

STATISTICAL PROFILE

ALEXANDRIA

2008

UPDATE

DEPARTMENT OF PLANNING AND ZONING

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TABLE OF CONTENTS

		PAGE
<u>INTRODUCTION</u>		4.
MAP	The Washington Region	5.
MAP	City of Alexandria	6.
 <u>DEMOGRAPHY</u>		
Table 1:	Alexandria Population; Current & Forecasted	7
Table 2:	Alexandria Households; Current & Forecasted	7
Table 3:	Projected Population by Age Current & Forecasted	8
Table 4:	Sex Distribution; Current and Forecasted	8
Table 5:	Births and Deaths	9
Table 6:	TANF (Aid to Dependent Children)	9
Table 7:	Public School Membership by Race	10.
Table 8:	Race and Ethnicity	10.
Table 9:	Annual Dog Licenses	11.
Table 10:	Motor Vehicles	11.
 <u>HOUSING/REAL ESTATE</u>		12.
Table 11:	Total Housing Units	13.
Table 12:	Assisted Rental Housing	14.
Table 13:	Residential Units Authorized (Building Permits)	18
Table 14:	Vacancy Rate - Rental Apartments	19
Table 15:	Alexandria Mean Monthly Rents for New Tenants	20
Table 16:	Assessed Value of Real Property by Land Use (Millions)	20
Table 17:	Mean Assessed Value of Residence	21
Table 18:	Value of Authorized New Construction (Millions)	21
Table 19:	Total Square Feet of Commercial Development Completed	22
Table 20:	Office Vacancy Rate	22
 <u>INCOME</u>		23
Table 21:	Per Capita Income, National Ranking	24
Table 22:	Median Household Income	24
Table 23:	Adjusted Gross Income Based on Virginia Tax Returns	25
Table 24:	Inflation	25
Table 25:	Inter-City Cost of Living Index	26

ECONOMY

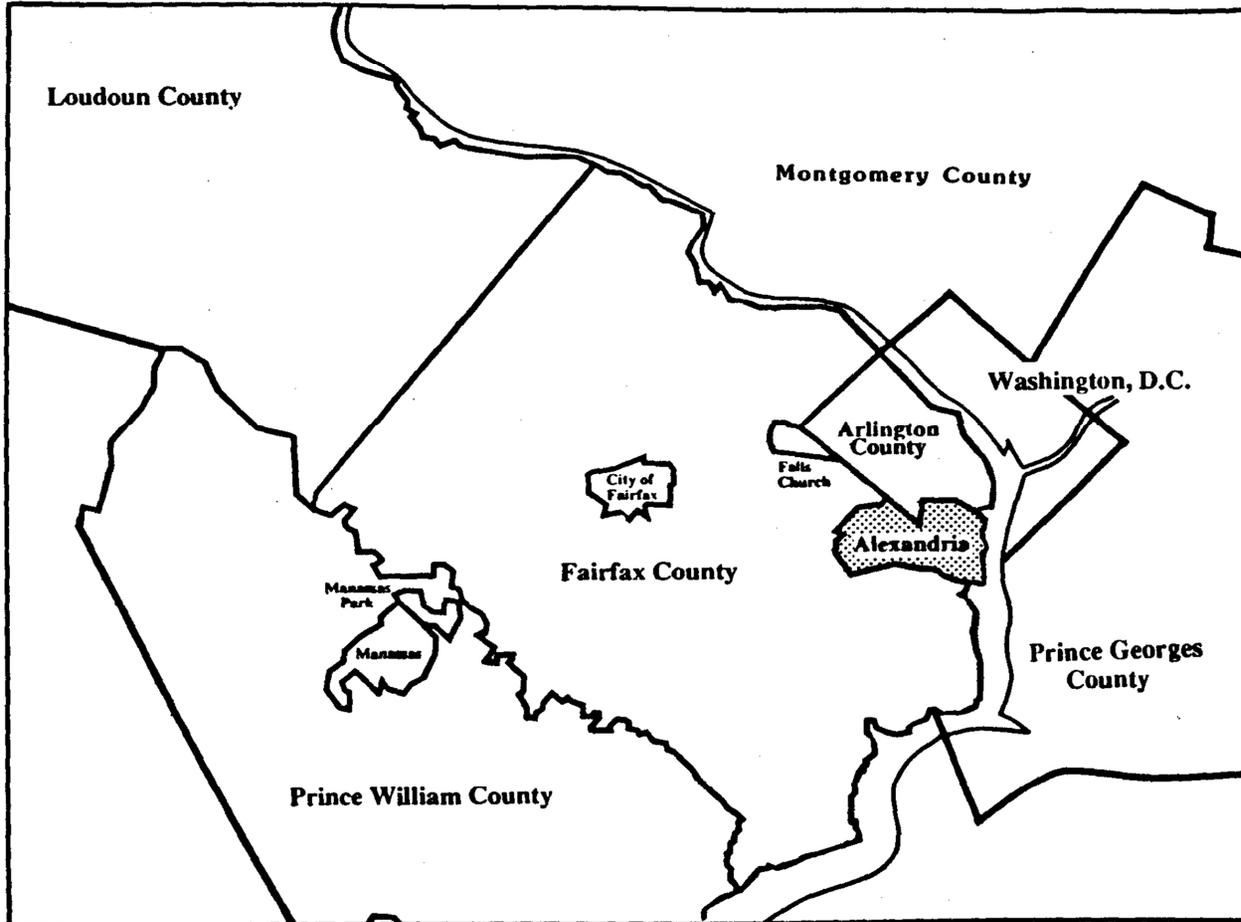
		27
Table 26:	Civilian Employment by Place of Residence	28
Table 27:	Alexandria Total Employment; Current and Forecasted	28
Table 28:	Employment by Industry in Alexandria (At Place)	29
Table 29:	Employment (At Place)	30
Table 30:	Unemployment Rate (Yearly Average)	30
Table 31:	Tourism in Alexandria	31
Table 32:	Taxable Retail Sales, Number of Registered Dealers	32
Table 33:	Retail Sales, Dollars (Millions)	32
Table 34:	Gross Taxable Sales (Millions)	33
Table 35:	City of Alexandria's Budget Expenditures (Millions)	33
Table 36:	Tax Rates	34
Table 37:	Growth in Federal Expenditures (Millions)	34

INTRODUCTION

Citizens and business persons frequently ask for basic statistical information about Alexandria. The "Statistical Profile" was written to satisfy these requests. The data in this report has been selected and organized so as to be especially useful to analysts and market researchers. Although published in 2009, the data in this report is for earlier years. This is because it is still early in 2009 and annual data for that year will not yet be available. In fact, there is often a time lag of a number of years before data is reported. An example of data that will be a few years behind is data based on personal tax. Tax forms for 2008 will not be submitted by many people until August of 2009. Since the data on these forms must be collated and analyzed, it will be well into 2010 before data based on 2008 tax returns can be available.

While the "Statistical Profile" contains the data that are most often requested, it is not an exhaustive compendium of available figures relating to Alexandria. Additional data may be available from the Department of Planning and Community Development at (703) 746-3859

THE WASHINGTON REGION



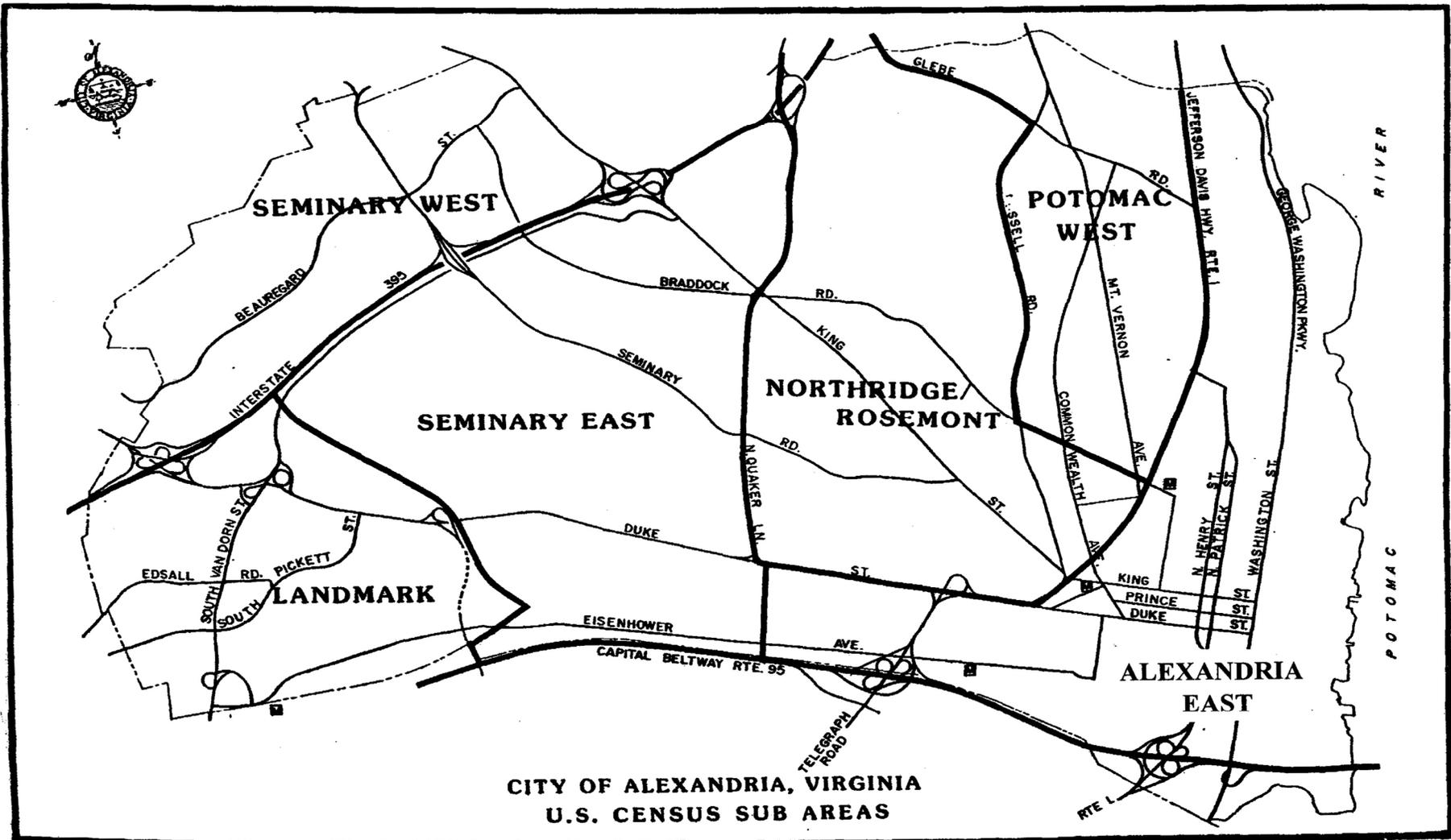


TABLE 1: ALEXANDRIA POPULATION; CURRENT AND FORECASTED

Sub Areas	1980	1990	2000	2010*	2020*	2030*
Eastern Alexandria	17,955	18,373	21,459	32,172	38,535	43,544
Potomac West	18,276	18,841	19,882	18,244	19,080	19,662
N. Ridge/Rosemont	18,728	17,806	18,901	19,577	19,745	19,827
Seminary East	15,788	18,688	21,087	20,024	20,151	20,858
Landmark	13,566	16,411	21,240	25,784	29,678	35,790
Seminary West	18,904	21,064	25,714	26,619	26,925	26,971
Total	103,217	111,183	128,283	142,420	154,114	166,652

Source: U.S. Census & *Metropolitan Washington Council of Governments Cooperative Forecast

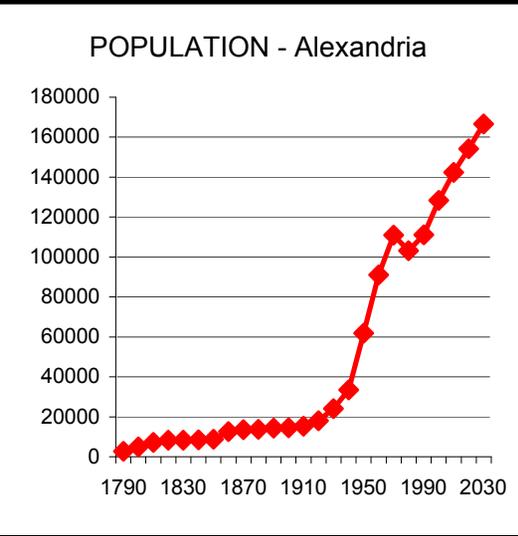


TABLE 2: ALEXANDRIA HOUSEHOLDS; CURRENT AND FORECASTED

Sub Areas	1980	1990	2000	2010*	2020*	2030*
Eastern Alexandria	8,723	9,453	11,974	15,869	19,586	23,911
Potomac West	7,687	7,627	8,193	8,711	9,211	9,557
N. Ridge/Rosemont	8,101	8,021	8,648	8,598	8,684	8,720
Seminary East	6,640	8,840	9,541	9,807	9,866	10,284
Landmark	7,727	8,904	11,177	13,612	15,981	19,708
Seminary West	10,126	10,435	12,356	13,837	13,906	13,930
Total	49,004	53,280	61,889	70,434	77,234	86,110

Source: U.S. Census & *Metropolitan Washington Council of Governments, Cooperative Forecast

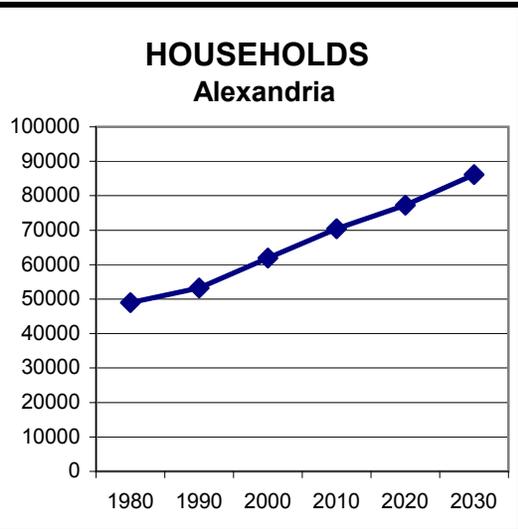


TABLE 3: PROJECTED POPULATION BY AGE-GROUP; CURRENT & FORECASTED

Age	1980	1990	2000	2010	2020	2030
0 to 4	5.3%	5.6%	6.2%	8.4%	7.3%	7.4%
5 to 9	4.6%	4.1%	4.6%	5.7%	5.7%	5.5%
10 to 14	5.0%	3.5%	3.7%	3.5%	3.6%	3.6%
15 to 19	5.9%	4.0%	3.7%	2.8%	3.1%	3.3%
20 to 24	10.9%	9.6%	7.7%	4.4%	4.8%	4.9%
25 to 29	14.5%	14.9%	12.8%	7.7%	6.8%	6.8%
30 to 34	12.5%	12.1%	12.5%	10.8%	8.4%	8.7%
35 to 44	12.8%	18.3%	18.1%	20.5%	18.2%	18.3%
45 to 54	9.8%	10.6%	13.8%	14.0%	17.2%	17.0%
55 to 59	5.3%	3.7%	4.8%	6.0%	6.1%	6.1%
60 to 64	4.2%	3.4%	3.0%	5.5%	4.9%	4.8%
65 to 74	5.6%	5.8%	4.4%	6.4%	8.7%	8.4%
75 to 84	2.7%	3.2%	3.3%	2.8%	3.6%	3.8%
85+	0.9%	1.2%	1.3%	1.6%	1.5%	1.4%
Total	100%	100%	99.9%	100%	100%	100%

Source: 1980,1990, 2000 U.S. Census; The Virginia Employment Commission 2008

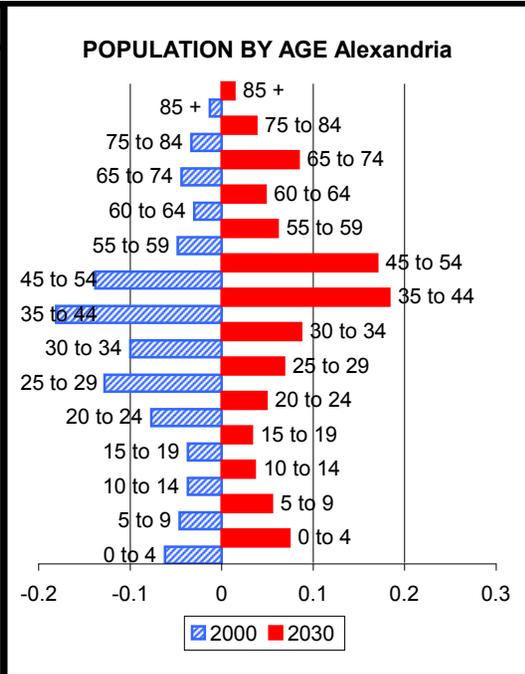


TABLE 4: SEX DISTRIBUTION; CURRENT AND FORECASTED

	1960	1970	1980	1990	2000	2010
Male	47.8%	47.4%	46.8%	47.4%	48.3%	45.9%
Female	52.2%	52.6%	53.2%	52.6%	51.7%	54.1%
Total	100%	100%	100%	100%	100%	100%

Source: 1960-2000 U.S. Census & The Virginia Department of Planning & Budget

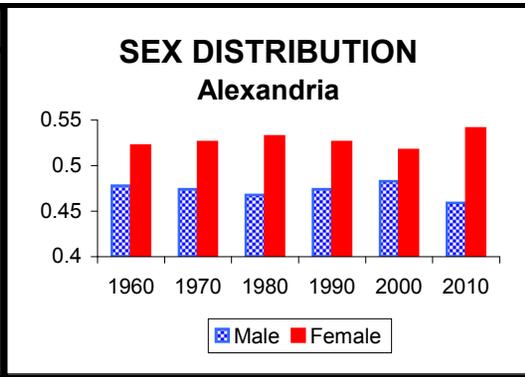


TABLE 5: BIRTHS AND DEATHS

	1980	1990	2000	2005	2006	2007
Alexandria Resident Births	1,435	1,946	2,432	2,451	2,436	2,525
Births per 1,000 Population	13.9	17.5	19.0	18.1	17.8	18
Virginia Births per 1,000	14.7	16.0	14.0	13.8	13.9	14.1
U.S. Births per 1,000	14.9	16.7	14.4	14.1	14.2	NA
Alexandria Resident Deaths	830	826	833	702	730	684
Deaths per 1,000 Population	8.0	7.4	6.5	5.2	5.3	4.9
Virginia Deaths per 1,000	7.9	7.7	7.9	7.6	7.5	7.5
U.S. Deaths per 1,000	8.8	8.6	8.5	8	7.8	NA

Source: Virginia Health Department, U.S. National Center for Health Statistics

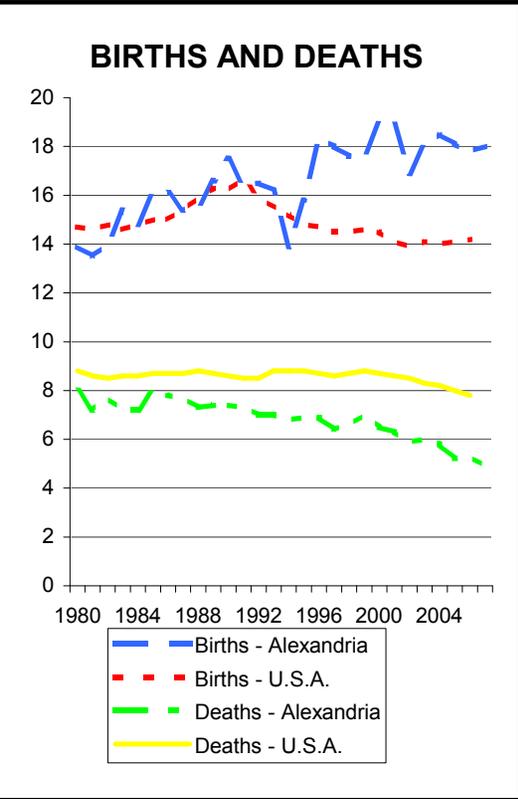


TABLE 6: TANF (AID TO DEPENDENT CHILDREN)

	1980	1990	2000	2006	2007	2008
Number of Cases	1,429	875	649	422	440	423
Number of People	4,020	2,251	1,426	923	888	801

Source: Fiscal Year Data, Alexandria Department of Human Services

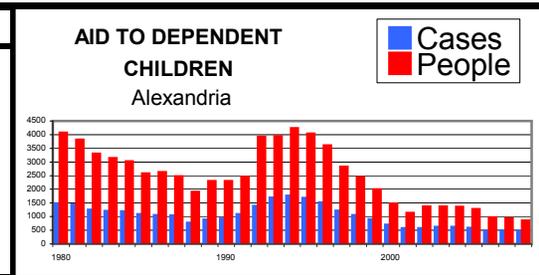


TABLE 7: PUBLIC SCHOOL MEMBERSHIP BY RACE

Race	1980		1990		2000		2006		2007		2008	
White	4,588	41%	3,149	34%	2,445	23%	2,432	24%	2,408	24%	2,520	24%
Black	5,388	48%	4,296	47%	4,978	46%	4,372	44%	4,317	44%	4,091	39%
Asian/Hawaiian	682	6%	568	6%	661	6%	652	7%	647	7%	699	7%
American Indian	15	0.1%	18	0.2%	22	0.2%	23	0.2%	24	0.2%	23	0.2%
Hispanic	442	4.0%	1,200	13%	2,708	25%	2,578	26%	2,462	25%	2,742	26%
Unspecified	NA		NA		NA		NA		NA		315	3%
Total	11,115		9,233		10,814		10,057		9,858		10,393	

Source: Alexandria Public Schools - June

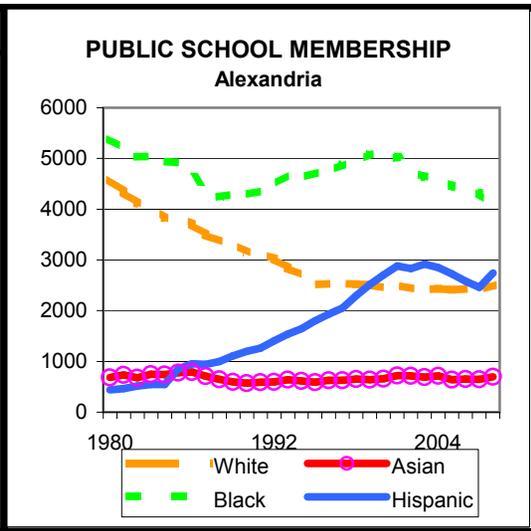


TABLE 8: RACE AND ETHNICITY

	1980		1990		2000		2005		2006		2007	
White	72,061	70%	71,486	64%	68,889	54%	79,487	58%	80,450	58%	81,698	58%
Black/African Amer.	22,764	22%	23,957	22%	28,463	22%	29,248	21%	29,341	21%	29,744	21%
Asian	-	-	4,503	4%	7,299	6%	7,449	5%	7,654	6%	8,107	6%
American Indian & Native Alaskan	-	-	299	0.3%	255	0.2%	302	0.2%	307	0.2%	317	0.2%
Other	4,350	4%	160	0.1%	506	0.4%	-	-	-	-	-	-
Multi-Racial	-	-	-	-	3,989	3.1%	2,008	1%	2,029	1%	2,079	1%
Hispanic	4,042	4%	10,788	10%	18,882	15%	19,006	14%	18,356	13%	17,976	13%
Total	103,217		111,183		128,283		137,602		140,024		140,024	

Source: U.S. Census, Bureau of the Census Estimates

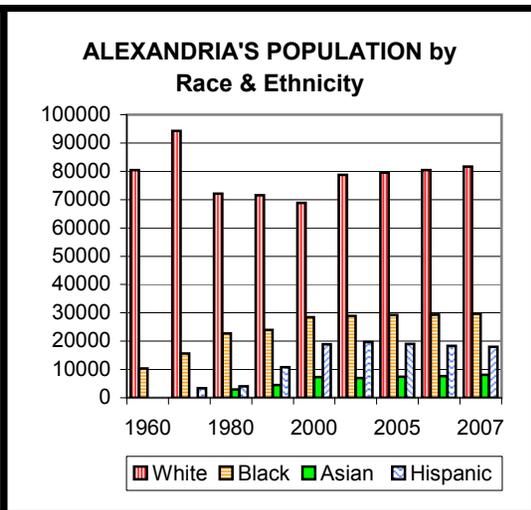


TABLE 9: ANNUAL DOG LICENSES

	2007	2008	2009
Dog Licenses Issued in the City of Alexandria	2,379	2,467	1,365
Main Breeds with a License			
Labador Retriever		226	73
Golden Retriever		104	37
Poodle		80	17
Cocker Spaniel		63	21
Dacshund			25
Jack Russell			23
Yorkshire Terrier			20
Most dogs are mixed breeds.			
Source: The Animal Welfare League of Alexandria			

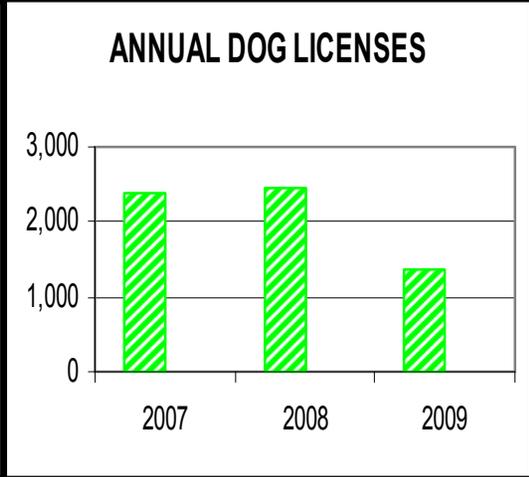
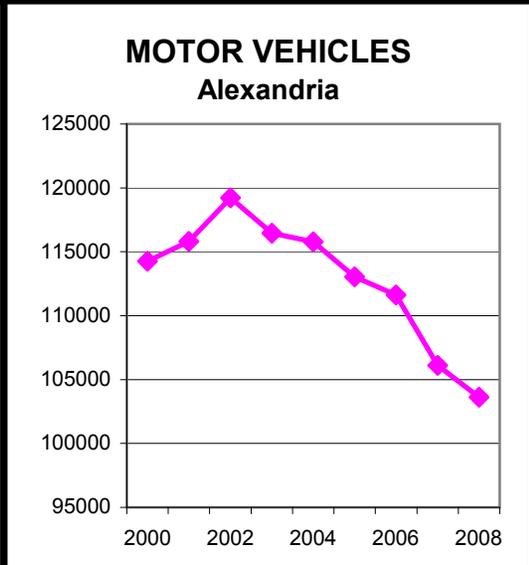


TABLE 10: MOTOR VEHICLES*

	2000	2004	2005	2006	2007	2008
Motor Vehicles in the City of Alexandria	114,268	115,777	113,046	111,624	106,101	103,631
* Cars, light trucks and motorcycles						
Source: Personal Property Statistics, Alexandria Dept. of Finance						



HOUSING/REAL ESTATE

TABLE 11: TOTAL HOUSING UNITS

	1980	1990	2000	2006	2007	2008
Single Family	16,807 32%	17,934 31%	20,597 32%	21,754 31%	21,870 30%	21,883 25%
Condo Apts.	8,255 16%	12,166 21%	14,232 22%	17,039 24%	18,247 25%	18,274 25%
Rental Apts.	26,979 52%	28,827 49%	30,020 46%	32,134 45%	33,588 46%	33,993 46%
Total	52,041	58,877	64,849	70,927	73,705	74,150

Source: 1980, 1990, 2000 U.S. Census, City of Alexandria

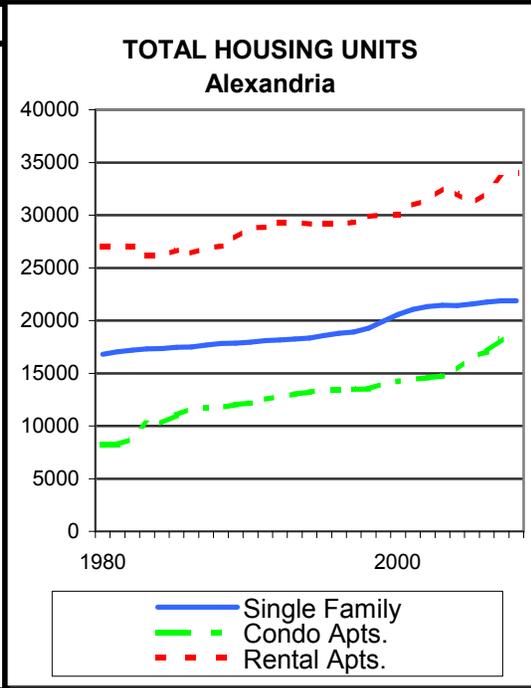


TABLE 12: ASSISTED RENTAL HOUSING

ARHA UNITS	Year Assistance Began	Location	Units
<u>Public Housing</u>			
Ramsey Homes	1942	N. Patrick, Pendelton & Wythe	15
Samuel Madden Uptown	1945	N. Henry, Montgomery	66
James Bland	1954	N. Patrick, First & Wythe	148
James Bland Addition	1959	Montgomery, N. Patrick & First	46
Andrew Adkins	1968	N. Fayette, Wythe & Madison	90
Ladrey High-rise	1978	Wythe & N. Royal	170
Quaker Hill	1989	Ellsworth Dr.	30
Park Place	1989	N. Van Dorn St.	38
Saxony Square	1989	N. Armistead St.	5
<u>Scattered Site Public Housing</u>			
Quaker Hill	1981	Duke & Yale	10
Ramsey School	1981	Beauregard & Sanger	10
Oasis and Bragg	1981	Oasis & Bragg	15
28th Street	1981	28th St.	15
Braddock & Radford	1990	Braddock & Radford	10
Braddock Rd./Hermitage	1990	Braddock Rd./Hermitage	8
Braddock & Van Dorn	1990	Braddock & Van Dorn	8
Beauregard & Armistead	1990	Beauregard & Armistead	5
Duke and Quaker	1990	Duke & Quaker Lane	10
<u>Public Housing Replacement</u>			
Hopkins Tancil1	1983	Fairfax & N. Royal	111
Glebe Park2	1988	West Glebe & Old Dominion	40
Jefferson Village2.3	1990	N. West & Princess	56
Quaker Hill	1990	Quaker Hill Dr.	60
Chatham Square	2005	500 N. Pitt	52
Braddock Scattered Site	2005	1706 W. Braddock	6
Reynolds Street Scattered Site	2005	423 S. Reynolds	18
S. Whiting St. Scattered Site	2005	325 S. Whiting	24
Total ARHA Units			1,066

TABLE 12: ASSISTED RENTAL HOUSING (Cont.)

Privately-Owned Rental Units with Project-Based Subsidies	Year Assistance Began	Location	Units
Privately Owned Public Replacement Units (ARHA Owns Land)			
Annie B Rose House	1983	Pendelton & N. Royal	<u>90</u>
			1,156
Units used for non-residential purposes			<u>-6</u>
Total Public Housing/ Replacement Units (Res 830)			1,150
 <u>Section 8 New Construction/ Section 236</u>			
Pendelton Park6	1970	N. Payne St.	24
Old Town West7	1977-1980	S. Columbus St.	215
Bellefonte Apartments8	1978	E Bellefonte Ave.	12
Claridge House4	1982	N. Ripley St.	300
<u>Section 8 Sustantial Rehabilitation</u>			
Foxchase	1982	N. Jordan St.	423
Low & Moderate Income Units in Projects with Tax Exempt Bond Financing & Low Income <u>Tax Credits</u>			
Park Center II	1989	3001 Park Center Dr.	65
New Brookside9	1991	Four Mile Rd.	34
Park Wood Court9	1993	N. Ripley St.	76
Essex House10	1998	S. Reynolds St.	83
Community Lodgings, Inc.11	1995	Elbert Ave.	28
Crestview Commons12	1996	318 S. Whiting St.	290
Cameron Commons12	1997	4309 Duke St.	306
Quaker Commons12	1998	1203 N. Quaker Ln.	97
Potomac West12	2001	3620 Edison St.	45

TABLE 12: ASSISTED RENTAL HOUSING (Cont.)

Privately-Owned Rental Units with Project-Based Subsidies	Year Assistance Began	Location	Units
Projects Assisted by the City with Federal, State and/or Local Funding			
607/612 Notabene Drive13	1991	Notabene Dr.	20
Lynhaven Apartments14	2002	3513-25 Commonwealth	16
Beverly Park Apartments	2005	627 Notabene Dr.	41
Arebelo Apartments	2006	Bashford Ln.	34
Lacy Court Apartments	2006	1502-16 Commonwealth 4-8 W. Nelson	44
Parc View Apartments	2006	5380 Holmes Run Pkwy.	120
The Alexandria	2007	4390 King St.	13
Carlyle Place	2008	2251 Eisenhower Av.	13
Halstead Tower	2007	4380 King St.	9
Meridian at Eisenhower Station	2008	2351 Eisenhower Av.	15
North Hampton Place	2004	3101 North Hampton Dr.	12
The Tuscany	2007	260 Yoakum Prkwy.	2
Total Privately-Owned Rental Units with Project-Based Susidies			2,337
 TOTAL RENTAL UNITS RECEIVING PROJECT-BASED ASSISTANCE			 3,432

TABLE 12: ASSISTED RENTAL HOUSING (Cont.)

Section 8 Vouchers Administered by ARHA		
Tenant-Based Vouchers	Various Locations	1,696
Project-Based Vouchers	New Brookside	26
HOPWA Vouchers		14
TOTAL SECTION 8 VOUCHERS		1,736
1. Originally Assisted as Public Housing in 1942: now Section 8 Moderate Rehabilitation		
2. No Project-based subsidy; rented only to income-eligible households, including voucher holders		
3. Originally Assisted as Sec. 22(1d)(3), 69 units in 1967	10. Formerly Sect.236, now tax-exempt bond	
4. Section 8 New Construction	11. Financed with low income tax credits	
5. Alexandria Residential Council, resident manager unit, etc.	12. Financed with tax-exempt bonds & low income housing credits	
6. Section 236		
7. 215 units Section 8 and 104 available to voucher holders.	13. City Housing Trust Fund	
8. Financed with Section 8 New Construction & tax-exempt bonds	14. City Housing Opportunities Fund	
9. Financed with tax-exempt bonds	15. Public Housing Redevelopment using HOPE VI & low income housing tax credits	

TABLE 13: RESIDENTIAL UNITS AUTHORIZED (BUILDING PERMITS)

	1980	1990	2000	2006	2007	2008
Single Family	266	34	490	149	89	45
Multi-Family	302	136	850	1,691	365	341
Total	568	170	1,340	1,840	454	386

Source: Alexandria Fire Department, Division of Code Enforcement

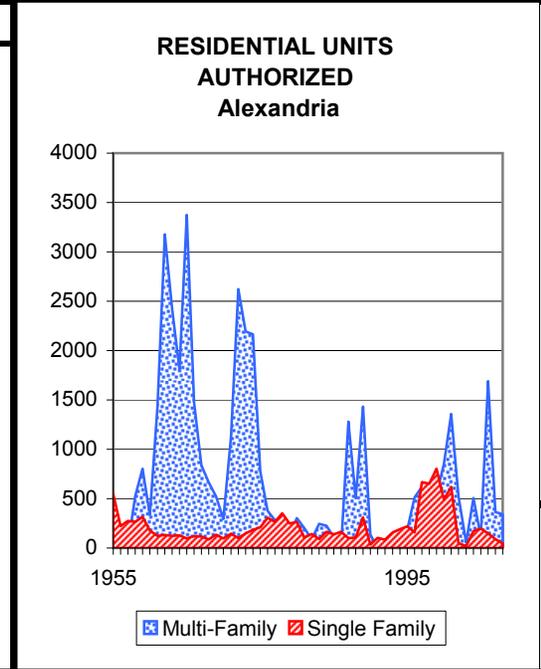


TABLE 14: VACANCY RATE - RENTAL APARTMENTS

	All Rental Apartments	Rental Apts. In Sample	% of All Rental Apts.	Vacant Units	% Vacant of Sample Units
Nov. 1985	26,690	23,147	86.7%	295	1.27%
Nov. 1986	26,382	23,110	87.6%	395	1.71%
Nov. 1987	26,882	23,605	87.8%	491	2.08%
Nov. 1988	27,093	23,314	86.1%	917	3.77%
Jun. 1989	27,858	24,248	87.0%	528	2.17%
Jan. 1990	28,827	23,376	81.1%	736	3.14%
Jan. 1991	28,863	25,001	86.6%	1,781	7.12%
Jan. 1992	29,292	25,205	86.1%	1,207	4.79%
Jan. 1993	29,292	25,205	86.1%	995	3.95%
Jan. 1994	29,146	24,795	85.1%	830	3.35%
Jan. 1995	29,146	24,244	83.2%	486	2.01%
Jan. 1996	29,146	24,184	83.0%	710	2.94%
Jan. 1997	29,345	24,350	83.0%	640	2.77%
Jan. 1998	29,512	25,182	85.3%	378	1.50%
Jan. 1999	30,020	25,287	84.2%	429	1.70%
Jan. 2000	30,020	26,247	87.4%	157	0.60%
Jan. 2001	30,549	25,384	83.1%	355	1.40%
Jan. 2002	31,439	26,449	84.1%	1,032	3.90%
Jan. 2003	32,551	27,424	84.2%	1,344	4.90%
Jan. 2004	32,059	26,932	84.0%	1,398	5.20%
Jan. 2005	32,059	24,697	77.0%	934	4.40%
Jan. 2006	32,111	24,555	76.5%	761	3.80%
Jan. 2007	32,172	24,555	76.3%	712	2.90%
Jan. 2008	33,571	20,200	60.2%	1,050	5.20%
Jan. 2009	33,948	27,165	80.0%	1,204	4.40%

Source: Alexandria Office of Housing

**VACANCY RATE - RENTAL APARTMENTS
Alexandria**

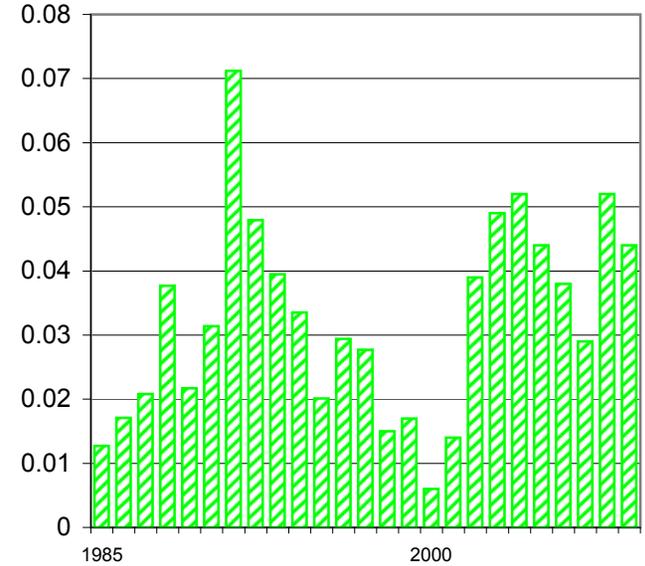


TABLE 15: ALEXANDRIA MEAN MONTHLY RENTS FOR NEW TENANTS

	1980	Jan. 1990	Jan. 2000	Jan. 2007	Jan. 2008	Jan. 2009
Efficiency		\$565	\$707	\$920	\$966	\$1,012
One Bedroom		\$666	\$847	\$1,205	\$1,249	\$1,284
Two Bedroom		\$818	\$1,034	\$1,519	\$1,604	\$1,700
Three Bedroom		\$905	\$1,126	\$1,712	\$1,738	\$1,844
Mean Monthly Rent		\$720	\$937	\$1,311	\$1,366	\$1,430
Median Gross Rent All Renters	\$398	\$701	\$861			

Source: Alexandria Office of Housing; 1980, 1990, 2000 Median Gross Rent U.S. Census.

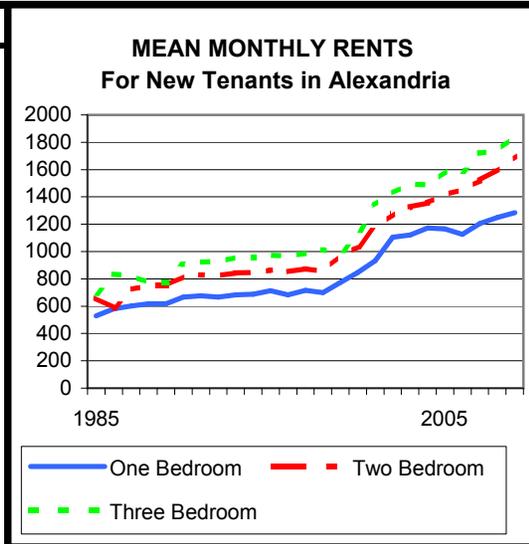


TABLE 16: ASSESSED VALUE OF REAL PROPLETY BY LAND USE (MILLIONS)

	1980	1990	2000	2007	2008	2009
<u>Residential</u>						
Single Family	\$1,501	\$3,910	\$5,282	\$14,298	\$14,221	\$13,789
Multi-Family	509	1,448	1,584	4,102	4,432	4,417
Condominium/Coop	499	1,414	1,435	5,616	5,784	5,346
Group Quarters	21	50	0	0	0	0
Sub Total	2,530	6,821	8,301	24,308	24,575	23,673
Commercial/Indust.	590	3,169	3,745	8,387	9,419	9,299
Vacant Land/ Non-operating						
Railroad	127	770	608	695	669	530
Total Locally Assessed Property	\$3,247	\$10,760	\$12,655	\$33,389	\$34,663	\$33,502

Properties previously classified as Group Quarters reclassified as mid-rise rental or extended stay hotels from 2000

Source: Alexandria Office of Real Estate Assessments

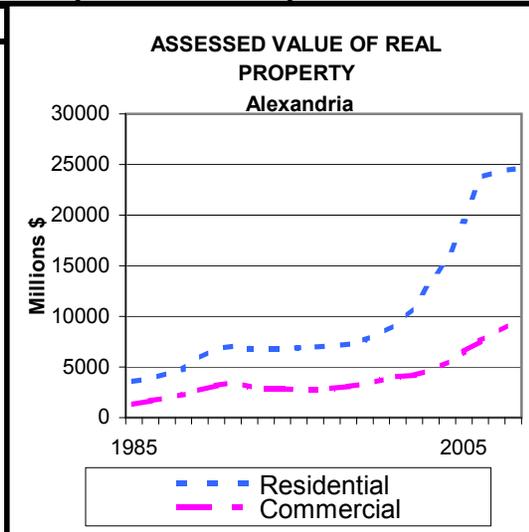


TABLE 17: MEAN ASSESSED VALUE OF RESIDENCE

	1980	1990	2000	2007	2008	2009
Detached	\$101,192	\$262,281	\$307,534	\$764,552	\$766,175	\$746,524
Semi-Detached	\$83,666	\$189,931	\$218,265	\$584,696	\$576,350	\$557,200
Townhouse	\$83,738	\$193,163	\$217,071	\$568,026	\$560,479	\$539,014
Condominium Apartments	\$52,614	\$103,597	\$102,229	\$332,085	\$317,006	\$292,539

Source: Alexandria Office of Real Estate Assessments

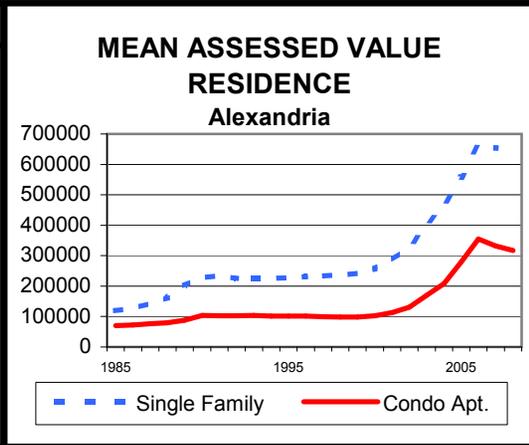


TABLE 18: VALUE OF AUTHORIZED NEW CONSTRUCTION (MILLIONS)

	1980	1990	2000	2005	2006	2007
<u>Alexandria</u>						
Residential	\$26.5	\$5.3	\$109.3	\$168.1	\$193.1	\$74.6
Non-Residential	\$23.7	\$13.2	\$384.3			
<u>Northern Virginia¹</u>						
Residential	\$200.4	\$622.1	\$1,702.5	\$2,219.0	\$1,793.2	\$3,161.6
Non-Residential	\$137.3	\$644.0	\$1,521.6			

1. Fairfax County, Arlington County, Loudoun County, Prince William County, Fairfax City, Falls Church, Alexandria Herndon, Haymarket, Manassas, Manassas Park, Occuquan

Source: U.S. Census Bureau. Does not include alterations, additions or conversions.

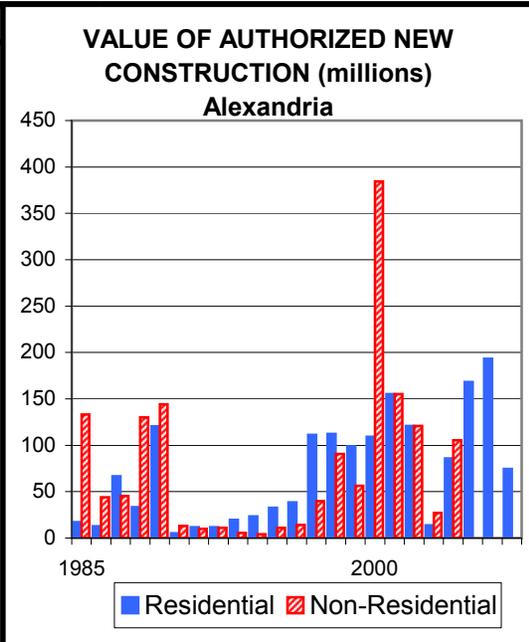


TABLE 19: TOTAL SQUARE FEET OF COMMERCIAL DEVELOPMENT COMPLETED

(in Thousands of Square Feet)

	1980	1990	2000	2006	2007	2008
<u>Alexandria</u>						
Office	193.2	752.1	323.4	74.9	140.4	314.5
Retail	25.0	0.0	129.7	42.6	166.6	81.9

Source: Alexandria Department of Planning and Zoning,
MWCOC Major Commercial Development Inventory

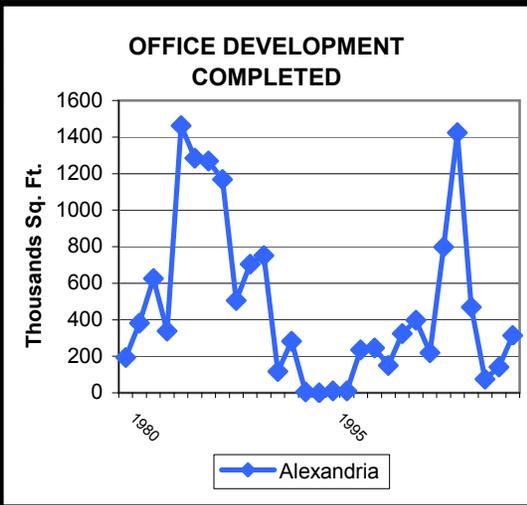
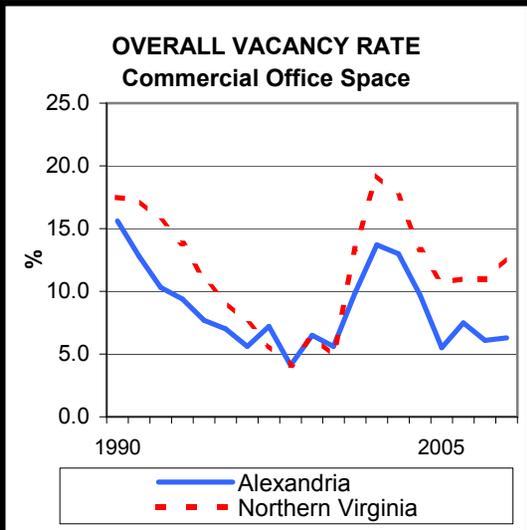


TABLE 20: OFFICE VACANCY RATE

Overall Vacancy Rate Commercial Office Space at End of Year

	1980	1990	2000	2006	2007	2008
Alexandria	15.6%	7.0%	5.6%	7.5%	6.1%	6.3%
Northern Virginia	17.5%	9.2%	4.9%	11.0%	11.0%	12.7%

Source: Cushman & Wakefield



INCOME

TABLE 21: PER CAPITA INCOME, NATIONAL RANKING

Rank		2005	2006	2007
1	Teton County, Wyoming	\$100,904	\$119,141	\$132,728
2	New York (Manhattan) NY	\$100,186	\$111,346	\$120,790
3	Loving County, Texas	\$81,185	\$83,298	\$99,593
4	Pitkin County, Colorado	\$81,140	\$87,474	\$93,465
5	Marin County, California	\$79,688	\$86,719	\$91,483
6	Fairfield County, Connecticut	\$69,040	\$75,796	\$81,576
7	Westchester County, New York	\$64,687	\$70,530	\$74,878
8	San Mateo County California	\$61,678	\$67,279	\$71,753
9	Morris County, New Jersey	\$63,412	\$67,788	\$71,713
10	San Francisco County, California	\$61,961	\$66,944	\$71,342
12	Alexandria, Virginia	\$62,628	\$68,013	\$70,632
13	Arlington County, Virginia	\$61,312	\$65,946	\$68,270
14	Fairfax County, Virginia	\$62,271	\$65,844	\$67,909
15	Montgomery County Maryland	\$59,989	\$63,519	\$67,525
22	Washington, DC	\$54,715	\$58,830	\$62,484
92	Loudon County, Virginia	\$42,613	\$46,350	\$48,789
244	Prince William County ² Maryland	\$37,399	\$39,251	\$40,659
379	Prince George's County, Maryland	\$34,763	\$35,894	\$37,555

1. Fairfax County includes Fairfax City & Falls Church

2. Prince William County includes Manassas & Manassas Park

Source: Bureau of Economic Analysis, U.S. Department of Commerce

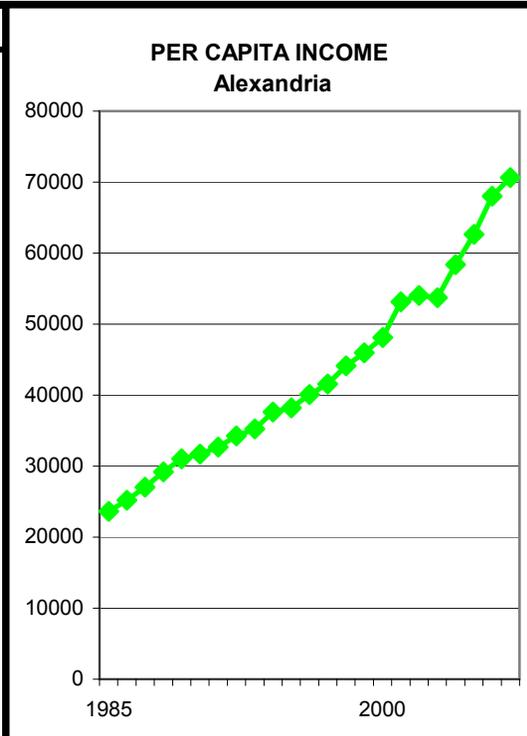


TABLE 22: MEDIAN HOUSEHOLD INCOME

	1979	1989	1999	2005	2006	2007
Alexandria	\$21,016	\$41,979	\$54,495	\$64,749	\$78,330	\$78,767
Arlington Co.	\$21,713	\$42,022	\$61,940	\$76,196	\$84,316	\$92,345
Fairfax Co.	\$30,011	\$59,284	\$77,707	\$94,173	\$99,934	\$104,984
Loudoun Co.	\$24,434	\$52,148	\$80,530	\$98,245	\$99,619	\$107,200
Prince William Co.	\$25,435	\$49,370	\$63,106	\$81,022	\$80,576	\$86,294
District of Columbia	\$23,486	\$29,322	\$38,654	\$48,078	\$51,746	\$54,812
Montgomery Co.	\$28,987	\$52,687	\$68,638	\$81,874	\$87,019	\$91,440
Prince George's Co.	\$27,788	\$40,568	\$50,725	\$63,005	\$65,611	\$67,706

Source: U.S. Bureau of the Census Decennial Census, Small Area Income and Poverty Estimates (SAIPES)

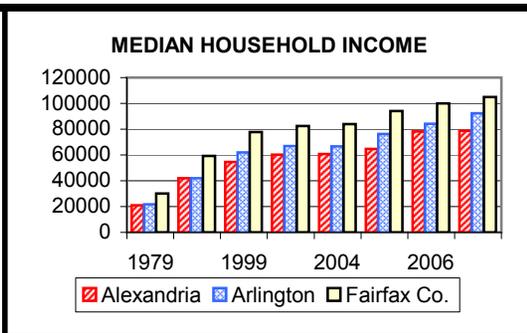


TABLE 23: ADJUSTED GROSS INCOME BASED ON VIRGINIA TAX RETURNS (Millions)

	2000	2003	2004	2005	2006	% Change 2000-2006
In Millions						
Alexandria	\$4,700.0	\$4,854.1	\$5,003.3	\$5,659.5	\$6,616.2	40.8%
Arlington Co.	\$6,969.7	\$7,313.4	\$7,606.9	\$9,465.8	\$9,775.2	40.3%
Fairfax Co.	\$38,155.4	\$37,750.4	\$38,636.9	\$45,828.0	\$48,873.2	28.2%
Loudoun Co.	\$6,785.9	\$7,979.4	\$9,214.9	\$10,578.4	\$11,618.2	71.2%
Prince William Co.	\$6,415.4	\$7,963.7	\$8,776.7	\$9,737.2	\$10,387.3	61.9%
Fairfax City	\$607.9	\$686.3	\$810.5	\$967.3	\$1,104.2	81.6%
Falls Church	\$482.9	\$488.7	\$544.8	\$568.5	\$674.5	39.7%
Manassas	\$757.2	\$843.8	\$849.8	\$909.3	\$922.6	21.8%
Manassas Park	\$190.2	\$241.9	\$255.8	\$273.6	\$290.8	52.9%
Inflation 2000 -2005 = 17.1%						
Alexandria population 2000 - 128,273 2006- 138,237 % Change = 7.8%						
Arlington population 2000 - 189,453 2005 - 199,776 % Change = 5.4%						
Fairfax Co. population 2000 - 969,749 2005 - 1,010,443 % Change = 4.2%						
Source: Virginia Department of Taxation						

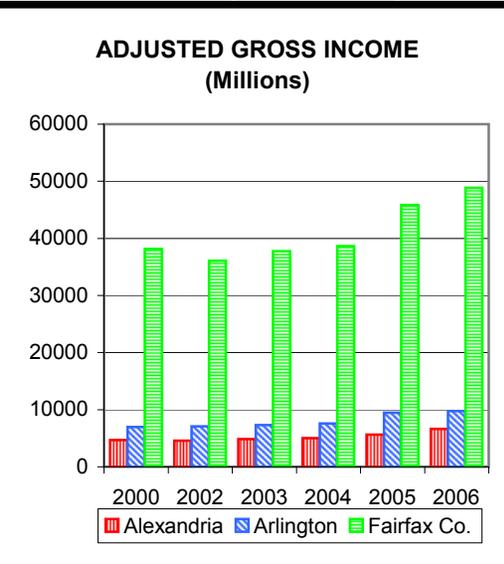


TABLE 24: INFLATION*

	1960	1970	1980	1990	2001	2002	2003	2004	2005	2006	2007	2008
U.S.A.	29.6	38.8	82.1	130.7	177.1	179.9	184.0	188.9	195.3	201.6	207.3	215.3
Food	30.0	39.2	86.8	132.4	173.6	176.8	180.5	186.6	191.2	195.7	203.3	214.2
Housing	25.2	35.5	81.0	140.0	176.4	180.3	180.3	189.5	195.7	203.2	209.6	216.3
Washington-Baltimore, D.C., MD, VA, WV												
All Items					110.4	113.0	116.2	119.5	124.3	128.8	133.5	139.5

* All Urban Consumers - CPI-U

Source: Bureau of Labor Statistics, U.S. Department of Labour

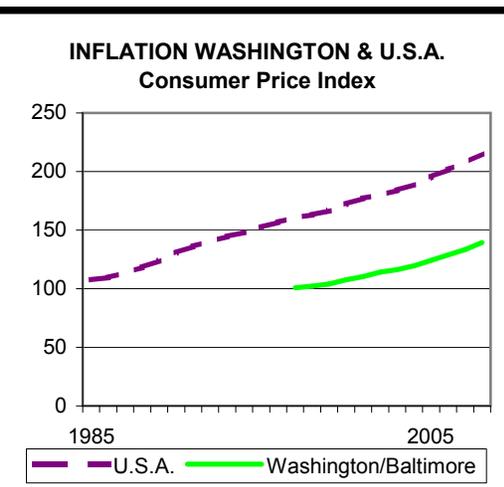
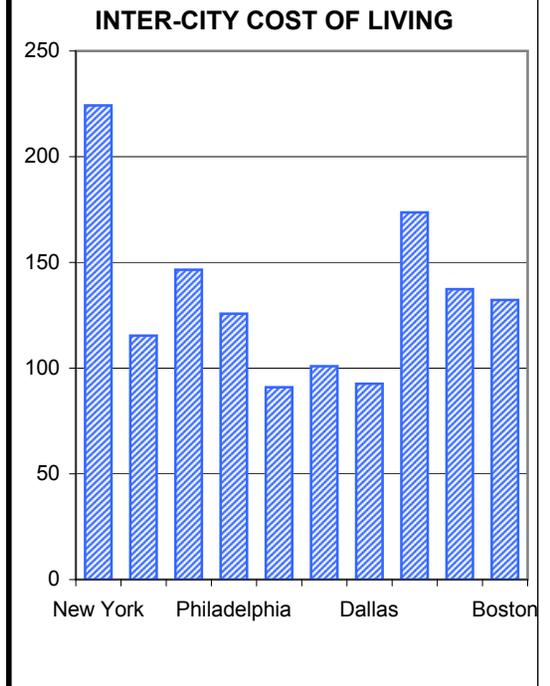


TABLE 25: INTER-CITY COST OF LIVING INDEX - Third Quarter 2008

1	New York (Manhatan), NY	224.2
2	Chicago, IL	115.3
3	Los Angeles - Long Beach	146.5
4	Philadelphia, PA	125.8
5	Houston, TX	90.9
6	Detroit, MI	100.9
7	Dallas, TX	92.6
8	San Francisco, CA	173.6
9	Washington, Arlington, Alexandria	137.4
10	Boston, MA	132.3
	Average	100



Source: ACCRA Cost of Living Index, Louisville, Kentucky

ECONOMY

TABLE 26: CIVILIAN EMPLOYMENT BY PLACE OF RESIDENCE*

	1990	2000	2005	2006	2007	2008
Alexandria	71,129	79,036	83,411	85,649	88,192	89,047
% of Northern Va.	7.1%	6.7%	6.3%	6.2%	6.3%	6.3%
Arlington County	105,658	116,769	121,720	125,919	129,883	131,141
% of Northern Va.	10.6%	9.9%	9.1%	9.2%	9.3%	9.3%
Fairfax County	471,217	538,545	559,402	569,628	573,338	578,895
% of Northern Va.	47.3%	45.5%	41.9%	41.4%	41.0%	41.0%
Northern Virginia	996,290	1,182,482	1,334,384	1,375,857	1,398,158	1,411,709
Va. Part of	100%	100%	100%	100%	100%	100%
Washington MSA						

* Annual Average

Does not include people for whom unemployment insurances is not paid such as uniformed military, self-employed and some religious and railroad personnel.

Source: Virginia Employment Commission

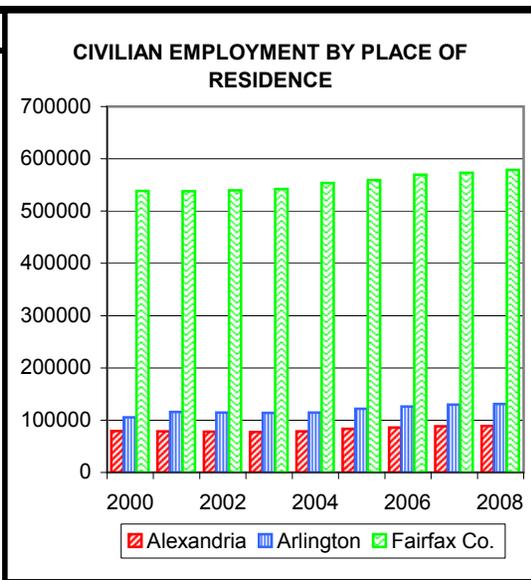


TABLE 27: ALEXANDRIA TOTAL EMPLOYMENT; CURRENT AND FORECASTED

Subarea	2000	2005	2010	2020	2030
Eastern Alexandria	46,456	58,846	62,012	74,182	81,720
Potomac West	5,077	5,215	5,138	5,161	6,581
N. Ridge/Rosemont	4,131	4,131	4,135	4,192	4,256
Seminary East	7,355	7,415	7,660	7,810	7,810
Landmark	13,537	13,646	13,676	21,799	32,324
Seminary West	14,721	16,488	16,480	22,880	24,138
Total	91,277	105,741	109,101	136,024	156,823

Source: Metropolitan Washington Council of Governments, Cooperative Forecasting

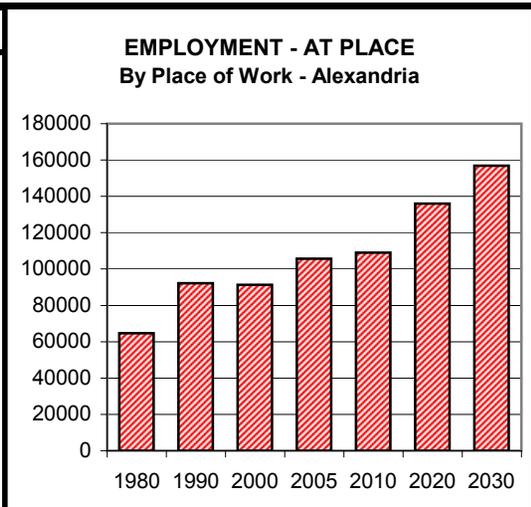
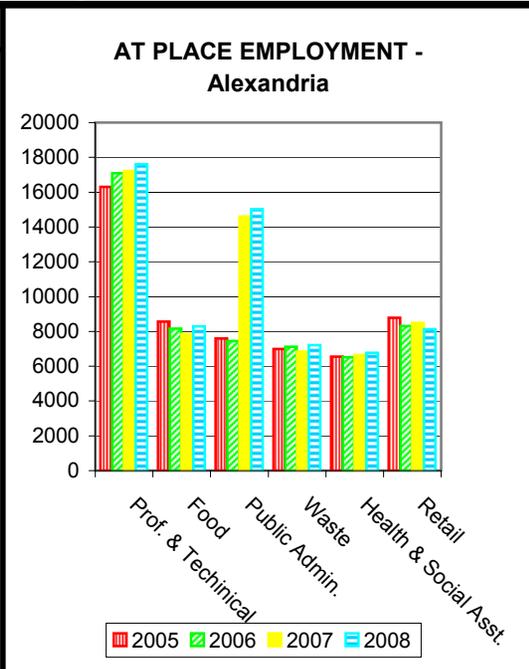


TABLE 28: EMPLOYMENT BY INDUSTRY IN ALEXANDRIA (AT PLACE)

	1990	2000	2005	2006	2007	2008
Mining	65	-	-	-	-	-
Utilities	1,059	653	486	459	464	472
Construction	3,467	3,099	4,541	4,806	3,590	3,607
Manufacturing	1,941	1,781	1,374	1,431	1,465	1,512
Wholesale Trade	2,234	2,340	2,530	2,115	2,055	2,015
Retail Trade	11,780	9,001	8,775	8,315	8,482	8,124
Transportation	4,269	4,237	3,914	3,838	3,526	3,446
Information	3,445	3,148	2,067	2,150	2,438	2,384
Finance & Insure.	4,414	3,418	3,788	3,595	3,495	3,233
Real Estate & Rental & Leasing	3,569	3,423	3,016	3,053	3,215	3,233
Professional & Tech Services	10,334	14,429	16,307	17,084	17,221	17,604
Management of Companies	43	744	595	1012	936	808
Administrative & Waste Services	3,168	7,548	6,987	7,109	6,835	7,211
Educational Servs.	3,328	4,718	5,416	5,548	5,219	4,571
Health & Social Asst.	6,638	6,334	6,546	6,507	6,648	6,767
Art, Entertainment & Recreation	557	1,097	1,244	1,360	1,223	1,442
Accomodation & Food Services	7,223	7,989	8,558	8,154	7,856	8,298
Other Services	7,300	9,625	10,621	10,893	11,087	11,395
Public Administration	7,732	8,158	7,601	7,447	14,600	15,017
Unclassified	134	-	-	-	-	-
Total	82,700	91,858	94,372	94,877	100,356	101,140



For the month of June, second quarter of year

Source: Virginia Employment Commission

TABLE 29: EMPLOYEMNT (AT PLACE)

	1990	2000	2005	2006	2007	2008
Alexandria	82,700	91,858	94,372	94,877	100,356	101,140
Arlington County	151,576	157,234	154,997	160,271	154,587	156,763
Fairfax County	386,254	543,245	570,744	581,910	585,079	591,986
Loudoun County	40,732	88,656	121,333	127,357	128,921	134,786
Prince William Co.	56,806	78,535	102,333	107,060	103,792	106,524

For the month of June in the second quarter of the year

Source: Virginia Employment Commission

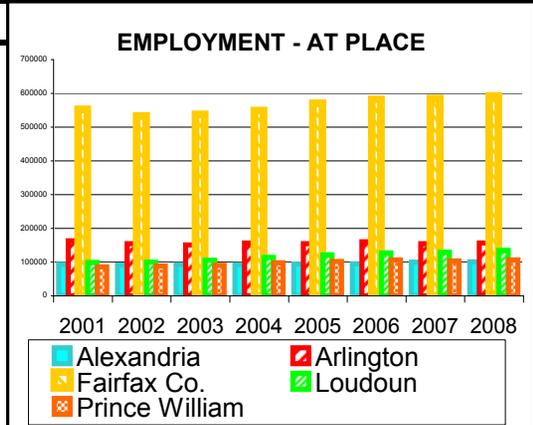


TABLE 30: UNEMPLOYMENT RATE (YEARLY AVERAGE)

	1990	2000	2005	2006	2007	2008
Alexandria	2.8%	1.8%	2.6%	2.2%	2.2%	2.8%
Northern Virginia ¹	2.3%	1.6%	2.6%	2.2%	2.3%	3.0%
Virginia	4.4%	2.3%	3.5%	3.0%	3.0%	4.0%
Nationwide	5.6%	4.0%	5.1%	4.6%	4.6%	5.8%

1. Washington-Arlington-Alexandria, DC-VA-MD-VA-WV MSA

Source: Virginia Employment Commission

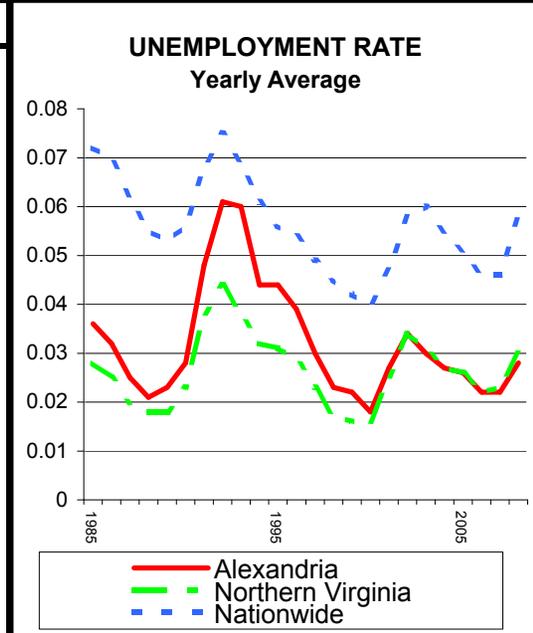
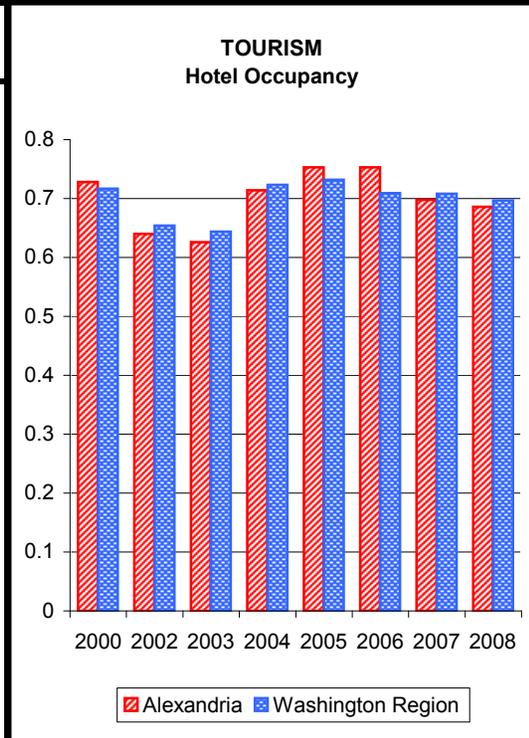


TABLE 31: TOURISM IN ALEXANDRIA

Hotel Occupancy						
Rate	2000	2004	2005	2006	2007	2008
Alexandria	72.8%	71.4%	75.3%	75.3%	69.9%	68.6%
Washington DC-MD-VA	71.7%	72.3%	73.2%	70.9%	70.8%	69.7%
<u>Average Room Rate</u>						
Alexandria		\$105.82	\$113.03	\$128.01	\$131.62	\$143.72
Washington DC-MD-VA		\$119.42	\$132.79	\$145.06	\$152.45	\$157.68
<u>Tourism Employees</u>						
Alexandria		5,943	5,940	5,658	5,600	
Arlington County		22,761	23,393	23,297	23,582	
Fairfax County2		28,150	28,849	29,786	29,991	
<u>Tourism Expenditures</u>						
Alexandria		\$517,065,279	\$556,593,700	\$562,888,008	\$584,497,841	
Arlington County		1,959,820,556	2,168,985,689	2,321,516,572	2,439,113,487	
Fairfax County		1,991,816,170	2,198,090,988	2,409,759,822	2,545,613,089	
<u>Local Tax Receipts From Tourism</u>						
Alexandria		\$18,084,636	\$18,847,890	\$18,874,390	\$19,505,389	
Arlington County		58,481,164	63,991,368	67,820,810	70,915,957	
Fairfax County2		39,626,484	42,662,134	46,312,385	48,689,640	



1. For Hotel Occupancy Rate and Average Room Rate the data is for the second quarter of year
2. Fairfax County does not include Fairfax City or Falls Church

Source: Virginia Tourism Corporation

TABLE 32: TAXABLE RETAIL SALES Number of Registered Dealers

	2006	2007	2008
Clothing, Accesories	151	154	147
Hobby, Books, Music, Sporting Goods	138	105	97
Health & Personal Care Stores	22	31	37
Furniture, Home Furnishings	127	115	105
Appliances, Garden and Buidling Material	52	45	43
General Merchandise	29	32	27
Miscellaneous Stores	355	340	325
Wholesale	144	118	100
Food, Beverage & ABC Store	116	136	133
Food Services & Drinking Places	378	358	344
Accommodation	29	27	21
Motor Vehicles, Parts & Garages	76	74	67
Manufacturing & Contracting	115	106	110
Other	1,159	1,068	1,033
Total	2,891	2,709	2,589

Source: Department of Taxation, Commonwealth of Virginia

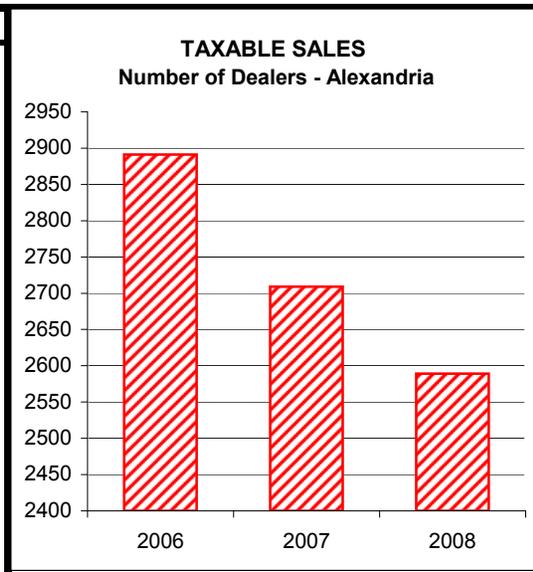


TABLE 33: RETAIL SALES DOLLARS (MILLIONS)

	2006	2007	2008
Clothing, Accessories	\$109.0	\$106.8	\$104.3
Hobby, Books, Music, Sporting Goods	\$37.2	\$37.0	\$35.2
Health & Personal Care Stores	\$43.8	\$44.0	\$49.3
Furniture, Home Furnishings	\$63.7	\$56.5	\$48.7
Appliances, Garden & Building Material	\$249.2	\$226.6	\$189.9
General Merchandise	\$253.9	\$257.1	\$227.3
Miscellaneous Stores	\$70.9	\$133.9	\$131.1
Wholesale	\$89.4	\$119.7	\$95.5
Food, Beverage & ABC Store	\$273.0	\$244.9	\$299.7
Food Services & Drinking Places	\$289.6	\$286.6	\$300.5
Accommodation	\$81.8	\$71.9	\$95.9
Motor Vehicles, Parts & Gagages	\$67.3	\$72.5	\$94.4
Manufacturing & Contracting	\$63.5	\$57.4	\$94.5
Other	\$415.7	\$375.2	\$293.2
Total	\$2,108.0	\$2,090.1	\$2,059.5

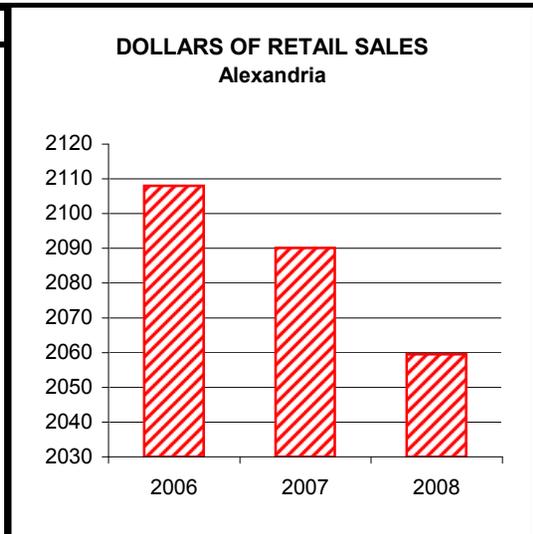


TABLE 34: GROSS TAXABLE SALES (MILLIONS)

	1980	1990	2000	2005	2006	2007
Alexandria	\$577.1	\$1,105.7	\$1,744.4	\$2,108.9	\$2,090.1	\$2,059.5
Arlington County	\$680.4	\$1,595.3	\$2,338.7	\$2,755.5	\$2,887.8	\$2,991.3
Fairfax County	\$2,255.0	\$6,498.3	\$11,322.9	\$13,289.9	\$13,881.5	\$13,545.4

Source: Department of Taxation, Commonwealth of Virginia

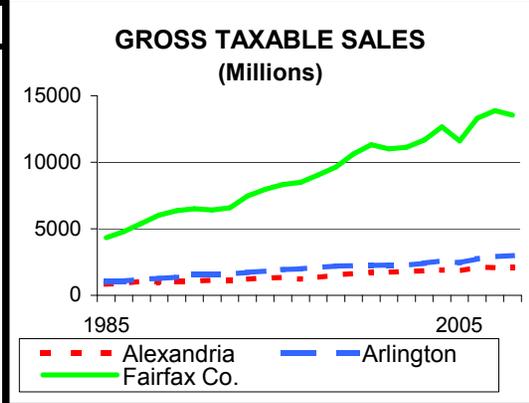


TABLE 35: CITY OF ALEXANDRIA'S BUDGET EXPENDITURES (Millions)

General Fund in Millions	FY 2005 Approved	FY 2006 Approved	FY 2007 Approved	FY 2008 Approved	FY 2009 Approved	FY 2010 Proposed
City Operating Expenditures	\$261.0	\$272.5	\$297.8	\$303.3	\$312.0	\$307.6
Transit Subsidies	-	\$12.5	\$14.2	\$15.4	\$15.4	\$16.0
Cash, Capital Debt Service	\$41.8	\$46.8	\$35.8	\$40.6	\$39.4	\$44.0
City Appropriation to Schools	\$130.1	\$138.8	\$149.9	\$160.2	\$166.0	\$164.6
Total General Fund Budget	\$432.9	\$470.5	\$497.7	\$519.5	\$534.8	\$530.0

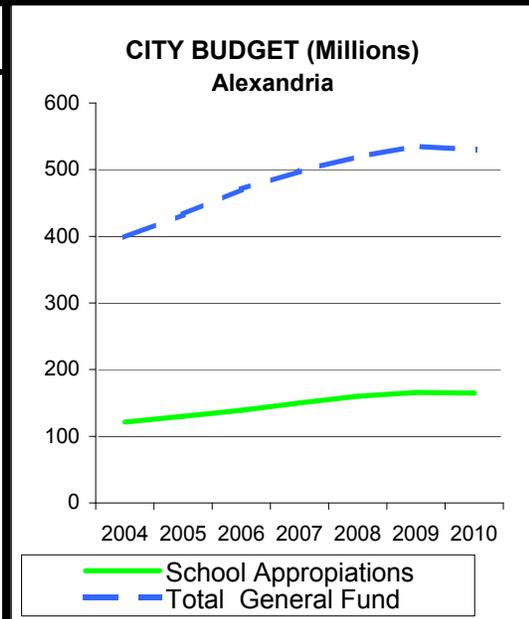


TABLE 36: TAX RATES

	2000	2005	2006	2007	2008	2009
Real Estate Tax per \$100 of Value	\$1.11	91.5¢	81.5¢	83.0¢	84.5¢	90.0¢
Personal Property Tax per \$100 of Value	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75
Refuse Collection Disposal per Household	NA	\$229	\$237	\$264	\$301	\$331

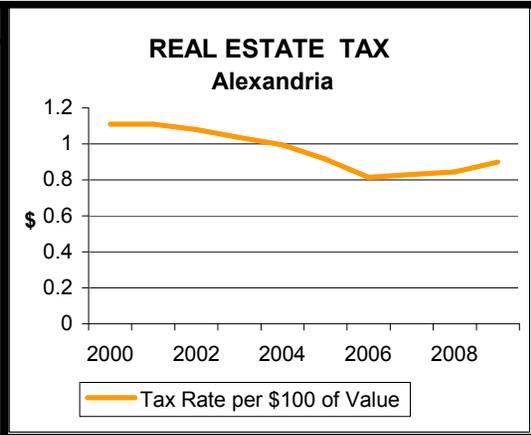
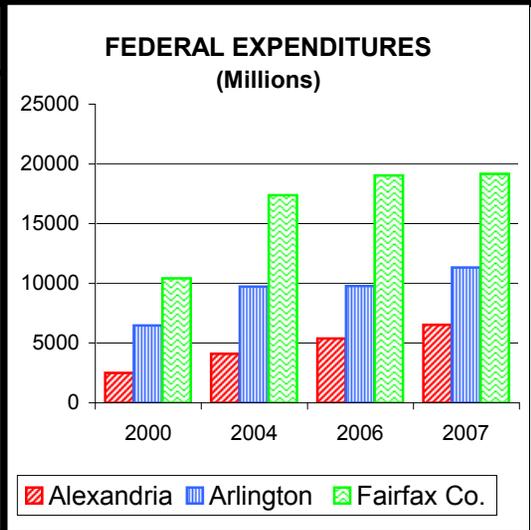


TABLE: 37 GROWTH IN FEDERAL EXPENDITURES (Millions)

	2000	2003	2004	2005	2006	2007
Alexandria	\$2,509.6	\$3,545.9	\$4,104.9	\$4,675.9	\$5,378.7	\$6,527.6
Arlington Co.	\$6,485.9	\$8,836.6	\$9,725.5	\$9,943.6	\$9,788.0	\$11,333.6
Fairfax Co.	\$10,421.3	\$14,791.3	\$17,383.4	\$17,828.0	\$19,024.3	\$19,154.9
Loudoun Co.	\$998.8	\$2,293.7	\$2,295.5	\$2,380.4	\$2,605.2	\$3,186.0
Prince William Co.	\$1,250.3	\$1,601.5	\$1,914.7	\$1,787.7	\$2,444.0	\$3,504.2
District of Columbia	\$27,417.6	\$34,749.8	\$37,529.7	\$37,859.2	\$40,358.4	\$43,475.0
Montgomery Co.	\$10,635.6	\$13,341.4	\$15,294.4	\$15,657.5	\$16,509.5	\$15,557.7
Prince George's Co.	\$7,344.2	\$9,127.7	\$10,372.5	\$10,744.1	\$11,516.1	\$11,670.8



SOURCE: U.S. Census Bureau Consolidated Federal Funds Report