

LANDMARK

HOUSING AFFORDABILITY IN THE CITY OF ALEXANDRIA, VA

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.

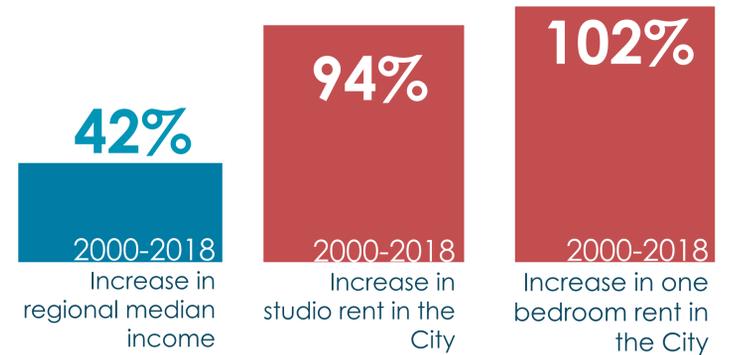
Affordable housing is also critically important to the City's economic vitality and competitiveness. Businesses look for a diverse and stable local workforce when deciding to locate, retain, and expand their operations in the City.

WHO DOES AFFORDABLE HOUSING SERVE?



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.



Local incomes have not kept up with housing costs.

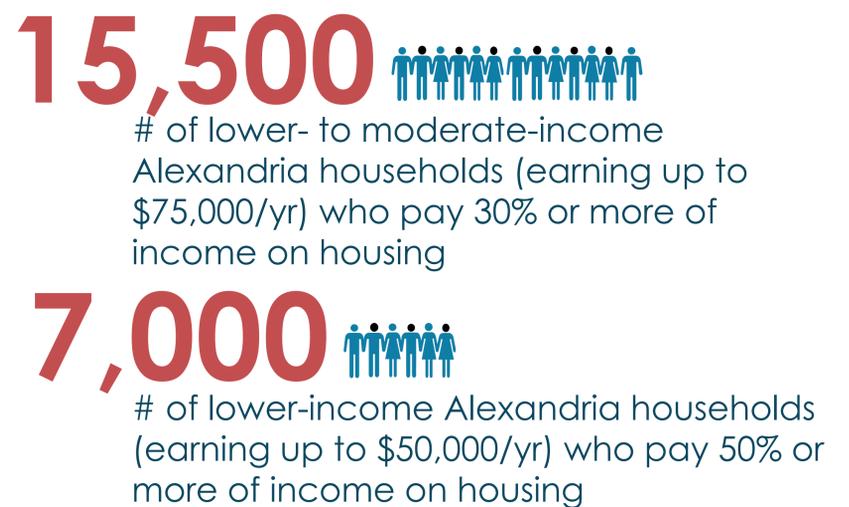
HUD; CITY OF ALEXANDRIA 2018 ANNUAL APARTMENT SURVEY

priced out

\$68,320	annual salary needed to rent an average 1-bedroom in the City in 2018
\$84,240	annual salary needed to rent an average 2-bedroom in the City in 2018
\$54,360	auto mechanic
\$53,026	ACPS teacher with bachelor's degree starting salary @ 220 days
\$47,862	City police officer (Level 1) starting salary
\$41,060	dental assistant
\$35,553	daycare provider
\$34,769	security guard
\$33,109	home health aide
\$32,388	retail salesperson
\$9,000	maximum Supplemental Security Income for persons with disabilities

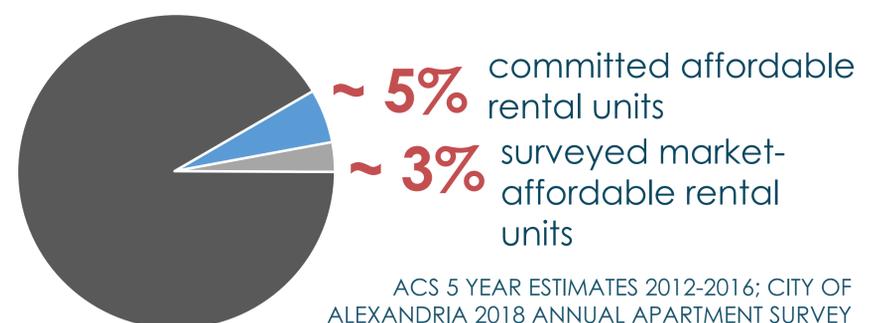
NHC REGIONAL PAYCHECK TO PAYCHECK CALCULATOR OF AVERAGE 2017 SALARIES (ADJUSTED TO 2018); CITY OF ALEXANDRIA 2018 ANNUAL APARTMENT SURVEY

housing cost burdened



ACS 5 YEAR ESTIMATES 2012-2016

HOW MUCH AFFORDABLE HOUSING IS THERE IN THE CITY?



ACS 5 YEAR ESTIMATES 2012-2016; CITY OF ALEXANDRIA 2018 ANNUAL APARTMENT SURVEY AND 2018 COMMITTED AFFORDABLE INVENTORY



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HOW AFFORDABLE HOMES GET BUILT, PRESERVED, AND ENHANCED



TOOL #1: BONUS DENSITY + HEIGHT = committed affordable units (set-asides)

TOOL #2: VOLUNTARY DEVELOPER CONTRIBUTIONS TO HOUSING TRUST FUND = \$ for loans to produce and preserve committed affordable units



TOOL #3: PARTNERSHIPS WITH NON-PROFIT DEVELOPERS + HOUSING/SERVICE PROVIDERS = committed affordable units



TOOL #4: CO-LOCATION/Combining Affordable Housing with City Facilities = committed affordable units



TOOL #5: OTHER FUNDING SUCH AS CITY GENERAL FUNDS + GENERAL OBLIGATION BONDS + HOME/CDBG FUNDS + REVENUE FROM MEALS TAX RATE INCREASE = \$ to produce and preserve committed affordable units



CITY INVESTMENT NEEDED TO CONSTRUCT ONE NEW AFFORDABLE UNIT

\$40k



2013

\$80-\$95k



2018+



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WHAT TYPES OF HOUSING WILL NEW JOBS REQUIRE?

Projected regional job growth in lower-wage sectors (2017 – 2021)

\$32.84/hr (~\$68,320/yr)

Hourly wage needed in 2018 to rent an average 1-bedroom apartment (\$1,708) in the City (rent assumed to equal 30% of gross income).

This wage is equivalent to approximately 80% of the Area Median Income (AMI) for a 1-person household and 65% of the AMI for a 3-person household.



14% GROWTH IN LEISURE AND HOSPITALITY JOBS



12% GROWTH IN EDUCATION AND HEALTH SERVICES JOBS



13% GROWTH IN CONSTRUCTION JOBS

INCOMES AS A PERCENTAGE OF AREA MEDIAN INCOME (AMI)

AMI reflects the income level at which half of families earn more and half earn less. The annual AMI is adjusted for household size each year by HUD and is used to establish income restrictions for various housing programs.

EDUCATION + HEALTH SERVICES

- Nurse Aide – 30% AMI
- Nurse (LPN) – 60% AMI
- Physical Therapist – 110% AMI

RETAIL + ENTERTAINMENT

- Cashier – 30% AMI
- Parking Lot Attendant – 40% AMI
- Retail Manager – 60% AMI

HOSPITALITY + LEISURE JOBS

- Food Prep Worker – 30% AMI
- Hotel Front Desk Manager – 65% AMI
- Food Service Manager – 90% AMI

OFFICE

- Janitor - 30% AMI
- Receptionist – 40% AMI
- Accountant – 80% AMI



PERSONAL SERVICES + TRANSPORTATION

- Hairdresser – 30% AMI
- Day Care Worker – 40% AMI
- Delivery Truck Driver – 50% AMI

CONSTRUCTION

- Equipment Operator – 60% AMI
- Administrative Assistant – 60% AMI
- Carpenter – 70% AMI

TYPES OF HOUSING PROVIDED AT VARIOUS AREA MEDIAN INCOMES



Sources: City of Alexandria, Office of Housing; Stephen S. Fuller Institute, "The Washington Region's Jobs Forecasts: 2017-2021" (April 2017); National Housing Conference Paycheck to Paycheck Calculator (2017 data adjusted to Office of Housing 2018 figures)



Landmark Mall Re-planning Process
AG/Community Open House 12/12/18

Household Size/AMI	1-Person	2-Person	3-Person	4-Person	
30% AMI	\$24,650	\$28,150	\$31,650	\$35,150	ARHA/ DCHS
40% AMI	\$32,840	\$37,520	\$42,200	\$46,880	
50% AMI	\$41,050	\$46,900	\$52,750	\$58,600	Committed affordable rentals
60% AMI	\$49,260	\$56,280	\$63,300	\$70,320	
Bonus density/ height units HUD 80% AMI	\$54,250	\$62,000	\$69,750	\$77,450	Committed affordable for-sale
100% AMI	\$82,100	\$93,800	\$105,500	\$117,200	