

# 2018 APARTMENT SURVEY FINDINGS

## Briefing to the Alexandria Housing Affordability Advisory Committee

Melodie Seau, Division Chief, Office of Housing

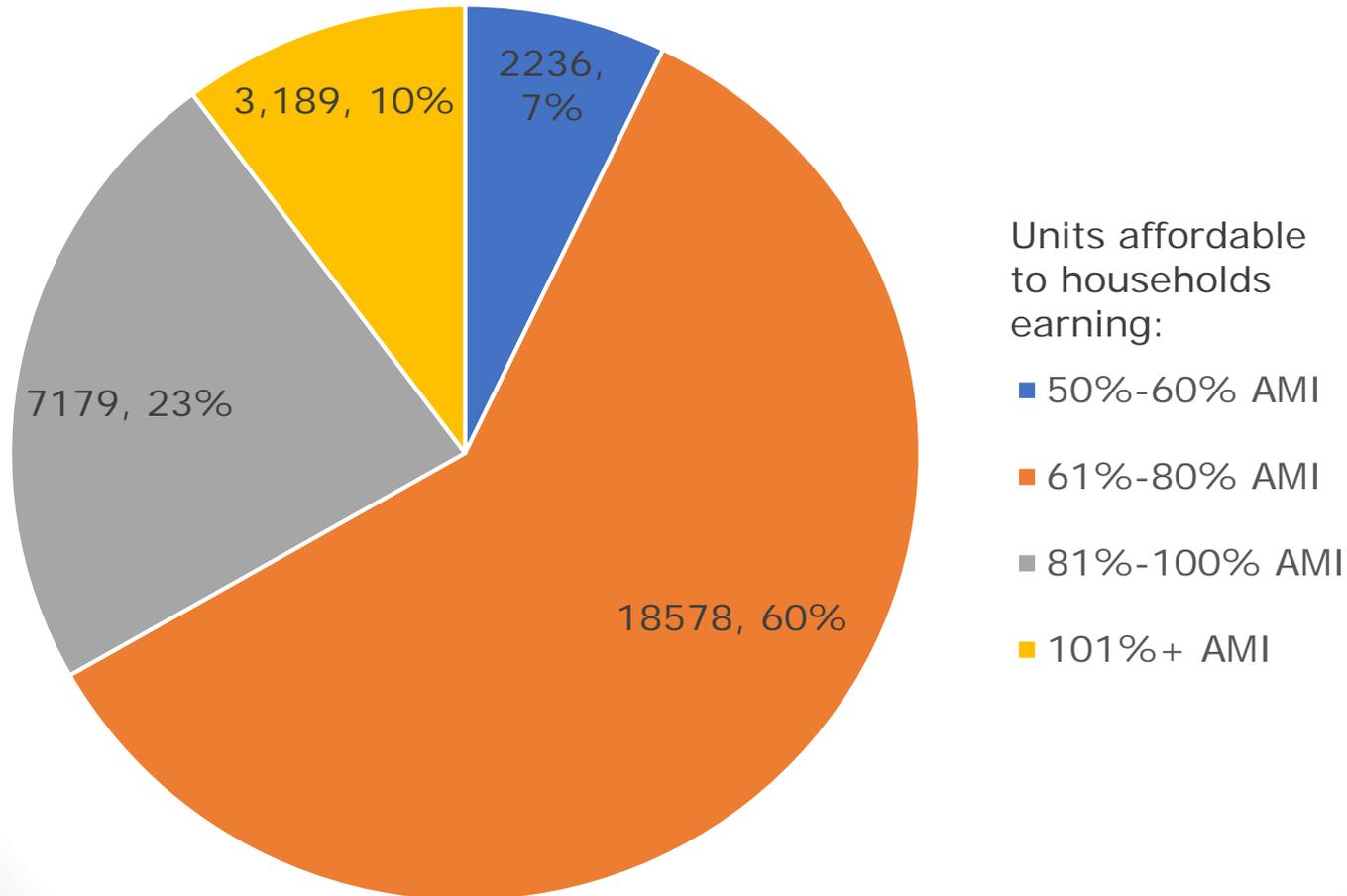
Tamara Jovovic, Housing Planner, Office of Housing

05.03.18



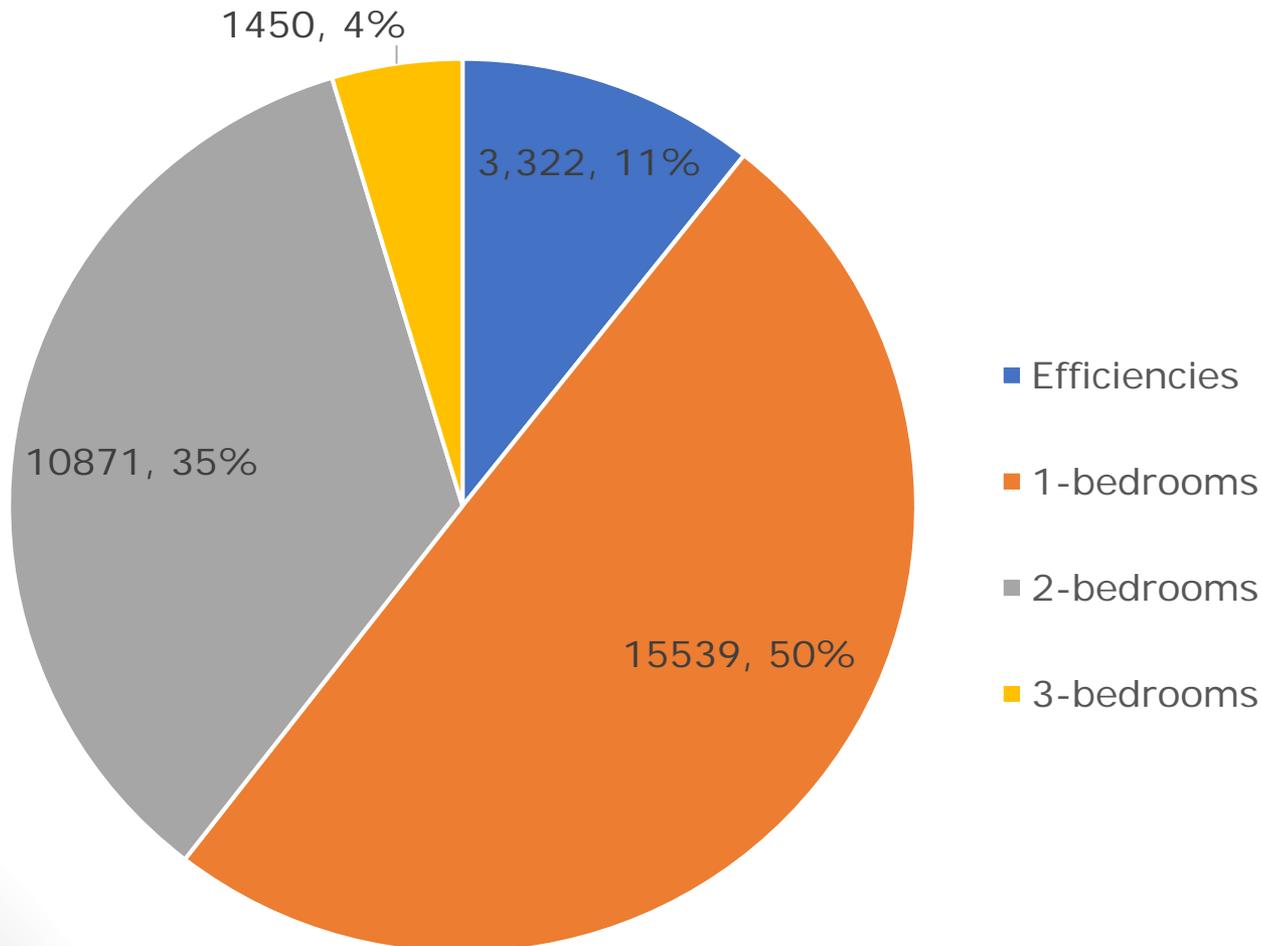
# 2018 Apartment Survey by Level of Affordability

(excluding Committed Affordable Units)





# 2018 Apartment Survey by Unit Type (excluding Committed Affordable Units)



Source: Office of Housing, January 2018 point-in-time survey of properties with 10 or more rental units



# Citywide Apartment Survey

## Average Rents

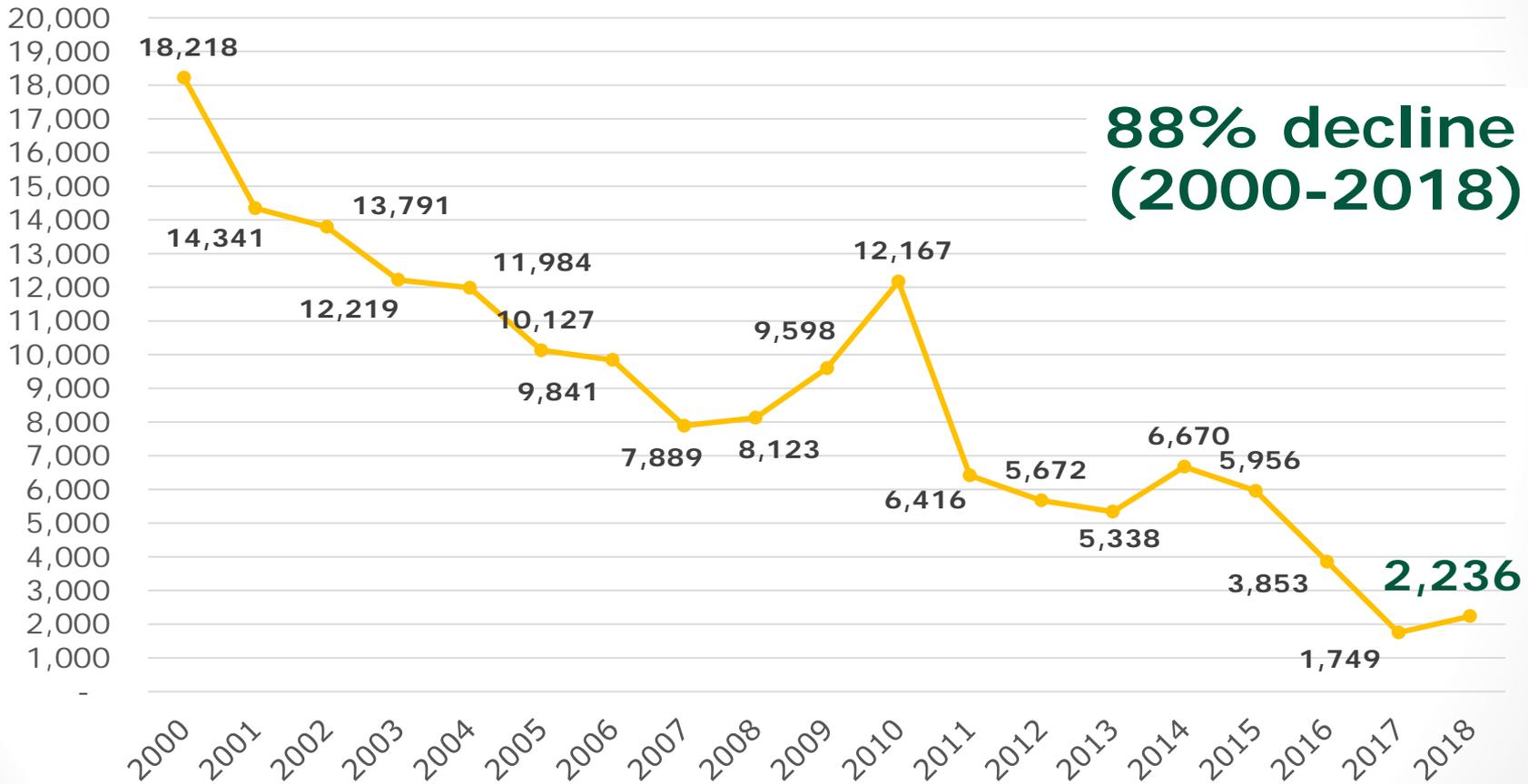
Date	Vacancy	Efficiency	1BR	2BR	3Br	Citywide
1/16	3.96%	\$1,235	\$1,583	\$1,968	\$2,043	<b>\$1,705</b>
1/17	4.33%	\$1,319	\$1,641	\$2,016	\$2,082	<b>\$1,760</b>
1/18	2.0%	\$1,369	\$1,708	\$2,106	\$2,272	<b>\$1,837</b>
2017-2018 Change	-54%	3.7%	4.0%	4.4%	9.1%	<b>4.3%</b>

Source: Office of Housing, January 2018 point-in-time survey of properties with 10 or more rental units



# Market Affordable Rental Units

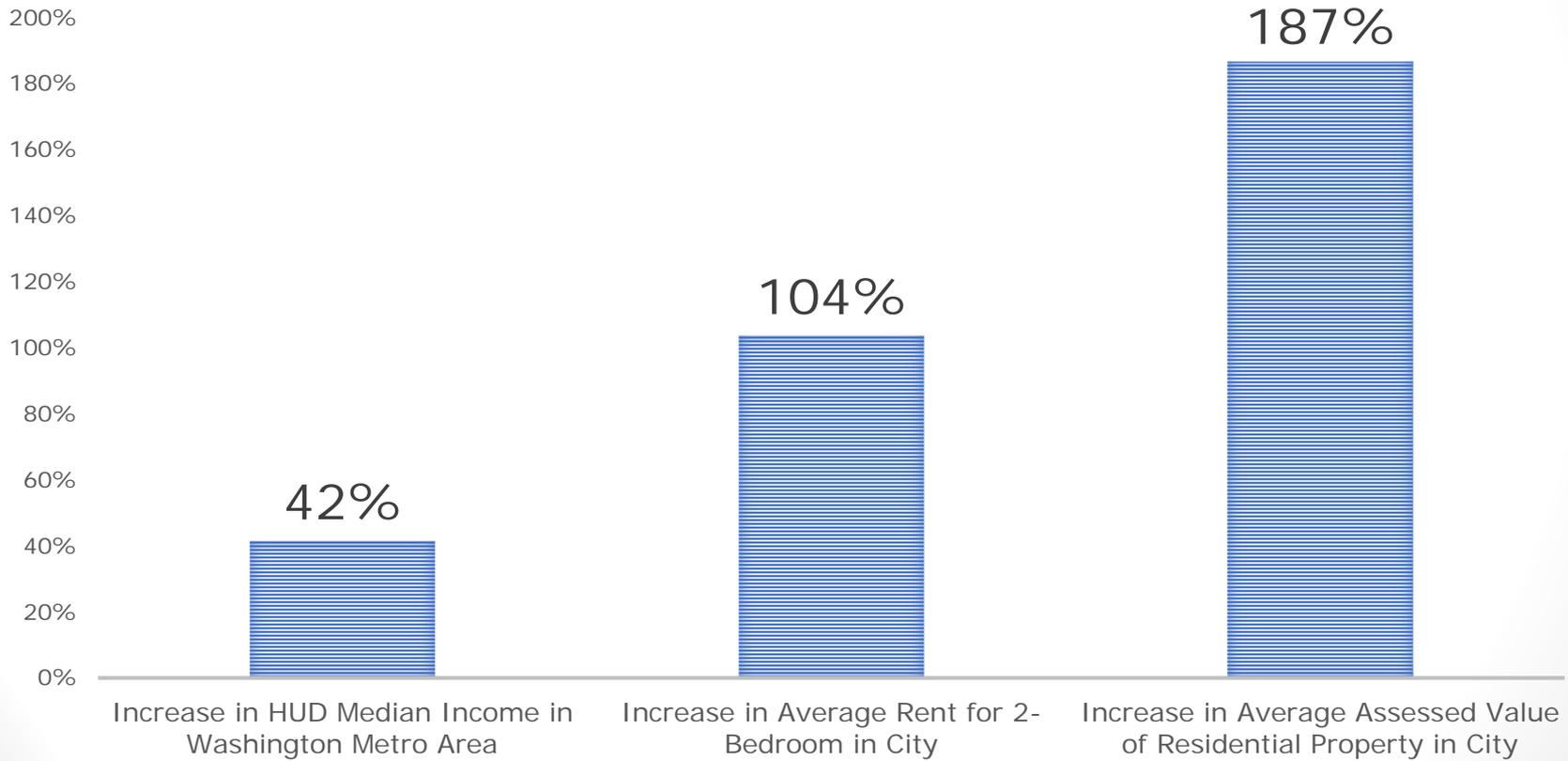
(2000 to 2018)



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](http://www.alexandriava.gov/housing) (Renter Resources)

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