

STATISTICAL PROFILE

ALEXANDRIA

2006

UPDATE

DEPARTMENT OF PLANNING AND ZONING

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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 2006 the data in this report are for earlier years. This is because 2006 just ended and annual data for that year may not yet have been published, 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 taxes. Tax forms for 2006 will not be submitted by many people until August of 2006. Since the data on these forms must be collated and analyzed, it will be well into 2008 before data based on 2006 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) 838-3866, ext. 323.

THE WASHINGTON REGION

TABLE 1: ALEXANDRIA POPULATION: CURRENT AND FORECASTED

Sub Areas	1980	1990	2000	2005*	2010*	2020*	2030*
Eastern Alexandria	17,955	18,373	21,459	23,088	27,621	34,793	42,468
Potomac West	18,276	18,841	19,882	20,936	21,140	22,339	23,373
N. Ridge/Rosemont	18,728	17,806	18,901	18,980	19,095	19,239	19,307
Seminary East	15,788	18,688	21,087	21,357	21,431	21,514	22,196
Landmark	13,566	16,411	21,240	24,173	24,962	29,862	35,255
Seminary West	18,904	21,064	25,714	27,320	28,339	284,441	28,487
Total	103,217	111,183	128,283	135,854	142,588	156,188	171,086

Source: U.S. Census
*Metropolitan Washington Council of Governments, Cooperative Forecast Round 7.1

TABLE 2: ALEXANDRIA HOUSEHOLDS: CURRENT AND FORECASTED

Sub Areas	1980	1990	2000	2005*	2010*	2020*	2030*
Eastern Alexandria	8,723	9,453	11,974	12,944	15,596	19,703	24,275
Potomac West	7,687	7,627	9,217	8,828	8,943	9,666	10,009
N. Ridge/Rosemont	8,101	8,021	7,624	8,690	8,831	8,912	8,948
Seminary East	6,640	8,840	9,541	9,684	9,723	9,757	10,157
Landmark	7,727	8,904	11,117	12,882	13,306	16,294	19,563
Seminary West	10,126	10,435	12,356	13,309	13,920	13,974	13,998
Total	49,004	53,280	61,889	66,337	70,319	78,306	86,950

Source: U.S. Census
*Metropolitan Washington Council of Governments, Cooperative Forecast Round 7.1

TABLE 3: PROJECTED POPULATION BY AGE - GROUP: CURRENT AND FORECASTED

Age	1980	1990	2000	2010	2020	2030
0-4	5.3%	5.6%	6.2%	6.7%	7.0%	7.3%
5-9	4.6%	4.1%	4.6%	4.6%	4.7%	4.7%
10-14	5.0%	3.5%	3.7%	3.9%	4.0%	4.0%
15-19	5.9%	4.0%	3.7%	3.8%	3.9%	4.0%
20-24	10.9%	9.6%	7.7%	7.7%	7.6%	7.6%
25-29	14.5%	14.9%	12.8%	12.3%	11.7%	11.7%
30-34	12.5%	12.1%	12.5%	12.0%	11.5%	11.3%
35-44	12.8%	18.3%	18.1%	18.2%	18.2%	18.0%
45-54	9.8%	10.6%	13.8%	14.0%	14.5%	14.9%
55-59	5.3%	3.7%	4.8%	4.9%	4.9%	5.0%
60-64	4.2%	3.4%	3.0%	3.1%	3.1%	3.0%
65-74	5.6%	5.8%	4.4%	4.3%	4.2%	4.0%
75-84	2.7%	3.2%	3.3%	3.1%	3.2%	3.3%
85 +	0.9%	1.2%	1.3%	1.5%	1.5%	1.3%
Total	100%	100%	100%	100%	100%	100%

Source: The 1980, 1990, 2000 U.S. Census,
The Virginia Employment Commission, 2007.

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: 1960-1990 U.S. Census, the Bureau of the Census and the Commonwealth
Department of Planning and Budget (1993).

TABLE 5: BIRTHS AND DEATHS

	1980	1985	1990	1995	2000	2001	2002	2003	2004	2005
Alexandria Resident Births	1,435	1,717	1,946	1,842	2,432	2,424	2,208	2,333	2,375	2,451
Births per 1,000 population	13.9	16.1	17.5	15.8	19.0	18.9	16.9	18.1	18.5	18.1
Virginia Births per 1,000	14.7	15.0	16.0	14.1	14.0	14.0	13.6	13.6	13.9	13.8
U.S. Births per 1,000	15.9	15.8	16.7	14.6	14.4	14.1	13.9	14.1	14.0	
Alexandria Resident Deaths	830	853	826	810	833	806	769	733	748	702
Deaths per 1,000 Population	8.0	8.0	7.4	6.9	6.5	6.3	5.9	6.0	5.8	5.2
Virginia Deaths per 1,000	7.9	7.9	7.7	8.0	7.9	7.8	7.8	7.8	7.5	7.6
U.S. Deaths per 1,000	8.8	8.8	8.6	8.7	8.5	8.5	8.5	8.3	8.1	

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

TABLE 6: TANF (AID TO DEPENDENT CHILDREN)

	1980	1985	1990	1995	2000	2001	2002	2003	2004	2005	2006
Number of Cases	1,429	1,034	875	1,634	649	520	525	571	569	538	422
Number of People	4,020	2,525	2,251	3,992	1,426	1,086	1,323	1,313	1,306	1,222	923

Source: Fiscal Year Data Alexandria Department of Human Services

TABLE 7: PUBLIC SCHOOL MEMBERSHIP BY RACE

Race	1980	%	1990	%	2000	%	2003	%	2004	%	2005	%	2006	%
White	4,588	41%	3,149	34%	2,445	23%	2,409	23%	2,434	23%	2,410	24%	2,432	24%
Black	5,388	48%	4,296	47%	4,978	46%	4,640	43%	4,578	43%	4,455	43%	4,372	44%
Asian	682	6%	568	6%	661	6%	690	7%	718	7%	641	6%	652	7%
Amer. Ind	15	0.1%	18	0.2%	22	0.2%	32	3%	28	0.3%	25	0.2%	23	0.2%
Hispanic	442	4%	1,200	13%	2,708	25%	2,916	27%	2,852	27%	2,723	27%	2,578	26%
Total	11,115	100%	9,233	100%	10,814	100%	10,687	100%	10,610	100%	10,254	100%	10,057	100%

Source: Alexandria Public Schools - June

TABLE 8: RACE AND ETHNICITY

	1980	%	1990	%	2000	%	2004	%	2005	%
White	72,061	69.8%	71,486	64.3%	68,889	53.7%	78,704	57.6%	80,196	58.3%
Black/African Amer.	22,764	22.1%	23,957	21.5%	28,463	22.2%	28,857	21.1%	28,888	21.1%
Asian	-	-	4,503	4.1%	7,299	5.7%	7,014	5.1%	7,165	5.2%
Amer. Indian/ Native Alaskan	-	-	299	0.3%	255	0.2%	349	0.3%	365	0.3%
Other	4,350	4.2%	160	0.1%	506	0.4%	-	-	-	-
Hispanic	4,042	3.9%	10,788	9.7%	18,882	14.7%	19,666	14.4%	18,864	13.7%
Multi-Racial	-	-	-	-	3,989	3.1%	2,045	1.5%	2,124	1.5%
Total	103,217	100%	111,183	100%	128,283	100%	136,635	100%	137,602	100%

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

TABLE 9: ANNUAL DOG LICENCES

2007

Dog Licenses Current in
the City of Alexandria

2,379*

* As of April 2007

Source: The Animal Welfare League of Alexandria.

TABLE 10 MOTOR VEHICLES*

1999 2000 2001 2002 2003 2004 2005 2006

Motor Vehicles in the
City of Alexandria

111,924 114,268 115,816 119,212 116,453 115,777 113,046 111,624

* Cars, light trucks and motorcycles.

Source: Personal Property Statistics, Alexandria Dept. of Finance

HOUSING/REAL ESTATE

TABLE 11: TOTAL HOUSING UNITS

	1980	%	1990	%	2000	%	2004	%	2005	%	2006	%
Single Family	16,807	32.3%	17,934	30.5%	20,597	31.8%	21,420	31.1%	21,564	31.1%	21,754	30.7%
Condo Apts.	8,255	15.9%	12,116	20.6%	14,232	21.9%	15,303	22.2%	16,597	24.0%	17,039	24.0%
Rental Apts.	26,979	51.8%	28,827	48.9%	30,020	46.3%	32,059	46.6%	31,093	44.9%	32,134	45.3%
Total	52,041	100%	58,877	100%	64,849	100%	68,782	100%	69,254	100%	70,927	100%

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, Pendleton & Wythe	15
Samuel Madden Downtown	1945	Pitt & N Royal	100
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
28 th Street	1981	28 th 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 & Arimistead	5
Duke and Quaker	1990	Duke & Quaker Lane	10
<u>Public Housing Replacement</u>			
Hopkins-Tancil ¹	1983	Fairfax & N. Royal	111
Glebe Park ²	1988	West Glebe & Old Dominion	40
Jefferson Village ^{2,3}	1990	N. West & Princess	56
Quaker Hill	1990	Quaker Hill Dr.	<u>60</u>
Total ARHA Units			1,066
PRIVATELY OWNED PUBLIC REPLACEMENT Units (ARHA owns land)			
Annie B Rose House ⁴	1983	Pendelton & N. Royal	<u>90</u>
			1,156
Units used for non-residential purposes			<u>-6</u>
Total Public housing/Replacement Public Housing Units (Resolution 830)			1,150

TABLE 12: ASSISTED RENTAL HOUSING (con't.)

PRIVATELY-OWNED RENTAL UNITS WITH PROJECT-BASED SUBSIDIES	YEAR ASSISTANCE BEGAN	LOCATION	UNITS
<u>Section 8 New Construction/Section 236</u>			
Pendleton Park ⁶	1970	N. Payne St.	24
Old Town West ⁷	1977-1980	S. Columbus St.	319
Bellefonte Apartments ⁸	1978	E. Bellefonte Ave.	12
Claridge House ⁴	1982	N. Ripley St.	300
<u>Section 8 Substantial Rehabilitation</u>			
Foxchase	1982	N. Jordan	423
<u>Low and Moderate Income Units in Projects with Tax-Exempt Bond Financing and Low Income Housing Tax Credits</u>			
Park at Landmark ⁹	1988	S. Whiting St.	80
Park Center II ⁹	1989	Executive Ave.	65
New Brookside ⁹	1991	Four Mile Rd.	34
Parkwood Court ⁹	1993	N. Ripley St.	76
Essex House ¹⁰	1998	S. Reynolds St.	83
Community Lodgings, Inc. ¹¹	1995	Elbert Ave.	28
Crestview Commons ¹²	1996	318 S. Whiting St.	290
Cameron Commons ¹²	1997	4309 Duke St.	306
Quaker Commons ¹²	1998	1203 N. Quaker Ln.	97
Potomac West ¹²	2001	3620 Edison St.	45
<u>Projects Assisted by the City with Federal, State, and/or Local Funding</u>			
607/612 Notabene Drive ¹³	1991	Notabene Dr.	20
Lynhaven Apartments ¹⁴	2002	3513-25 Commonwealth	<u>16</u>
Total Privately-Owned Rental Units with Project-Based Subsidies			2,218
TOTAL RENTAL UNITS RECEIVING PROJECT-BASED ASSISTANCE			3,368
<u>Section 8 Vouchers Administered by ARHA</u>			
Tenant-Based Vouchers		Various Locations	1,696
Project-Based Vouchers		New Brookside	<u>26</u>
TOTAL SECTION 8 VOUCHERS			1,722

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. 221(d)(3), 69 units in 1967.
4. Section 8 New Construction.
5. Alexandria Residential Council, resident manager unit, etc.
6. Section 236.
7. 215 units Section 8 and 104 available to voucher holders.
8. Financed with Section 8 New Construction and tax-exempt bonds.
9. Financed with tax-exempt bonds.
10. Formerly Section 236, now tax-exempt bond property.
11. Financed with low income housing tax credits.
12.. Financed with tax-exempt bonds and low income housing tax credits.
13. City Housing Trust Fund.
14. City Housing Opportunities Fund.

TABLE 13: RESIDENTIAL UNITS AUTHORIZED (BUILDING PERMITS ISSUED)

	1980	1985	1990	1995	2000	2001	2002	2003	2004	2005	2006
Single Family	266	138	34	219	490	620	50	20	170	196	149
Multi-Family	302	111	136	186	850	1,357	525	54	506	117	1,691
Total	568	249	170	405	1,340	1,977	575	74	676	313	1,840

Source: Fire Department, Division of Code Enforcement

TABLE 14: VACANCY RATE - RENTAL APARTMENTS

Date	All Rental Apts.	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%
Feb. 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	21,218	66.2%	934	4.40%
Jan. 2006	32,104	19,869	61.9%	761	3.80%

Source: Alexandria Office of Housing.

TABLE 15: ALEXANDRIA MEAN MONTHLY RENTS FOR NEW TENANTS

	1980	Nov 1985	Jan 1990	Feb 1995	Jan 2000	Jan 2001	Jan 2002	Jan 2003	Jan 2004	Jan 2005	Jan 2006
Efficiency		\$450	\$565	\$585	\$707	\$782	\$794	\$828	\$840	\$866	\$880
One Bedroom		\$530	\$666	\$714	\$847	\$933	\$1,105	\$1,121	\$1,173	\$1,166	\$1,126
Two Bedroom		\$660	\$818	\$865	\$1,034	\$1,176	\$1,276	\$1,327	\$1,357	\$1,414	\$1,454
Three Bedroom		\$695	\$905	\$972	\$1,126	\$1,341	\$1,430	\$1,494	\$1,490	\$1,558	\$1,588
Mean Monthly* Rent		\$577	\$720	\$765	\$937	\$1,019	\$1,155	\$1,278	\$1,188	\$1,239	\$1,240
Median Gross Rent, All Renters	\$398		\$701		\$861						

* If all apartments rented at new tenant rates.

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

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

	1980	1990	1995	2000	2004	2005	2006	2007	% Increase 2006-2007
Residential									
Single Family	\$1,501	\$3,910	\$4,054	\$5,282	\$10,059	\$12,002	\$14,325	\$14,296	-0.2%
Multi Family	509	1,448	1,289	1,584	2,634	3,088	3,378	4,102	21.4%
Condominium/Coop	499	1,414	1,522	1,435	3,165	4,270	6,007	5,916	-1.5%
Group Quarters	21	50	42	0 ²	0.0%				
Sub Total	2,530	6,821	6,908	8,301	15,585	19,360	23,710	24,308	2.5%
Commercial/Industrial*	590	3,169	2,782	3,745	5,511	6,499	7,566	8,387	10.9%
Vacant Land/ Non-Operating Railroad	127	770	558	608	619	727	850	695	-18.2%
Total Locally Assessed Property	3,247	10,760	10,248	12,655	21,989	26,586	32,127	33,389	3.9%

* Includes hotels, warehouse etc.

2. Properties previously assessed as group quarters were reclassified as garden and mid-rise multi-family rental properties and extended stay hotels from the 2000 assessment on.

Source: Alexandria Office of Real Estate Assessments.

TABLE 17: MEAN ASSESSED VALUE OF RESIDENCE

	1980	1990	1995	1998	2000	2005	2006	2007
Detached	\$101,192	\$262,281	\$270,252	\$281,316	\$307,534	\$651,249	\$761,684	\$764,552
Semi-Detached	\$83,666	\$189,931	\$188,071	\$195,757	\$218,265	\$493,254	\$594,907	\$584,696
Townhouse	\$83,738	\$193,163	\$188,303	\$196,504	\$217,071	\$484,981	\$582,710	\$568,026
Condominium Apartments	\$52,614	\$103,597	\$101,368	\$98,800	\$102,229	\$279,000	\$354,935	\$332,085

Source: Alexandria Office of Real
Estate Assessments

TABLE 18: VALUE OF AUTHORIZED NEW CONSTRUCTION (MILLIONS)

	1980	1985	1990	1995	2000	2002	2003	2004	2005	2006
Alexandria										
Residential	\$26.5	\$17.2	\$5.3	\$32.7	\$109.3	\$130.7	\$13.8	\$85.8	\$166.6	\$120.1
Non-Residential	\$23.7	\$133.1	\$13.2	\$10.9	\$88.4	\$384.3	\$27.2	\$105.3	-	-
Northern Virginia ¹										
Residential	\$200.4	\$887.5	\$622.1	\$1,158.8	\$1,702.5	\$1,984.5	\$1,953.1	\$2,323.4	\$2,165.6	\$1,709.2
Non- Residential	\$137.3	\$772.1	\$644.0	\$579.8	\$1,521.6	\$1,459.9	\$1,487.8	\$1,176.7	-	-

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

Source: U.S. Department of Commerce, Bureau of the
Census. Does not include alterations, additions or
conversions, City of Alexandria; Metropolitan Washington
Council of Government

TABLE 19: TOTAL SQUARE FEET OF COMMERCIAL DEVELOPMENT COMPLETED 1980-2005

(In Thousands of Square Feet)											
	1980	1985	1990	1995	2000	2001	2002	2003	2004	2005	2006
Office	193.2	1285.1	752.1	10.0	323.4	398.0	220.0	797.6	1,424.6	468.0	0.0
Retail ¹	25	93	0	0	129.7	22.6	0	16.3	33.1	14.4	0.0
Total Office Space Start of 1980 4,360,500											
Total Office Space end of 2005											
¹ Includes change of use as well as new construction for projects exclusively retail and valued at \$75,000 or more.											
Source: Alexandria Department of Planning and Zoning, MWCOG Major Commercial Development Inventory.											

TABLE 20: OFFICE VACANCY RATE

Overall Vacancy Rate Commercial Office Space at End of Year											
	1990	1995	1999	2000	2001	2002	2003	2004	2005	2006	
Alexandria	15.6%	7.0%	6.5%	5.6%	9.9%	13.7%	13.0%	9.7%	5.5%	7.5%	
Northern Virginia	17.5%	9.2%	6.4%	4.9%	13.4%	19.3%	17.6%	13.3%	10.7%	11.0%	
Source: Cushman & Wakefield											

INCOME

TABLE 21: PER CAPITA INCOME, NATIONAL RANKING 2003

Per Capita Income for Counties and County Equivalents with \$50,000,000 Personal Income or more

Rank		2002	2003	2004
1	Loving County, Texas	\$61,909	\$72,210	\$89,471
2	New York City (Manhatan)	\$82,277	\$82,487	\$89,328
3	Teton County, Wyoming	\$73,115	\$77,178	\$81,231
4	Pitkin County, Colorado	\$65,666	\$70,391	\$75,454
5	Marin County, California	\$65,382	\$65,733	\$69,115
6	Fairfield County, Connecticut	\$59,759	\$59,108	\$62,979
7	Hunterdon County, New Jersey	\$55,551	\$56,866	\$59,384
8	Westchester County, New York	\$54,806	\$55,229	\$58,952
9	Morris County, New Jersey	\$55,837	\$55,831	\$55,817
10	Arlington County, Virginia	\$52,860	\$54,496	\$58,310
11	Fairfax County, Virginia*	\$52,494	\$54,167	\$58,266
13	Alexandria, Virginia	\$52,344	\$53,671	\$57,244
15	Montgomery County, Maryland	\$51,873	\$53,260	\$56,662
24	District of Columbia	\$45,670	\$47,718	\$51,155
96	Loudoun County, Virginia	\$38,277	\$38,358	\$40,276
207	Prince William County, Virginia*	\$32,077	\$32,951	\$35,198
273	Prince Georges County, Maryland	\$30,783	\$31,429	\$33,461

*Fairfax Co. includes Fairfax City & Falls Church.

Prince William Co. includes Manassas & Manassas Park.

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

TABLE 22: MEDIAN HOUSEHOLD INCOME

	1979	1989	1999	2002	2003	2004
Alexandria	\$21,016	\$41,979	\$54,495	\$59,173	\$59,156	\$60,715
Arlington Co.	\$21,713	\$42,022	\$61,940	\$67,106	\$66,943	\$66,626
Fairfax Co.	\$30,011	\$59,284	\$77,707	\$82,834	\$82,481	\$83,890
Loudoun Co.	\$24,434	\$52,148	\$80,530	\$87,098	\$89,890	\$94,225
Prince William Co.	\$25,435	\$49,370	\$63,106	\$70,555	\$72,897	\$75,302
District of Columbia	\$23,486	\$29,322	\$38,654	\$40,617	\$43,215	\$46,211
Montgomery Co.	\$28,987	\$52,687	\$68,638	\$75,883	\$76,546	\$76,957
Prince Georges	\$27,788	\$40,568	\$50,725	\$52,517	\$53,659	\$59,129

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

TABLE 23 : ADJUSTED GROSS INCOME BASED ON VIRGINIA TAX RETURNS

	1980	1990	1998	1999	2000	2001	2002	2003
Median for Married Returns								
Alexandria	\$28,992	\$49,542	\$55,885	\$68,176	\$73,336	\$75,145	\$74,630	\$75,643
Arlington County	31,045	53,830	59,723	75,298	76,501	76,566	76,660	77,407
Fairfax County	35,630	64,242	71,064	78,168	78,880	78,927	78,606	78,906
Median for all Returns								
Alexandria	\$16,100	\$26,321	\$29,118	\$34,672	\$36,593	\$38,023	\$34,963	\$38,834
Arlington County	17,153	27,837	30,566	38,062	40,187	40,735	40,575	41,584
Fairfax County	19,807	35,064	37,526	43,989	45,663	46,406	45,820	46,261

Source: Virginia Department of Taxation.

TABLE 24: INFLATION*

	1960	1970	1980	1990	1995	1999	2000	2001	2002	2003	2004	2005	2006
U.S.A.	29.6	38.8	82.4	130.7	152.4	166.6	172.2	177.1	179.9	184.0	188.9	195.3	201.6
Food	30.0	39.2	86.8	132.4	148.9	164.6	168.4	173.6	176.8	180.5	186.6	191.2	195.7
Housing	25.2	35.5	81.0	140.0	149.7	163.9	169.6	176.4	180.3	184.8	189.5	195.7	203.2
Washington - Baltimore, D.C., MD, VA, WV													
All items						104.2	107.6	110.4	114.0	116.2	119.5	124.3	128.8

*All Urban Consumers - CPI-U

July 1983 = 100

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

TABLE 25: INTER-CITY COST OF LIVING INDEX - Third Quarter 2005

1	New York (Manhattan), NY	210.7
2	Chicago, IL	111.5
3	Los Angeles - Long Beach, CA	157.4*
4	Philadelphia, PA	125.7
5	Houston, TX	90.2
6	Detroit, MI	104.9
7	Dallas, TX	94.2
8	San Francisco, CA	1169.2
9	Washington, Arlington, Alexandria	140.3
10	Boston MA	139.5
	Average	100

* (Third Quarter 2005).

Source: ACCRA Cost of Living Index, Louisville, Kentucky

ECONOMY

TABLE 26: CIVILIAN EMPLOYMENT BY PLACE OF RESIDENCE*

	% of		% of		% of		% of		% of		% of	
	1990	No. VA	1995	No. VA	2000	No. VA	2003	No. VA	2004	No. VA	2005	No. VA
Alexandria	71,620	7.0%	72,776	6.8%	76,349	6.3%	80,457	6.5%	82,902	6.5%	83,183	6.1%
Arlington Co.	106,390	10.5%	106,688	9.9%	110,270	9.1%	113,187	9.2%	116,627	9.2%	121,350	8.9%
Fairfax Co.	474,470	46.7%	503,184	46.9%	554,916	46.3%	552,429	44.9%	569,221	44.9%	586,301	42.9%
Northern Va. part of Washington MSA	1,016,400	100%	1,073,754	100%	1,205,615	100%	1,230,765	100%	1,268,175	100%	1,366,329	100%

*Annual Average
Does not include people for whom unemployment insurance 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	45,456	58,846	60,925	68,375	78,398
Potomac West	5,077	5,215	5,001	4,673	6,073
N. Ridge/Rosemont	4,131	3,936	3,936	3,936	3,994
Seminary East	7,355	7,610	7,855	5,005	8,005
Landmark	13,537	13,646	13,595	18,210	22,441
Seminary West	14,271	16,488	16,488	21,327	22,585
Total	91,277	105,741	107,800	121,526	141,496

Source: MWCOG Cooperative Forecasting Round 7.0

TABLE 28: EMPLOYMENT BY INDUSTRY¹ IN ALEXANDRIA (AT PLACE) 1990 - 2001²

	1990	%	1999	%	2000	%	2001	%
Agric/For/Fish	322	0.4%	392	0.5%	432	0.5%	495	0.5%
Mining	66	0.1%	223	0.3%	174	0.2%	0	0.0%
Construction	3,520	4.3%	2,655	3.1%	3,105	3.4%	3,279	3.5%
Manufacturing	2,750	3.4%	2,093	2.4%	2,140	2.3%	1,924	2.1%
Transportation	4,299	5.3%	3,651	4.2%	3,797	4.2%	3,848	4.2%
Wholesale Trade	2,954	3.6%	2,837	3.3%	2,860	3.1%	2,745	3.0%
Retail Trade	16,496	20.2%	14,254	16.4%	14,594	16.0%	14,679	15.9%
Financial/Insurance/ Real Estate	6,821	8.3%	5,709	6.6%	5,987	6.5%	6,095	6.6%
Services ³	32,236	39.4%	39,800	45.7%	42,182	46.1%	42,885	46.4%
Business Services	6,698	8.2%	10,889	12.5%	12,141	13.3%	11,938	12.9%
Health Services	4,719	5.8%	4,021	4.6%	4,106	4.5%	4,192	4.5%
Membership Organ.	4,142	5.1%	5,634	6.5%	5,891	6.4%	5,882	6.4%
Engineer/Mgmt.	7,361	9.0%	8,055	9.3%	8,316	9.1%	8,778	9.5%
Government	12,328	15.1%	15,431	17.7%	16,167	17.7%	16,438	17.8%
State	1,044	1.3%	1,058	1.2%	1,097	1.2%	1,100	1.2%
Local ⁴	5,906	7.2%	7,036	8.1%	7,312	8.0%	7,346	7.9%
Federal	6,379	7.8%	7,336	8.4%	7,758	8.5%	7,992	8.6%
Total	81,792	100%	87,045	100%	91,437	100%	92,505	100%

1. In 2002 the State changed the employment categories from SIC to NAIC prohibiting a time series by category including data from 2002 and on.

2. Average for quarter ending June 30.

3. Not all service categories are shown.

4. Includes City, Public School, ARHA, WMATA and Airport Authority Employees

Source: Virginia Department of Taxation.

TABLE 29: EMPLOYMENT BY INDUSTRY¹ IN ALEXANDRIA (AT PLACE)

	2003	%	2004	%	2005	%	2006	%
Agri./For./Fish	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Construction	3,891	4.2%	3,874	4.2%	4,322	4.3%	4,574	4.5%
Manufacturing	1,445	1.6%	1,533	1.7%	1,368	1.4%	1,413	1.4%
Transportation	1,843	2.0%	1,927	2.1%	1,836	1.8%	1,759	1.7%
Information	2,421	2.6%	2,141	2.3%	1,905	1.9%	1,967	1.9%
Utilities	-	-	362	0.4%	364	0.4%	344	0.3%
Wholesale Trade	2,382	2.6%	2,483	2.7%	2,664	2.6%	2,118	2.1%
Retail Trade	8,615	9.4%	9,077	9.8%	8,714	8.6%	8,159	8.0%
Finance/Insurance/ Real Estate	6,844	7.5%	6,402	6.9%	6,548	6.5%	6,363	6.2%
Services ²	47,267	51.5%	48,747	52.8%	50,328	49.7%	51,452	50.5%
Prof./Tech Services	14,340	15.7%	14,885	16.1%	15,589	15.4%	16,343	16.0%
Food Serv./ Drinking Pl.	6,485	7.1%	6,768	7.3%	6,261	6.2%	6,336	6.2%
Membership Org.	8,272	9.0%	6,903	7.5%	7,050	7.0%	7,235	7.1%
Admin. & Supt. Service	5,888	6.4%	5,572	6.0%	6,690	6.6%	6,887	6.8%
Government	16,571	18.1%	15,763	17.1%	23,171	22.9%	23,816	23.4%
State	878	1.0%	1,061	1.1%	1,072	1.1%	1,059	1.0%
Local ³	7,931	8.6%	7,797	8.4%	7,792	7.7%	7,985	7.8%
Federal	7,762	8.5%	6,905	7.5%	14,307 ⁴	14.1%	14,772 ⁴	14.5%
Total	91,614	100%	92,316	100%	101,220	100%	101,966	

1. In 2002 the State changed the employment categories from SIC to NAIC prohibiting a time series including data from 2001 or earlier. Data the average for quarter ending June 30.

2. Not all service categories shown.

3. Includes City, Public School, ARHA, WMATA and Airport Authority Employees.

4. Estimates of Federal Employment

Source: Virginia Department of Taxation.

TABLE 30: UNEMPLOYMENT RATE (YEARLY AVERAGE)

	1985	1990	1995	2000	2001	2002	2003	2004	2005
Alexandria									
Northern Virginia	3.6%	2.8%	4.4%	1.8%	2.7%	3.6%	3.2%	2.9%	2.8%
Virginia	2.8%	2.3%	3.1%	1.6%	2.5%	3.3%	3.1%	2.7%	2.5%
Nationwide	5.6%	4.4%	4.5%	2.3%	3.2%	4.2%	4.1%	3.7%	3.5%
	7.2%	5.6%	5.6%	4.0%	4.7%	5.8%	6.0%	5.5%	5.1%

Source: Virginia Employment Commission.

TABLE 31: TOURISM IN ALEXANDRIA

	2000	2002	2003	2004	2005	2006
Hotel Occupancy Rate						
Alexandria	72.8%	64.0%	63.3%	70.0%	72.9%	67.7%
Metropolitan DC	71.7%	65.4%	66.4%	70.6%	71.3%	68.4%
Average Room Rate						
Alexandria		\$97.55	\$100.27	\$105.36	\$113.97	\$124.73
Metropolitan DC		\$110.95	\$110.85	\$118.51	\$131.51	\$141.01

Source: Virginia Tourism Corporation.

TABLE 32: TAXABLE RETAIL SALES

Number of Registered Dealers	
	2006
Clothing, accessories, sporting goods hobby, books music stores	289
Health & Personal Care	22
Furniture, Home furnishings, appliances, garden equipment, building supply stores	179
General Merchandise stores	29
Miscellaneous Stores	355
Wholesale	144
Food, Beverage & ABC Stores	116
Food Services & Drinking Places	378
Accommodation	29
Motor Vehicles, Parts & Garages	76
Manufacturing & Contracting	115
Other	1,591
Total	2,891

Source: Department of Taxation,
Commonwealth of Virginia.

RETAIL SALES TAXABLES (Millions)

	2006
Clothing, accessories, sporting goods, hobby, books music stores	\$146.2
Health & Personal Care	\$43.8
Furniture, Home furnishings, appliances, garden equipment, building supplies	\$312.9
General Merchandise Stores	\$253.9
Miscellaneous Stores	\$70.9
Wholesale	\$89.4
Food, Beverage & ABC Stores	\$273.0
Food Services & Drinking Places	\$289.6
Accommodation	\$81.8
Motor Vehicles, Parts & Garages	\$67.3
Manufacturing & Contracting	\$63.5
Other	\$415.7
Total	\$2,108.0

Source: Department of Taxation,
Commonwealth of Virginia

GROSS TAXABLE SALES (MILLIONS)

	1980	1990	2000	2003	2004	2005	2006
Alexandria	\$577.1	\$1,105.7	\$1,744.4	\$1,840.9	\$1,907.6	\$1,849.0	\$2,100.9
Arlington Co.	\$680.4	\$1,595.3	\$2,338.7	\$2,422.1	\$2,585.4	\$2,438.8	\$2,755.5
Fairfax Co.	\$2,255.0	\$6,498.3	\$11,322.9	\$11,677.7	\$12,662.7	\$11,598.8	\$13,289.9

Source: "Taxable Sales in Virginia Counties and Cities Based on Retail Sales Tax Revenues Annual Report"
Department of Taxation, Commonwealth of Virginia.

TABLE 35: CITY OF ALEXANDRIA'S BUDGET EXPENDITURES

General Fund In Millions	FY 2004 Approved	FY2005 Approved	FY 2006 Adjusted	FY 2007 Adjusted	FY 2008 Proposed
City Operating Expenditures	\$238.2	\$261.0	\$272.5	\$297.8	\$298.4
Transit Subsidies	-	-	\$12.5	\$14.2	\$15.3
Capital Projects/Debt Service	\$38.3	\$41.8	\$46.8	\$35.8	\$39.7
City Appropriation to Schools	\$121.2	\$130.1	\$138.8	\$149.9	\$155.5
Total General Fund Budget	\$398.6	\$432.9	\$470.5	\$497.7	\$508.9

TABLE 36: TAX RATES

	FY 2000	FY 2005	FY 2006	FY 2007	FY 2008 Proposed
Real Estate Tax per \$100 of Value	\$1.11	99.5¢	91.5 ¢	81.5¢	81.5¢
Personal Property Tax per \$100 of Value	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75
Refuse Collection Disposal per Household	NA	\$205	\$229	\$237	\$264

TABLE 37 GROWTH IN FEDERAL EXPENDITURES IN MILLIONS

	2000	2001	2002	2003	2004	% Change 2000-04
Alexandria	\$2,509.6	\$2,648.3	\$3,009.7	\$3,545.9	\$4,104.9	63.6%
Arlington Co.	\$6,485.9	\$6,780.0	\$7,582.0	\$8,838.0	\$9,725.3	49.9%
Fairfax Co.	\$10,421.3	\$11,279.4	\$12,135.6	\$14,791.3	\$17,383.4	66.8%
Loudoun Co.	\$998.8	\$1,164.5	\$1,628.4	\$2,293.7	\$2,295.5	129.8%
Prince William Co.	\$1,250.3	\$1,446.5	\$1,629.5	\$1,601.5	\$1,914.7	53.1%
District of Columbia	\$27,417.6	\$30,953.5	\$33,500.0	\$34,749.8	\$37,629.7	37.2%
Montgomery Co.	\$10,635.6	\$10,644.8	\$12,083.1	\$13,341.4	\$15,294.4	43.8%
Prince George's Co.	\$7,344.2	\$7,964.9	\$9,157.4	\$9,127.7	\$10,372.5	41.2%

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