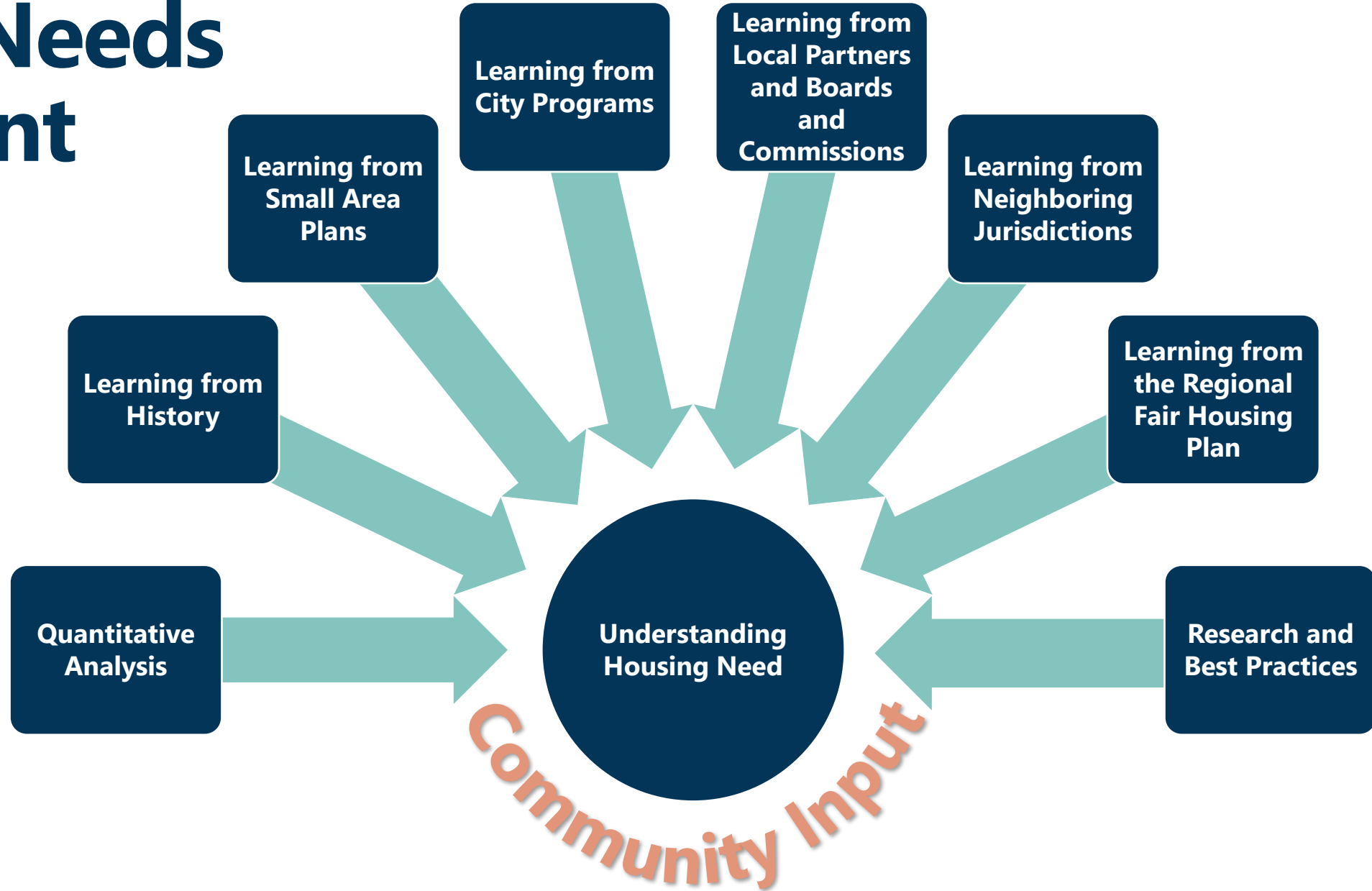


# Housing 2040 Master Plan

**Quantitative Housing Needs Analysis Presentation**

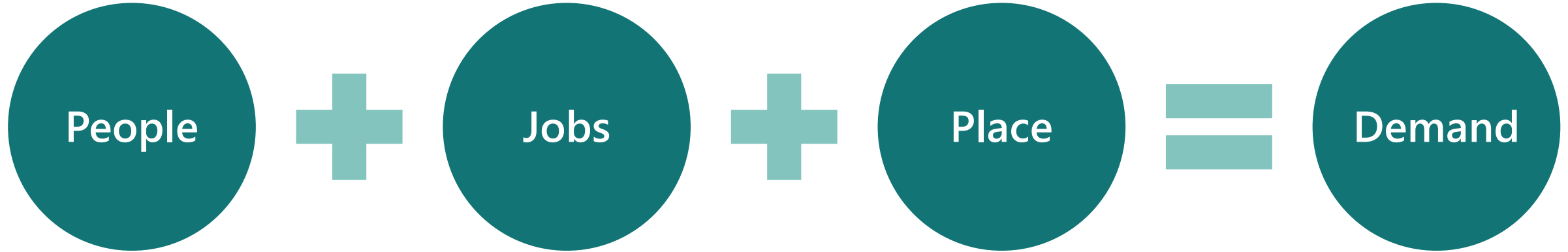
September 18, 2024

# Housing Needs Assessment Process



# Quantitative Housing Needs Analysis (HNA)

(what we've learned so far)

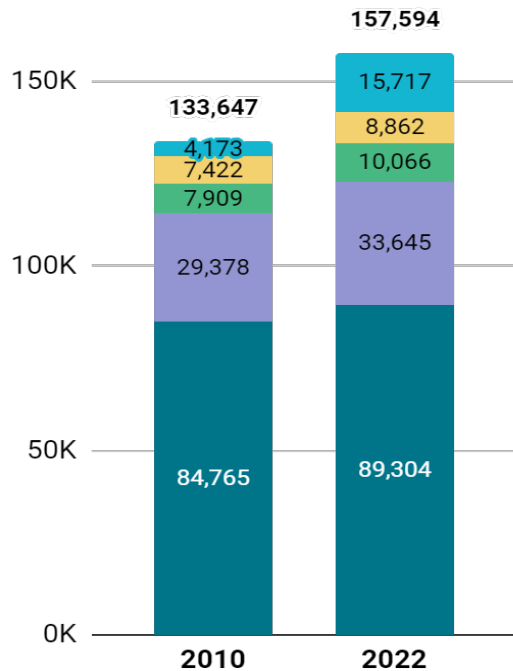
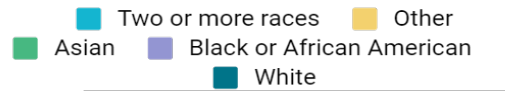


# Quantitative Housing Needs Analysis (HNA)

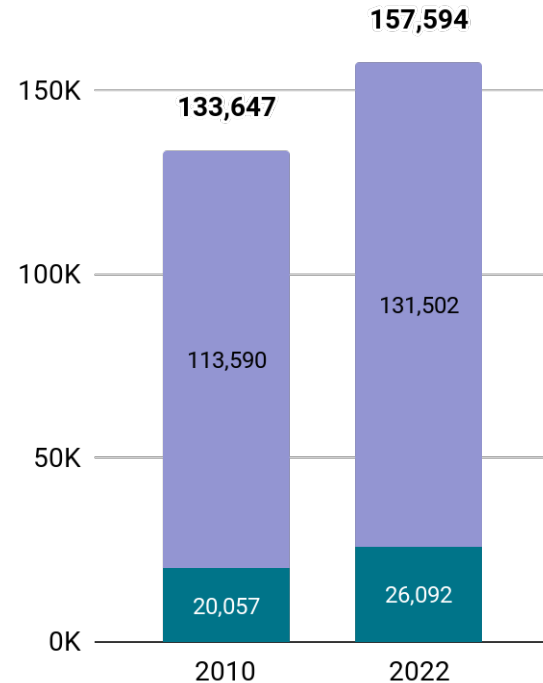
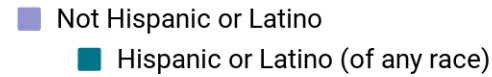


# Race and Ethnicity

Population by race



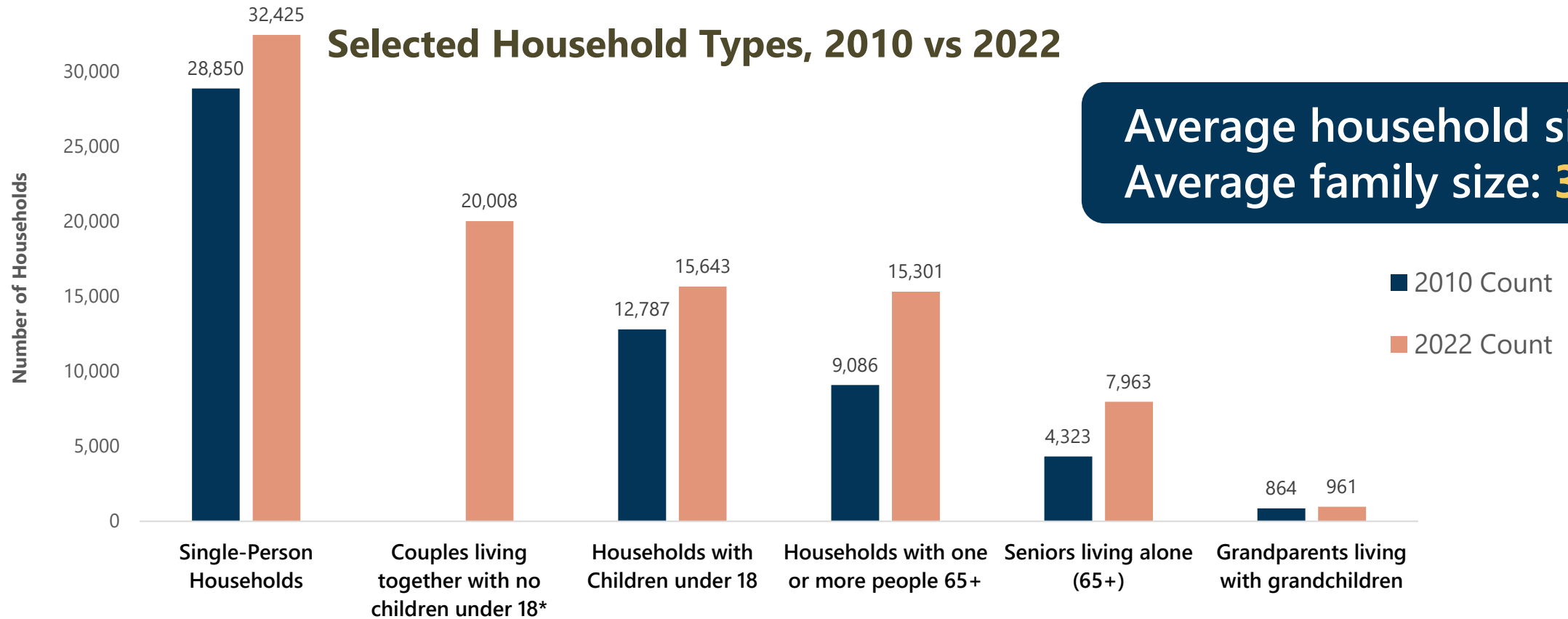
Population by ethnicity



We are a diverse city and growing more so by the year. Housing needs will continue to evolve as Alexandria changes.

**30%** of Alexandrians (5+ years of age) speak a language other than English at home

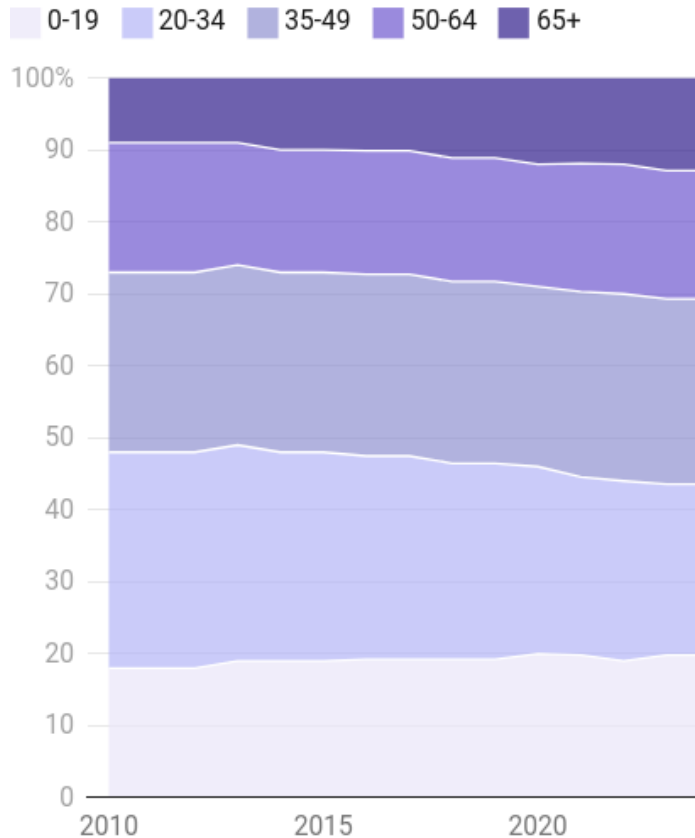
# Household Typologies



\*2010 ACS data for this category is unavailable.

# Age

## Share of population by age group



Age	2010	2022
0-19	18%	19%
20-34	30%	25%
35-49	25%	26%
50-64	18%	18%
65+	9%	12%

**Median Age**

**2022: 37.4 years**

**2010: 35.7 years**

The age of our residents is, on average, increasing. Seniors are experiencing the greatest growth; younger adults (20-34) are experiencing the largest decline.

# Area Median Income

## Area Median Income (AMI)

Income levels that are established annually by the Department of Housing and Urban Development for households of different sizes, **where half of the households in the region earn more and half earn less.** [2024 AMIs by household size](#), along with associated maximum rents, are available online.

%AMI	1 Person	2 People	3 People	4 People	5 People	6 People
30%	\$ 32,500	\$ 37,150	\$ 41,800	\$ 46,400	\$ 50,150	\$ 53,850
40%	\$ 43,320	\$ 49,520	\$ 55,720	\$ 61,880	\$ 66,840	\$ 71,800
50%	\$ 54,150	\$ 61,900	\$ 69,650	\$ 77,350	\$ 83,550	\$ 89,750
60%	\$ 64,980	\$ 74,280	\$ 83,580	\$ 92,820	\$ 100,260	\$ 107,700
80%	\$ 86,640	\$ 99,040	\$ 111,440	\$ 123,760	\$ 133,680	\$ 143,600
<b>100%</b>	<b>\$ 108,300</b>	<b>\$ 123,800</b>	<b>\$ 139,300</b>	<b>\$ 154,700</b>	<b>\$ 167,100</b>	<b>\$ 179,500</b>
120%	\$ 129,960	\$ 148,560	\$ 167,160	\$ 185,640	\$ 200,520	\$ 215,400

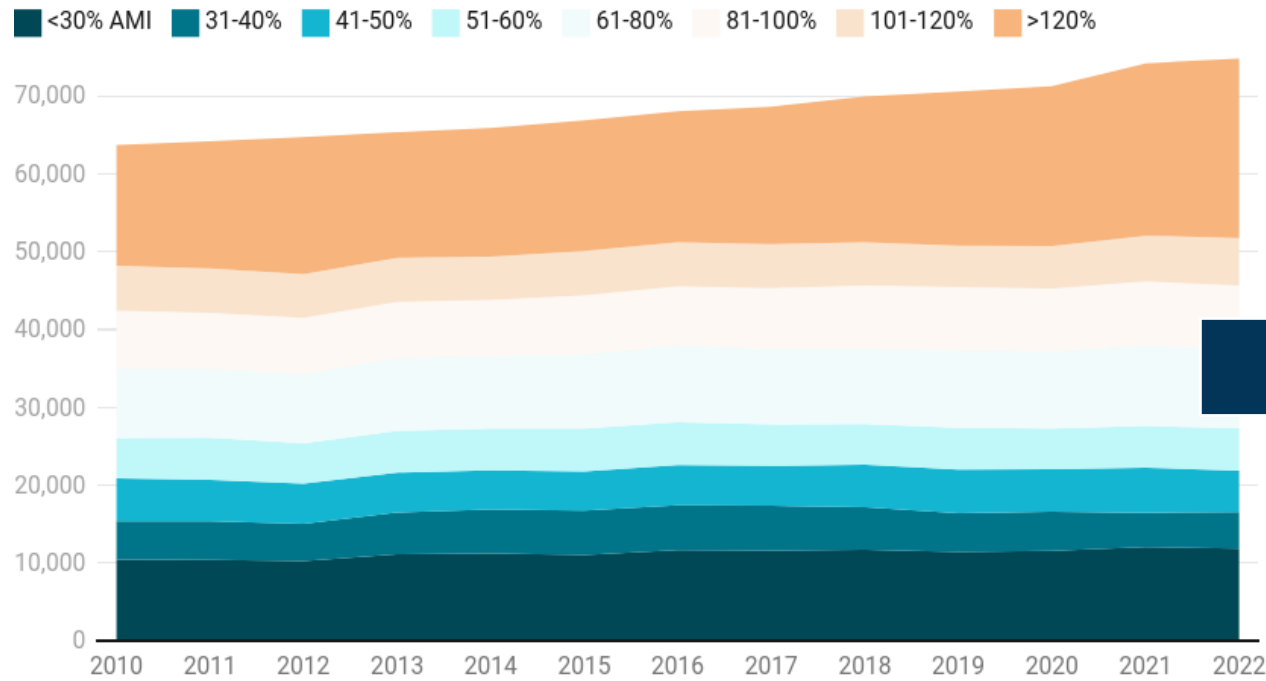


In 2024, the AMI for a 4-person household for the Washington, DC region is **\$154,700.**



# Trends in Household Income

### Household Change by Area Median Income, 2010-2022



### Distribution of Households by AMI in 2022

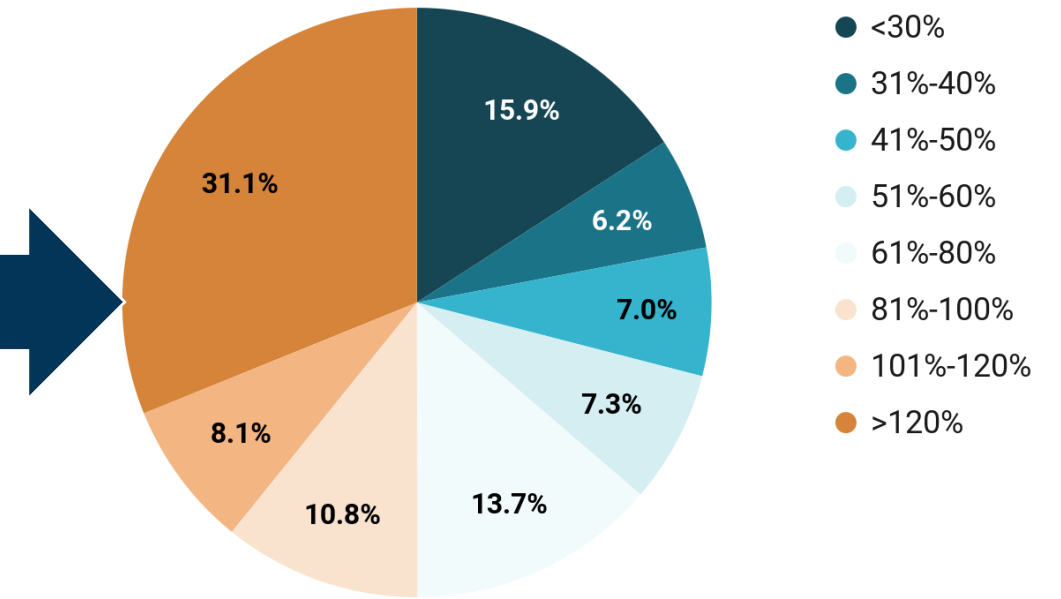


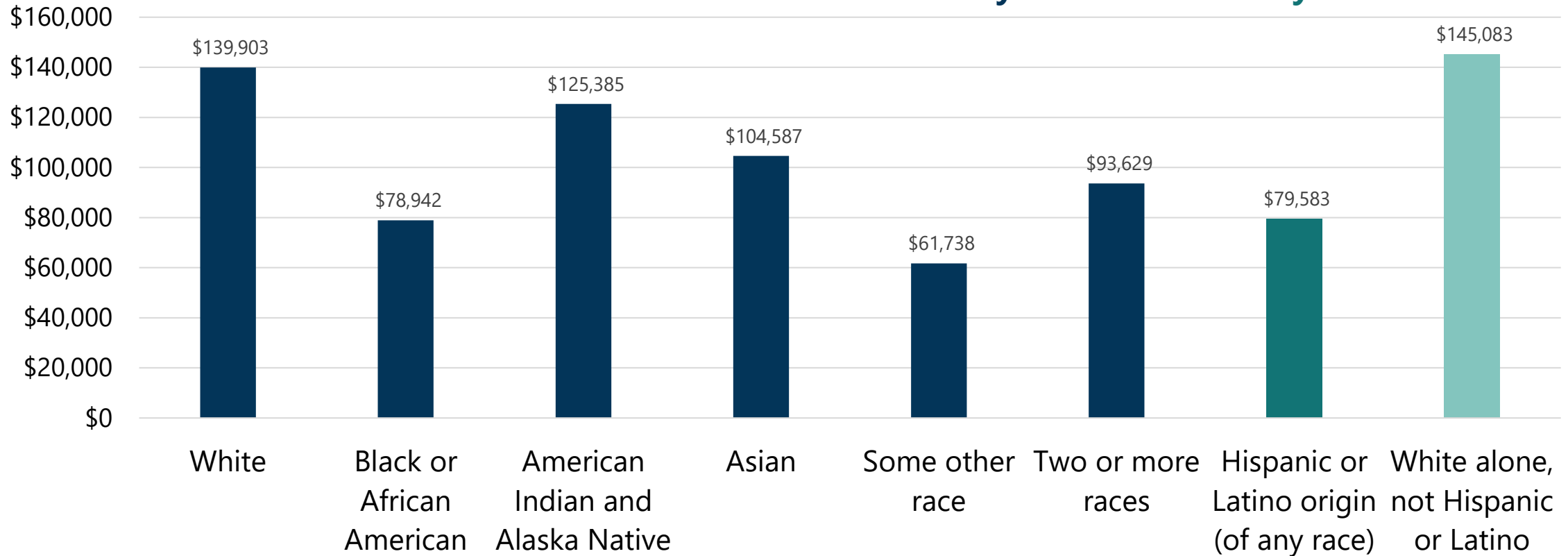
Chart: CommunityScale • Source: ACS, CPI, HUD • Created with Datawrapper

Source(s): ACS 5-Year Estimates, 2010-2022

# Household Income by Race and Ethnicity

Alexandria median household income  
2022: \$113,179  
2010: \$108,506 (2022 dollars) **4.3%**

Alexandria Median Household Income by Race and Ethnicity



Source: ACS 5-Year Estimates, 2022

People

Jobs

Place

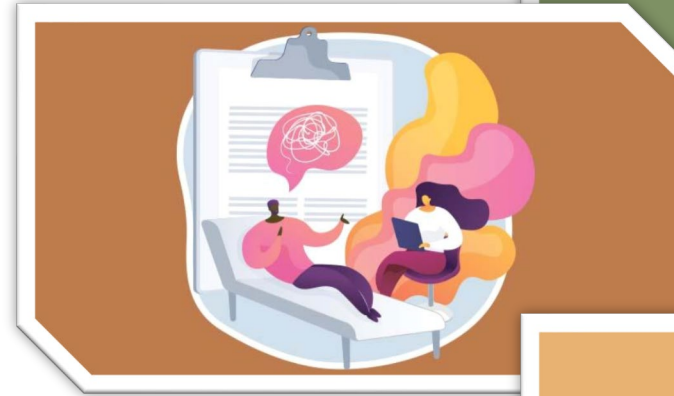
Demand

# Department of Community and Human Services (DCHS)

Annually serves over 40,000 city residents of all ages with incomes ranging from \$15,000 to \$25,000

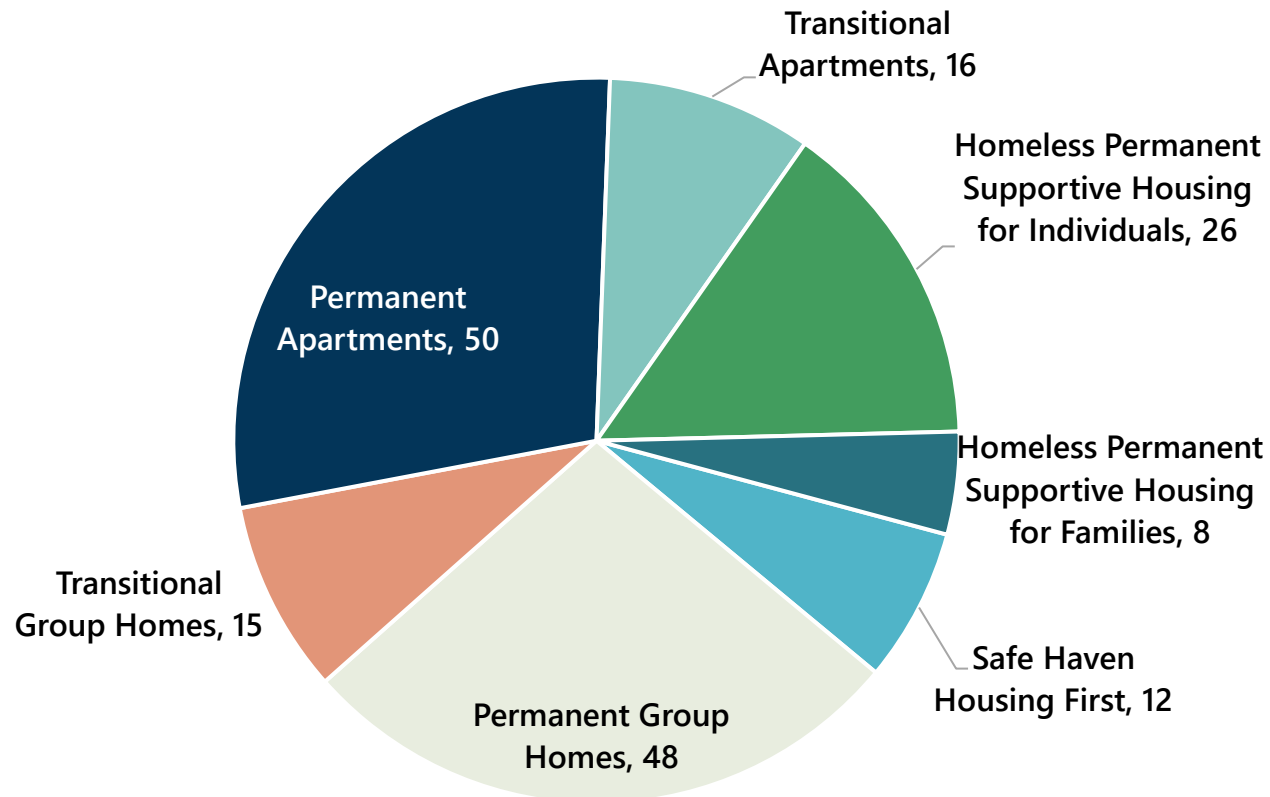
Between July 2023 and June 2024,

- 1,580 residents accessed housing crisis services, 489 sought emergency shelter, and 1,091 requested emergency rental assistance
- 4,400+ residents with an average income of \$15,868 accessed behavioral health services
- Older adults made up 10-11% of the homeless population and tended to stay in shelters 30 days longer than other adults



# Department of Community and Human Services (DCHS)

## Supportive Housing



There are **175 Permanent Supportive and Transitional Housing beds** in Alexandria operated by DCHS and nonprofit partners.

Permanent Supportive Housing (PSH) serves residents with challenges including serious mental illness, substance use disorders, or other chronic health conditions. Other supportive housing includes group homes for those with Intellectual and Developmental Disabilities. Many are on fixed incomes, such as Social Security Disability, averaging less than \$10,000/year.

Households utilizing PSH programs hold a lease and pay 1/3 of their income in rent. Supportive services are provided by DCHS, as well as nonprofit providers.

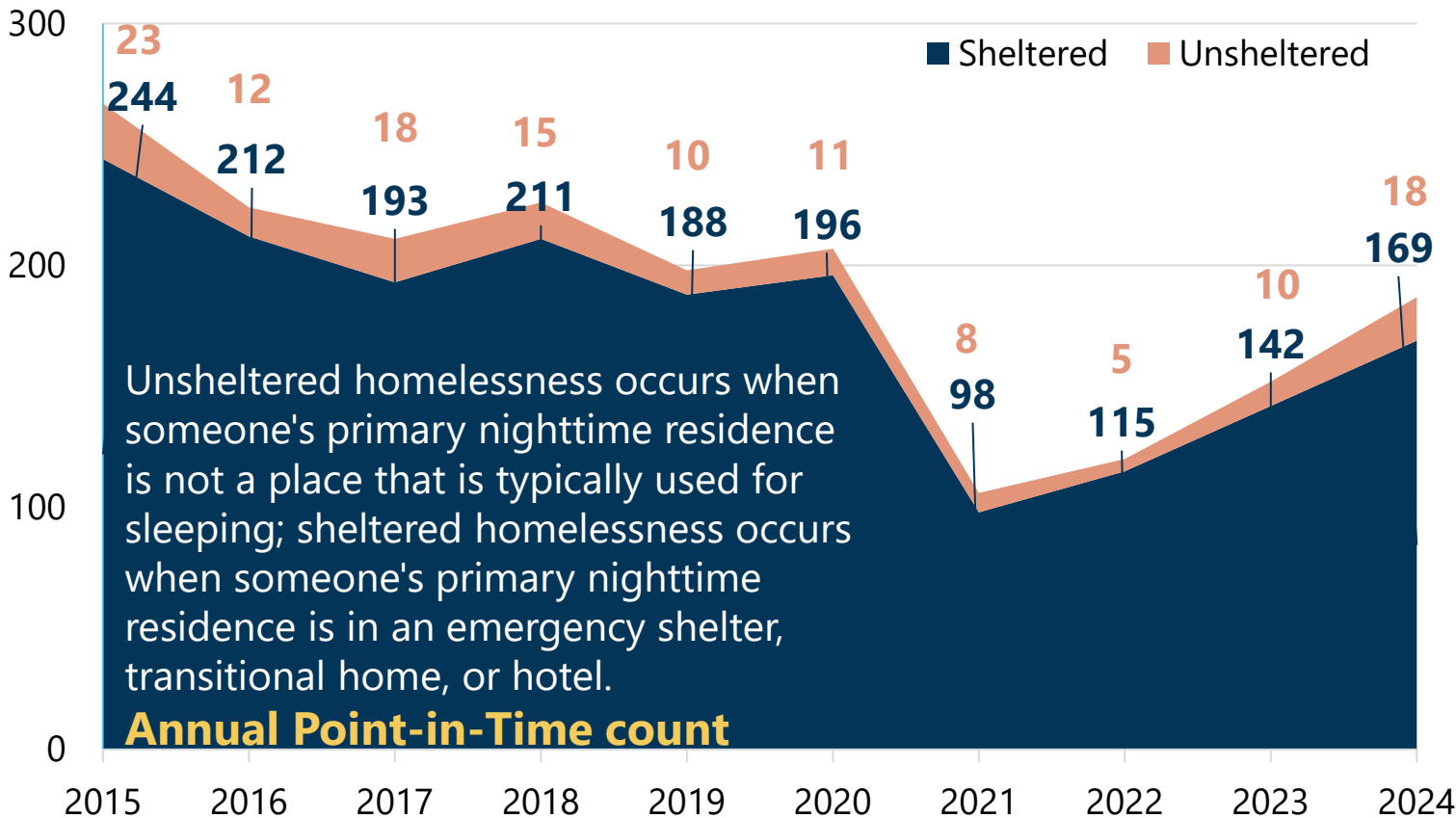
# Department of Community and Human Services (DCHS)

People

Jobs

Place

Demand



Unsheltered homelessness occurs when someone's primary nighttime residence is not a place that is typically used for sleeping; sheltered homelessness occurs when someone's primary nighttime residence is in an emergency shelter, transitional home, or hotel.

## Annual Point-in-Time count

There are three shelters in Alexandria:

- Alexandria Community Shelter (64 beds for singles and families)
- Carpenter's Shelter - Hoffman Center (64 beds for families)
- Domestic violence shelter (20 beds single women and with children)

The annual **Point-in-Time (PIT)** count provides a snapshot of residents experiencing homelessness. The 2024 PIT showed:

- A 108% increase in the number of children experiencing homelessness (from 25 to 52)
- An increase in the number of children impacted by domestic violence
- 29% of residents counted were employed
- An increase in persons reporting chronic health conditions

**738** number of people served in emergency and winter shelters in FY24

# Key Takeaways

## People

Alexandria is a **diverse city** and becoming increasingly so.

Alexandria residents are **becoming more affluent** as households with incomes at 120%+ of the area median income increased by almost 50%.

Differences in median household income highlight the legacy of historical **racial inequities** in Alexandria.

**Single-person households** are the most common household type in Alexandria.

Seniors (65+) living alone account for the **highest rate of household growth** since 2010.

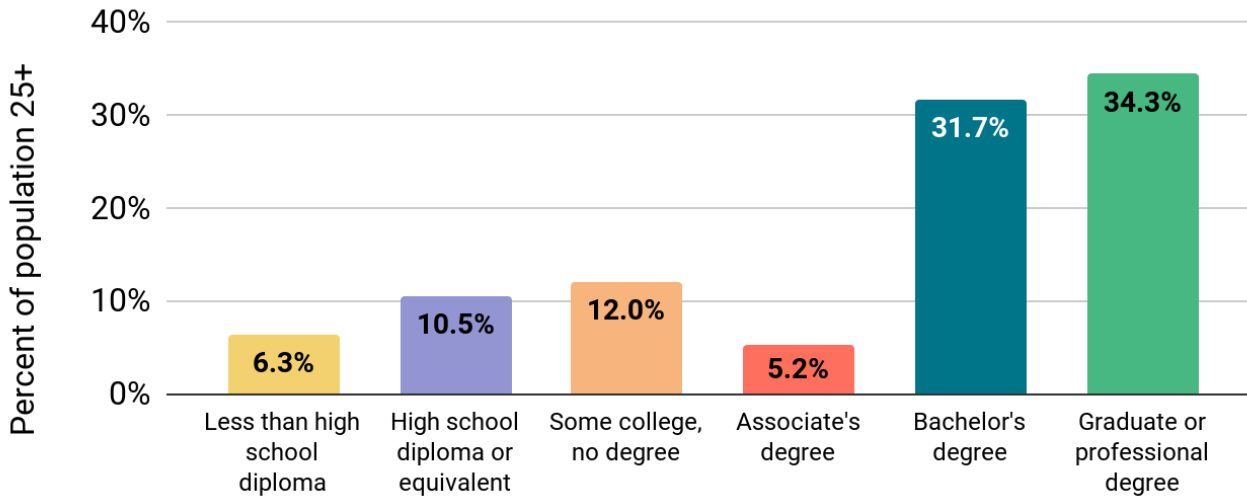
Alexandria residents are, on average, **growing older** while young adults represent a **shrinking portion** of the City's population.

# Quantitative Housing Needs Analysis (HNA)

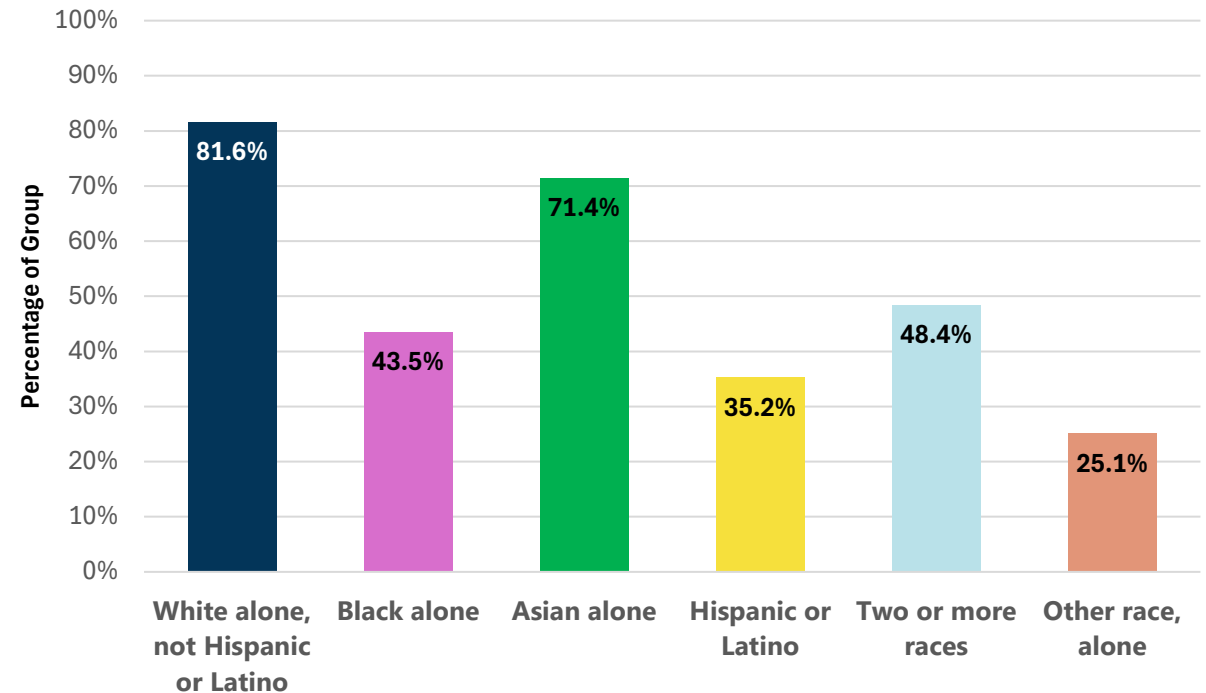


# Educational Attainment

### Highest educational attainment in population older than 25



### Percentage of racial/ethnic group with a Bachelor's degree or higher



**\$29,661**

Median income for a worker with a high school diploma or GED

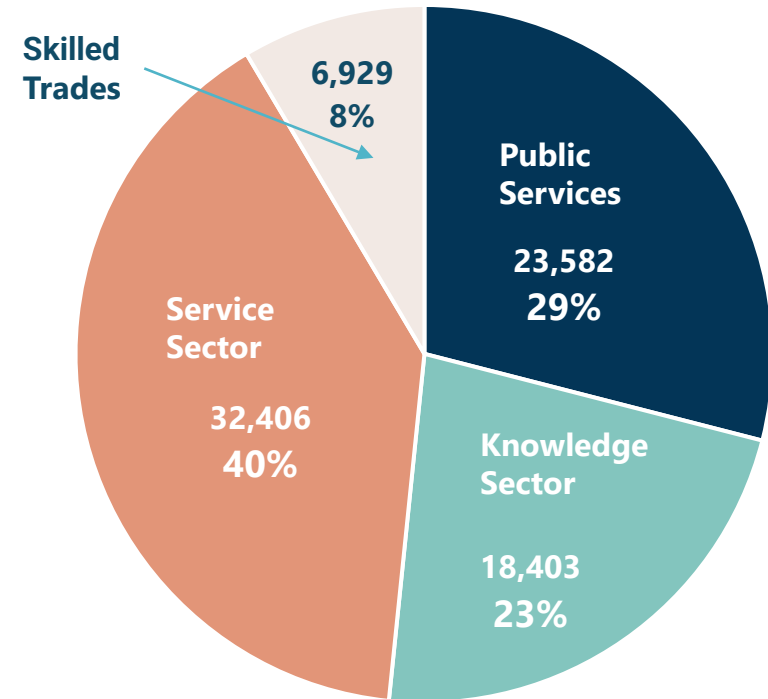
**\$85,725**

Median income for a worker with a Bachelor's Degree



# Economic Overview

## Alexandria Jobs by Sector, 2023



## Alexandria's Economy

**Public Services:** Public administration (local, state, and federal), education, health care, and social services

**Service Sector:** Food, retail, hospitality, recreation, security, and custodial services

**Knowledge Sector:** Professional, scientific, financial, technology, insurance, information, and management services

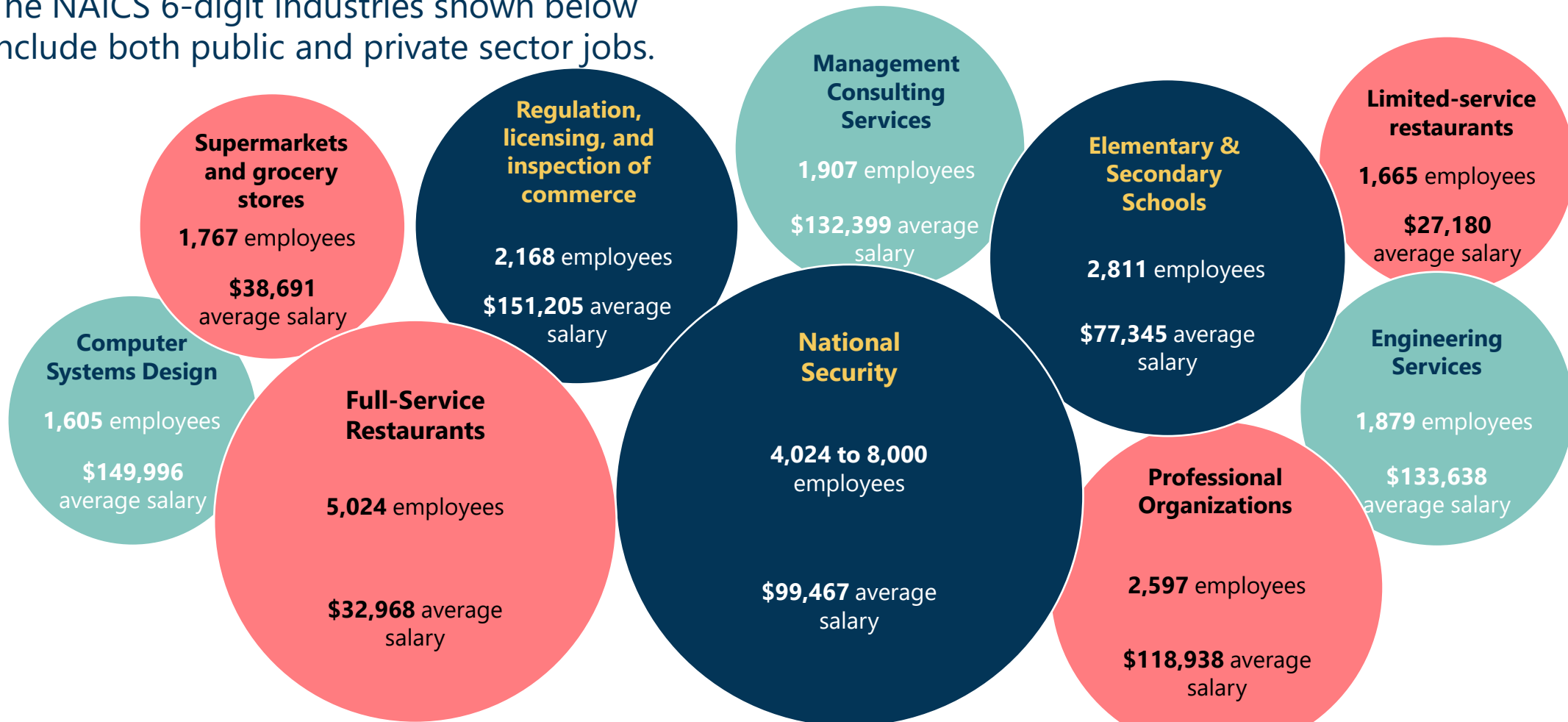
**Skilled Trades:** Transportation, construction, goods production, utilities, and other

2023 QCEW Estimate of  
Total Jobs in the City of  
Alexandria

# 81,320

# Top 10 Industries in Alexandria, 2023

The NAICS 6-digit industries shown below include both public and private sector jobs.



Key



Public Services



Service Sector



Knowledge Sector

# 2024 Salaries/Incomes

(assuming full-time employment)

## Salaries above 80% AMI

\$101,038 Registered Nurse

\$105,471 Architect

\$123,184 Management Analyst

\$145,897 Software Developer

\$189,189 Lawyer

## 61-80% AMI Salaries

\$64,988 ACPS First-Year Teacher, Master's (195-day contract)

\$86,546 City of Alexandria HR Compensation Analyst

## 41-50% AMI Salaries

\$44,663 Hairstylist

\$46,343 Construction Laborer

\$47,029 ACPS Administrative Assistant I (Step 1)

\$50,669 ACPS Bus Driver (Step 1)

\$50,694 Exercise/Personal Trainer

## 51-60% AMI Salaries

\$57,207 ACPS First-Year Teacher, Bachelor's (195-day contract)

\$57,332 AFD Firefighter I (starting)

\$60,359 DCHS Community Services Specialist II

\$61,057 Library Assistant II

\$61,503 APD Police Officer I (starting)

## Salaries/Income below 30% AMI

\$11,304 Supplemental Security Income (SSI)

\$24,960 Virginia Minimum Wage

\$27,040 McDonald's Crew Member

## 31-40% AMI Salaries

\$36,219 Retail Salesperson

\$36,704 Hotel/Motel Desk Clerk

\$36,879 Childcare Worker

\$37,107 ACPS Cafeteria Aide (Step 10)

\$37,107 ACPS Custodian (Step 7)

\$38,480 CVS Store Associate

\$38,559 Restaurant Cook

\$39,520 Aldi Cashier/Stocker

\$41,600 NVCC Administrative Assistant

\$41,808 ACPS Security Officer (Step 1)

# Key Takeaways

## Jobs

Many workers struggle to afford housing in Alexandria.

Alexandria's economy is divided between high-wage and low-wage industries.

The service sector represents the largest part of our local economy, but many of its jobs are low-wage.

Racial disparities in educational attainment can lead to disparities in employment opportunities and household incomes.

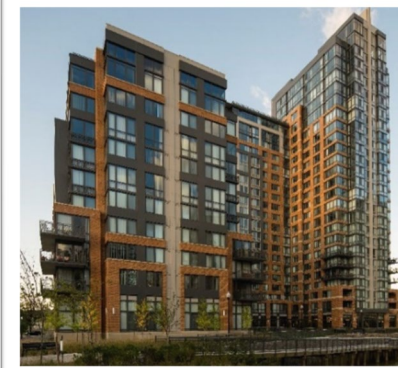
# Quantitative Housing Needs Analysis (HNA)







**~84,000**  
Number of  
housing units in  
Alexandria in 2024

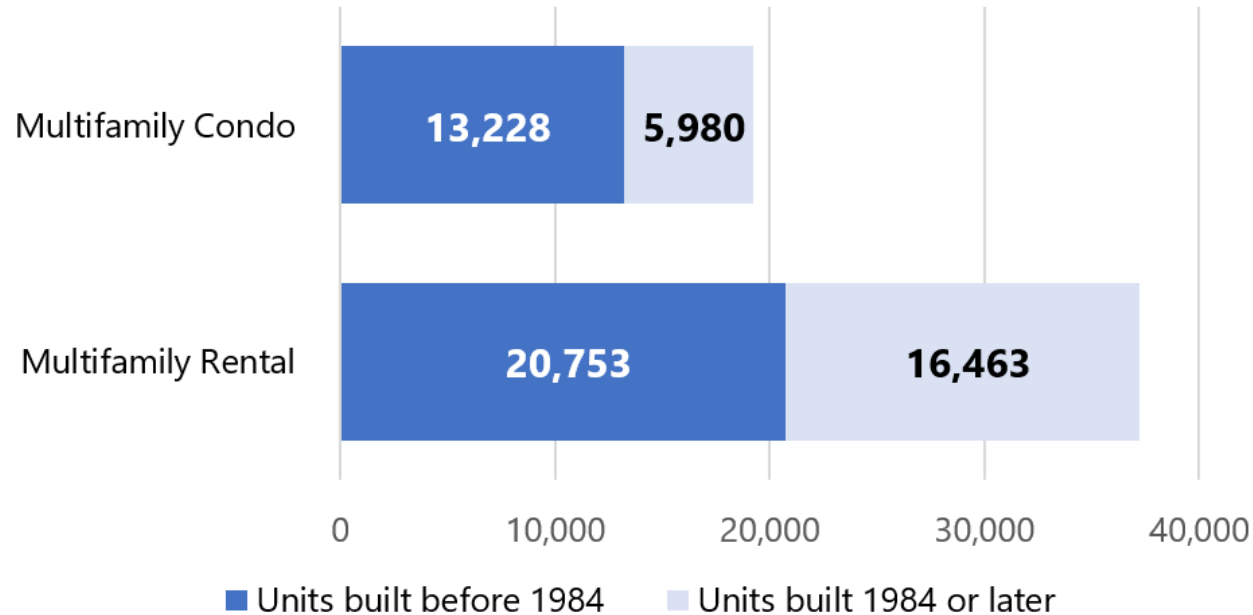




# Multifamily Housing

## Now vs. Then

Multifamily units by year built



Median year built for multifamily condominium buildings:

**1986**

Median year built for multifamily rental buildings:

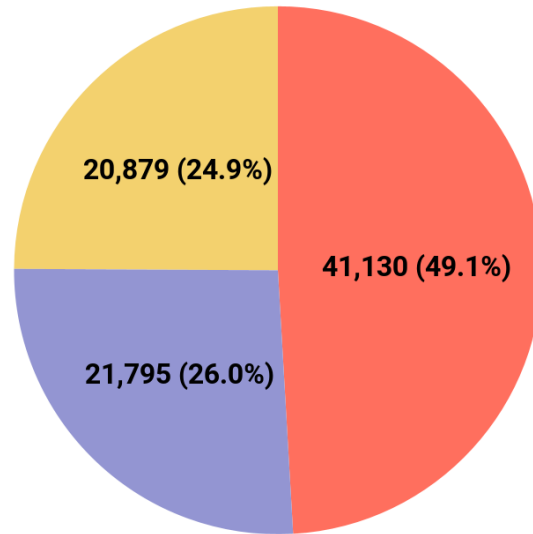
**1966**

This does not include committed affordable properties.

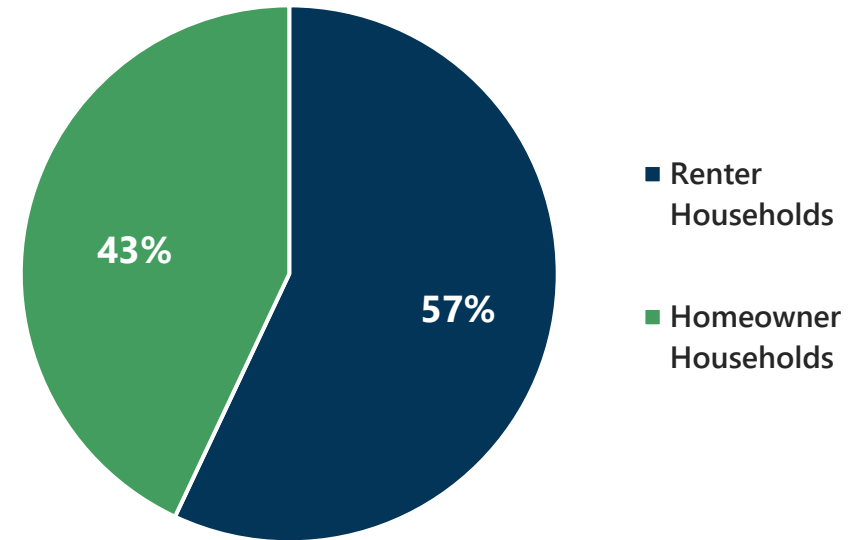
# Housing Use in the City

### Housing Ownership: How housing is legally structured and assessed

● Rental ● Fee simple ● Condominium



### Housing Ownership: How housing is being used



Fee simple means you have complete ownership of land and any buildings on it – you can use, sell, or pass it on. Fee simple units consist of single-family detached and attached units. Some single-family attached units (townhomes) are structured as condominiums.

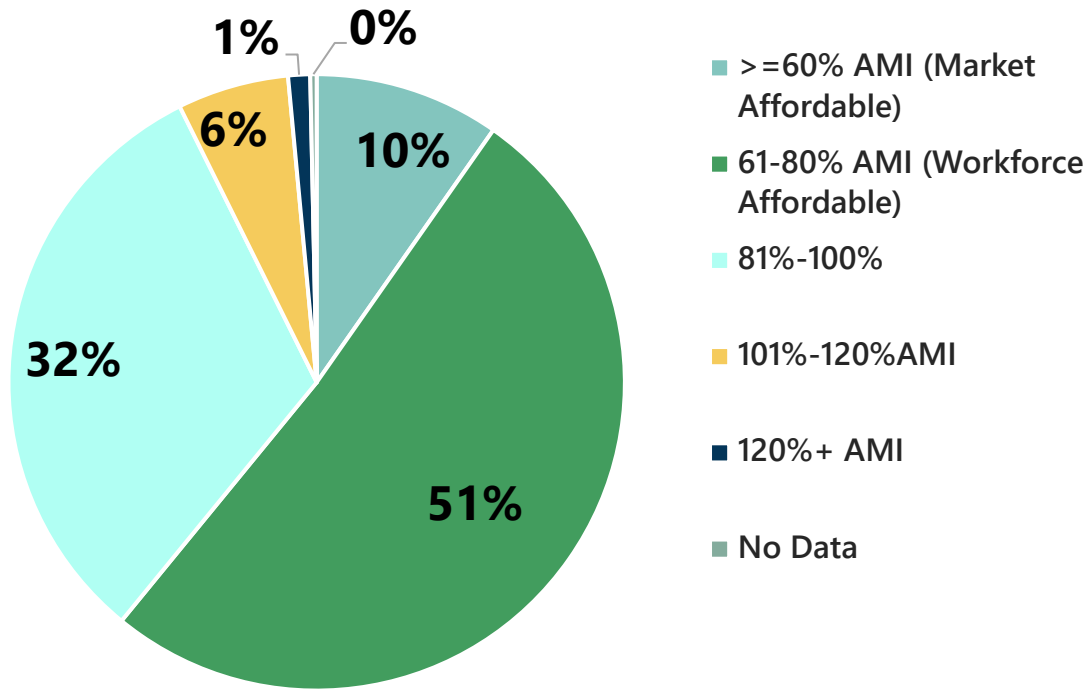
**Approx. 70** accessory dwelling units permitted (August 2024)

**Approx. 725** short-term rentals (April 2024)

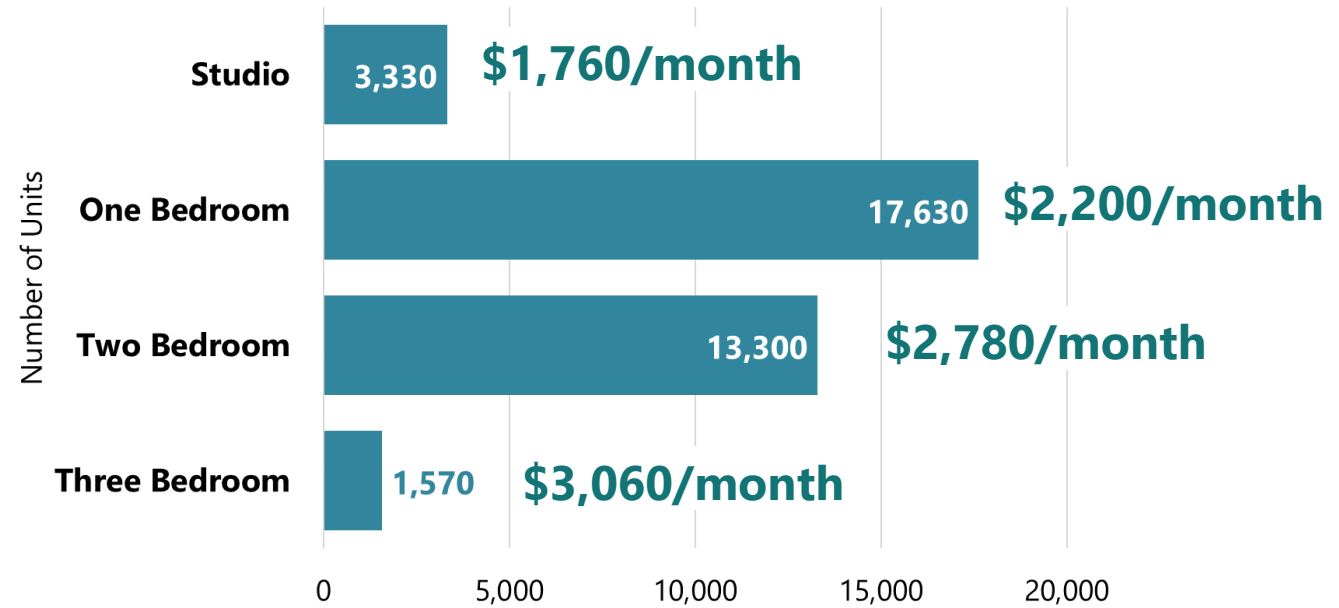


# Market-Rate Rental Housing

Market-Rate Rental Housing by Level of Affordability



Market-Rate Rental Housing by Unit Type & Average Utility-Adjusted Rent



Committed affordable rental units are not included.

# Accessible Housing Units

~750+ new accessible units

Since the early 1990s, multifamily properties must provide a minimum 2% accessible units.

+ accessibility created in federally-assisted projects, including Low Income Housing Tax Credit (LIHTC) program

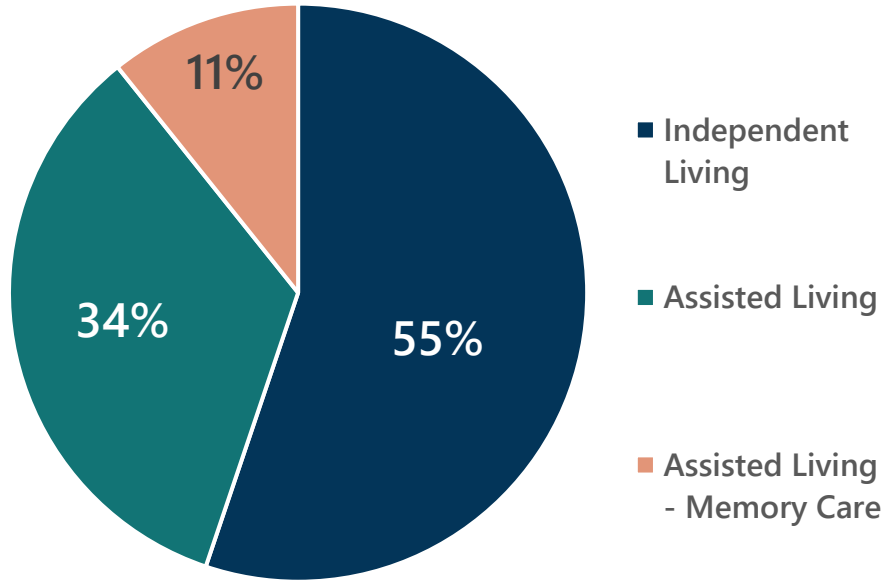
LIHTC incentivizes the production of accessible units; LIHTC properties include up to 10% of units as accessible, including units for persons with visual and hearing impairments.



+ Rental Accessibility Modification Program

+ Home Rehabilitation Loan Program

# Senior & Assisted Living



**~2,100**

units that are age-restricted and/or provide housing with integrated care; of these, 900+ are licensed for assisted living (approximately 1/4 provide memory care services).

Source(s): City of Alexandria

## 1-2 person senior homeowner households

Unit size	Count
3 beds	4,597
4+ beds	3,230

Seniors choose to remain in their homes as they age for a variety of reasons. Some prefer to age-in-place; others may prefer to downsize if suitable alternatives, in their price range, were available.

**~130**  
# of Alexandrians served by City's Senior Rent Relief Program



# Definitions

**Committed Affordable Units (CAUs):** Housing units for income-eligible households that are affordable through rent and/or occupancy restrictions under federal, state and/or local programs. Targeted income levels vary by program.

Jurisdictions use different terms to describe affordability. In Alexandria:

**Committed affordable rental units** serve households with incomes up to 60% AMI.

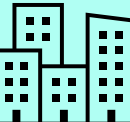
**Workforce committed affordable rental units** serve households with income at 61%-80% AMI.

**Committed affordable homeownership units** typically serve households with incomes at ~65/70%-100% AMI.

The **housing choice voucher** (HCV) program is a federal program assisting very low-income families, the elderly, and the disabled to afford housing in the private market. HCV holders pay 30% of their income toward the rent, and the HCV pays the difference up to an established fair market rent, including utility costs. In the City, HCVs are administered by the Alexandria Redevelopment and Housing Authority (ARHA). **HCVs are tied to a household.**



Funded by the federal government, **project-based vouchers** (PBVs) are a critical source of deeply affordable housing in the City. Households pay 30% of their income toward the rent, and the PBV pays the difference up to an established fair market rent. In the City, some PBVs are administered by ARHA while others are administered through contracts managed directly by HUD or other funding agencies. **PBVs are tied to a unit.**





# ARHA

- The Alexandria Redevelopment and Housing Authority (ARHA) was established by state charter in 1939
- **Resolution 2876** (former Resolution 830), adopted in 2019, reflects the continued joint commitment of the City and ARHA to maintain 1,150 committed affordable housing units responsive to the housing needs of ARHA residents and the local market and to provide tenant protections to any tenant displaced during future redevelopment activities

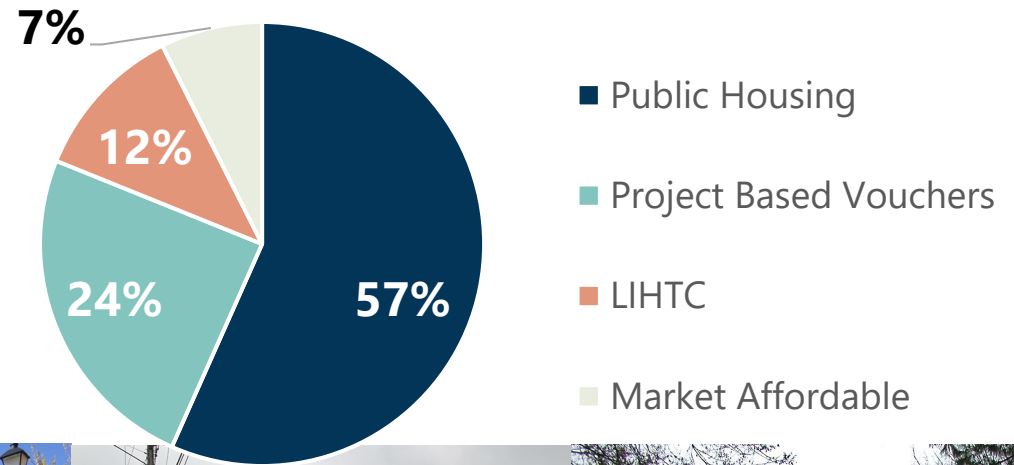
# 1,137

units owned by ARHA as public or affordable housing, including units that serve the city's lowest income residents

# +360

Net new units in the development pipeline for the Ladrey and Samuel Madden communities

### ARHA Units by Source of Affordability



# ARHA

ARHA administers the Housing Choice (former Section 8) Voucher program to provide expanded access to housing on the private market.

~1,660

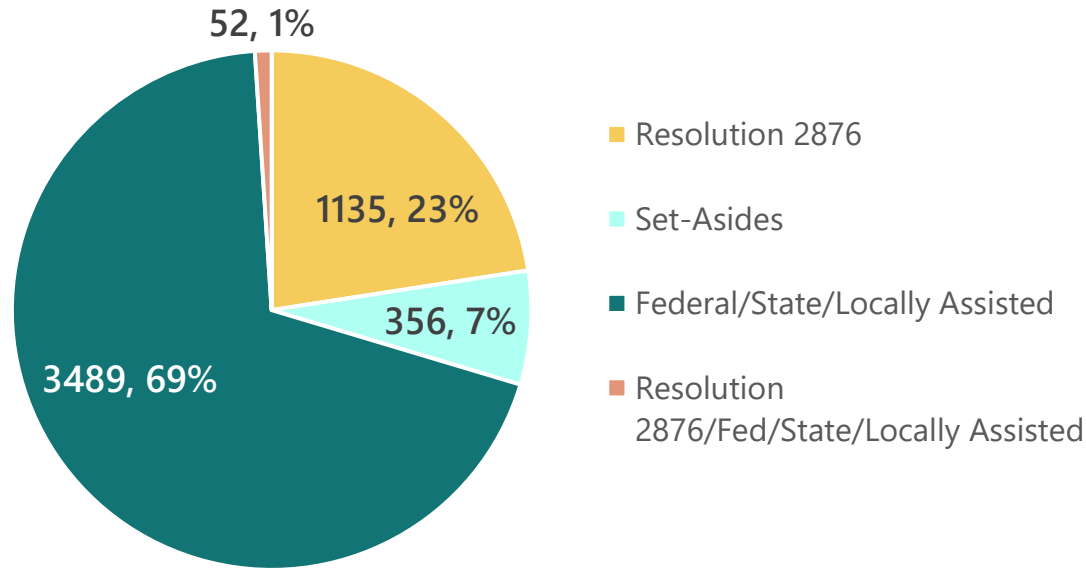
housing choice vouchers leased out of 1,996 allocated; the remainder of the vouchers are unfunded due to the high cost of housing in Alexandria

In 2020, Virginia passed a law that prevents rental properties with more than four units from discriminating based on **source of income**. This means properties cannot refuse to rent to a potential tenant simply for being a Housing Choice Voucher holder and must treat them as they would any other prospective tenant.

# CAUs in the City

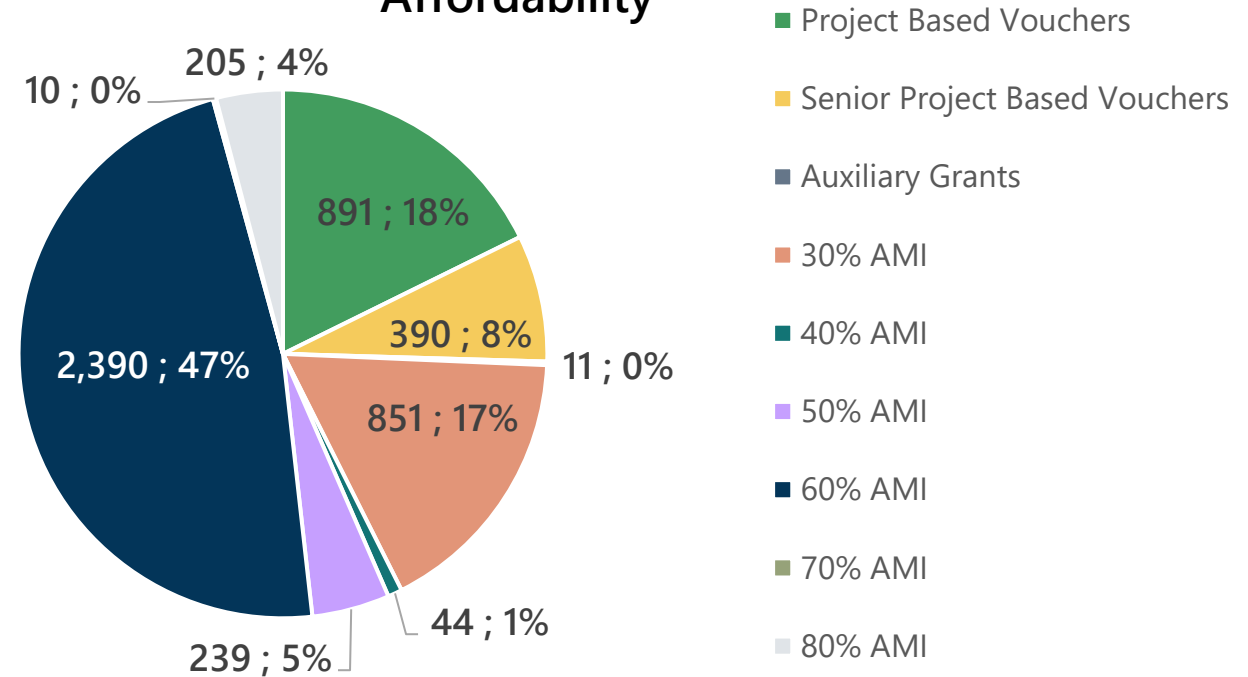
Check out our [Interactive Affordable Rental Housing Map!](#)

Committed Affordable Rental Units by Source of Affordability



**Set-aside units** are committed affordable units provided in market-rate developments as a condition of approval, typically through the use of bonus density/height or through a rezoning.

Committed Affordable Rental Units by Level of Affordability



# Housing Affordability

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~900

units whose affordability restrictions are at risk of expiring by 2040

These are primarily units aging out of older funding (LIHTC) agreements and set-aside units in market-rate properties that have met their development conditions.

15, 20, 30, & now 40 years

**Progressive extension of term of affordability in set-aside units and city-assisted projects**

Project-based voucher contracts typically have a twenty-year term subject to one- and five-year extensions.



# Quantitative HNA

(what we've learned so far)

Most market-rate rental units are affordable between 61% and 100% AMI.

1- and 2-bedroom units are the most common market-rate rental unit types.

A small but growing portion of the city's multifamily housing stock is accessible to persons with disabilities.

Our growing senior population, including seniors living alone, highlights the need for a variety of housing + care approaches.

The majority of new committed affordable rental units are the result of public-private partnerships and involve a complex layering of federal, state, and/or city gap investment and grant funding.

# Who can afford to own in the City?

**\$1,020,588**

2023 Average Sales Price

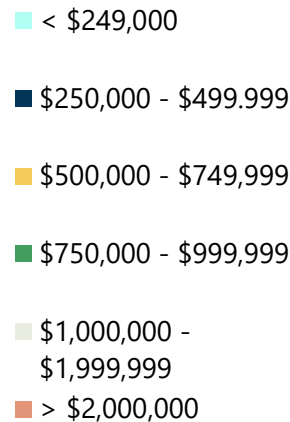
**\$593,000**

2023 Median Sales Price

Single-Family Units by Assessed Value (2024)



Residential-Condominium Units by Assessed Value (2024)



People

Jobs

Place

Demand



**\$962,276**

**AVERAGE SINGLE-FAMILY, FEE SIMPLE ASSESSED VALUE**



**\$423,765**

**AVERAGE CONDOMINIUM ASSESSED VALUE**

High condominium fees can jeopardize the relative affordability of older units.

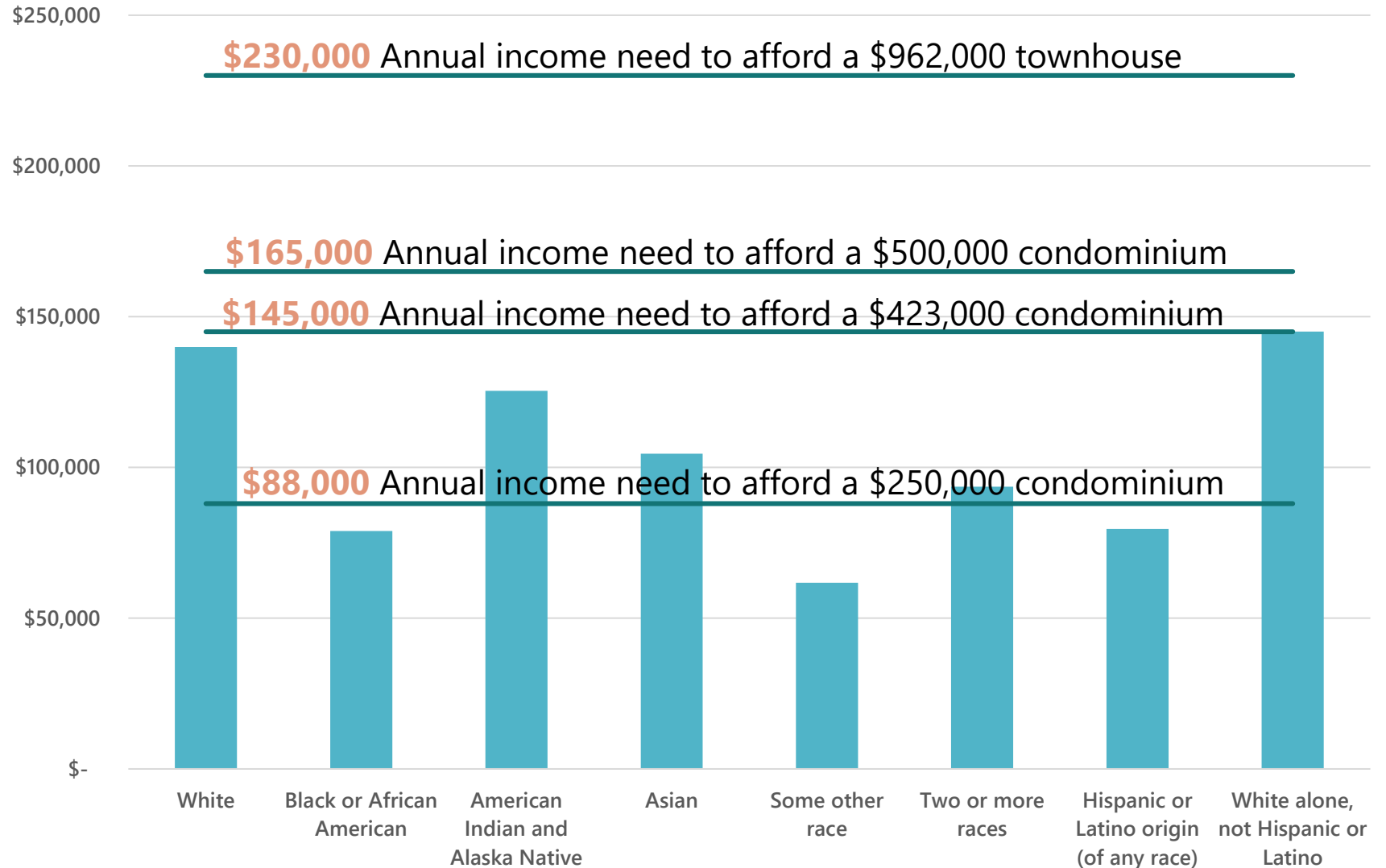
# Who can afford to own in the City?

## Assumptions and Notes:

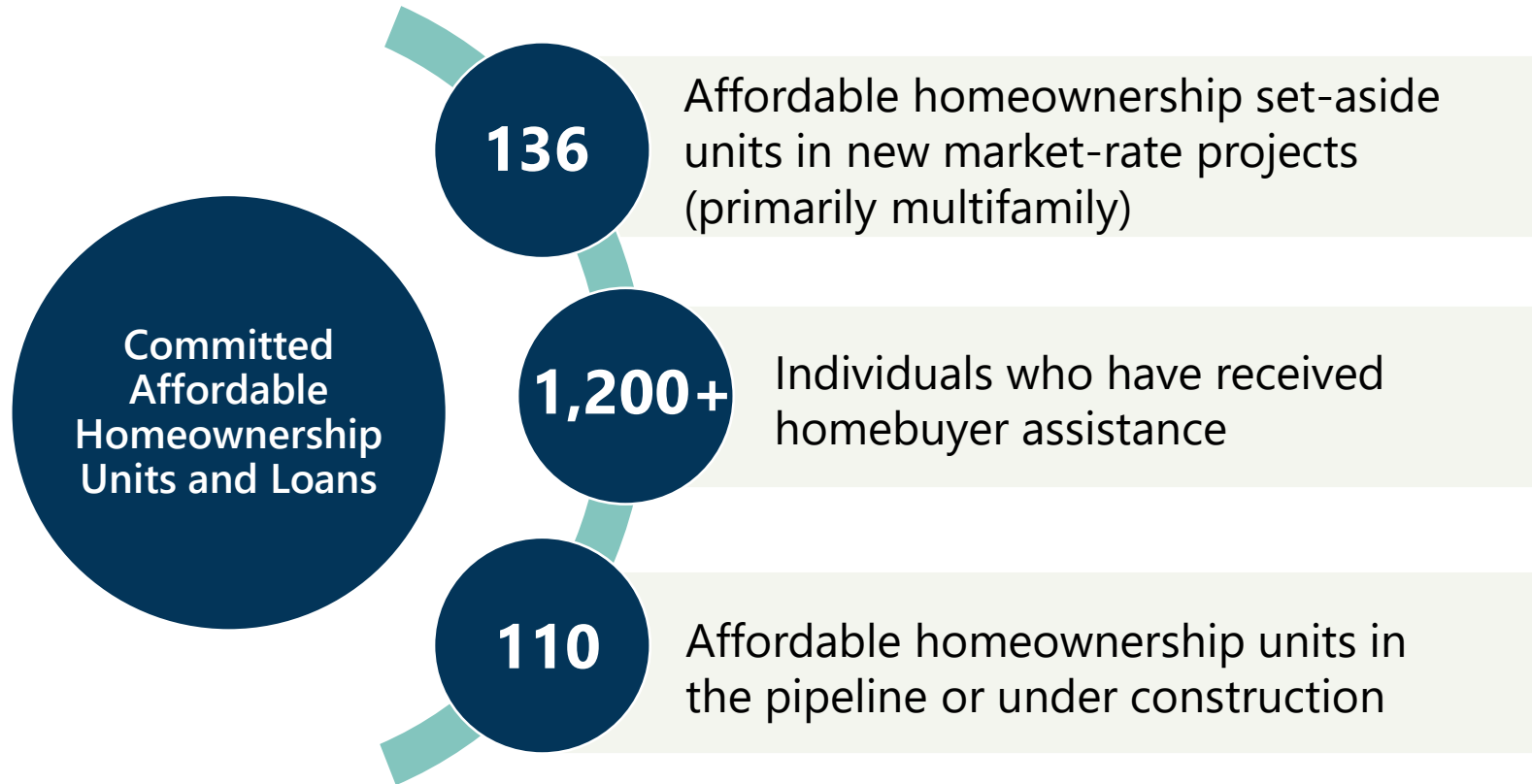
Financial situations **vary greatly** among households and are a function of personal circumstances and market conditions. The **attainability analysis** shown is based on the following generalized assumptions if you were purchasing a home this fall:

- \$0 consumer/revolving debt;
- An interest rate of 6.5%;
- Condo fees ranging from \$500 to \$800/month based on unit size and a \$300 HOA fee for the townhouse;
- Real estate tax rate effective 2024 of \$1.135 per \$100 of sales price;
- Standard closing costs, as well as a downpayment of approx. 7% (20% for the \$962k townhouse).

### Attainability of Homeownership Today by Median Household Income by Race and Ethnicity



# Who can afford to own in the City?



**Attainability: For many Alexandrians, downpayment and closing cost assistance are critical**

# Market-Rate Housing Trends

## Rental Housing Trends

Market-rate rental units delivered since 2020	% of total	Average rent adjusted for utilities	Average level of affordability
Studios	9%	\$2,257	61-80% AMI
One bedrooms	55%	\$2,742	81-100% AMI
Two bedrooms	34%	\$3,674	101-120% AMI
Three bedrooms	2%	\$4,887	120%+ AMI

- **2/3** of rental units delivered since 2020 are one-bedroom or smaller
- Majority of units targeted at **81%-100% AMI and 101%+ AMI**

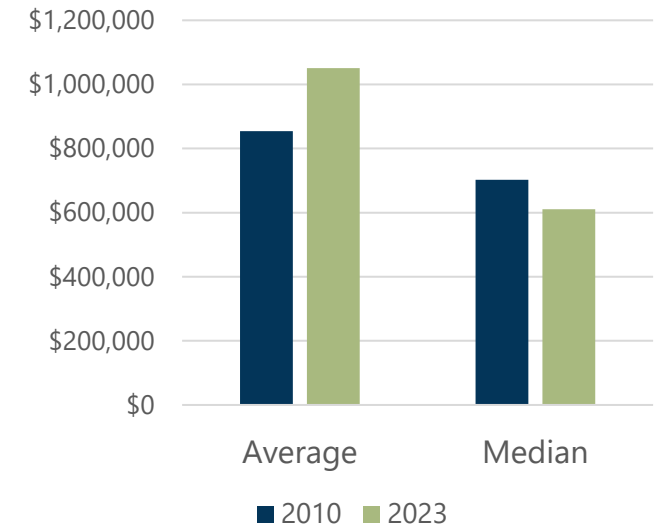
### Continued loss of market affordable units

(naturally affordable rental units up to 60% AMI) in older communities

## Homeownership Housing Trends

- Mix of multifamily and townhouse-style condominiums and fee simple units
- Majority of ownership units delivered since 2020 priced at **120%+ AMI**

Residential Sale Price Trends (2010 and 2023)



% AMI	1 Person	4 Person
<b>80%</b>	\$ 86,640	\$ 123,760
<b>100%</b>	\$ 108,300	\$ 154,700
<b>120%</b>	\$ 129,960	\$ 185,640

# Quantitative Housing Needs Analysis (HNA)



# What can contribute to Housing Instability?

---

**Unanticipated job changes**, including loss of hours

**Changes in family relationships**, which can result in loss of income and/or housing

**Changes in personal health conditions** or the health of a family member

**Poor housing conditions**, which can impact health and result in loss of income

**Unexpected new expenses** (ex. loss of vehicle which impacts access to employment or childcare)

**High costs and fees**, including utility costs, condo fees, special assessments, and new fees

**Annual rent increases** that exceed annual increases in wages

**Disabling conditions**, which can limit job opportunities

# Rent Trends and the Impact of Utilities/Fees

Change in average July rents, <b>adjusted for utilities</b>	2022-2023	2023-2024
Studio	4.2%	9.3%
1-bedroom	6.7%	7.3%
2-bedroom	6.6%	8.2%
3-bedroom	9.4%	8.1%

These are citywide trends based on average rents collected in July. Rent increases charged to individual households will vary widely depending on lease terms and conditions and a property/landlord's approach to pricing and utility management.

Utility costs and fees can significantly impact how much housing a household can afford. For example, unanticipated fluctuations in costs or the application of new fees can jeopardize a household's ability to make rent.

**\$100-\$400+**  
 Typical monthly multifamily utility costs & mandatory fees

**\$500-\$800+**  
 Typical monthly multifamily condominium fee, excluding special assessments



People

Jobs

Place

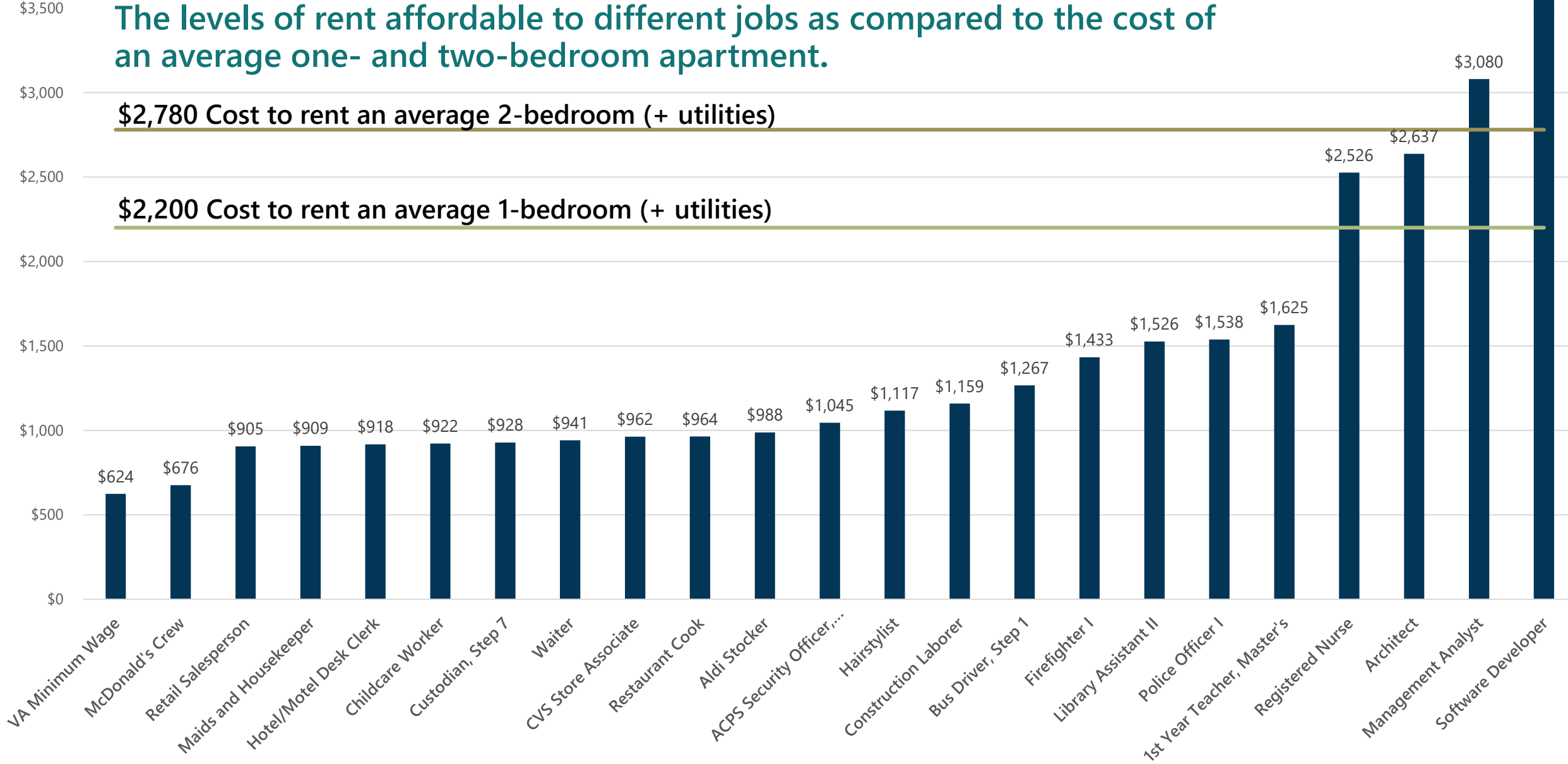
Demand

# What can a worker afford in Alexandria in 2024?

The levels of rent affordable to different jobs as compared to the cost of an average one- and two-bedroom apartment.

**\$2,780** Cost to rent an average 2-bedroom (+ utilities)

**\$2,200** Cost to rent an average 1-bedroom (+ utilities)



# What is **Housing** **Cost Burden**

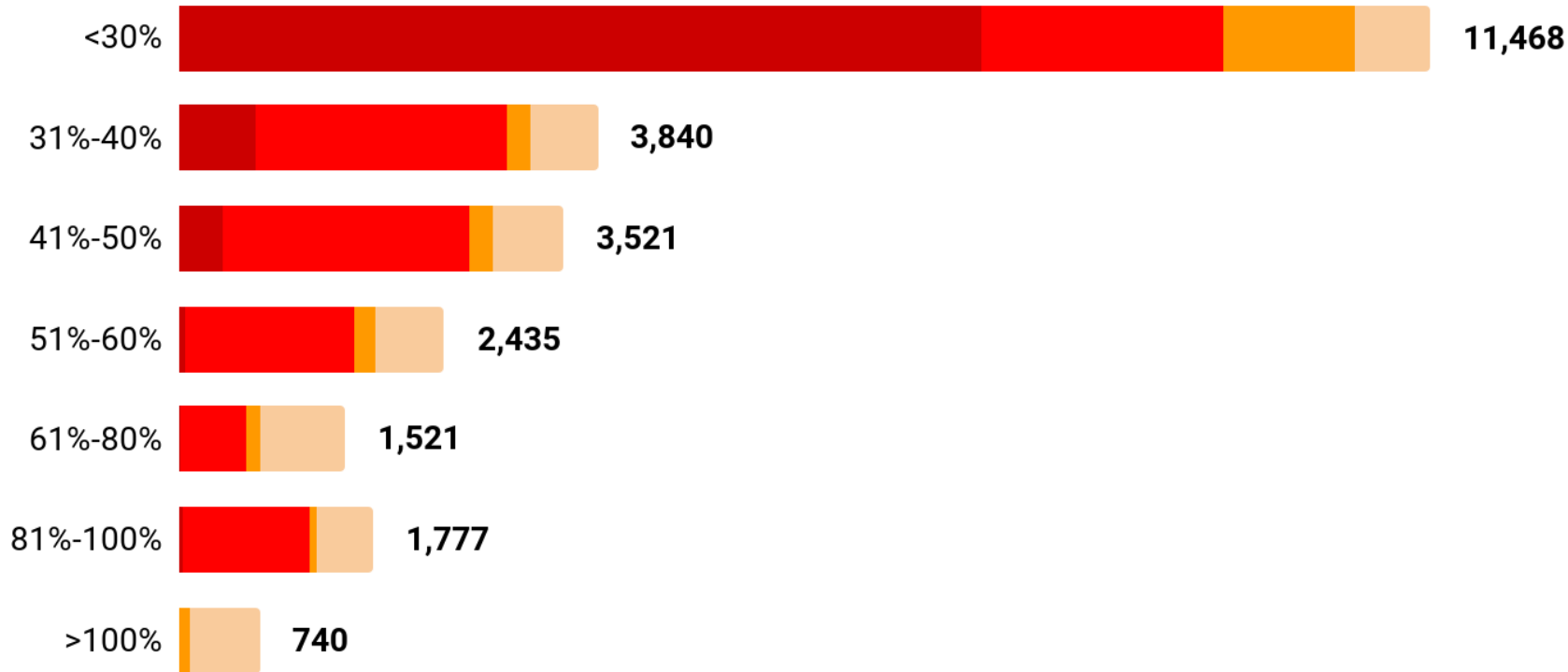
and why is it so important to understand?



An affordable home is a home where a household pays no more than approximately 30% of its income (before taxes) on housing costs, such as rent/mortgage, utilities, property taxes, and insurance.

# Housing Cost Burden

■ Renter severely burdened ■ Renter burdened ■ Owner severely burdened ■ Owner burdened



~ 12,500+

Housing cost burdened renter households <40% AMI

~ 2,500+

Housing cost burdened homeowner households <40% AMI

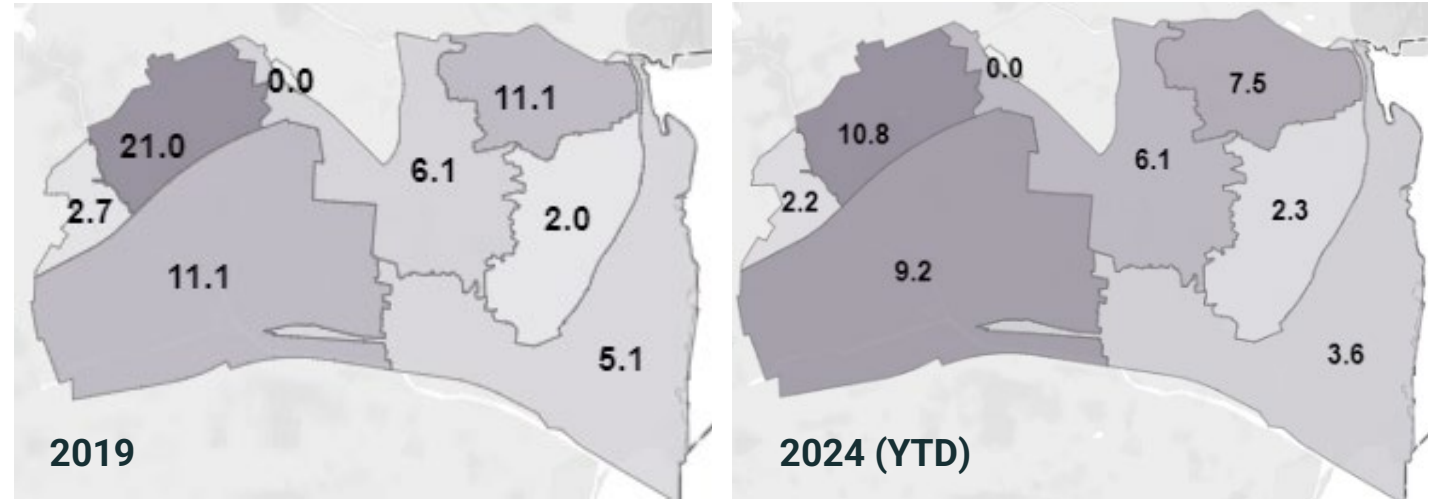
<25 & 65+

Housing cost burden is experienced most acutely by young adults and seniors.

# Eviction Trends

Year	Summons issued	Writs of eviction issued	Average judgment amount
2019	4,206	1,540	\$3,383
2021	1,002	329	\$8,486
2023	4,458	2,046	\$6,367
2024 YTD (August)	2,823	1,300	\$5,639

- The number of summons issued serves as an indicator of housing instability; many households can pay rent, but not always in full or on time.
- Reduction in 2021 rate reflects COVID-19 eviction moratoriums and efficacy of coordinated response to pandemic such as support to access rental assistance and courthouse navigation.
- Eviction filing rates have reverted to pre-pandemic levels and continue to be concentrated in the West End.
- Average judgment amounts have increased since 2019 reflecting increase in rental costs and fees.



**Number of unlawful detainers filed per 100 renter households**

Learn more: [Eviction Dashboard](#) & [Eviction Process in Virginia](#)

# Housing Waitlists

8,787

Public Housing waitlist

10,600

Housing Choice Voucher waitlist

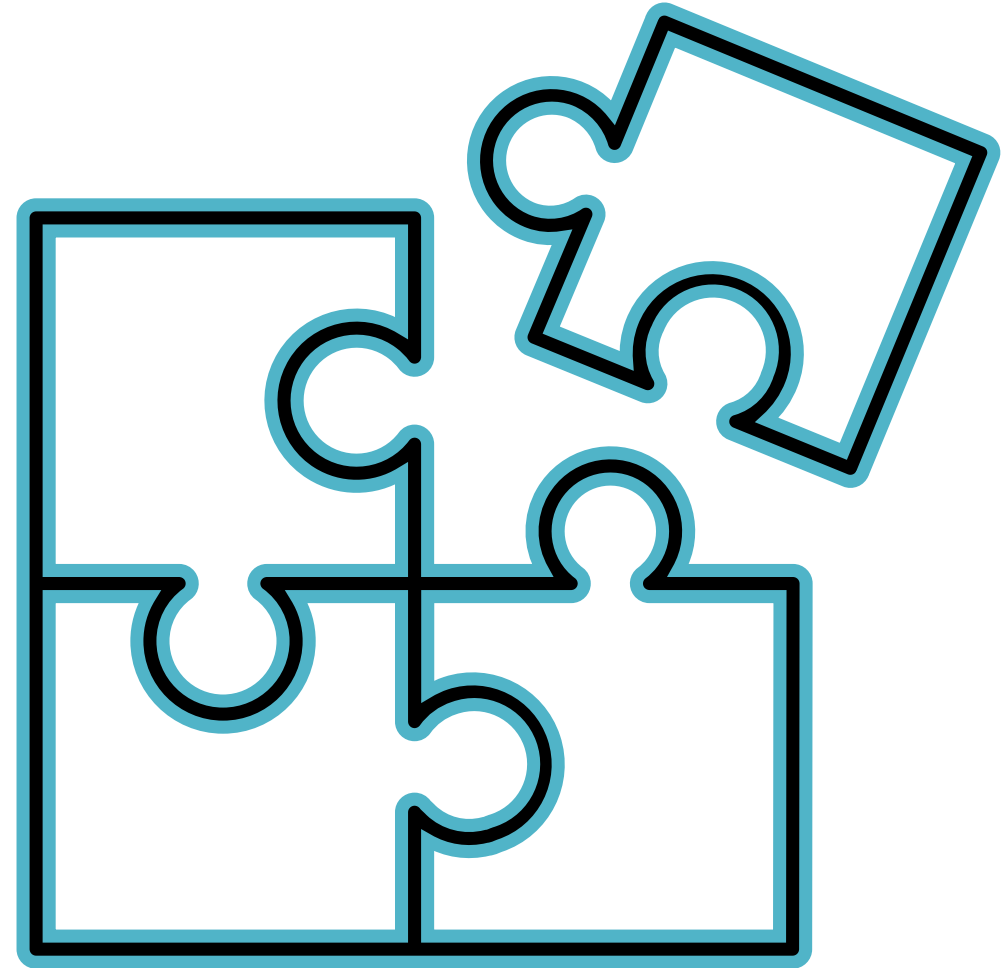
ARHA, August 2024

Housing Needs of Shelter Residents			
Household Size	AMI	Unit Size	# Households / Units Needed
1	<30%	Studio	118
2	<30%	1 BR	15
3	<30%	2 BR	4
4	<30%	2 BR	4
5	<30%	3 BR	1
<b>TOTAL</b>			<b>142</b>

City of Alexandria, August 2024

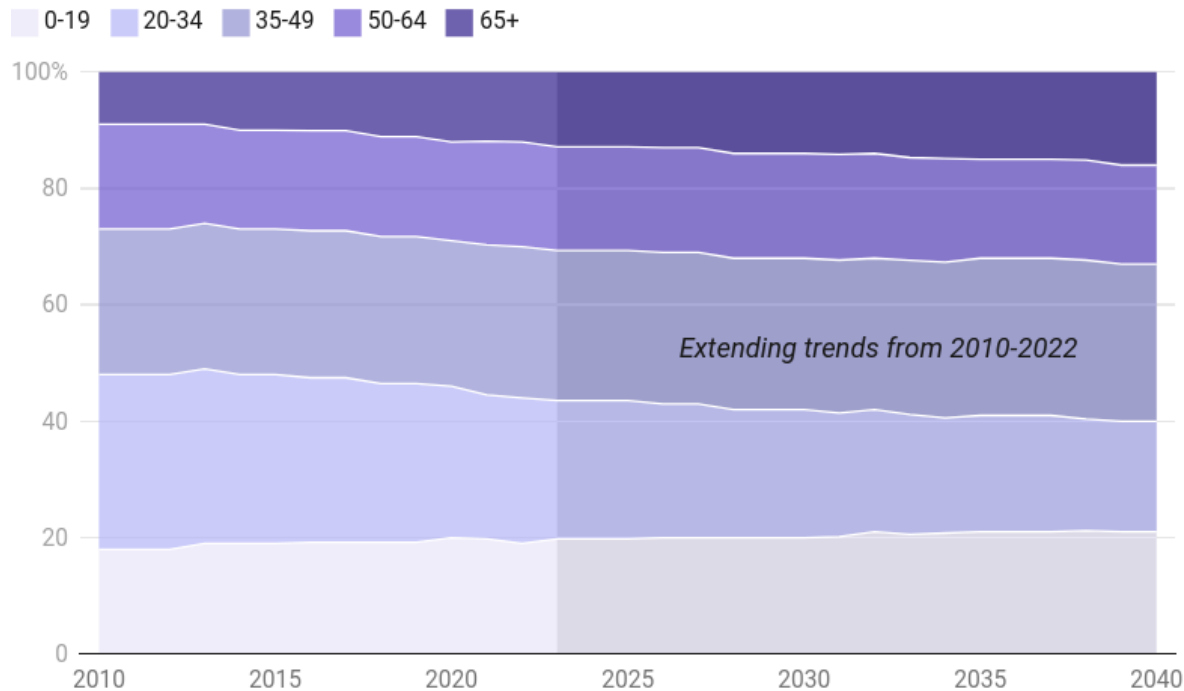
Current waitlist for emergency shelter: 103 singles and 40 families (including 71 children)

# Housing Needs Analysis – Pulling the pieces together



# Key Trends

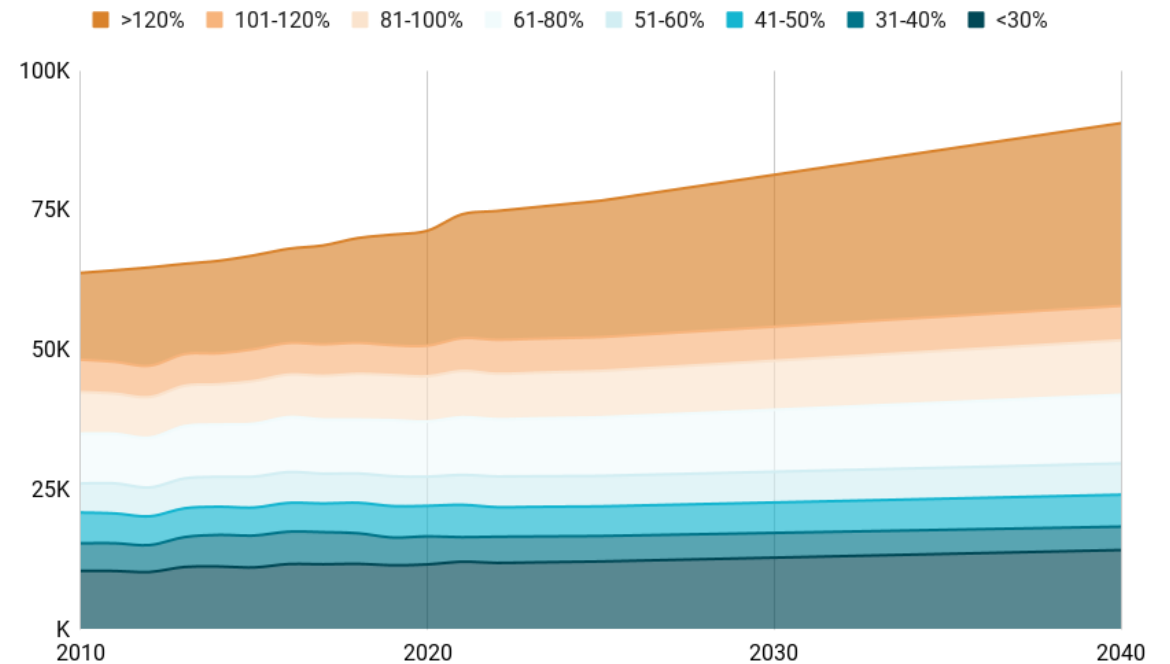
## Population growth projection by age through 2040



Created with Datawrapper

Extrapolating from 2010-2022 trends, the greatest population growth is anticipated among 65+ with the most marked decline experienced by 20-34 year olds.

## Household growth projection by AMI through 2040



Extrapolating from 2010-2022 trends, the greatest household growth is anticipated among 120%+ AMI households, followed by households at 30% AMI and 61-80% AMI.



# Quantitative HNA

(some of the questions we have identified so far)

Lower and moderate-paying jobs will continue to serve as the backbone of our economy. How do we ensure that Alexandria workers can afford to live here?

How do we help mitigate increasing levels of housing cost burden, in particular among lower-income families?

How do we continue to address racial inequities in homeownership and wealth acquisition? How do we create more opportunities for first-time homebuyers while supporting our aging condominium communities?

What housing models and tools can help meet the needs of growing senior population?

20-34 year olds represent a shrinking proportion of the city's population. What housing typologies and price points would better meet their needs?

How do we most effectively meet the needs of our unhoused? Persons with disabilities?

# Housing Needs Assessment Process

