Fueled by a strong economy, the supply of housing across the region struggles to keep pace with housing demand. This pushes up rents and home prices. Jobs in lower-wage service sectors, such as leisure and hospitality, healthcare, and retail, are expanding. This increases demand for more affordably priced housing. Housing needs continue to evolve as our population ages.

WHAT IS AFFORDABLE HOUSING AND WHY IS IT IMPORTANT?

Having an affordable home ensures a household pays no more than approximately 30% of its income (before taxes) on rent or mortgage payments and related housing costs (such as utilities and insurance). Affordable housing helps Alexandria families, workers, and seniors meet important needs, such as healthcare and childcare, build savings, and invest in education.

Affordable housing is also critically important to the City’s economic vitality and competitiveness. Businesses look for a diverse and stable local workforce when deciding to locate, retain, and expand their operations in the City.

WHY IS THERE DEMAND FOR AFFORDABLE HOUSING?

1. Fueled by a strong economy, the supply of housing across the region struggles to keep pace with housing demand. This pushes up rents and home prices.
2. Jobs in lower-wage service sectors, such as leisure and hospitality, healthcare, and retail, are expanding. This increases demand for more affordably priced housing.
3. Housing needs continue to evolve as our population ages.

HOW MUCH AFFORDABLE RENTAL HOUSING IS THERE IN THE CITY?

~ 3% committed affordable rental units
~ 5% surveyed market-affordable rental units

ACPS Teacher w/Bachelor’s Degree (Step 5 @ 220 days)
City Firefighter 1
Hotel Front Desk Manager
City Librarian II/Youth Services Manager
Administrative Assistant
Medical Billing Clerk
Dental Assistant
Receptionist
Food Prep Worker
Bank Teller
Janitor
Retail Salesperson
Maximum Supplemental Security Income for persons with disabilities

LEARN MORE ABOUT AFFORDABLE HOUSING AT: ALEXANDRIAVA.GOV/HOUSING

WHO DOES AFFORDABLE HOUSING SERVE?

94%
102%

Increase in regional median income
Increase in studio rent in the City
Increase in one bedroom rent in the City

Local incomes have not kept up with housing costs.

HUD: CITY OF ALEXANDRIA 2018 ANNUAL APARTMENT SURVEY

HOW MUCH AFFORDABLE RENTAL HOUSING IS THERE IN THE CITY?

15,200
6,900

# of lower- to moderate-income Alexandria households (earning up to $75,000/yr) who pay 30% or more of income on housing

# of lower-income Alexandria households (earning up to $50,000/yr) who pay 50% or more of income on housing

ACS 5 YEAR ESTIMATES 2013-2017

LEARN MORE ABOUT AFFORDABLE HOUSING AT: ALEXANDRIAVA.GOV/HOUSING
TOOLS TO BUILD AND PRESERVE HOUSING OPPORTUNITY

#1: ADDITIONAL DENSITY and/or HEIGHT (REZONINGS and BONUS DENSITY/HEIGHT PROGRAM)
#2: PARTNERSHIPS WITH NON-PROFIT HOUSING PROVIDERS and PRIVATE DEVELOPERS
#3: COLOCATION w/CIVIC or OTHER PUBLIC USES
#4: DEVELOPER CONTRIBUTIONS TO HOUSING TRUST FUND
#5: OTHER FUNDING (GENERAL FUND, BONDS, REVENUE FROM MEALS TAX INCREASE, FEDERAL HOME/CDBG)

TODAY’S CHALLENGES:
- Identify ways to enhance housing affordability in areas of opportunity (with access to jobs, transit, and services)
- Provide deeper levels of affordability to meet housing needs associated with expanding service, retail, healthcare, and hospitality sectors
- Forge innovative partnerships and tools to address the escalating costs of creating and preserving housing affordability

LEARN MORE ABOUT AFFORDABLE HOUSING AT: ALEXANDRIAVA.GOV/HOUSING