

POPULATION PROFILE

LAND AREA

HOUSING

LOCAL ECONOMY

CITY FINANCES

TAXES

Sources: Virginia Employment Commission; Alexandria Economic Development Partnership; National Capital Planning Commission; Alexandria Department of Planning and Zoning; Virginia Department of Taxation; Virginia Housing Development Authority; U.S. Bureau of Economic Analysis; and Alexandria Fire Department, Bureau of Code Enforcement.

POPULATION PROFILE

Population

1998 Estimate	119,500
1990 U.S. Census	111,183

Registered Voters

1998	62,494
1997	64,943
1990	56,144

Households

1998 Estimate	57,900
1997 Estimate	56,794
1990 U.S. Census	53,280

Public School Membership

June 1998	10,429
June 1997	10,107
June 1990	9,237

Average Household Size

1990 U.S. Census	2.04 persons
------------------	--------------

Student Profile

	6/98 Enrollment	Percent
White	2,520	24.2%
African American	4,939	47.3%
Hispanic	2,297	22.0%
Asian & Pacific Islander	652	6.3%
Native American	21	.2%
TOTAL	10,429	100%

Race and Ethnicity

	1990 Population	Percent
White	71,486	64.3%
African American	23,957	21.5%
Hispanic (all races)	10,778	9.7%
Asian & Pacific Islander	4,503	4.1%
Native American	299	.3%
Other	160	.1%
TOTAL	111,183	100%

LAND AREA

Square Miles	15.75
Acres of Public Parks & Space	929.3
Total Acres per 1,000 Population	7.8

HOUSING

Housing Units

1990 U.S. Census	58,252
1980 U.S. Census	52,041

Housing Units June, 1998

Single-family Homes	19,315
Condominiums*	13,535
Rental Apartments (est.)	29,874
Total	62,724

* *Townhouse condominiums are counted as single-family homes*

Housing Units by Occupancy

1990 U.S. Census	Owner	Renter
	40%	60%

Median Assessed Value (1998)*

Average Residential Unit	\$179,496
Single-family Homes	\$236,025
Condominiums**	\$98,800

Median Assessed Value of Homes and Condominiums (1998)

Assessed Value	Units	Total Value	Median Value
Less than \$100,000	9,839	\$711,324,700	\$71,700
\$100,000-\$149,999	7,292	\$890,006,800	\$122,500
\$150,000-\$199,999	5,345	\$941,800,200	\$177,000
\$200,000-\$249,999	3,695	\$822,555,200	\$222,400
More than \$250,000	6,610	\$2,517,969,500	\$328,900

* *Includes new construction*

** *Townhouse condominiums are counted as single-family homes*

LOCAL ECONOMY**Employment**

	June '96	June '97	June '98
Employed Residents	71,779	75,520	77,323
Unemployed	3,398	2,706	1,855
Jobless Rate	4.5%	3.5%	2.5%

Largest Private Employers (July 1, 1998)

Alexandria Hospital	1,692
Institute for Defense Analyses	664
Boat Owners Association of the U.S.	549
Pentagon Federal Credit Union	516

Largest Public Employers (July 1, 1998)

Department of Defense	
Civilian (Dec. 1997)	4,893
Military (Dec. 1997)	2,706
City of Alexandria	2,091

Persons Employed at Job Sites in Alexandria *

4th Quarter Average, 1997	85,762
4th Quarter Average, 1996	84,145
4th Quarter Average, 1995	83,262

Median Household Income

1996 Est.- Alexandria	\$50,120
Virginia	\$41,470
1990 U.S. Census-Alexandria	\$41,472

Median Family Income

1996 Est.- Alexandria	\$61,408
Virginia	\$47,549
1990 U.S. Census-Alexandria	\$41,472

Per Capita Income

1996- Alexandria	\$42,729
Northern Virginia	\$35,919
1990- Alexandria	\$31,699

Alexandria City Public Schools	1,848
WMATA (Metro)	1,372
U.S. Postal Service - Alexandria	754
Northern Virginia Community College	619
U.S. Department of Agriculture	546

New Construction **

	FY '96	FY '97	FY '98
Residential	657	388	1,840
Commercial/Public	13	19	19

* Includes workers covered by State unemployment insurance

** Residential starts are for the number of housing units. Commercial and public starts refer to building permits issued

CITY FINANCES

Bond Ratings

Moody's Investors Service, Inc.	Aaa
Standard & Poor's	AAA

Budget

FY '99 Total Operating Budget	\$346,742,950
FY '99 General Fund Budget	\$273,092,680
FY '99 Special Revenue Fund *	\$68,886,080
Other FY '99 Funds	\$4,764,190
FY '99 Total Schools Budget	\$115,596,181
Expenditures per Pupil Enrolled	\$12,418**

Assessed Value of Real Property

1997	\$11,163,428,300
1996	\$10,942,274,100
1995	\$10,837,313,680
1994	\$10,818,324,153
1993	\$11,026,977,871
1992	\$11,243,910,950
1991	\$12,141,931,798

*Includes Federal & State Grants.

** Includes both operating and capital costs.

TAXES

Real Property Tax Rate

1998 \$1.11 per \$100 assessed value

Personal Property Tax Rate

1998 \$4.75 per \$100 assessed value

1998 Annual Report Contributors

Editor and Coordinator: J. Thomas Brannan

Principal Contributors: Susan Abramson, Jacqueline Baker, Leslie Ballard, Janet Barnett, Warren Bell, Katherine Benjamin, Amy Bertsch, Rose Williams Boyd, Teresa Boyd, Walt Brower, Dean Bryant, Bernie Caton, William Cole, Alfred Coleman, Suzanne Chis, William Claiborn, Nancy Coats, Loretia T. Cornette, Ron Crabtree, John Crawford, Arthur Dahlberg, Audrey Davis, Milderlyn Stephens Davis, Linda Dell, Ann Dillard, Debby Dimon, Kristi Dooley, Bob Eiffert, Michele Evans, Carol Farrell, Jean Taylor Federico, Arthur Gitajn, Lori Godwin, Larry Grossman, Jan Gurtner, Tom Hawkins, Anne Heitlinger, Mark Horowitz, Darhyl Jasper, Marcie Kavanaugh, Ron King, Theresa Lewallen, Dr. Joshua B. Lipsman, Sheldon Lynn, Jane Malik, Betsy Massie, Margaret McGilvray, Dennis McKinney, Carlos Mendieta, Ingerid Miles, T. Michael Miller, JoAnne Mitchell, Jane Moore, Patrick M. O'Brien, Tom O'Kane, Gary Post, Meg O'Regan, Linda Owens, Jack Pitzer, Jack Powers, Robert Pritchett, Ray Pugh, Bert Ransom, Mary V. Randolph, Paula Riley, Terry Robinson, Ralph Rosenbaum, David Ruller, Mike Ryan, Charles E. Samarra, Richard Sanderson, Kathleen Schramm, Dick Shea, Moses Simmons, William Skrabak, Nelson Smith, Peter Smith, Carrie Smoot, Judy Southard, Beverly Steele, Robert Steindler, Kendel Taylor, Donna Warren, Sharon Wells, and Caroline Winkler.

Word Processing: Beverly Hill McDonald, Michele Davis, Jennifer Szumowski, Tammy Williams, Information Technology Center

Design and Typesetting: Boga Mesa Communications, Alexandria, Va.

Photography: Anna M. Frame

Photo Processing: Photo Solutions, Alexandria, Va., and Infinite Photo & Imaging, Arlington, Va.

Printing: Fannon Color Printing, Alexandria, Va.