

2

DEMOGRAPHIC AND HOUSING ANALYSIS



THE STATE OF AFFORDABLE HOUSING IN ALEXANDRIA

EXISTING CONDITIONS

As a result of the City of Alexandria's growth during the economic boom of the last decade, market pressures impacted the affordability of existing housing units. From 2000 to 2010, Alexandria had a decrease of approximately 6,051 market affordable rental housing units¹ because of increases in rents or, to a limited extent (just over 100 units), conversion to condominium ownership. Approximately 12,422 affordable ownership units were lost from the affordable housing stock due to the rise in property value over the same period². As a result, prospective renters and homeowners earning up to 60% Area Median Income (AMI) (\$57,300 or less for a family of three in 2011) have fewer affordable living options.

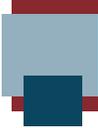
COMMUNITY PROFILE

Alexandria is a densely populated, medium-sized independent city with a diverse population and a total land area of 15.75 square miles. The city is located along the western bank of the Potomac River, approximately six miles south of downtown Washington D.C., and is bordered by Fairfax County to the south and west, and Arlington County to the north. Due to its proximity to the nation's capital, Alexandria has experienced a healthy local economy, stable housing market, and a good quality of life.

Over the last decade, Alexandria has grown in population, number of households, number of housing units, and percentage of homeowners, while at the same time experiencing a slight decrease in average household

¹ Data from the "Annual Rent Survey" conducted by the Office of Housing's Landlord-Tenant Relations Division

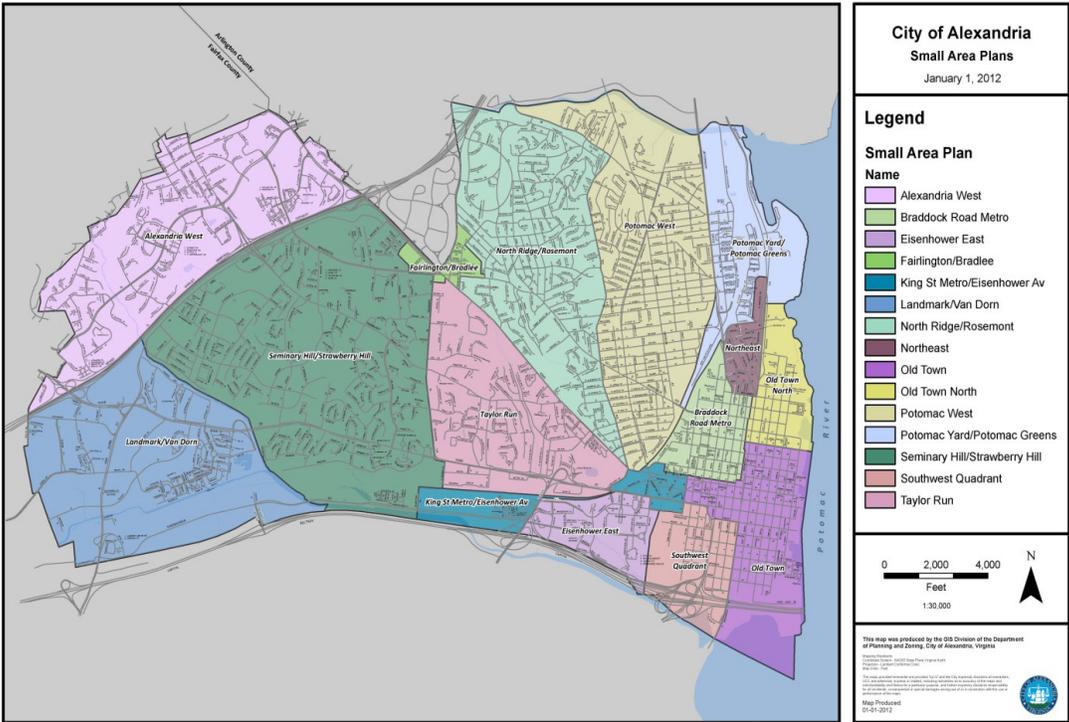
² Estimate provided by Department of Real Estate Assessment data and Office of Housing calculations



and family size. The U.S. Census Bureau (2010) estimated that the city has a population of 139,966 people, 68,082 households, and 72,376 housing units. The city's 2010 population represents an 8.3% increase from the 2000 Census, which documented a total population of 128,283 people, 61,889 households, and 64,251 housing units. The 2010 owner-occupied housing percentage is 43.3%; an increase from the 2000 percentage of 40.0%. The 2010 Census estimates an average household size of 2.03 persons and an average family size of 2.85 persons, nearly identical to the 2000 average household size of 2.04 persons and an average family size of 2.87 persons.

The city's racial and ethnic distribution remained largely consistent between 2000 and 2010. The only minor change was an increase in the Hispanic (of any race) population from 14.7% in 2000 to 16.1% in 2010. In 2010, the overall racial distribution was: whites, 60.9%; blacks, 21.8%; Native Indian and Alaska Native, 0.4%; Asian, 6%; Native Hawaiian and other Pacific Islander, 0.1%; Some other race, 7.1%; and two or more races, 3.7%.

In general, Alexandria's population is growing proportionally older, yet there was an increase in the under 5 years old age group from 2000 to 2010. In 2000 the percentage was 6.2% and in 2010 it was 7.1%. The population





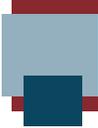
aged 5 – 19 years old decreased from 12% to 11.3% and the population aged 20 – 44 years old decreased from 51.1% to 47.9%. The population aged 45 – 64 years old increased from 21.5% to 24.3% and the population aged 65 years and older increased from 8.9% to 9.2%.

Over the last decade Alexandria’s median income³ increased at a rate faster than the U.S. Consumer Price Index (CPI)⁴. From 2000 to 2010, inflation in the Washington-Baltimore Metropolitan area increased by 32.2 percent. However during that same time period, the median household income increased by 37.7 percent (\$56,504 to \$77,793) and the median family income increased by 50.1 percent (\$67,023 to \$101,064).

The city currently has 17 small planning areas that cover the city in varying size, geographic boundary, land use composition, housing type, and neighborhoods. However, at the time of the analysis for the Housing Master Plan, the city consisted of 15 small planning areas which included the land area of the two “new” small areas of the waterfront and North Potomac Yard as shown on Map 2-1; subsequent references will refer to these 15 small areas. Each of these small areas is used by the City in its planning efforts and has a corresponding small area plan. The City’s Master Plan is comprised of each small area plan as well as other element chapters such as Transportation, Open Space, and this Housing Master Plan. Since small areas cover all of the neighborhoods within the city, the geographic areas are used as a basis in the following supply and demand analysis. While there are some challenges with using small areas (due to varied sizes and land uses) in this analysis, they are a consistent geographic metric within the city and are used in other planning efforts.

³ U.S. Census estimates of median household and median family incomes

⁴ Based on U.S. Consumer Price Index All Urban Customers data for the Washington-Baltimore, DC-MD-VA, WV area



AFFORDABLE RENTAL HOUSING

AFFORDABLE HOUSING DEFINITIONS

Area Median Income (AMI): Median family income reflects the income level at which half of all families earn more and half earn less. The 2011 AMI in the Washington DC Metropolitan area is \$106,100. In family-size adjusted figures, the actual median is associated with a family of four.

Market affordable rental housing: Rental housing priced such that a household earning 60% AMI would spend no more than 30% of household income on housing costs.

Public housing: Income-restricted housing units that are targeted to extremely low- to low-income families. Residents pay 30% of their adjusted income as rent and HUD provides the local housing authority with subsidies to maintain the units and the developments in which they are located.

Workforce rental housing: Housing units that target households of moderate-incomes. Moderate-income may include incomes ranging from 60% - 80% Area Median Income.

Publicly-assisted housing: Rental units available to income-eligible households through rent and/or occupancy restrictions imposed as a condition of assistance under federal, state, or local programs. Targeted income levels vary by program, and may be as high as 80% AMI.

There are an estimated 30,251 rental housing units within the City of Alexandria. This total reflects all multi-family dwellings classified as rental properties by the City of Alexandria’s Department of Real Estate Assessments as well as those reported in the Office of Housing’s Annual Rent Survey⁵. Based on data collected by the Office of Housing and Department of Real Estate Assessments, almost half (47%) of these units contain one bedroom. Two-bedroom units constitute the second largest total at (36%). Efficiencies (10%) and units with three or more bedrooms (7%) account for the remaining units. This distribution of rental units indicates that there are limited options for large households (five or more persons) and families to find traditional rental solutions.

The affordability analysis of the existing multi-family rental supply relied heavily on the Annual Rent Survey. This analysis focused on 2-person households as that is the household size that most closely resembles the average household size in Alexandria⁶. The location and distribution of the City’s multi-family rental housing are presented in Table 2-1. The table includes market affordable rental units and assisted affordable rental units (including public housing units) as of 2010. The data is presented by small area and citywide. This approach provides an understanding of the absolute numbers, relative proportion, and distribution of all affordable rental housing within the city. It must be noted that increases or decreases in rents, as they are tracked annually, may result in shifts in the number of affordable rental units from year to year.

The city’s rental housing units are concentrated within four small areas. Alexandria West, Landmark/Van Dorn, Potomac West, and Seminary Hill encompass nearly 81% of all of the city’s rental units. The Alexandria West small area has the largest share of the city’s rental housing at 29.3%,

⁵ The “Annual Rent Survey” is conducted by the Office of Housing’s Landlord-Tenant Relations Division

⁶ The 2010 Census estimates an average household size of 2.03 persons for Alexandria

(Continued on page 16)

Table 2-1: Alexandria Rental Housing Affordability, 2010

Small Area	Rental Unit Count	Distribution of Rental Units Citywide	Market Affordable Rental Unit Count(1)	Share of Units in Area that are Market Affordable	Distribution of Market Affordable Rental Units Citywide
Alexandria West	8,849	29.3%	4,070	46.0%	41.3%
Braddock Road Metro	848	2.8%	0	0.0%	0.0%
Eisenhower East	1,898	6.3%	0	0.0%	0.0%
Fairlington/Bradlee	16	0.1%	0	0.0%	0.0%
King Street Metro/ Eisenhower Ave	460	1.5%	0	0.0%	0.0%
Landmark/Van Dorn	6,507	21.5%	1,562	24.0%	15.9%
Northeast	261	0.9%	65	24.9%	0.7%
North Ridge/ Rosemont	332	1.1%	171	51.5%	1.7%
Old Town	360	1.2%	96	26.7%	1.0%
Old Town North	341	1.1%	0	0.0%	0.0%
Potomac West	4,164	13.8%	2,389	57.4%	24.3%
Potomac Yard/ Potomac Greens	64	0.2%	0	0.0%	0.0%
Seminary Hill	4,869	16.1%	1,220	25.1%	12.4%
Southwest Quadrant	758	2.5%	152	20.1%	1.5%
Taylor Run	524	1.7%	125	23.9%	1.3%
City	30,251	100.0%	9,850	32.6%	100%

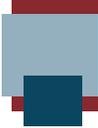
Source: Office of Housing and RKG Associates, Inc., 2010
 (1) 60% of AMI, Two- Person Household



Meridian Carlyle Place



Lacy Court Apartments



Assisted Affordable Rental Unit Count	Share of Units in Small Area that are Assisted Affordable	Distribution of Assisted Affordable Rental Units Citywide	Total Affordable Rental Unit Count	Share of Units in Small Area that are Affordable	Distribution of Affordable Rental Units Citywide
151	1.7%	4.1%	4,221	47.7%	31.1%
325	39.0%	8.8%	325	39.0%	2.4%
28	1.5%	0.8%	28	1.5%	0.2%
18	100.0%	0.5%	18	100.0%	0.1%
0	0.0%	0.0%	0	0.0%	0.0%
1,027	15.8%	27.7%	2,589	39.8%	19.1%
88	34.0%	2.4%	153	59.1%	1.1%
1	0.3%	0.0%	172	51.7%	1.3%
82	22.8%	2.2%	178	49.4%	1.3%
341	100.0%	9.2%	341	100.0%	2.5%
321	7.7%	8.7%	2,710	65.1%	20.0%
64	100.0%	1.7%	64	100.0%	0.5%
801	16.4%	21.6%	2,021	41.4%	14.9%
215	28.4%	5.8%	367	48.4%	2.7%
240	45.6%	6.5%	365	69.4%	2.7%
3,702	12.2%	100.0%	13,552	44.8%	100.0%



Ladrey High Rise



Alex Crossing

or 8,849 units. However, this allocation of rental housing closely follows the distribution of all housing units within the City, as Alexandria West, Landmark/Van Dorn, Seminary Hill and Potomac West account for nearly 70% of Alexandria’s housing⁷. Outside of the 4 small areas mentioned, no other small area contains more than 7% of the city’s total rental housing supply and no other small area holds more than 8% of Alexandria’s entire housing supply.

Of the existing rental housing in Alexandria, 44.8% or 13,552 rental units were priced in 2010 at a level affordable at the 60% AMI rent threshold for a two-person household. Alexandria West, Landmark/Van Dorn, Potomac West, and Seminary Hill account for nearly 85% of the city’s affordable rental housing; this includes market affordable units as well as assisted affordable rental units (including public housing). However, Table 2-1 shows that, within all but two small areas, the percentage of the city’s affordable housing located within the area is within two percent of the percentage of the City’s rental units that fall within the area. The two small areas that do not follow this pattern are the Eisenhower East and Potomac West small areas.

1. PUBLIC AND ASSISTED RENTAL HOUSING SUPPLY

Resolution 830 Housing Units

The City of Alexandria is committed to preserving 1,150 public or publicly assisted housing units under Resolution 830, which requires that no covered unit may be lost unless a replacement unit is provided, (see text box on following page). Resolution 830 addresses all of the city’s existing public housing units owned by the Alexandria Redevelopment and Housing Authority (ARHA), several replacement properties owned in whole or part by ARHA (Hopkins-Tancil Courts, Jefferson Village, Quaker Hill, Alexandria Crossing, and Old Town Commons), and the privately-owned Annie B. Rose House which is located on ARHA-owned land. The City’s Resolution 830 units are concentrated in two small areas – Braddock Road Metro and Old

⁷ Source: RKG Associates, Inc., 2010

WHO NEEDS AFFORDABLE HOUSING?

- In Alexandria, affordable housing is for:
- Renters making up to \$49,704 per year (up to 60% of AMI for a 2-person household)
 - Homeowners earning up to \$74,496 per year (up to 60%AMI for a 3-person household)

Occupations that may qualify for affordable rental or ownership housing include:

Home Health Aide	\$22,890
Restaurant Food Server	\$24,060
Maid/Housekeeping Cleaner	\$24,080
Landscaping Worker	\$26,350
Receptionist/Clerk	\$30,460
Pre-school Teacher	\$31,460
Refuse Collector	\$36,820
Court Reporter	\$42,780
Manager of Retail Sales	\$45,210
Construction Worker	\$45,410
Licensed Nurse	\$46,840
Auto. Service Mechanic	\$47,740
Emerg. Medical Tech. (EMT)	\$48,000
Correctional Officer	\$48,250
Family/School Social Worker	\$56,270
Firefighter	\$57,510
Elementary School Teacher	\$68,650

Source: Bureau of Labor Statistics, Washington-Arlington-Alexandria Metropolitan Division, Occupational Employment and Wage Estimates, May 2010

Town North. Old Town North has 341 units (29.7% of the total) and Braddock Road Metro has 301 units (26.2% of the total). Each of the remaining small areas has between 0 - 8.9 percent of the City's Resolution 830 housing units. Table 2-2 provides the distribution of the Resolution 830 units within the City.

RESOLUTION 830

Resolution 830, adopted by City Council and ARHA in 1981 and amended in 1982, created a joint commitment and agreement between the City and ARHA to retain, at a minimum, 1,150 public or publicly assisted housing units in Alexandria. Resolution 830 establishes a requirement for one-for-one replacement of any public housing unit lost through redevelopment. It requires that no public housing unit be demolished unless replacement publicly assisted housing is available and that no tenant be displaced from public housing until they can be moved into appropriate replacement housing. It also requires that the net proceeds from the sale or lease of any public housing project be used to benefit the living environment of public housing residents and that all relocation costs be borne by ARHA or its developer.

Table 2-2: Resolution 830 and other Assisted Units By Small Area, 2011

Small Area	Res. 830 Units in Area (1)	Share of Total Res 830 Units in Area	Other Assisted Units in Area	Share of Total Other Assisted Units in Area	Total Assisted Units in Area	Share of All Assisted Units in Area
Alexandria West	52	4.5%	99	3.9%	151	4.1%
Braddock Road Metro	301	26.2%	24	0.9%	325	8.8%
Eisenhower East	0	0.0%	28	1.1%	28	0.8%
Fairlington/Bradlee	18	1.6%	0	0.0%	18	0.5%
King Street Metro/ Eisenhower Ave	0	0.0%	0	0.0%	0	0.0%
Landmark/Van Dorn	43	3.7%	984	38.6%	1,027	27.7%
Northeast	54	4.7%	34	1.3%	88	2.4%
North Ridge/Rosemont	1	0.1%	0	0.0%	1	0.0%
Old Town	82	7.1%	0	0.0%	82	2.2%
Old Town North	341	29.7%	0	0.0%	341	9.2%
Potomac West	84	7.3%	237	9.3%	321	8.7%
Potomac Yard/ Potomac Greens	0	0.0%	64	2.5%	64	1.7%
Seminary Hill	72	6.3%	729	28.6%	801	21.6%
Southwest Quadrant	0	0.0%	215	8.4%	215	5.8%
Taylor Run	102	8.9%	138	5.4%	240	6.5%
City	1,150	100.0%	2,552	100.0%	3,702	100%

Source: Office of Housing and RKG Associates, Inc., 2010

(1) Reflects distribution after completion of Old Town Commons and new 16 Replacement Units



Other Assisted Units

There are other rental units within Alexandria that are privately-owned but financially assisted with funds by the federal, state, or local government. In total, there are 2,552 of these units within the city, including 73 rental units that private developers set aside for households earning up to 60% AMI. The assisted units are concentrated in two small areas - Landmark/Van Dorn and Seminary Hill. The Landmark/Van Dorn small area contains 984 units (38.6% of the total) and the Seminary Hill small area contains 729 units (28.6% of the total). Each of the remaining small areas has between 0 – 9.3% of the city's assisted rental units, as shown in Table 2-2. Private entities that own and operate assisted rental housing in the city have the option to remove units from the city's assisted rental housing stock when the subsidy expires. As of January 2012, 871 assisted units in non- Resolution 830 properties subsidized with project-based Section 8, Low-Income Housing Tax Credits, City Housing Trust Fund, and/or federal HOME funds, will face a potential loss of subsidy by June 2015, the end of the current Five-Year Consolidated Plan period⁸. Another 480 units face threats from July 2015 through June 2020, including 423 for which the owners have an opportunity every five years to cease participation in the Section 8 program.

2. MARKET AFFORDABLE RENTAL HOUSING SUPPLY

Market affordable rental housing is housing that is affordable for a household at 60% AMI to spend no more than 30% of household income on housing costs, without any public subsidy or restrictions. Four small areas (Alexandria West, Landmark/Van Dorn, Potomac West, and Seminary Hill) encompass nearly 94% of the city's market affordable rental housing. Alexandria West has 41.3% of the city's market affordable rental housing, Landmark/Van Dorn has 15.9%, Potomac West has 24.3%, and Seminary Hill has 12.4%. Table 2-3 presents the distribution of market affordable rental housing as of January 2010.

⁸ The Consolidated Plan is a HUD-mandated document prepared every five years as a condition of the City's receipt of federal Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Program funding.

There are segments of the city that do not have any market affordable rental housing. The Braddock Road Metro, Eisenhower East, Fairlington/Bradlee, King Street/Eisenhower Avenue, Old Town North, and Potomac Yard/Potomac Greens small areas have none. Those small areas have rental housing; just not at prices market affordable to households at 60% AMI.

Table 2-3: Market Affordable Rental Housing by Small Area, 2010

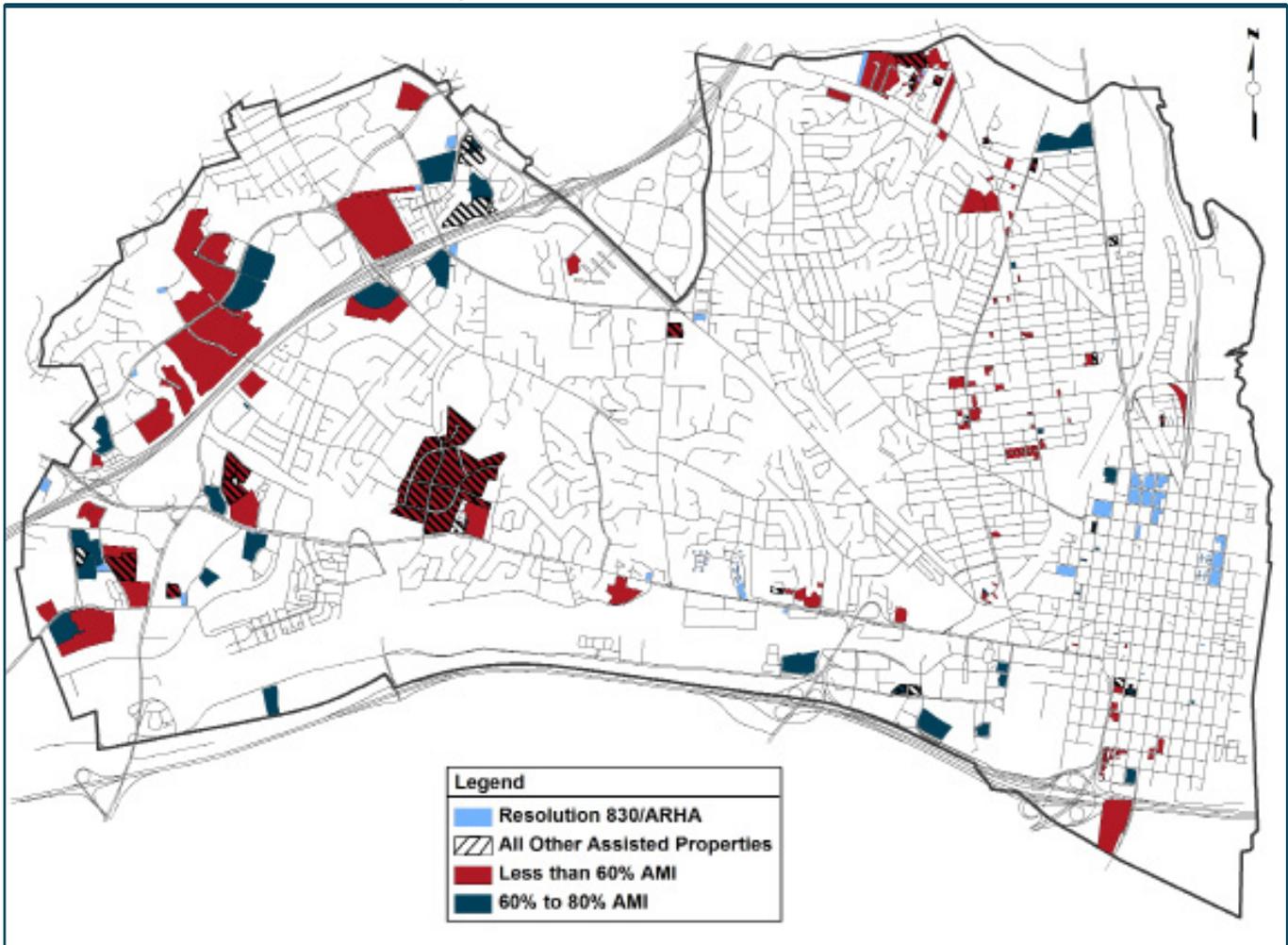
Small Area	Rental Unit Count	Share of All Rental Units Citywide	Market Affordable Rental Unit Count(1)	Share of Units in Area that are Market Affordable	Share of All Market Affordable Rental Units Citywide
Alexandria West	8,849	29.3%	4,070	46.0%	41.3%
Braddock Road Metro	848	2.8%	0	0.0%	0.0%
Eisenhower East	1,898	6.3%	0	0.0%	0.0%
Fairlington/Bradlee	16	0.1%	0	0.0%	0.0%
King Street Metro/ Eisenhower Ave	460	1.5%	0	0.0%	0.0%
Landmark/Van Dorn	6,507	21.5%	1,562	24.0%	15.9%
Northeast	261	0.9%	65	24.9%	0.7%
North Ridge/ Rosemont	332	1.1%	171	51.5%	1.7%
Old Town	360	1.2%	96	26.7%	1.0%
Old Town North	341	1.1%	0	0.0%	0.0%
Potomac West	4,164	13.8%	2,389	57.4%	24.3%
Potomac Yard/ Potomac Greens	64	0.2%	0	0.0%	0.0%
Seminary Hill	4,869	16.1%	1,220	25.1%	12.4%
Southwest Quadrant	758	2.5%	152	20.1%	1.5%
Taylor Run	524	1.7%	125	23.9%	1.3%
City	30,251	100.0%	9,850	32.6%	100%

Source: Office of Housing and RKG Associates, Inc., 2010
(1) 60% of AMI, Two- Person Household

In addition to the traditional multi-family rental housing supply, the city has a substantial number of ownership units (single-family detached, semi-detached, row house, townhouse, and condominiums) that are being rented. Based on the estimate of rental households and the city's current vacancy rate for apartment units, as many as 7,000 traditional ownership units are believed to be in the rental inventory. This finding is consistent with other urban communities where rental demand exceeds the capacity and variety of a traditional rental market. However, there

is no central data source on the number and rent levels of traditional ownership units being used as rental housing. Therefore, this analysis does not include these rental conversions as part of the supply and only reflects the known traditional rental supply (30,251 units).

Map 2-2: Market Affordable Rental Housing, 2010 (Affordable for -Rent 2-Person Households)



3. CURRENT AFFORDABLE RENTAL HOUSING DEMAND

The demand for affordable rental housing was assessed using data from the U.S. Census Bureau, ESRI, and the City of Alexandria. This information was used to determine the existing number of rental households by household size within various income ranges. This demand analysis focuses on 2-person households as that household size most closely resembles the

average household size in Alexandria. The rental housing demand data does not include existing Alexandria households that own their homes. Table 2-4 provides the number of existing rental households within various income ranges for two-person households. The income group with the largest number of households in the city is that within the 60% to 80% AMI range, which totals 6,746 households. There are also a substantial number of renter households within the 30% to 50% AMI (5,814 households) and under 30% AMI (5,757 households). Alexandria rental households earning below 60% AMI consist of 14,353 households, or 40.7%, of the rental demand pool.

Table 2-4: Apartment Housing Demand By Income Threshold Levels (Assuming all 2-person Household), 2010

Thresholds	Under 30%	30% - 50%	50% - 60%	60% - 80%	80% - 100%	100% - 120%	Over 120%
Corresponding Incomes	Under \$24,850	\$24,850 to \$41,420	\$41,420 to \$49,704	\$49,704 to \$66,272	\$66,272 to \$82,840	\$82,840 to \$99,408	Over \$99,400
Households	5,757	5,814	2,782	6,746	4,180	3,422	6,524

Source: ESRI and RKG Associates, Inc. 2010

4. CURRENT AFFORDABLE RENTAL HOUSING NEEDS ASSESSMENT

The demand analysis demonstrates the extent of the affordable housing need for households at various income thresholds. To accomplish this, an assumption was made about a household’s ability and willingness to pay various amounts of rent. The analysis assumes rental consumers seek to maximize their ability to pay; meaning a household will spend 30% of their income on housing costs. While not all renters seek to pay the most they can afford based on the HUD standard of 30% of gross income, this assumption allowed the analysis to reveal a “best case scenario” result.

The results of this assessment are detailed in Table 2-5. Analysis of the existing affordable rental housing supply and the existing number of rental households demonstrates that there are fewer housing units available than the number of households at or below 60% AMI. Current households

earning below 30% AMI are underserved in all rental unit sizes. This income group has a net gap of 3,650 housing units, with the greatest unmet need for 1-bedroom and 2-bedroom units. This finding is consistent with most metropolitan communities and by ARHA's extensive waiting lists, (see inset box). There is also unmet demand at the 50% AMI, 60% AMI and 80% AMI income thresholds in certain housing size categories. Alexandria is underserved in 3-bedroom units at all income levels (net need of more than 4,900 housing units).

Table 2-5: Housing Affordability Analysis - Apartment Supply & Demand Comparison; 2-Person Income Levels, 2010

Percent AMI	Under 30%	30% - 50%	50% - 60%	60% - 80%	Above 80%	
Annual HH Income	\$24,850	\$41,420	\$49,704	\$66,272	\$66,272+	
Rent Level	\$621	\$1,036	\$1,243	\$1,657	\$1,657+	TOTALS
EFFICIENCY						
Supply	130	2,203	202	455	0	2,990
Demand	599	605	290	702	1,470	3,665
Difference	(469)	1,598	(88)	(247)	(1,470)	(675)
1 BEDROOM						
Supply	793	3,985	3,644	4,542	1,401	14,365
Demand	2,259	2,282	1,092	2,647	5,542	13,820
Difference	(1,466)	1,704	2,553	1,896	4,321	545
2 BEDROOM						
Supply	735	26	1,361	4,415	4,322	10,859
Demand	1,764	1,782	852	2,067	4,329	10,793
Difference	(1,029)	(1,756)	509	2,348	(7)	67
3+ BEDROOM						
Supply	450	0	23	823	741	2,037
Demand	1,137	1,146	548	1,331	2,786	6,948
Difference	(687)	(1,146)	(525)	(508)	(2,045)	(4,911)
TOTAL						
Supply	2,108	6,214	5,230	10,235	6,464	30,251
Demand	5,758	5,814	2,781	6,746	14,126	35,225
Difference	(3,650)	400	2,449	3,489	(7,662)	(4,974)

Source: Office of Housing and RKG Associates, Inc. 2010

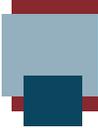
Interestingly, the largest gap is found for units with rent levels priced for households with incomes above 80% AMI (7,662 units). It is likely that a

ARHA WAITING LISTS

According to the ARHA, unmet demand for ARHA units is substantial. ARHA currently has 1076 "hard" units of affordable housing (public housing, tax-credit, market affordable, project based subsidy) and there are currently 4,128 families on the waiting lists for one of those units. The average wait for one of these units is approximately 6 to 8 years. ARHA also has funding to support 1422 Section 8 Housing Choice Vouchers (HCV, formerly Section 8) and 752 families waiting an average of 7 years for those vouchers. Both lists are often closed as a result of the backlog, but in August 2011, when the HCV and Public Housing waiting lists opened up, hundreds of prospective residents waited in line for hours before the doors even opened. During the 1 week open period, 15,000 unduplicated households were added to public housing and HCV lists.



By 9:30am on August 15, 2011, more than 250 people had lined up outside GW Middle School in hopes of securing a place on ARHA's waiting list for Housing Choice Vouchers. By the end of the day, ARHA had processed more than 1700 applications.



substantial share of the households earning above 80% of AMI are occupying housing priced to be affordable to lower income households. This condition places downward pressure on households earning at the lowest end of the affordability continuum by reducing the actual supply available to them as those units are occupied by households that could “afford” to pay more for their housing. As previously noted, the rental housing supply figures do not include condominiums, townhomes, or single-family units that are used as rental housing. Based on the estimate of rental households and the city’s current vacancy rate for rental units, as many as 7,000 ownership units are believed to be in the rental inventory. Some of the rental demand for the above 80% AMI income threshold may be met by those households renting ownership units.

5. FUTURE AFFORDABLE RENTAL HOUSING NEEDS ASSESSMENT

The previous sections provide data on the current supply and demand of affordable rental housing within the city. This section will provide an analysis of the supply and demand for affordable rental housing over the next twenty years. In order to complete this analysis, assumptions were made on the amount of future market affordable rental supply, the future status of the current assisted properties, and the new demand of affordable units over the next 20 years. While the current supply and demand analysis broke data into various income groups, the future projections attempts to provide data only on those households below 60% AMI with the understanding that lower income groups will be disproportionately impacted as area median income and rents continue to rise in the Washington Metropolitan Area.



PROJECTION ASSUMPTIONS

1. MARKET AFFORDABLE SUPPLY

As it has been shown, the market affordable rental supply has drastically decreased over the past decade. This trend is expected to continue over the next 20 years. Several factors will lead to the continued loss of market affordable housing supply including rents that rise faster than incomes and the redevelopment, rehabilitation and repositioning of current market affordable properties. The city lost approximately 6,000 units of market-rate affordable housing between 2000-2010 due most to rents that rise faster than incomes. Over the past two years this trend has continued as has the desire to rehabilitate and redevelopment housing to serve higher income groups. Therefore, this analysis assumes that market rate affordable housing will continue to be lost at the same rate as it was lost from 2000-2010 of approximately 600 units per year for the next 15 years for a total of approximately 9,000 units. The projections assume that none of the new market rate housing will be built to serve people at or below 60% AMI

2. ASSISTED AFFORDABLE HOUSING SUPPLY

As has been discussed in this section, a number of the city's assisted affordable housing properties are in danger of losing their affordable status. However, for the purposes of this analysis the projections assume all assisted affordable housing properties will be retained or replaced.

3. FUTURE NEW AFFORDABLE HOUSING DEMAND

In order to determine the demand of future units that will be required at affordable levels, an analysis was completed based on future jobs in the city. This analysis uses the methodology used by the George Mason University School of Public Policy's Center for Regional Analysis (CRA) in their recent report entitled, *Housing the Region's Future Workforce*. That analysis projected the type of jobs that would be created in the city and created the price point of housing based on those jobs. In order to be consistent with City's current projections, the housing master plan projections used

the city's projected growth in housing units and distributed them into rental and ownership housing using CRA's distribution rates for new housing (66.7% rental and 33.7% ownership). Based on this analysis, the city will see a demand of 9,707 rental units by 2030. Using the CRA price point distribution methodology, 4,886 of the total new units will need to be priced at \$1,250 (in 2010 dollars) or lower. This rent level directly coincides with a price point affordable to 60% AMI households as shown in Table 2-4 above.

PROJECTION RESULTS

Table 2-6 compares the current and future supply and demand based on a number of assumptions described above. Table 2-6 shows that the city currently has a deficit of 801 units priced affordably for households making at or below 60% AMI, and this demand will grow to 14,687 by 2030. While this projection is not without its flaws, it provides a snapshot of the continually rising demand for affordable rental housing for families at or below 60% AMI.

Table 2-6: City of Alexandria Current and Future Affordable Rental Housing Supply and Demand, 2010-2030

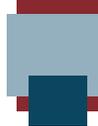
Year	Supply			Demand			Net Supply
	Market Affordable	Assisted Affordable	Total Supply	Existing Demand	New Demand	Total Demand	
2010	9,850	3,702	13,552	14,353	0	14,353	(801)
2030	850	3,702	4,552	14,353	4,886	19,239	(14,687)

SUMMARY: AFFORDABLE RENTAL HOUSING SUPPLY AND DEMAND

The analysis of affordable rental housing supply and demand reveals several key points:

- Forty-five percent of the city's current rental housing is priced affordably for households earning up to 60% AMI. This includes both market affordable rental units and assisted affordable rental units.

- 
- In all Small Areas except two, the amount affordable rental units are within two percent of the total rental units within that small area. The two small areas that do not follow this pattern are the Eisenhower East and Potomac West small areas.
 - The highest concentrations of the city's market affordable rental housing are located in the following small areas: Alexandria West (41.3%), Landmark/Van Dorn (15.9%), Potomac West (24.3%), and Seminary Hill (12.4%).
 - The highest concentrations of the city's assisted rental housing are located in the Landmark/Van Dorn (27.7%) and Seminary Hill (21.6%) small areas, with the highest concentrations of the City's Resolution 830 units located in the Braddock Road Metro (26.2%) and Old Town North (29.7%) small areas.
 - As of January 2012, 871 assisted units in non- Resolution 830 properties subsidized with project-based Section 8, Low-Income Housing Tax Credits, City Housing Trust Fund, and/or federal HOME funds, will face a potential loss of subsidy by June 2015, the end of the current Five-Year Consolidated Plan period. Another 480 units face threats from July 2015 through June 2020, including 423 for which the owners have an opportunity every five years to cease participation in the Section 8 program.
 - The City currently has a shortage of units at all bedrooms sizes affordable to households earning less than 30% AMI. The combined shortages of efficiencies, 1BR, 2BR, and 3BR units for this income group are more than 3,500 units.
 - Estimates suggest that many as 7,000 renter households are being served by the non-traditional rental market (ownership single-family detached, semi-detached, row house, townhouse, and condominium units). This rental analysis does not include such units as part of the rental supply, as there is no reliable data on the number and rent levels of such traditional ownership units.
 - Projections show that by 2030, demand for housing units priced for households at or below 60% AMI will exceed supply by 7,687 units.



OWNERSHIP HOUSING



1. AFFORDABLE OWNERSHIP SUPPLY

There are an estimated 40,114 ownership units within the City of Alexandria. This total reflects all units categorized as single-family detached, semi-detached, row house, townhouse, and condominiums in the City's Real Estate Assessment database. This database provides a comprehensive listing of housing units in the city. As detailed in the previous section, some of the units classified as ownership units are being used as rentals. However, there is no data source to definitively identify the total number of units that are used as rental housing. Therefore, this analysis considers all traditional ownership units (the types of units noted above) to be part of the ownership housing supply.

The affordable ownership supply is defined as units affordable to households earning 80% AMI, or \$74,496 for a 3-person household. This household size was selected because ownership households tend to be larger than renter households. The data include conventional and Federal Housing Administration (FHA) homebuyers and fee simple (detached, semi-detached and row and town homes) and condominium units. FHA standards were included because, according to the Virginia Housing Development Authority (VDHA), approximately 90% of homebuyers in 2010 in used FHA loans to finance their purchase. An FHA loan allows the buyer to have a smaller down payment (3.5%) than is needed for a conventional loan (20%).

However, FHA mortgage interest rates are higher than conventional mortgage rates and the monthly housing cost includes an insurance premium in light of the reduced buyer equity in the acquisition transaction. FHA buyers can finance a home using less money down but the higher mortgage rate and required insurance premium, combined with a smaller down payment actually means that a typical FHA buyer making up to 80% AMI cannot afford the same mortgage, and therefore home, as a conventional buyer within the same income threshold (Table 2-7). The maximum home prices affordable to 3-person households earning 80% of AMI are shown in Table 2-8.

Table 2-7: Alexandria Ownership Affordable Thresholds (3-Person Income Levels) at 80% AMI, 2010

	FHA HOMEBUYER		CONVENTIONAL BUYER	
	Fee Simple	Condo	Fee Simple	Condo
Maximum Home Value	\$262,098	\$171,628	\$384,803	\$268,581
Down Payment	3.5%	3.5%	20.0%	20.0%
Mortgage Total (%)	96.5%	96.5%	80.0%	80.0%
Current Interest Rates	5.25%	5.25%	4.92%	4.92%
Annual Mortgage Cost	\$16,687	\$10,927	\$19,570	\$13,659
Annual PMI	\$1,265	\$828	\$0	\$0
Real Estate Taxes	\$2,563	\$1,679	\$3,763	\$2,627
Insurance Cost	\$344	\$225	\$505	\$353
Condo Fee	\$0	\$7,200	\$0	\$7,200
Total Annual Cost	\$20,859	\$20,859	\$23,839	\$23,839
Required Gross Income	\$74,496	\$74,496	\$74,496	\$74,496

Source: Alexandria Office of Housing and RKG Associates, Inc., 2010

Table 2-8: Maximum Home Prices 3-Person Income Levels; Conventional & FHA Financing, 2010

Type of Loan	Maximum Home Price		
	80% of AMI	100% of AMI	120% of AMI
FEE SIMPLE			
FHA	\$262,098	\$327,623	\$393,169
Conventional	\$384,803	\$481,003	\$577,235
CONDOMINIUM			
FHA	\$171,628	\$237,153	\$302,698
Conventional	\$268,581	\$364,781	\$461,013

Source: PKG Associates, Inc., 2010

Using assessed value as a surrogate for sale price, there are very few fee simple houses within the City of Alexandria that, if placed on the market for sale, would be affordable. In 2010, a total of only 271, or 1.3%, of the city's fee simple supply are affordable to 3-person households earning 80% of AMI utilizing a FHA loan (Table 2-9). This represents a sale price of \$262,098 using an FHA loan and \$384,803 using a conventional loan. The majority (87%) of these homes are located in the Potomac West small area. However, the affordable units only account for 4.4% of Potomac West's total fee simple housing supply. Because of the higher sales price that can be affordable with a conventional loan, using a conventional loan increases the supply

of units affordable to households earning 80% of AMI to 2,268 fee simple housing units citywide. While this total is higher than through FHA means, it still represents less than 11% of the city's total fee simple housing supply.

Table 2-9: Alexandria Fee Simple Ownership Units Affordable at 80% AMI, 3-Person Income Levels, FHA Financing, 2010

Small Area	Existing Fee Simple	Affordable Fee Simple	% Small Area Units Affordable (By Small Area)	% Small Area Units Affordable (Citywide)
Alexandria West	1,170	1	0.1%	0.4%
Braddock Road Metro	1,275	11	0.9%	4.1%
Eisenhower East	26	0	0.0%	0.0%
Fairlington/Bradlee	13	0	0.0%	0.0%
King Street Metro/ Eisenhower Ave	56	0	0.0%	0.0%
Landmark/Van Dorn	1,343	0	0.0%	0.0%
Northeast	637	0	0.0%	0.0%
North Ridge/ Rosemont	2,966	1	0.0%	0.4%
Old Town	2,199	4	0.2%	1.5%
Old Town North	346	4	1.2%	1.5%
Potomac West	5,348	236	4.4%	87.1%
Potomac Yard/ Potomac Greens	349	0	0.0%	0.0%
Seminary Hill	3,167	14	0.4%	5.2%
Southwest Quadrant	621	0	0.0%	0.0%
Taylor Run	1,369	0	0.0%	0.0%
City	20,855	271	1.3%	100.0%

Source: Alexandria Office of Housing and RKG Associates, Inc., 2010

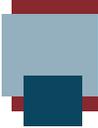
In contrast to fee simple housing stock, condominium units (based on assessed values) are comparatively more affordable. There are almost 3,900 condominium units affordable to households earning 80% of AMI using FHA financing (Table 2-10). This total represents nearly 20% of the total condominium supply in the city. Most of these affordable units are concentrated in certain areas of the city. Nearly 80% of the city's affordable condominiums are located in either the Alexandria West (32.7%) or Landmark/Van Dorn small area (41.2%) small area.

Table 2-10: Alexandria Condominium Affordable at 80% AMI, 3-Person Income Levels, FHA Financing, 2010

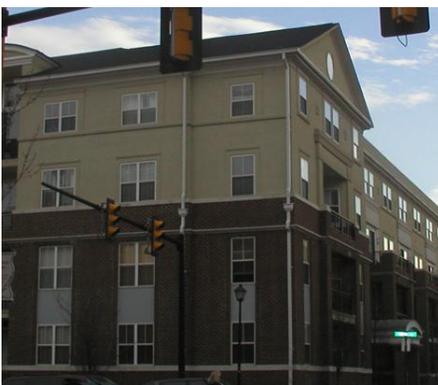
Small Area	Existing Fee Condominiums	Affordable Fee Condominiums	% Small Area Units Affordable (By Small Area)	% Small Area Units Affordable (Citywide)
Alexandria West	3,455	1,427	41.3%	37.2%
Braddock Road Metro	572	7	1.2%	0.2%
Eisenhower East	889	0	0.0%	0.0%
Fairlington/Bradlee	112	0	0.0%	0.0%
King Street Metro/ Eisenhower Ave	104	0	0.0%	0.0%
Landmark/Van Dorn	6,262	1,580	25.2%	41.2%
Northeast	350	0	0.0%	0.0%
North Ridge/ Rosemont	2,029	102	5.0%	2.7%
Old Town	814	1	0.1%	0.0%
Old Town North	1,389	23	1.7%	0.6%
Potomac West	546	119	21.8%	3.1%
Potomac Yard/ Potomac Greens	128	0	0.0%	0.0%
Seminary Hill	1,765	573	32.5%	15.0%
Southwest Quadrant	343	0	0.0%	0.0%
Taylor Run	471	0	0.0%	0.0%
City	19,229	3,832	19.9%	100.0%

Source: Alexandria Office of Housing and RKG Associates, Inc., 2010

In addition to down payment costs, interest rates, and insurance, there is another cost consideration that impacts the affordability of condominiums in Alexandria – condominium fees. Condominium fees range from about \$200 to over \$1,000 per month within the city. The affordability analysis used a condominium fee of \$600 for each unit. Using a condominium fee this high decreases the number of units affordable to households at 80% AMI. Therefore, a household earning \$74,496 per year can afford a \$171,628 condominium using an FHA loan and a \$268,581 unit using a conventional loan.



Old Town Set-Aside Units



Portners Landing Developer Set-Asides

2. AFFORDABLE SET-ASIDE SALES UNITS PROGRAM

Beginning in the 1990s, developers began providing homes in new housing developments to be set-aside as long-term affordable homeownership opportunities for low-and moderate-income first-time homebuyers. To date, 84 units have been pledged in ten developments through the Affordable Set-aside Sales Units Program, providing an important source of long-term affordable homeownership opportunities for the city. These homes have resale and other ownership restrictions ranging from 15 to 30 years. The majority of these units were sold in 1998-2000 and had 15 year restrictive covenants, which means the ownership restrictions will begin to expire in 2013. It is expected that two-thirds of these units will no longer be subject to affordability restrictions after 2016.

In 2009, City Council amended the requirements of the City's long-standing home purchase assistance programs, the Homeownership Assistance Program (HAP) and the Moderate Income Homeownership Program (MIHP), to include an equity sharing provision that serves to control future price increases based on the first-time homebuyer's purchase price and the City's assistance amount to the homebuyer. Through the equity sharing provision, the assisted homebuyer must share a portion of the future increase in value of their property over time through a price discount to the next income-eligible homebuyer when their unit is sold. Since this change was made in July 2009, 74 units were added to the city's inventory of resale-restricted homeownership units.

3. AFFORDABLE OWNERSHIP HOUSING DEMAND

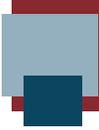
Quantifying affordable ownership housing demand is difficult as homeownership demand goes beyond a household's desire to own. That household must be fiscally ready to purchase the home with the necessary down payment, income, and credit worthiness. In addition, there are households that prefer not to own a home despite the financial capacity to do so. Given the difficulty of estimating homeownership demand based on these factors, this analysis looks only at the ownership supply. Currently only 1.3% of the city's fee simple units and less than 20% of the



city's condominiums are affordable to households at 80% of AMI; for a total of 4,103 affordable ownership units. That represents only 10% of the city's ownership housing. Although an estimated 27.5% of current (2008-2010 ACS) homeowners have incomes at or below 80% of AMI, based on the foregoing finding this percentage could not be replicated if the same homeowners were purchasing their homes today. It is likely that the majority of these homeowners purchased either when prices were lower, or (especially in the case of retirees) their incomes were higher. Without intervention, the percentage of Alexandria homeowners will dwindle over time as current homeowners are replaced with subsequent buyers who will have to be able to afford today's prices.

4. FUTURE AFFORDABLE OWNERSHIP HOUSING NEEDS ASSESSMENT

Analysis of the future housing needs was based on the City's Round 8 Washington Metropolitan Council of Governments (MWCOG) housing unit projections normalized to the recent 2010 Census data. The total number of units was divided into rental and homeownership using the same distribution percentages discussed in the rental section of this chapter (66.3% rental, 33.7% ownership). These units were then distributed among different price points using the same methodology employed in the GMU Report. The results of this analysis show the city will need a total of 4,927 ownership new ownership units over the next 20 years. According to this analysis, 1,951 of those units would need to be priced between \$200,000 and \$399,000 (2010 dollars), roughly corresponding with the 100% AMI group shown in Table 2-8, and 927 units would need to be priced less than \$200,000 (2010 dollars) which would serve the 80% AMI and under group.



SUMMARY: AFFORDABLE OWNERSHIP HOUSING SUPPLY AND DEMAND

Analysis reveals several key points:

- More than 93% of the city's existing affordable ownership housing consists of condominiums (for households earning 80% AMI and using FHA lending). This housing type may not satisfy the housing needs of the current demand pool.
- Only 1.3% of the city's existing fee simple units are affordable to households earning 80% AMI and using FHA lending. Only 11% of the city's existing fee simple units are affordable to households earning 80% AMI and using conventional lending.
- Potomac West small area has 87.1% of the city's fee simple units that are affordable to households earning 80% AMI and using FHA lending. That figure represents just 4.4% of the small area's fee simple units.
- Almost 20% of the city's condominiums are affordable to households earning 80% AMI and using FHA lending.
- Nearly 80% of the city's affordable condominiums are located in either the Alexandria West or Landmark/Van Dorn small areas.
- Increases in condominium fees will decrease the number of ownership units affordable to households at 80% AMI.

HOUSING NEEDS OF SPECIAL POPULATIONS

INTRODUCTION

The affordable housing challenges described in the earlier sections of this chapter have a great impact on the aging population, individuals with physical, intellectual, and mental disabilities, and the homeless. Many of these consumers find it difficult to obtain housing on the conventional housing market due to either physical, intellectual, or mental disability or condition. Included in this group are persons who may experience a period of homelessness and have a need for emergency housing. Many of these individuals may experience housing affordability issues due to fixed incomes and other types of extenuating circumstances that decrease their ability to pay.



Not all members of these populations will require affordable housing assistance but rather living environments that allow them to function effectively without financial assistance or subsidy. While each group will be discussed separately, it is important to note that these groups are not mutually exclusive. For example, many individuals with mental disabilities may also fall into homelessness. The analysis will describe the current make up of each of these populations in the city, provide an overview of the housing and services provided, and describe the current unmet housing demand for each group.

DEEPLY SUBSIDIZED HOUSING

While the various groups mentioned above may have different needs, the need for deeply subsidized affordable housing is a need that is present among all groups, although as noted above, does not impact all members of these groups. Deeply subsidized affordable housing is housing that is affordable for those with incomes at or below 30% AMI. Throughout the Housing Master Plan process, advocates that represent the various populations identified above stressed the need for housing that is deeply subsidized. Individuals with special needs may require varying physical attributes within these units, such as universal design features, but the greatest need is for housing that is affordable at the very lowest of incomes. Therefore, a key issue to be addressed is the increased provision of affordable housing that meets the economic and, where applicable, physical challenges of the population in question.

THE AGING POPULATION

SENIOR DEMOGRAPHICS

As in many areas of the country, the aging population in Alexandria continues to grow as the baby boom generation reaches retirement age. Table 2-11 shows the City's population over 65 in 2000, 2010 and projected over the next 20 years. While population projections may adjust over time, Table 4-11 demonstrates that the City will experience an increase in the population of persons over the age of 65 over the next 20 years. In

fact, the Alexandria Office of Aging’s Strategic Plan on Aging, 2013 - 2017 projects the population of persons over 60 years of age will double its 2000 population by 2030.

Table 2-11: Alexandria Total Population by Age, 2000 - 2030

Detailed Age	2000	2010	2020	2030
Age 65 - 69	2,977	4,587	7,199	7,390
Age 70 - 74	2,718	2,758	6,050	6,475
Age 75 - 79	2,484	1,935	3,595	3,842
Age 80 - 84	1,720	1,605	1,955	2,403
Age 85+	1,706	1,921	2,274	2,374
Total Population over 65	11,605	12,806	21,073	22,484

Source: US Census and Virginia Employment Commission, 2010

EXISTING SENIOR HOUSING UNITS IN ALEXANDRIA

While many individuals will be able to continue to live at their current place of residence with minimal assistance, others will require a change in living arrangements that will accommodate their fixed incomes and diminished physical abilities. There are several types of living arrangements that can allow individuals that need assistance to remain within their communities. These options include supportive housing, continuing care retirement community (CCRC) campuses, and long term care facilities.



Beasley Square

The city currently has five residential properties with a total of 614 units dedicated to independent living for low-income elderly persons age 62 and older (or persons with disabilities). These properties include Annie B. Rose (90 units), the Ladrey Highrise (170 units), Park Place (38 rental units in a larger condominium property), Claridge House (300 units) and Beasley Square Apartments (8 units). The units at Ladrey Highrise and Park Place are all owned and operated by ARHA, while Annie B. Rose, Claridge House and Beasley Square are privately owned properties that received government assistance. The city also has three privately owned senior resident facilities for independent living totaling 470 units; however, none of these units are affordable to the low- and moderate-income elderly population.



Individuals (elderly or otherwise) that need additional assistance to perform everyday activities and functions may need to move to an assisted living or nursing home facility. Currently, there are no affordable facilities of these types within the city and low-income residents must move to surrounding communities to acquire these services. There are four facilities that have 209 units of assisted living within Alexandria. The City is a partial owner of the Birmingham Green long-term care facility located in Manassas, Virginia, and is entitled to place Alexandria residents in some of the facility's 64 assisted living units and 180 nursing healthcare units. At any given time, Alexandria has an average of 10 – 12 persons in assisted living and 19 in nursing care at Birmingham Green.

Alexandria has two Continuing Care Retirement Communities (CCRCs), The Fountains of Washington House and Goodwin House, but neither of these CCRCs is affordable to low-or moderate-income residents. There is only one long-term care bed in the city (at Sunrise) that has been designated for low-or moderate-income seniors.

The City offers a number of programs that can preserve affordability and foster aging in place for seniors. These include the City's Real Estate Tax and Rent Relief and Assistance Programs for Elderly and Disabled Persons which offers real estate tax relief, tax deferral, and rent relief to low-and moderate-income individuals who are elderly or disabled. Currently, these programs are set at a specific amount of relief, but are not indexed to incomes or inflations. The City also offers and supports programs that offer affordable home modifications for income-eligible seniors and individuals with disabilities. These include the City's no-interest Home Rehabilitation Loan Program (HRLP), the Rental Accessibility Modification Program (RAMP) grant program, and Rebuilding Together Alexandria's volunteer-based home repair programs.

SENIOR HOUSING DEMAND

While much anecdotal evidence exists pertaining to the need for elderly affordable housing, a current comprehensive study of this issue is not

available at this time. One way to gauge the need for more senior housing is to analyze previous data provided by HUD. HUD provides data on the cost burden a household experiences for housing cost. HUD further breaks this data down by income group. Table 2-12 provides the percentage of Alexandria elderly households at various incomes groups that were either cost burdened or severely cost burdened by housing cost. As of the 2000 Census, more than half of all elderly households making less than 80% of AMI were housing cost burdened and more than one-third of all elderly households making less than 50% of AMI were severely cost burdened. The same HUD data are not yet available for 2010, but it is highly likely that a significant portion of the city’s low- and moderate-income elderly households continue to be housing cost burdened.

Table 2-12: Alexandria Elderly Cost Burdened Households, 2000

Income Group	Cost Burdened	Severely Cost Burdened
Extremely Low Income (<30% AMI)	50.7%	42.8%
Low Income (30.1% - 50% AMI)	68.0%	33.1%
Moderate Income (50.1% - 80% AMI)	55.1%	16.7%

Source: HUD CHAS Data Book, based on 2000 Census

IDENTIFIED HOUSING NEEDS

Many residents in the existing affordable senior independent living properties are frail and need the care level of an assisted living facility. As mentioned earlier, no such facility is available to low-and moderate-income seniors within the city. The development of an affordable assisted living facility would fill a significant community need, and would also open up much needed independent living apartments if there were a more appropriate facility available to residents who needed additional assistance with tasks of daily living. The development of a mixed-income affordable assisted living facility that would serve low-and moderate-incomes was a main goal of the City’s Strategic Plan on Aging, 2013-2017.

Additionally, the City’s Strategic Plan on Aging has recommended the use of accessory dwelling units as part of a plan to provide affordable housing options for seniors. Many other jurisdictions with high priced housing

markets permit accessory dwelling units which can allow seniors on fixed incomes to age in place and at the same time provide additional workforce units to the housing stock.

SUMMARY

The number of individuals over the age of 65 has increased over the past ten years and is expected to continue to increase as the baby boom generation grows older. While there are some facilities to meet the housing needs of low-income seniors, the supply does not meet the current demand within the City. As the city's population ages, additional housing opportunities will be needed to help seniors age in place, move to senior independent living, or gain access to an assisted living facility so they can age within their community.

PERSONS WITH PHYSICAL, INTELLECTUAL, AND MENTAL DISABILITIES

DEMOGRAPHICS OF PERSONS WITH DISABILITIES

In 2007, HUD Comprehensive Housing Affordability Strategy (CHAS) data, a data source provided by HUD for use in completing HUD-required documents, estimated that there are 3,835 households in Alexandria with a disabled household member. Disabilities can be physical, mental and developmental. Table 2-13 provides information on how this population is distributed throughout various incomes groups. Of the total number of households that have a disabled household member, 44% are considered to have low-incomes and 30% of these households have extremely low-incomes. Furthermore, of the 5,385 Alexandria renter households that make less than 30% of AMI per year, approximately 20% of those households have a least one family member with a disability.

The Alexandria Community Services Board (ACSB) serves Alexandria residents affected by mental illness, intellectual disabilities, and substance abuse disorders. In 2010, ACSB provided extended care services to 818 Alexandria residents. ACSB clients are more likely to be unemployed and

HOMELESSNESS DEFINITIONS

Supportive Housing: Supportive housing is a combination of housing and services intended as a cost-effective way to help people live more stable, productive lives. Supportive housing is widely believed to work well for those who face the most complex challenges—individuals and families confronted with homelessness and who also have very low incomes and/or serious, persistent issues that may include substance abuse, addiction or alcoholism, mental illness, HIV/AIDS, or other serious challenges to a successful life. Supportive housing is intended to be a pragmatic solution that helps people recover and succeed while reducing the overall cost of care.

Physical and Sensory Disabilities: Any impairment which limits the physical function of limbs or fine or gross motor ability is a physical disability. Sensory disability is impairment of one of the senses. The term is used primarily to refer to vision and hearing impairment, but other senses can be impaired.

Supportive Services: Supportive housing can be coupled with such social services as job training, life skills training, alcohol and drug abuse programs and case management to populations in need of assistance. Services in supportive housing are flexible and primarily focused on the outcome of housing stability.

Substance Abuse: is a maladaptive pattern of substance use manifested by recurrent and significant adverse consequences related to the repeated use of substances. Individuals who abuse substances may experience such harmful consequences of substance use as repeated failure to fulfill roles for which they are responsible, legal difficulties, or social and interpersonal problems.

Chronic Health Problems: A chronic health condition can be described as one that lasts longer than 3 - 6 months; is biologically based; has a significant impact on the life of a person; and requires more than usual access to healthcare services for support. Chronic diseases tend to become more common with age. The leading chronic diseases in developed countries include arthritis, cardiovascular disease such as heart attacks and stroke, cancer such as breast and colon cancer, diabetes, epilepsy and seizures, obesity, and oral health problems.

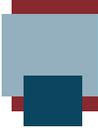


Table 2-13: Alexandria Persons with Disabilities, 2000

Income Group	Total Households	Number with a Disability	Percent (%) with a Disability
Owners			
30% AMI or less	2,758	6,050	6,475
30.1% - 50% AMI	1,935	3,595	3,842
50.1% - 80% AMI	1,605	1,955	2,403
80.1% AMI and above	1,921	2,274	2,374
Renters			
30% AMI or less	4,587	7,199	7,390
30.1% - 50% AMI	2,758	6,050	6,475
50.1% - 80% AMI	1,935	3,595	3,842
80.1% AMI and above	1,605	1,955	2,403

Source: HUD CHAS Data Book, based on 2000 Census

underemployed than other city residents. In FY 2010, 90% of the ACSB clients reported an income below \$24,999 and 47% had incomes of less than \$5,000.

EXISTING HOUSING ASSISTANCE FOR PERSONS WITH DISABILITIES

Housing assistance for persons with disabilities comes in many forms. These resources range from group homes for those with a substance use disorder to funding programs that rehabilitate homes to accommodate individuals with special needs. The City currently operates nine group homes and 57 supervised apartments that serve persons with mental illness and intellectual disabilities or substance abuse problems. Table 2-14 shows the distribution of these units in the city. While the units are relatively distributed throughout the city, the Potomac West Small Area has the largest share (26.8%) of ACSB housing followed by the Alexandria West, Landmark/Van Dorn, and Seminary Hill Small Areas.

Various City financial assistance programs may be of interest to income-eligible city residents with disabilities. These programs include the Housing Choice Voucher Program (operated by ARHA), which has vouchers designated for a number of targeted service populations, such as the

Table 2-14: Alexandria Community Services Board Housing Sites by Board Housing Planning Area, 2011

Board Housing Planning Area	Group Homes for persons with Mental Illnesses, Intellectual Disabilities, or Substance Abuse	No. of Apartment Sites for Persons with Mental Illnesses, Intellectual Disabilities, or Substance Abuse	Total ACSB Housing Sites in Board Planning Area	Percentage of all ACSB Housing Sites in Planning Area
Alexandria West	0	7	7	17.1%
Landmark/Van Dorn	0	7	7	17.1%
Northridge/Rosemont; Fairlington/Bradlee	1	2	3	7.3%
Old Town; Southwest Quadrant	0	1	1	2.4%
Braddock Metro; Northeast; Old town North; Potomac Yard/Greens	0	2	2	4.9%
Potomac West	4	7	11	26.8%
Seminary Hill	4	3	7	17.1%
Taylor Run; King St./Eisenhower Metro; Eisenhower East	1	2	3	7.3%
Total Units	10	31	41	100%

homeless and children aging out of the foster care system; the Rent Relief Program which offers grants of up to \$4,100 to elderly or disabled households with incomes up to \$25,600; the Rental Accessibility Modification Program (RAMP), which serves low and moderate income renters with a disabled household member who live in privately owned rental properties; the Real Estate Tax Relief program for elderly or disabled residents; and the Home Rehabilitation Loan Program, which includes accessibility modifications as eligible rehabilitation items.

Supportive services for people with disabilities are provided through the ENDependence Center of Northern Virginia (ECNV) and the City's Office of Human Rights (OHR), among others. ECNV helps persons with disabilities gain independence through counseling, referrals for housing, personal assistance, assistive technology, educational opportunities, and transportation. OHR's ADA program manager facilitates equal access to all City programs and services and serves as an advocate for persons with disabilities.



HOUSING NEEDS OF PERSONS WITH DISABILITIES

Table 2-15 shows the number of disabled households in Alexandria with any of four HUD-defined “housing problems:” 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and/or 4) household is cost burdened. The most common housing problem is cost burden. Most of Alexandria’s disabled renter households have lower incomes and are housing cost burdened. This data indicates an unmet need of 795 affordable housing units for persons with disabilities in Alexandria.

Table 2-15: Alexandria Household with a Disabled Household Member and Housing Conditions Housing Conditions, 2007

	Disabled Households	With Conditions	Percent (%) with Conditions
Owners			
30% AMI or less	170	145	85%
30.1% - 50% AMI	275	125	45%
50.1% - 80% AMI	195	15	8%
80.1% AMI and above	1,030	115	11%
Renters			
30% AMI or less	990	530	54%
30.1% - 50% AMI	265	265	100%
50.1% - 80% AMI	460	275	60%
80.1% AMI and above	450	-	0%

Source: HUD CHAS Databook, 2005-2007 American Community Survey

The ACSB completed a 2008 Needs Determination Study for the Board’s 2009 – 2010 Housing Plan. An analysis of waiting list data indicated that an increase in waiting lists for residential services is a direct result of current residents who are ready (self-sufficient) but unable to move out and into their own affordable housing unit due to lack of supply. This analysis points out the need for 100 or more deeply subsidized independent housing units for individuals in the private market. Not only would these individuals gain independence and an appropriate living situation, it would result in openings in residential housing facilities for those on the waiting list.



The ACSB also identified a need for supportive services for individuals with mental illness or substance use disorders who are residing in their own affordable housing unit. These clients can live independently if they receive services within their homes. ACSB has determined that for every 15 – 20 individuals who need supportive services, an additional full-time direct support staff member is needed. The ACSB has plans to add one group home to serve individuals with mental illness or co-occurring mental illness and substance use disorders who require intensive supervision or who may also be medically fragile and not eligible for nursing home placement.

Establishing some types of housing for ACSB client groups can require a difficult approval process. For example, multifamily housing with 24-hour supervision falls under the zoning definition of “congregate housing,” which requires a Special Use Permit (SUP). When the individuals being served by a congregate home are persons with mental health disabilities, substance abuse issues or are former homeless persons, the public process for the SUP can be inflammatory. A recent Community Services Board project for such a residence, Safe Haven, experienced a notably difficult approval process.

While the City has a responsibility to ensure that groups that fall under the congregate housing definition (to include uses such as fraternities or youth hostels) are closely reviewed and managed because of their potential impact on the community, the difficulty presented by the SUP public process with regard to housing for persons with mental illness and/or substance use disorders may discourage organizations from proposing creative or flexible approaches to providing much needed affordable housing for these populations.

HOMELESSNESS

HOMELESS DEMOGRAPHICS

Table 2-16 provides data on the city’s homeless population from 2008 – 2011. It shows that the total homeless population rose 19.5% from 2008 to 2011, increasing among both singles and families. According to the Homeless

HOMELESSNESS DEFINITIONS

Chronically Homeless: HUD adopted the Federal definition which defines a chronically homeless person as “either (1) an unaccompanied homeless individual with a disabling condition who has been continuously homeless for a year or more, OR (2) an unaccompanied individual with a disabling condition who has had at least four episodes of homelessness in the past three years.” The homeless person must be an “unaccompanied homeless person” which means an individual such as “a single homeless person who is alone and is not part of a homeless family and not accompanied by children.”

Emergency Shelter: An emergency shelter is any facility the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless. Although this definition includes the term transitional shelter, persons coming from transitional housing are not considered chronically homeless.

Unsheltered Individual: The “unsheltered” are that segment of a homeless community who do not have ordinary lawful access to buildings in which to sleep or a person sleeping in a place not meant for human habitation.

Services Coordinating Committee (HSCC) Point in Time (PIT) Count, 28% of the city’s homeless single men and women met the definition of chronically homeless in 2010. A major cause for the increased homelessness is the lack of permanent affordable housing for people in the lowest income groups.

Table 2-16: Alexandria Homelessness Point in Time Counts, 2008-2011

Category	2008	2009	2010	2011	% Change 2008-2011
Total Number Counted	348	360	359	416	19.54%
Total of Singles	221	223	208	264	19.46%
Total Number of Families	42	44	52	52	23.81%
Total of Persons in Families	127	137	151	152	19.69%
Total Adults in Families	46	55	63	58	26.09%
Total Children in Families	81	82	88	94	16.05%

Source: Alexandria Point in Time Analysis, 2008-2011

Table 2-17 shows a breakdown of homeless individuals, adults in families, and children by issues identified during the Point in Time Count. Twenty-two percent (22%) of all individuals counted were identified as chronic substance abusers. Nineteen percent (19%) had a chronic health problem, and 12% were dually diagnosed with substance abuse and mental health issues. Health, substance abuse, and medical problems were much more prevalent with homeless singles than with homeless families. Most homeless families were victims of domestic violence or had language barriers.

Table 2-17: Alexandria Homeless Subpopulation, 2011

	Individual Adults	Adults in Families	Children in Families	Total
Chronic Substance Abuser (CSA)	89	2	0	91
Sever Mental Illness (SMI)	52	2	0	54
Dually Diagnosed (CSA & SMI)	45	0	0	45
Chronic Health Problem	76	2	0	78
Living With HIV/AIDS	6	0	0	6
Physical Disabilities	28	0	0	28
Domestic Violence Victim	9	41	0	50
Language Minority	11	15	0	26
U.S. Veterans	27	0	0	27

Source: Alexandria Point in Time Analysis, 2008-2011

Tables 2-18 A and B show the identified housing needs among the homeless singles and families that were counted during the 2011 Point in Time Count. There were a total of 43 unsheltered single men and women counted in 2011, an increase of 20% from 2010. During the 2011 count, 154 singles and 152 families were either staying in temporary winter beds or emergency shelters. The biggest housing need reported for those counted was emergency shelter, followed by transitional and other permanent housing. Thirty-one individuals and eight families identified the need for permanent housing opportunities.

Table 2-18A: Alexandria Homeless Singles Housing Needs, 2011

Population Counted In:	Emergency Shelter	Traditional Housing	Permanent Supportive Housing	Safe Haven	Other Permanent Housing
Unsheltered	36	2	1	2	2
Winter, hypothermia or temporary beds	54	1	2	0	0
Emergency Shelter	64	18	7	3	10
Transitional Housing	0	15	16	0	19
TOTALS	154	36	26	5	31

Source: Alexandria Point in Time Counts, 2011

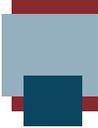
TYPES OF HOMELESS ASSISTANCE

In Alexandria, the Homeless Services Coordinating Committee (HSCC) is made up of 28 member agencies from the public, private, nonprofit, faith-based, educational, and advocacy sectors, as well as individuals and formerly homeless persons. HSCC members ensure an effective continuum of care (CoC) by planning, coordinating and implementing strategies to eliminate homelessness in Alexandria. The member agencies offer an array

Table 2-18B: Alexandria Homeless Families Housing Needs, 2011

Population Counted In:	Emergency Shelter	Traditional Housing	Permanent Supportive Housing	Safe Haven	Other Permanent Housing
Unsheltered	0	0	0	N/A	0
Winter, hypothermia or temporary beds	0	0	0	N/A	0
Emergency Shelter	50	21	0	N/A	2
Transitional Housing	0	73	0	N/A	6
Literally Homeless TOTALS	50	94	0	N/A	8

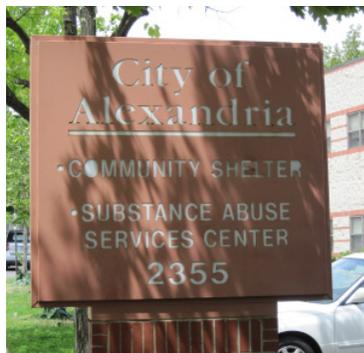
Source: Alexandria Homeless Point in Time Counts, 2011



of services and facilities, including homeless prevention services, homeless shelters, transitional housing, and permanent supportive housing.

HOMELESS PREVENTION

According to the FY 2011 – 2015 City of Alexandria Consolidated Plan, eviction resulting from nonpayment of rent is a primary cause of emergency shelter placements in the city. Preventing the loss of permanent housing is one of the three goals of Alexandria’s Ten Year Plan to End Homelessness. Programs administered by the City provide prevention and intervention assistance for emergency rent payments, utility assistance, first month’s rents, and emergency mortgage assistance. Demand for these funds has been growing.



HOMELESS SHELTERS

The following table shows the number of year-round and winter shelter beds available in Alexandria. Shelter facilities are run by the Alexandria Community Shelter, ALIVE! House, Christ House, Carpenter’s Shelter, and the Domestic Violence Shelter. These beds are available for families, individuals, and couples without children. There are a total of 88 emergency shelter beds for individuals and 104 beds available year round for persons in families in Alexandria (Table 2-19). The number of beds available in Alexandria seems to be adequate for the number of homeless persons seeking shelter at any time.

Table 2-19: Alexandria Emergency Shelter Beds, 2011

	Beds for Individuals	Bed/Units for Families	Year-Round Beds	Winter Beds
Hypothermia/Overflow/Other (Additional Winter Capacity)	67	0	0	67
Emergency Shelter Beds	106	88	194	0
Transitional Housing Beds	52	89	141	0
Total	225	177	335	67

Source: Alexandria Homeless Point in Time Counts, 2011

TRANSITIONAL HOUSING

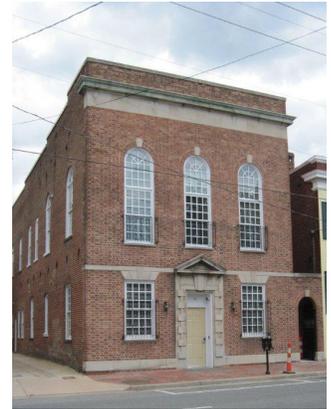
Transitional housing is housing offered for 12 – 24 months to individuals and households who need deep rental assistance and services before securing permanent affordable housing. While living in transitional housing, residents receive case management services, education, employment assistance, and assistance with any mental health, substance abuse, or medical issues. The goal of transitional housing programs is to move residents into permanent housing as soon as they are stable. As shown in Table 2-19, Alexandria has 52 transitional housing beds for individuals and 89 for families in 2011. Of the housing needed during the 2011 count, 73 persons needed a transitional housing bed.

PERMANENT SUPPORTIVE HOUSING

As mentioned earlier, there is a lack of permanent supportive housing for persons with disabilities and/or substance abuse issues in Alexandria and this shortage is one cause of homelessness. By providing more deeply subsidized units needed by these individuals, the number of homeless individuals in Alexandria will decline. A significant portion of the homeless individuals counted in 2011 had substance abuse, mental health, and medical issues.

HOUSING NEEDS OF HOMELESS PERSONS AND FAMILIES

While current economic conditions have increased the demand for shelter and other homeless services, including food distribution, Alexandria suffers from a lack of permanently affordable housing options for very low-income individuals and households. The current demand estimates reflect that there is a need for 3,560 more rental units priced for renters at 30% of AMI or less. The most prevalent reason for homelessness given by those counted in 2011 was a lack of permanent affordable housing. There is a substantial gap between the incomes of many residents and rental housing prices that will persist even after the economy improves.



Safe Haven