

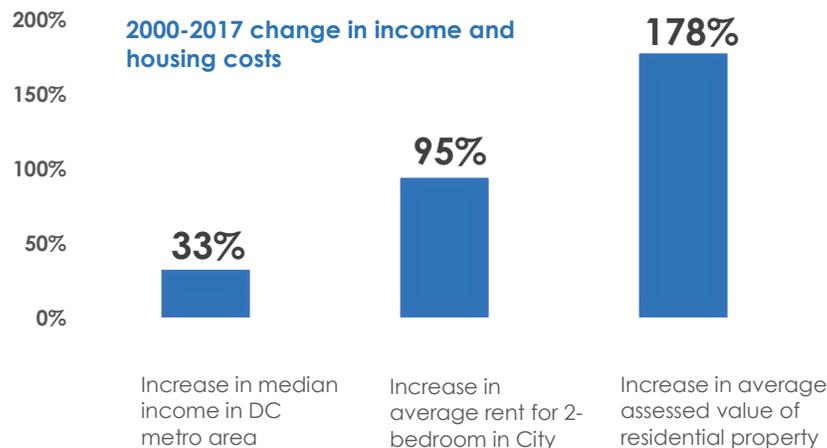
HOUSING AFFORDABILITY— A COMMUNITY CALL TO ACTION!

HOUSING TODAY

LOST UNITS: Since 2000, the City of Alexandria has lost over 16,000 units of older, market-affordable rental housing. Rent increases have made them unaffordable to many Alexandria families, seniors, and workers. Approximately 1,000 affordable housing units have been produced during that time leaving the City with a severe deficit of moderately priced housing.

PRICED OUT: With an average monthly rent of \$1,641 for a 1-bedroom apartment, our low and middle-income workers—our childcare providers, home healthcare aides, baristas, librarians, receptionists—are being priced out of the market and out of the City. And housing costs continue to rise faster than household incomes.

Tell City Council to support a 1% increase in the meals tax for Housing!



THE BIG PICTURE

The loss of older market-affordable apartments and the rising cost of housing is a threat to the economic sustainability, diversity and vibrancy of our City. This community challenge requires a community response!

WE HAVE A SOLUTION! Alexandria is fortunate to have developers who are experienced in utilizing the complex financing tools needed to develop housing that's affordable and have several projects in the pipeline through 2025. But as federal funding for housing programs is cut back or eliminated, local government must step in to fill the gap and invest in housing—the foundation of our City.

THE PROPOSAL: There is a proposal to increase the meals tax from 4% to 5% and to direct 100% of the proceeds to the City's Housing Opportunity Fund. This would generate approximately \$4.75 M annually to support the production of 65-75 long-term affordable units each year!

An analysis of the proposed increase shows that:

- A 1% addition to the meals tax would not negatively impact restaurant sales. 108 localities in Virginia have a meals tax greater than 4%!
- Non-residents make up 68% of those who dine in the City.

The proposal guarantees that all receipts from this increase will be used exclusively to preserve or create more affordable units. These funds will ensure that the gap created by the loss of federal dollars will be filled and the pipeline of affordable developments can move forward. Read more here:

<https://tinyurl.com/yanccjfs>

CAN OUR WORKFORCE AFFORD TO LIVE IN THE CITY?

HOURLY WAGES:

Retail Sales Person: \$14.83
Food Prep Worker: \$14.98
Bank Teller: \$14.95
Home Health Aid: \$15.16
Security Guard: \$15.92
Child Care Worker: \$16.27
City Pipe Layer: \$17.00 (starting)
Receptionist: \$18.12
Dental Assistant: \$18.80
Delivery Truck Driver: \$20.19
Cardiac Technician: \$22.89
City Police Officer 1: \$23.01 (starting)
Nurse (LPN): \$24.40
City Digital Services Librarian (Librarian II): \$24.78 (starting)
Auto Mechanic: \$24.89
ACPS Teacher w/Bachelor's (Step 5): \$26.31
Plumber: \$27.98
City Public Health Nurse II: \$28.68 (starting)
City Purchasing Coordinator II: \$28.68 (starting)
ACPS West End School Counselor w/Master's (Step 5): \$29.81

Accountant: \$32.18
Paralegal: \$33.91
City Senior Engineer, Infrastructure Specialist: \$34.86 (starting)
Dental Hygienist: \$37.32
Computer Programmer: \$40.26

\$31.55/hr (\$65,624/yr)

Hourly wage needed to rent an average 1-bedroom apartment (\$1,641/month) in the City in 2017 (rent assumed to equal 30% of gross income).

[Sources: City of Alexandria employment page, February 2018; National Housing Conference Paycheck to Paycheck data, 2017]

ARE THERE BENEFITS TO HOUSING THAT IS AFFORDABLE?

YES!

- Housing opportunities for people of all incomes is critical to the economic and social well-being of our City. People of all ages and all stages of life need housing that's affordable.
- City businesses look for a diverse and stable workforce. Approximately three quarters of the City's workforce currently lives outside the City.
- Safe, decent housing that's affordable is the foundation of family stability. Children have better educational outcomes when they live in housing that is stable and healthy.
- Affordable rental properties can provide financial stability, a healthy living environment, and better access to community services for the families who live there.

Join the Community Response to Housing Affordability in Alexandria!

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