2018 APARTMENT SURVEY FINDINGS

Briefing to the Alexandria Housing Affordability Advisory Committee

Melodie Seau, Division Chief, Office of Housing
Tamara Jovovic, Housing Planner, Office of Housing
05.03.18
2018 Apartment Survey by Level of Affordability (excluding Committed Affordable Units)

- 18578, 60% (50%-60% AMI)
- 7179, 23% (61%-80% AMI)
- 3189, 10% (81%-100% AMI)
- 2236, 7% (101%+ AMI)

Source: Office of Housing, January 2018 point-in-time survey of properties with 10 or more rental units
2018 Apartment Survey by Unit Type (excluding Committed Affordable Units)

- 15539, 50%: 1-bedroom units
- 10871, 35%: 2-bedroom units
- 3322, 11%: 3-bedroom units
- 1450, 4%: Efficiencies

Source: Office of Housing, January 2018 point-in-time survey of properties with 10 or more rental units
## Citywide Apartment Survey
### Average Rents

<table>
<thead>
<tr>
<th>Date</th>
<th>Vacancy</th>
<th>Efficiency</th>
<th>1BR</th>
<th>2BR</th>
<th>3Br</th>
<th>Citywide</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/16</td>
<td>3.96%</td>
<td>$1,235</td>
<td>$1,583</td>
<td>$1,968</td>
<td>$2,043</td>
<td>$1,705</td>
</tr>
<tr>
<td>1/17</td>
<td>4.33%</td>
<td>$1,319</td>
<td>$1,641</td>
<td>$2,016</td>
<td>$2,082</td>
<td>$1,760</td>
</tr>
<tr>
<td>1/18</td>
<td>2.0%</td>
<td>$1,369</td>
<td>$1,708</td>
<td>$2,106</td>
<td>$2,272</td>
<td>$1,837</td>
</tr>
<tr>
<td>2017-2018 Change</td>
<td>-54%</td>
<td>3.7%</td>
<td>4.0%</td>
<td>4.4%</td>
<td>9.1%</td>
<td>4.3%</td>
</tr>
</tbody>
</table>

Source: Office of Housing, January 2018 point-in-time survey of properties with 10 or more rental units
Market affordable units are units affordable to households earning 60% (or below) of the area median income. These units have no affordability commitments and may cease to be affordable at any time. Their relative affordability is typically due to the location, age, and/or amenities in the property.
Disconnect between incomes and housing (2000-2018)

Source: HUD Income Limits, 2000-2018; City of Alexandria, Office of Housing 2018 Apartment Survey and Office of Real Estate Assessments, 2000-2018
Committed Affordable Inventory

Total number constructed: 4,074
  • 2,651 publicly-assisted units
    • 64 supportive housing units
  • 1,150 Resolution 830 units
    • 1,060 units (ARHA owned and operated)
    • 90 Annie B. Rose units (operated by private owner, on ARHA land)
  • 273 rental set-asides

+ 193 under construction
  • Carpenters Shelter (97 units)
  • Gateway at King and Beauregard (74 units)
  • ABC/Giant site (9 units)
  • 2901 Eisenhower Avenue (13 units in phase 1)
Resources

For the complete survey and information about affordable rental units in the City, please visit:

www.alexandriava.gov/housing  (Renter Resources)

Contact: Tamara Jovovic
703-746-3097
Tamara.Jovovic@alexandriava.gov