

Defining the Challenge

Housing Master Plan

May 6, 2010

Population Changes 2000 - 2008

	2000		2008		Change	
	#	% HH	#	% HH	#	%
Total pop.	128,283	N/A	143,885	N/A	15,602	12.16
Vacant Units	2,362	N/A	8,810	N/A	6,448	272.99
Total households (HH)	61,889	100%	61,689	100%	-200	-.32
Family HH	27,749	44.8%	28,198	45.7%	449	1.62
Single person HH	29,890	48.3%	28,947	46.9%	-943	-3.15
Other non-family HH	4,250	6.9%	4,544	7.4%	294	6.92
HH w/one + persons under 18	12,449	44.9%	11,199	18.2%	-1,250	-10.04
HH w/one + persons 65 + over	7,637	12.3%	10,562	17.1%	2,925	38.30
Avg. HH size	2.04	N/A	2.26	N/A	.22	10.78
Avg. family size	2.87	N/A	3.33	N/A	.46	16.03

Ownership and Unit Types

	2000		2008		Change	
	#	%	#	%	#	%
Renter-Occupied	37,144	59.5%	31,311	50.8%	5,833	15.7%
Owner-Occupied	24,745	40.5%	30,268	49.2%	5,523	22.3%

% SF Homes	20,597	31.7%	21,883	29.5%	1,286	6.2%
% Multifamily Condos	14,232	21.9%	18,274	24.6%	4,042	28.4%
% Rental Apartments	30,020	46.4%	33,993	45.9%	3,973	13.2%

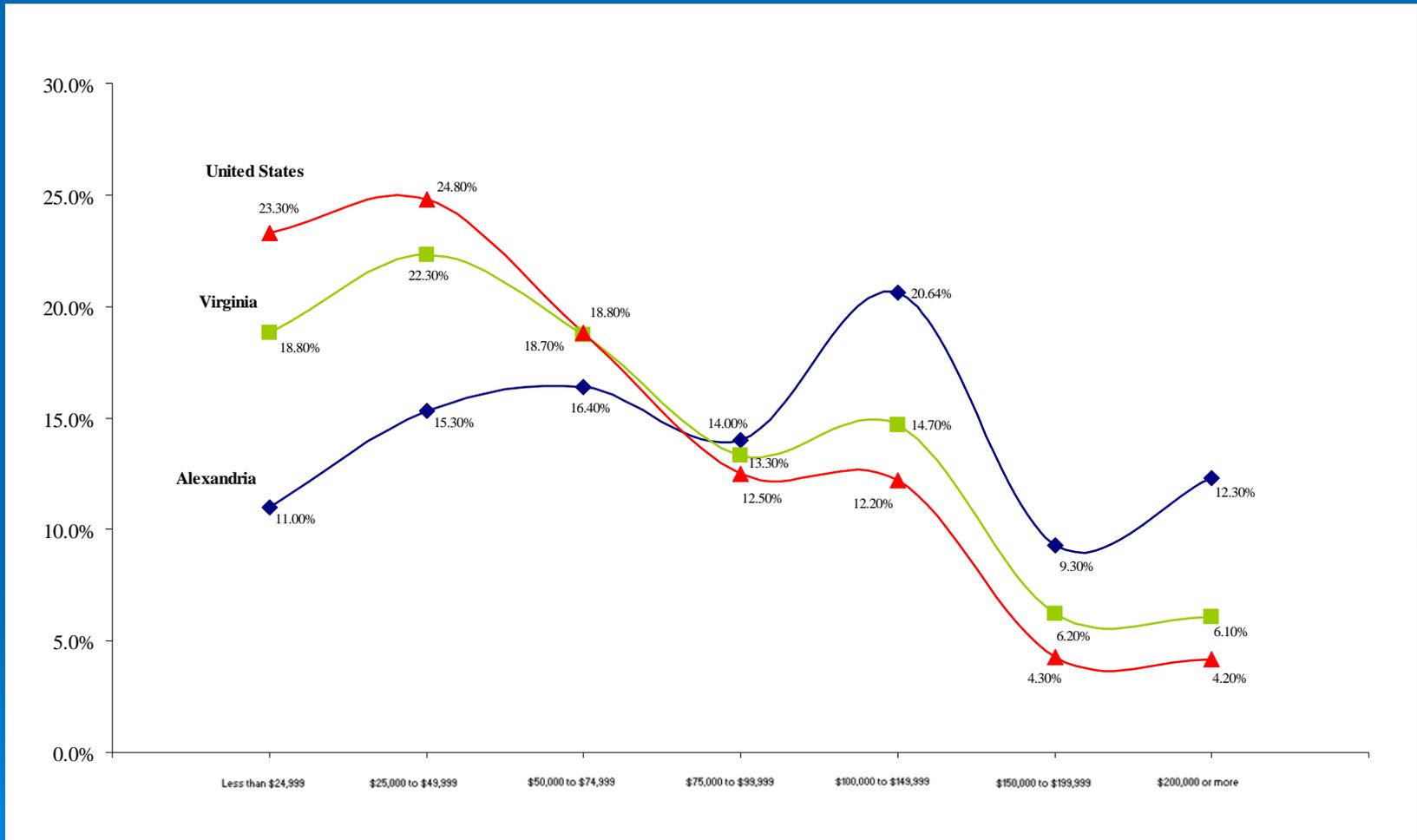
Race and Ethnicity 2000 - 2008

Population	2000 Census	%	2008 Census Survey	%
White (non-Hispanic)	68,889	53.7	83,165	57.8
Black or African-American (non-Hispanic)	28,463	22.2	30,504	21.2
Hispanic (all races)	18,882	14.7	19,424	13.5
Asian & Pacific Islanders (non-Hispanic)	7,299	5.7	7,770	5.4
Other (non-Hispanic)	4,700	3.7	3,022	2.1
TOTAL	128,283	100%	143,885	100%

Household Income Comparison 2008

	Alexandria	VA	US
Less than \$24,999	11.0%	18.8%	23.3%
\$25,000 to \$49,999	15.3%	22.3%	24.8%
\$50,000 to \$74,999	16.4%	18.7%	18.8%
\$75,000 to \$99,999	14.0%	13.3%	12.5%
\$100,000 to \$149,999	20.6%	14.7%	12.2%
\$150,000 to \$199,999	9.3%	6.2%	4.3%
\$200,000 or more	12.3%	6.1%	4.2%

Household Income Comparison 2008



Income Group Definitions

- Affordable Rental
 - 0 – 60% of median
- Workforce Rental and Affordable Sales
 - 60% - Mathematical 80% of median
- Workforce Sales
 - Mathematical 80% - 120% of median

Households by Income Group

(using 2-Person 2007 income limits)

	#	%
0 - 30% of median (0 - \$22,700)	6,064	18.7%
31 - 50% of median (\$22,701 – 37,800)	5,249	16.2%
51 - 60% of median (\$37,801 - \$45,360)	3,527	10.9%
61 - HUD 80% of median (\$45,361 - \$48,000)	1,134	3.5%
HUD 80% - 100% of median (\$48,001 – \$75,600)	11,159	34.5%
101 - 120% of median (\$75,601 - \$90,720)	5,251	16.2%
Total 0 – 120% Median	32,384	52.6%
121% Median + (\$90,721 +)	29,195	47.4%
Total 2008 Households	61,579	

2009 Income Limits

	1 person	2 persons	3 persons	4 persons	5 persons	6 persons
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AFFORDABLE RENTAL

30% of median	\$21,550	\$24,650	\$27,700	\$30,800	\$33,250	\$35,750
50% of median	\$35,950	\$41,900	\$46,200	\$51,350	\$55,450	\$59,550
60% of median	\$43,140	\$49,320	\$55,440	\$61,620	\$66,550	\$71,460

WORKFORCE RENTAL/AFFORDABLE SALES

HUD 80% of Median	\$44,800	\$51,200	\$57,600	\$64,000	\$69,100	\$74,250
Math 80% of median	\$57,520	\$65,760	\$73,920	\$82,160	\$88,720	\$95,200

WORKFORCE SALES

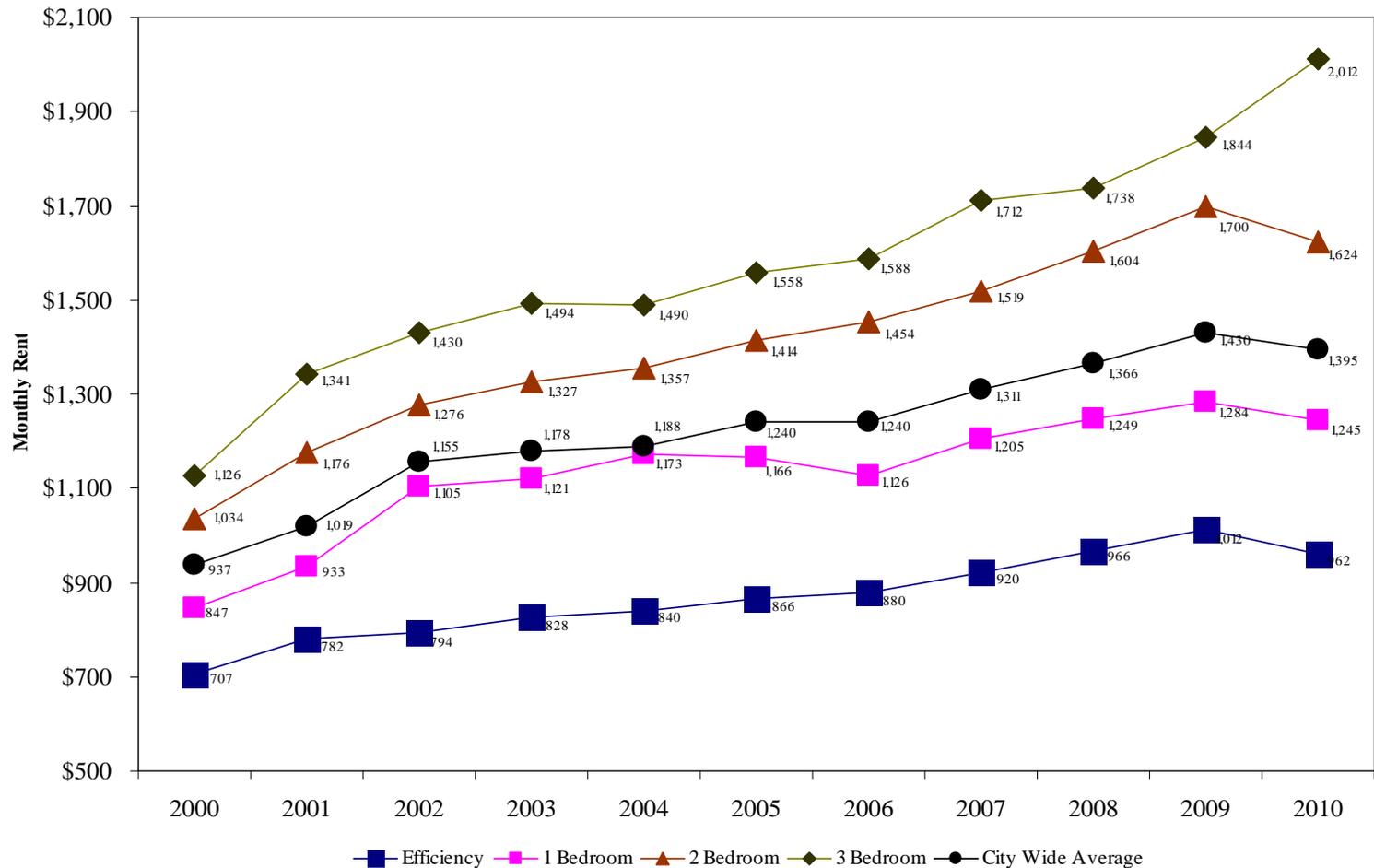
100% of median	\$71,900	\$82,200	\$92,400	\$102,700	\$110,900	\$119,150
120% of median May 6, 2010	\$85,440	\$98,640	\$110,880	\$123,240	\$133,080	\$142,980

Incomes and Housing Costs

➤ From 2000 to 2009:

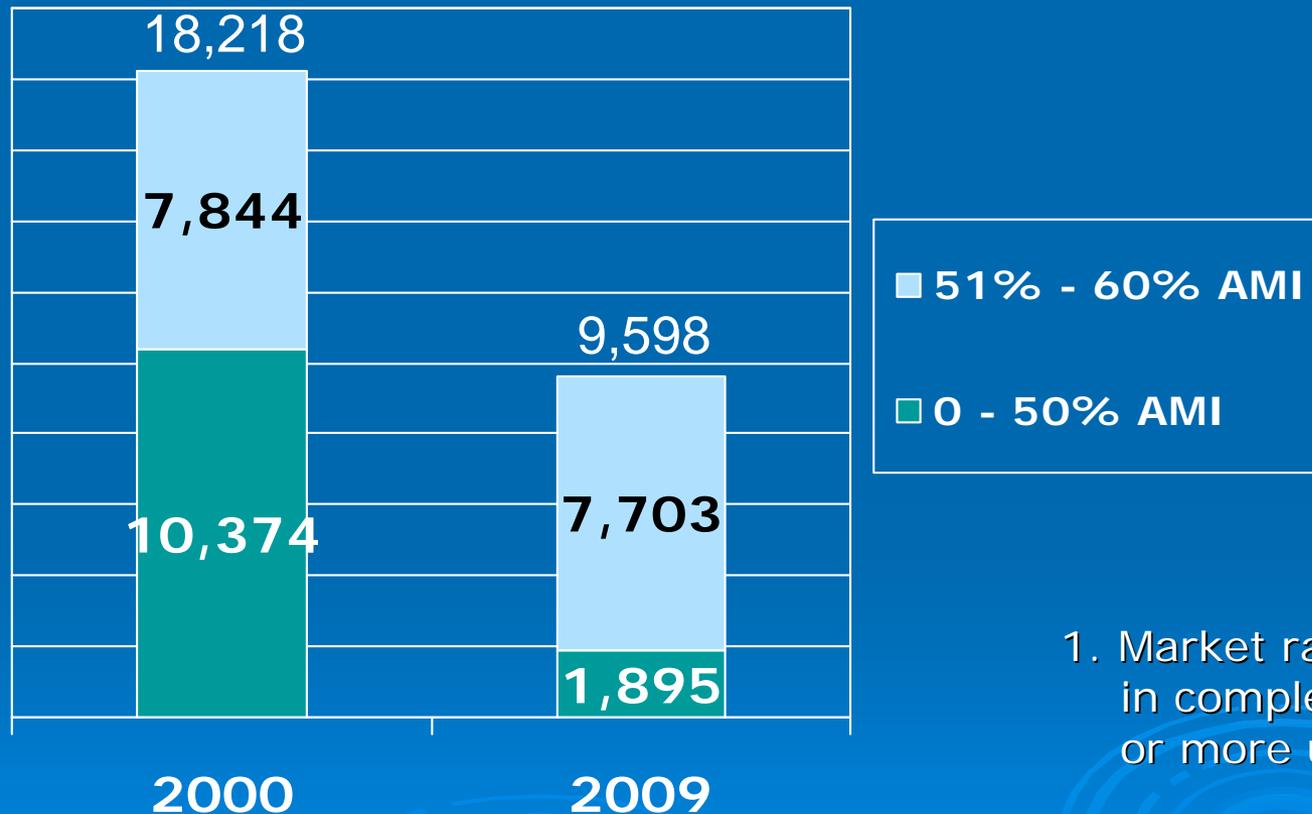
- The HUD-determined median income for the Washington, DC metropolitan area increased by **24%**, from \$82,800 to \$102,700
- The average rent for a market rate two bedroom unit in Alexandria increased by **64.4%**, from \$1,034 to \$1,700.
- The average assessed value of residential property increased by **149.0%** from \$191,341 to \$476,490:
 - Single family units: 144.2%, from \$260,907 to \$637,154
 - Condominium units: 182.3%, from \$106,875 to \$301,718

Average Rents, 2000 - 2010



Market Affordable Rental Units

Rental apartment units¹ affordable to households at 50% and 60% of median income, 2000 and 2009



1. Market rate units in complexes of 10 or more units

Rent Burden

	2000		2008	
	#	%	#	%
Renter households paying >30% of income for rent	11,533	31.1%	11,963	38.2%
Renter households paying >35% of income for rent	8,556	23.0%	9,350	29.9%
Renter households paying >50% of income for rent	4,632	12.5%	5,005	16%

Affordable Rental Housing Stock, 2009

Assisted Rental Housing	No. of Units
Resolution 830	1,150
Privately-Owned, Publicly-Assisted	2,523
Market Affordable Rental	9,598
TOTAL	13,271

Affordable Rental Stock 2000 - 2009

	Resolution 830*		Privately Owned, Assisted		Total		
	2000	2009	2000	2009	2000	2009	Change
0 – 50% Median	839	839	121	149	960	988	3%
51 – 60% Median	60	60	993	1,400	1,053	1,460	39%
61 – HUD 80% Median	251	251	1178	974	1,479	1,275	(14)%
Total	1,150	1,150	2,292	2,523	3,442	3,673	7%

* Resolution 830 public housing units normally require incomes @ ≤ 50% ami upon initial occupancy

	All Assisted		Market Affordable		Total		
	2000	2009	2000	2009	2000	2009	Change
0 – 50% Median	960	988	10,374	1,895	11,334	2,883	(75)%
51 – 60% Median	1,053	1,460	7,844	7,703	8,897	9,163	3%
Total	2,013	2,448	18,218	9,598	20,231	12,046	(40)%

Gap Analysis – Households v. Rental Units

	Total Households	Total Rental Units ¹	Gap
0 – 50% Median	11,313	988	10,325
51% – 60% Median	3,527	1,460	2,067
61% – HUD 80% Median	1,134	1,275	(141)
Total	15,974	3,723	12,251

¹Market rate units in this total are limited to those in apartment complexes of 10 units or more

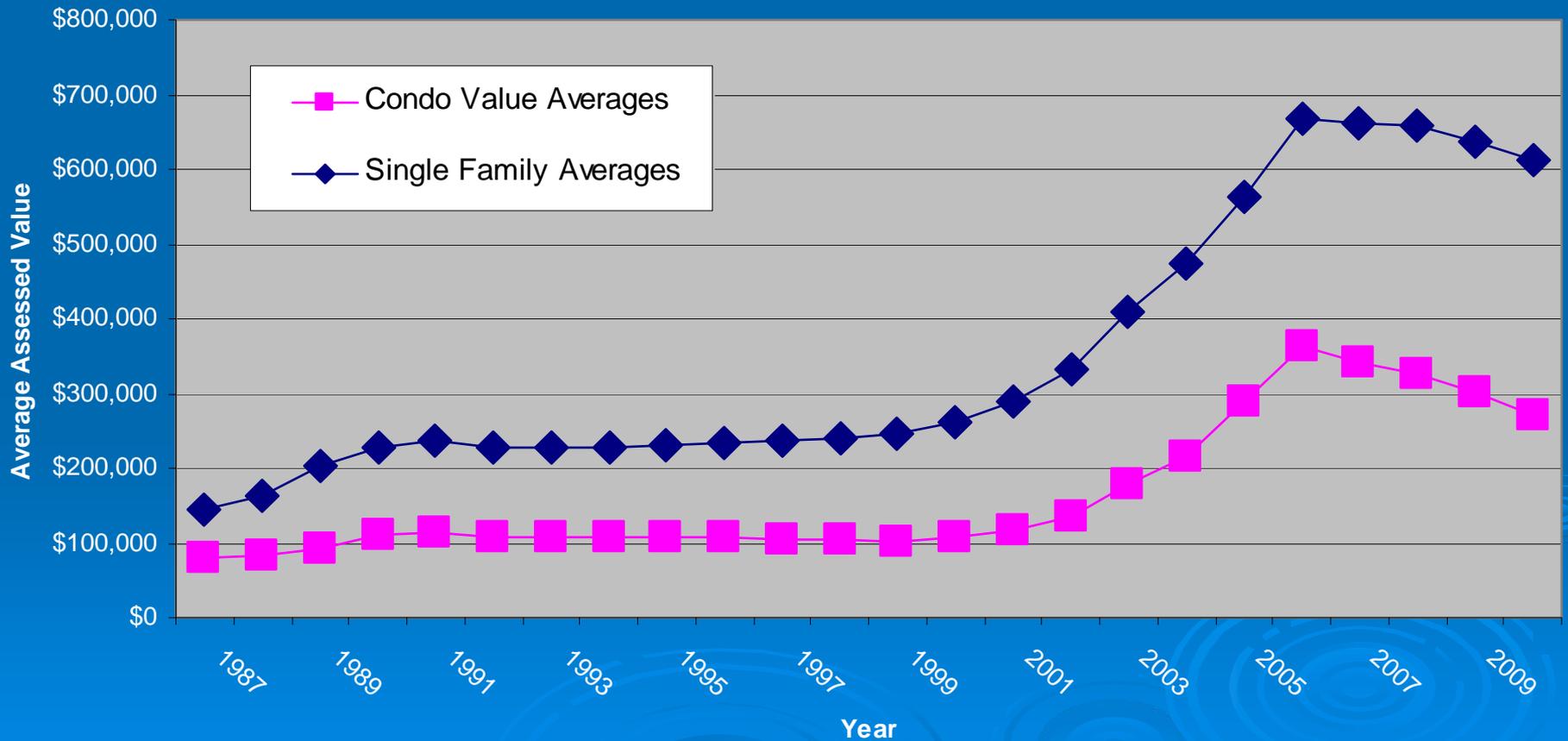
Waiting Lists

- Public housing and Section 8 properties have long waiting lists that are sometimes closed for years at a time.

	Open/ Closed	Last Opened; Duration	Applicants on List	Applicants Housed 2009	
				#	% of Units
Public Housing - Family	Closed	11/2007 One month	1,411	43	6.8%
Public Housing – Elderly/Disabled	Open	N/A	346	24	11.5%
Housing Choice Vouchers	Closed	8/2001 One month	785	119	8.2%
ARHA Sec 8 Mod Rehab	Open	N/A	2,472	13	11.7%
Privately Owned Section 8 (4 properties responding)	3 of 4 Closed	1-3 yrs ago (3 properties) 1 week (2 properties)	411 aggregate	28 aggregate	2.0% - 3.5% for individual properties

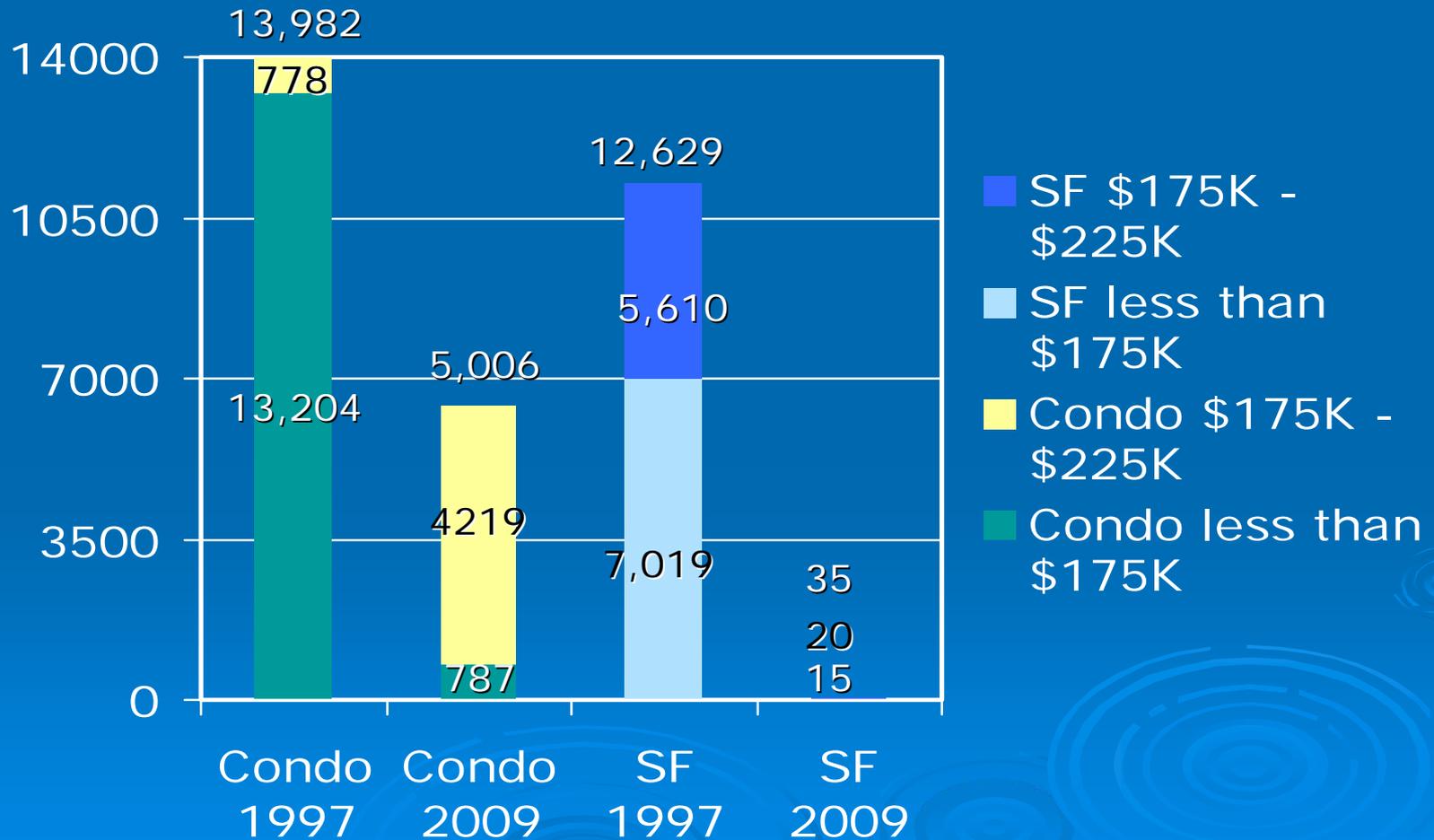
Average Assessed Values 1987 - 2009

Average Residential Assessed Value



Ownership Housing Affordability

Single-family and condominium units in specific assessed value ranges, 1997 and 2009.



Owner Cost Burden

	2000		2008	
	#	%	#	%
Owner households paying >30% of income for housing costs	7,244	19.5%	9,292	30.7%
Owner households paying >35% of income for housing costs	2,240	13.3%	6,566	21.7%
Owner households paying >50% of income for housing costs	1,005	5.9%	3,113	10.7%

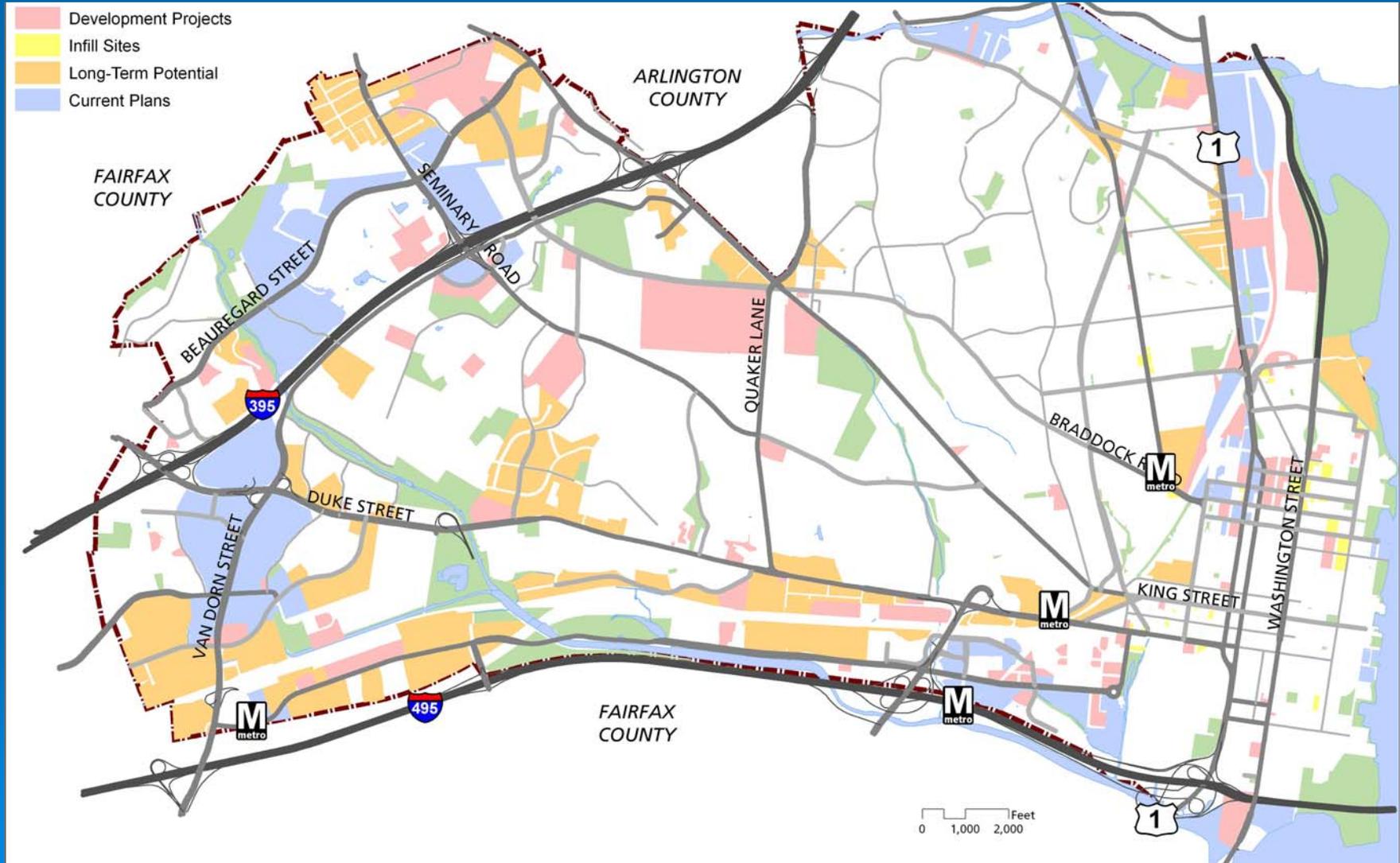
Future Housing Affordability

- Linked to future
 - Development Trends
 - Employment Opportunities
 - Population Increases
 - Transportation & Transit Opportunities
- Regional impacts
- Forecasts can be used to cast a view of future conditions

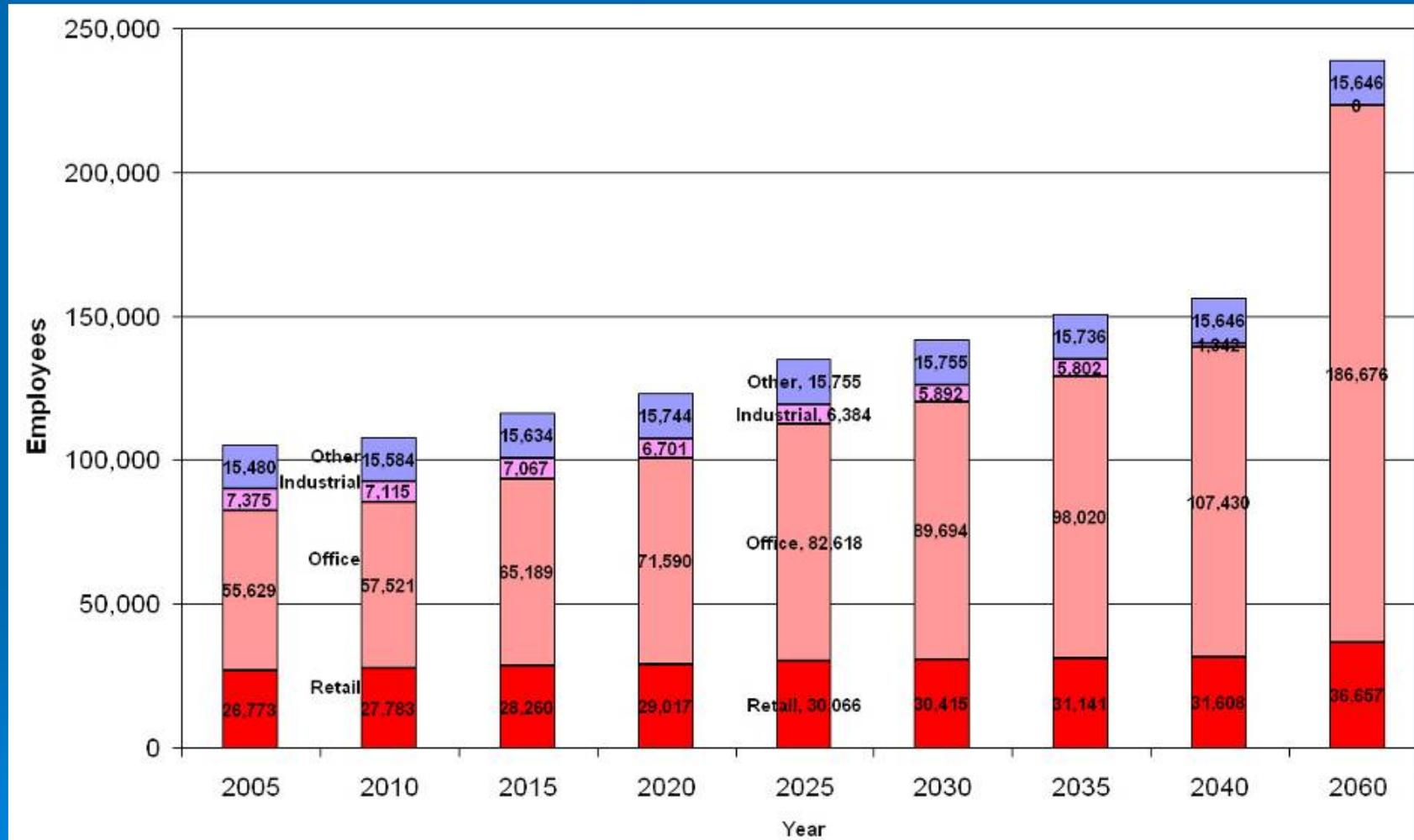
City of Alexandria Development Trends: Growth Crescent



City of Alexandria Development Trends: Locations of Potential Growth



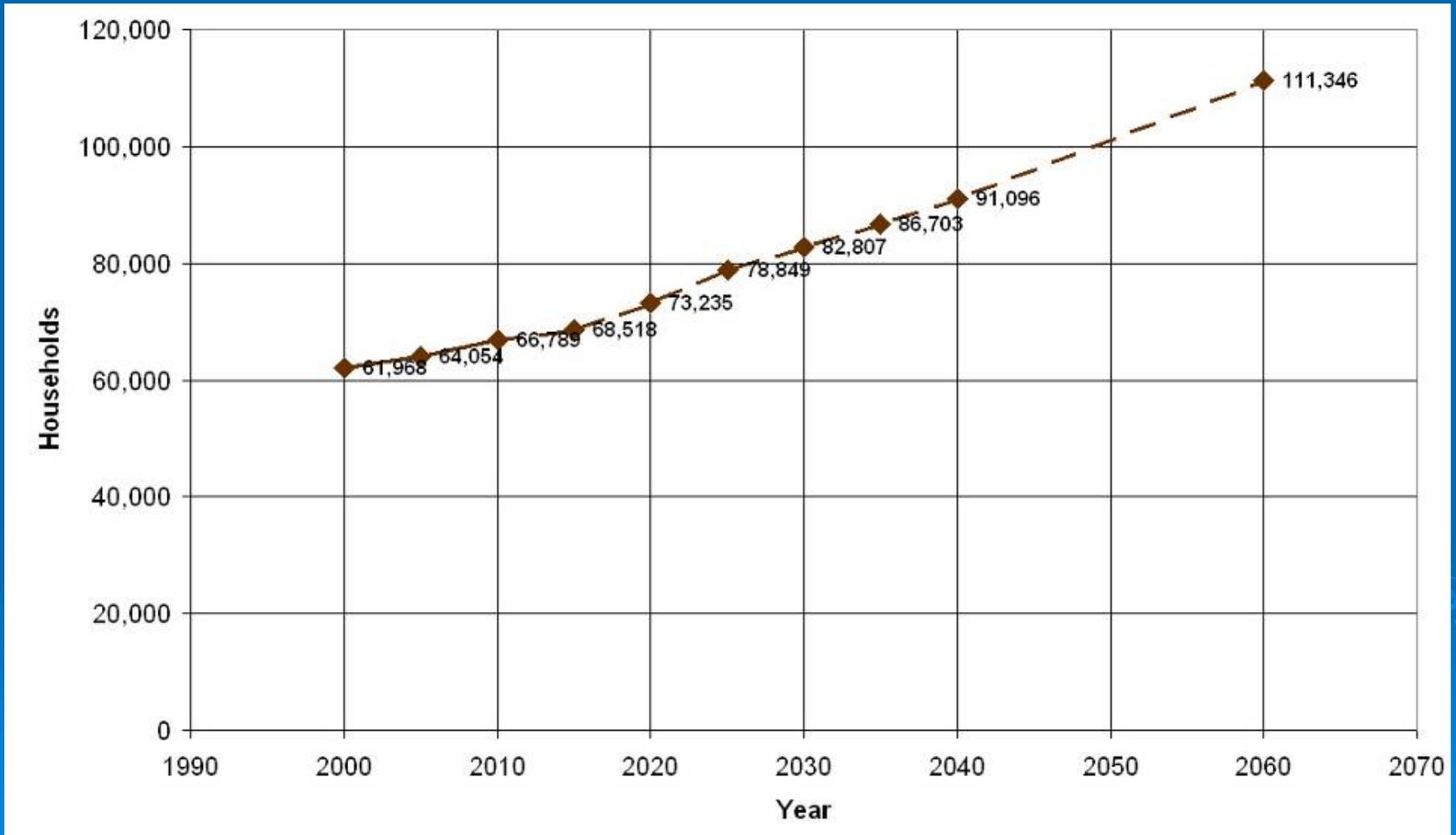
City of Alexandria: Employment Forecasts



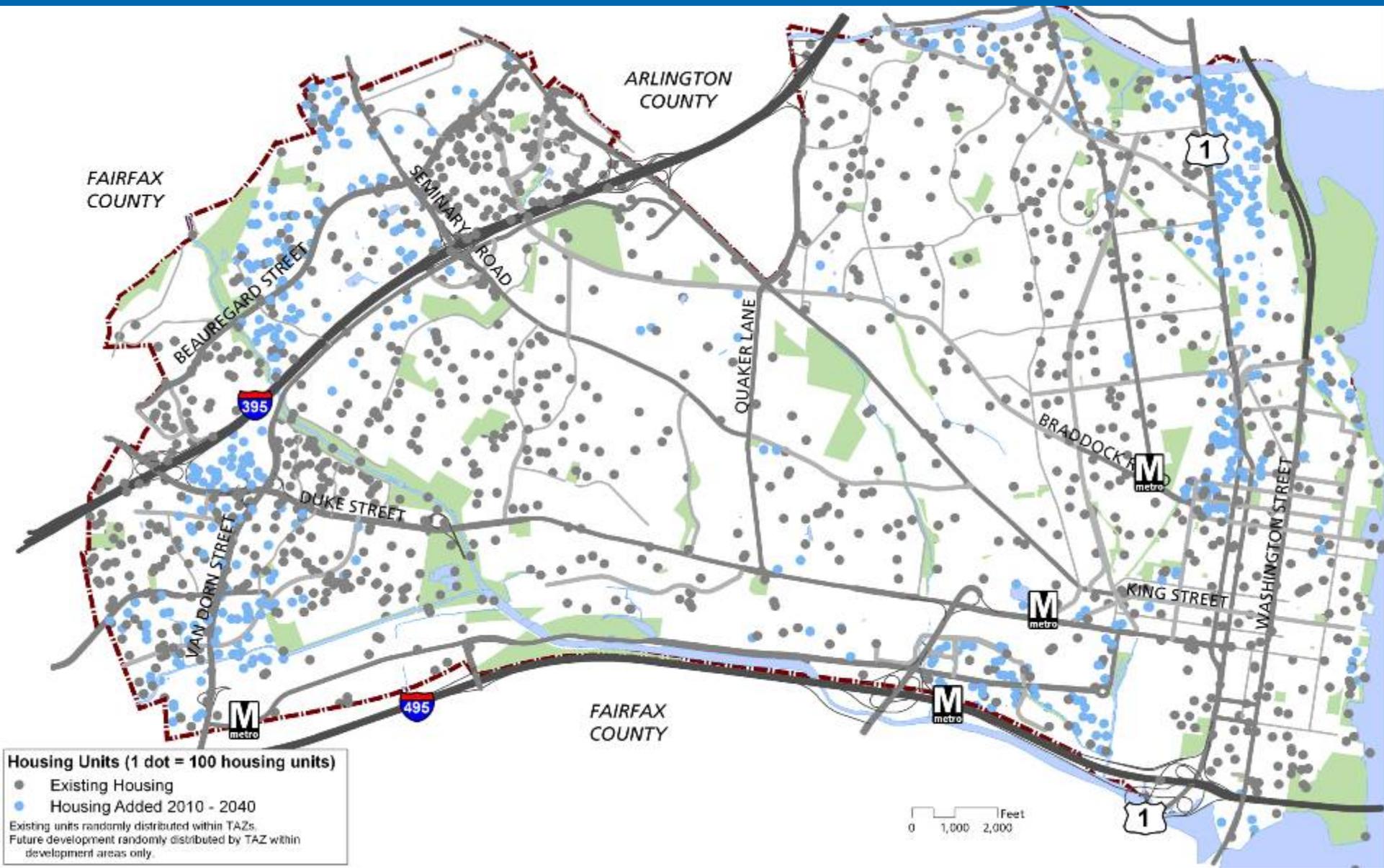
City of Alexandria: Employment Forecasts



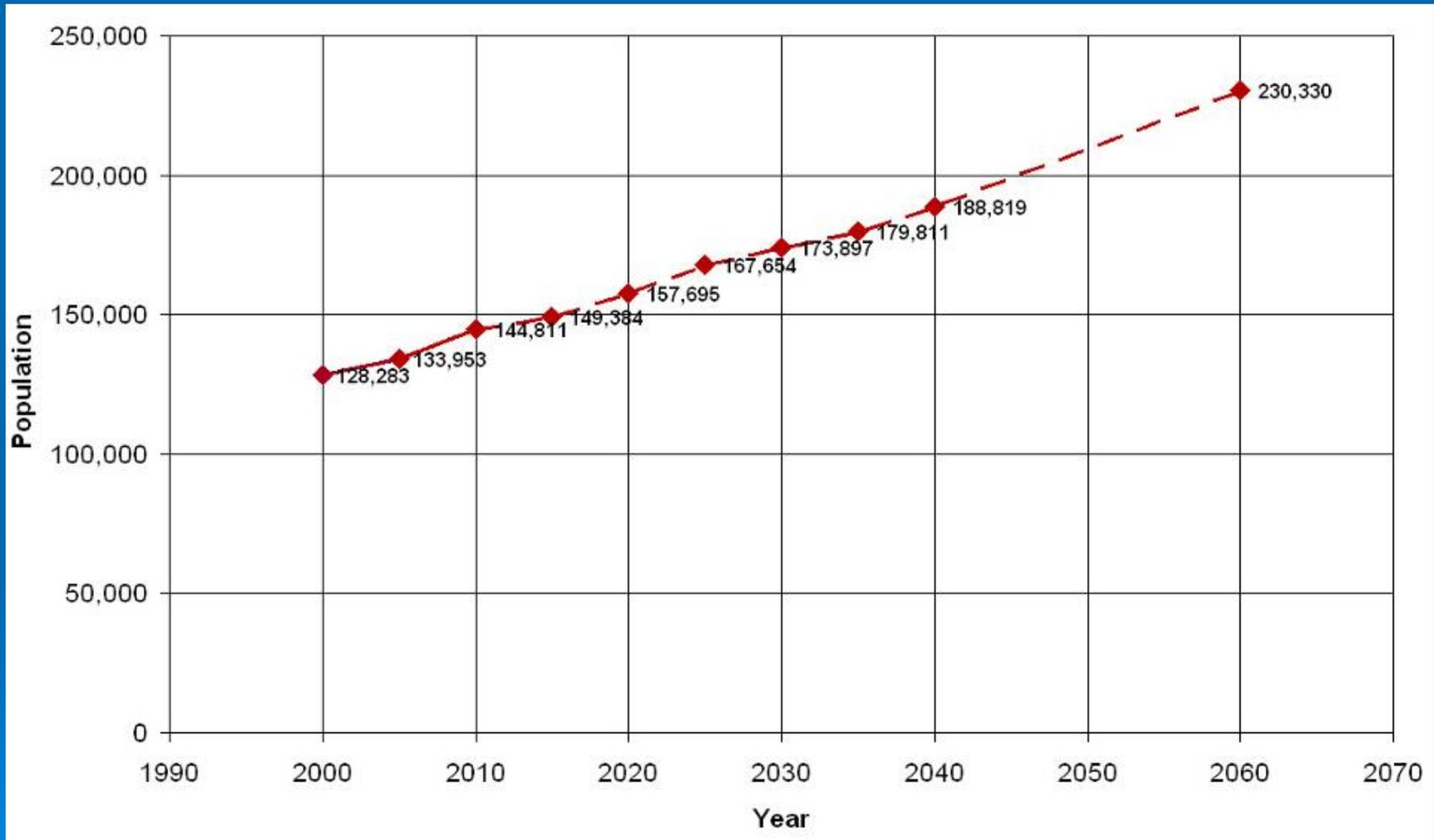
City of Alexandria: Household Forecasts



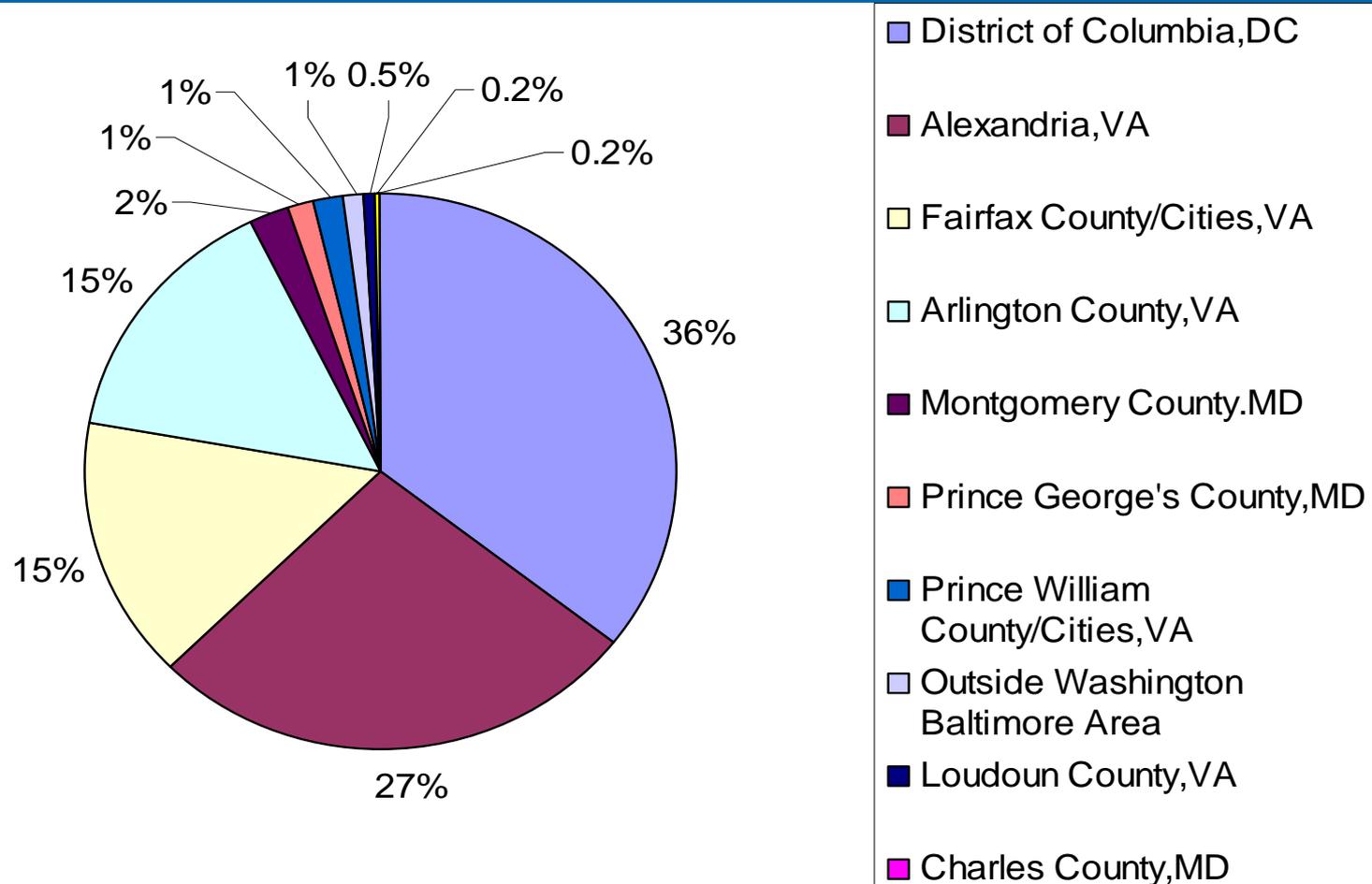
City of Alexandria: Household Forecasts



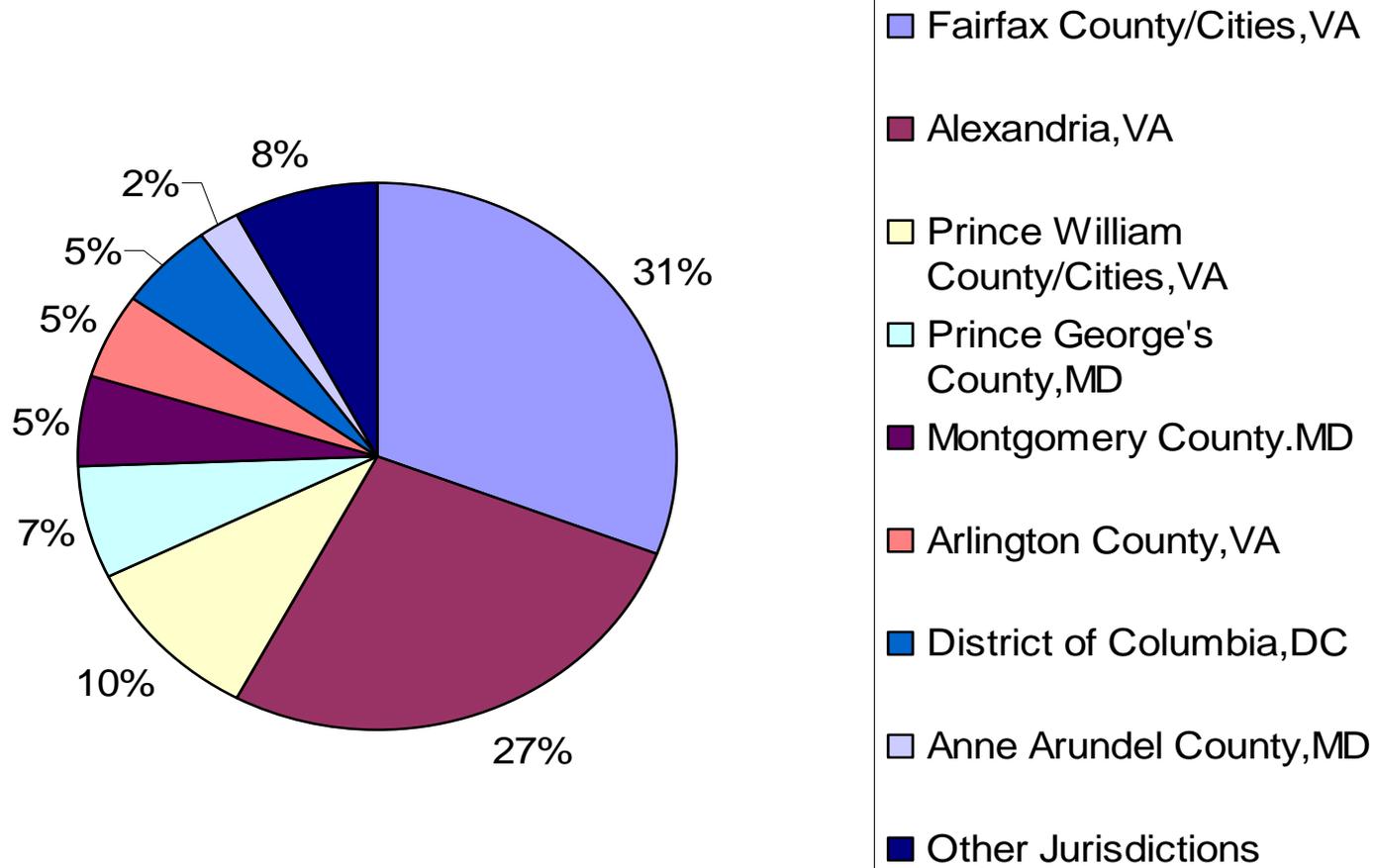
City of Alexandria: Population Forecasts



Work Commute: Alexandria Residents to other Jurisdictions



Work Commute: Non-Alexandria Residents to Alexandria



City of Alexandria Employee Residences

% of Employees

40 %

21 %

11%

10%

6%

10%

2%

0.325%

Distance in miles

up to 5

between 5 and 10

between 10 and 15

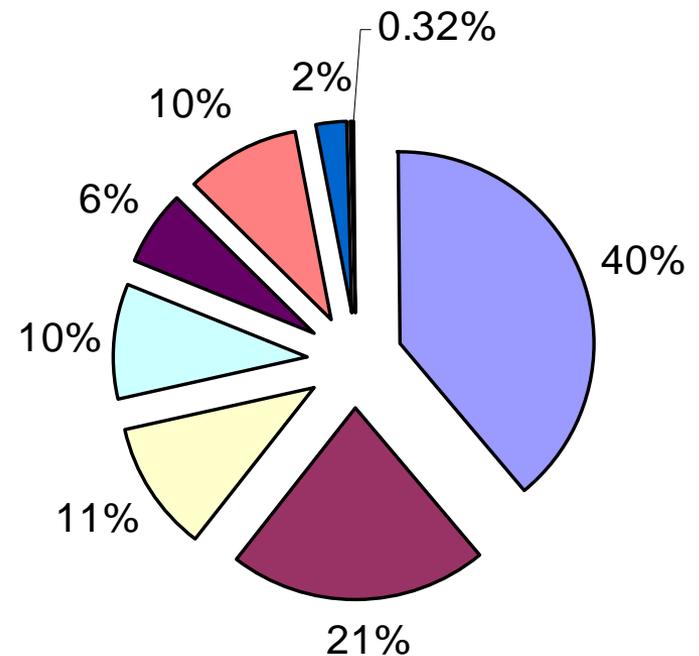
between 15 and 20

between 20 and 25

between 25 and 50

between 50 and 100

beyond 100



Approximately 24% of City employees lived within the City in 2009

Affordable Housing Initiatives Work Group (AHIWG)

- AHIWG was established by City to do the following:
 - review the efficiency of the variety of programs and resources in use to make housing more affordable and support the production of affordable housing,
 - make recommendations concerning additional mechanisms for supporting affordable housing for potential use in the City of Alexandria.
- This 14 member group, led by two members of Council, met for two years and produced interim recommendations in June 2008 and a final report in June 2009.
- One of AHIWG's recommendations was the development of a Housing Master Plan.

AHIWG Report

- Importance of Affordable Housing
 - Alexandria's ability to offer a spectrum of affordable housing options is both
 - critical to the City's future economic growth, and
 - central to the City's vision of itself as a diverse and caring community.
 - The loss of affordable housing over the last decade is a clear and present threat to the City's economic and racial/ethnic diversity.

From the Introduction to the Affordable Housing Initiatives Work Group Interim Recommendations.

Major Topics

- Preservation
- Development
- Funding
- Metrics
- Public Outreach
- Governance

Key Findings

➤ Preservation

- Only 1,150 of the 3,722 publicly-assisted units are protected by a preservation/replacement policy (Resolution 830)
- Market-affordable rental units require stronger preservation efforts
- Tenant-based subsidies (Housing Choice Vouchers) are hamstrung by Federal funding and rising rents
- Affordable homeownership units require preservation

➤ Development

- Under the existing system, affordable housing competes with many other community benefits requested of developers (e.g., underground parking, open space and upgrades to utilities and infrastructure).

Key Findings (cont.)

➤ Development (continued)

- Constraints in the City's Master Plan, including constrained density and requirements for consistency with existing patterns of development, are sometimes barriers to affordable housing development.
- The lack of a comprehensive citywide plan for the quantity, type, ownership, and preservation of affordable housing is also a challenge.

➤ Funding

- Resources are Dwindling
 - Dedicated tax revenues/Bond Capacity nearly exhausted after preservation of 299 units
 - CDBG and HOME flat or falling
 - Developer Housing Trust Fund contributions declining
 - Federal support for ARHA and housing in general are flat or declining.

Key Findings (cont.)

➤ Metrics

- No findings; recommendations only

➤ Public Outreach

- No findings; recommendations only

➤ Governance

- There are many public and private organizations responsible for the preservation of Alexandria's affordable housing stock, from the City's housing and planning departments, non-profit housing providers, the Alexandria Redevelopment and Housing Authority to for profit-land owners and developers.

AHIWG Recommendations and Housing Master Plan Process

- AHIWG Report had four types of recommendations
 - Already adopted (FY 2010 Budget or HUD Action Plan)
 - Adopt June 13, 2009 after public hearing
 - **Refer to Housing Master Plan or other process**
 - Defer until City's fiscal situation has improved

Referred to HMP Process

➤ Preservation

- Priority Housing Unit policy calling for preservation of both ARHA and non-ARHA assisted units (3,457 units) affordable to households below 50% of area median (5 recommendations)
- Investigate the following:
 - Encourage mixed-use projects with affordable housing included.
 - Provide City-owned land and/or air rights for affordable housing development.
 - Promote adaptive re-use for affordable housing development.
 - Allow accessory dwelling units and/or caregiver or granny flats
 - Explore ways to use density and the transfers of development rights (TDRs)
 - Promote universal design.

AHIWG Items for Future HMP Discussion

- In addition to the recommendations noted, the AHIWG Report established policy priorities and additional recommendations in many areas that will be relevant to the Housing Master Plan process.
- Relevant policy priorities will be presented at the appropriate Housing Master Plan sessions dealing with the specific subject matter.

Reference slides

City of Alexandria: Forecast Summary

COG Round 8 Forecasts of Housing, Population and Employment

	2005	2010	2015	2020	2025	2030	2035	2040
Housing Units	68,406	72,204	74,071	79,536	84,724	89,211	94,106	98,197
<i>Census</i>	68,989							
Households	66,337	66,789	68,516	73,571	78,369	82,520	87,048	90,832
<i>Census</i>	64,054							
Population								
In Housing Units	133,953	142,910	147,309	156,337	164,576	171,230	178,448	186,206
<i>Census</i>	135,701							
Group Quarters	1,901	1,901	2,071	2,071	2,071	2,071	2,071	2,071
Total	135,854	144,811	149,380	158,408	166,647	173,301	180,519	188,277
Employment								
Office	55,985	58,212	65,197	72,529	83,718	91,239	101,870	112,198
Retail	26,881	27,923	28,507	28,847	29,353	29,520	29,933	30,557
Industrial	7,451	7,191	7,108	6,844	6,635	6,126	6,118	2,381
Other	15,535	15,639	15,689	15,799	15,869	15,869	15,869	15,869
Total	105,852	108,965	116,501	124,019	135,575	142,754	153,790	161,005

2005 numbers for housing and population per round 7.2.

City of Alexandria: Employee Residences

