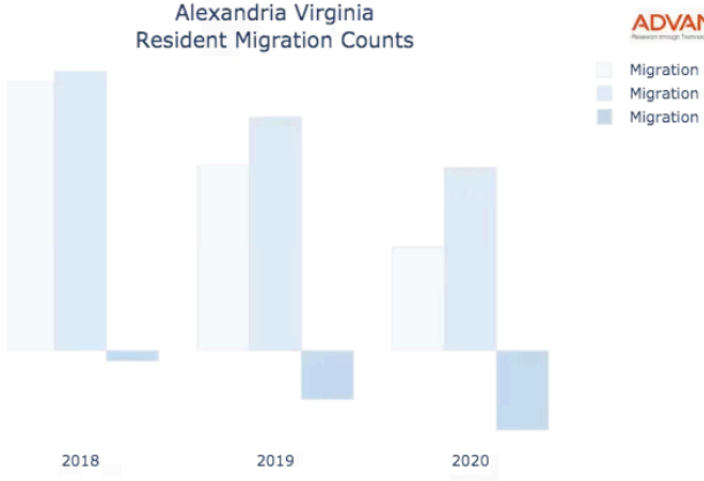
RESULT

Housing in Alexandria is affordable for families.



SIGNIFICANCE

Housing affordability matters because it plays a major role in people’s overall stability and quality of life. when housing costs are reasonable, individuals and families can afford other essentials like food, healthcare, transportation, and education. However, when housing becomes too expensive, people are often forced to make difficult choices such as cutting back on basic needs, working multiple jobs, or moving farther away from their workplaces and schools. This can lead to longer commutes, increased stress, and less time spent with family or on personal well being. the lack of affordability housing also has broader effects on society. It tends to impact low income and middle income households the most. increasing economic inequality and making it harder for people to move up financially in some cases it can even lead to overcrowding or homelessness.



CYCP GOAL AND STRATEGIC AREA

The Children and Youth goal that aligns is “All children, youth and families will be physically safe & Healthy.” and the Strategic area is making Alexandria housing more affordable for low income families

HOW ARE WE DOING?

Alexandria is currently struggling with the cost of housing. Out of about 1,200 responses a large majority of residents recorded housing affordability as a major issue. Specifically 80% of respondents said the cost of buying a home is top concern, while 77% pointed out the high cost of rent. Around 71% of people are worried about the annual rent increase and the possibility of being displaced. These results imply that both homeowners and renters are feeling the pressure of rising housing costs, and that there are not enough options available especially for low and middle income residents. The data shows that in Alexandria housing is becoming increasingly unaffordable for many people.

Housing 2040 Survey

80%

Cost of buying a home

77%

Cost of rent

74%

Availability of moderately priced housing options for families and moderately priced homebuyer opportunities

72%

Housing options for low-income residents

71%

Annual rent increases

71%

Fear of displacement

Top Concerns

% of responders who indicated “very concerned” or “concerned” on survey

~1,200

responses received mid November to late January

Broad range of housing issues

Concerns regarding housing cost and options experienced more acutely by renters, younger Alexandrians and seniors

IMPLEMENTATION

Housing affordability can be improved through a combination of strategies that focus on both increasing the supply of homes and helping people afford the ones that already exist. one key approach is building more affordable housing by changing zoning laws to allow low cost options like apartments and townhouses, as well as offering government funding, tax credits, and incentives to developers. at the same time demand side solutions help individuals directly through rental assistance, down payment support, eviction prevention programs, and help with utilities or home repairs. These efforts are often targeted using Area Median Income (AMI) to ensure lower income households receive the most support. Additionally, improving access to housing near jobs, school, and public transportation can reduce overall living costs and improve quality of life. strengthening the housing market also supports the economy by creating jobs and allowing workers to live near employment opportunities. overall, addressing housing affordability requires multiple strategies working together to create stable, accessible, and affordable communities

PARTNERSHIPS

- ACT for Alexandria
- ALIVE
- Alexandria Redevelopment and Housing Authority (ARHA)
- Housing Alexandria
- Habitat for Humanity of Washington D.C. & Northern Virginia

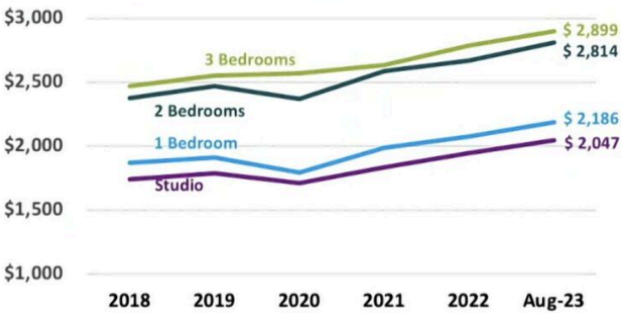


Housing Alexandria

PERFORMANCE EFFORT

No we're are not getting the results we want and that's due to supply and demand theirs a high demand for houses due to the close proximity to Washington D.C. and a thriving local job market far outpaces the available housing stock.

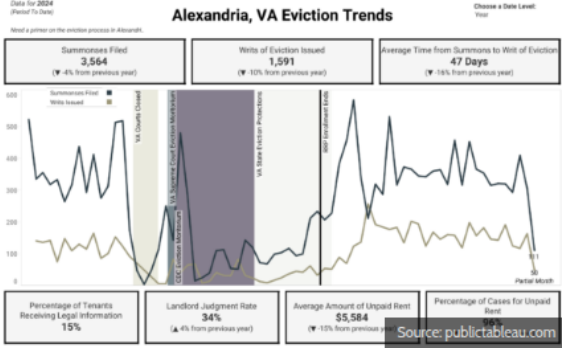
RENT GROWTH BY BEDROOMS, 2018-2023 3rd QTR



PERFORMANCE EFFECT

Consequences are increased homelessness, lost tax revenue for counties, towns, and cities, greater burden on public services, like libraries and mass transit, less diverse workforce, increased cost for healthcare.

Eviction notices in Alexandria issued this year reached 3,564 cases, according to d: Public Tableau.



RECOMMENDATIONS

Addressing housing affordability requires action at not only the local level but also the state and national level. At the local level the City of Alexandria can expand on policies like inclusionary zoning which would invest in the preserving of existing affordable housing while also creating more. At the state level Virginia can provide more funding for affordable housing programs, support developers who build low-income housing, and pass laws that can support tenant protection like limits on rent increases. At the national level the U.S. Department of Housing and Urban Development can increase funding for housing vouchers, support the construction of quality affordable housing through grants, and strengthen nationwide programs that make housing more accessible. Together these efforts can help reduce housing costs and ensure that people can afford to live in their communities.

ONLINE

- City of Alexandria- Renters Resources: Provides resources with information about affordable housing, eviction programs, and housing crisis.
- Housing Alexandria: Is a non-profit that works to preserve affordable housing, racial equity, and community focused development in Alexandria.

IN PERSON

- Alexandria Redevelopment and Housing Authority: provide safe, quality, and affordable housing for low-to-moderate income families in Alexandria, Virginia while fostering personal and economic self sufficiency
- City of Alexandria Department of Community and Human Services: Provides rental assistance to eligible low-income persons facing a housing crisis. the goal is to help stabilize the household to prevent evictions and homelessness

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