

City of Alexandria, Virginia

# Zoning for Housing/Housing for All Spring Community Engagement Hybrid Meeting #3

Monday, May 22, 2023

Lee Recreation Center

1108 Jefferson Street, Lower Level

6:00 – 8:00 p.m.



# Zoning for Housing/ Housing for All



- Background Information: Housing Need/Affordability
  - Affordable Housing Definitions
  - Housing Market by Tenure
  - Housing Need
  - Rental Housing Distribution
  - Changes in Household Distribution by Race and Ethnicity
- Reference Information related to Housing for All (Zoning for Housing's Equity Component)
- New Information related to proposed Zoning Reforms

# Affordable Housing Definitions

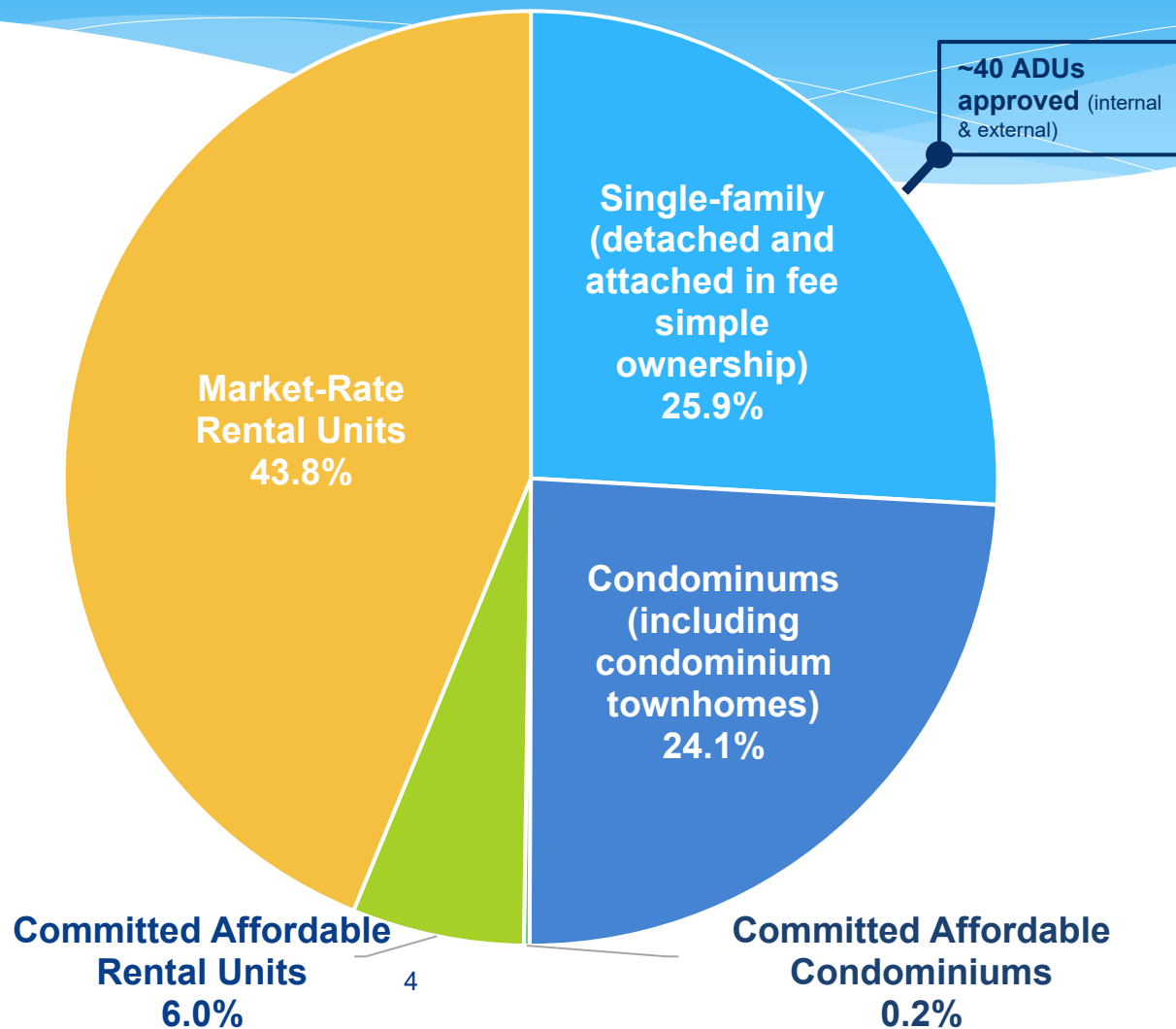


- Rental or ownership housing costing no more than 30% of a household's gross monthly income before taxes.
  - Committed Affordable Units (CAUs): units available to income-eligible households through rent and/or occupancy restrictions imposed as a condition of assistance under federal, state and/or local programs. Targeted income levels vary by program.
    - Committed affordable rental units serve households with incomes up to 60% AMI.
    - Workforce committed affordable rental units serve households earning between 61% and 80% AMI.
    - Committed affordable homeownership units typically serve households with incomes between 70% and 100% AMI (a few units serve households at 120% AMI).

[alexandriava.gov/housing/housing-publications-reports-and-videos#HousingDefinitionsandTerminology](http://alexandriava.gov/housing/housing-publications-reports-and-videos#HousingDefinitionsandTerminology)



# Alexandria's Housing Market: Rental and Homeownership



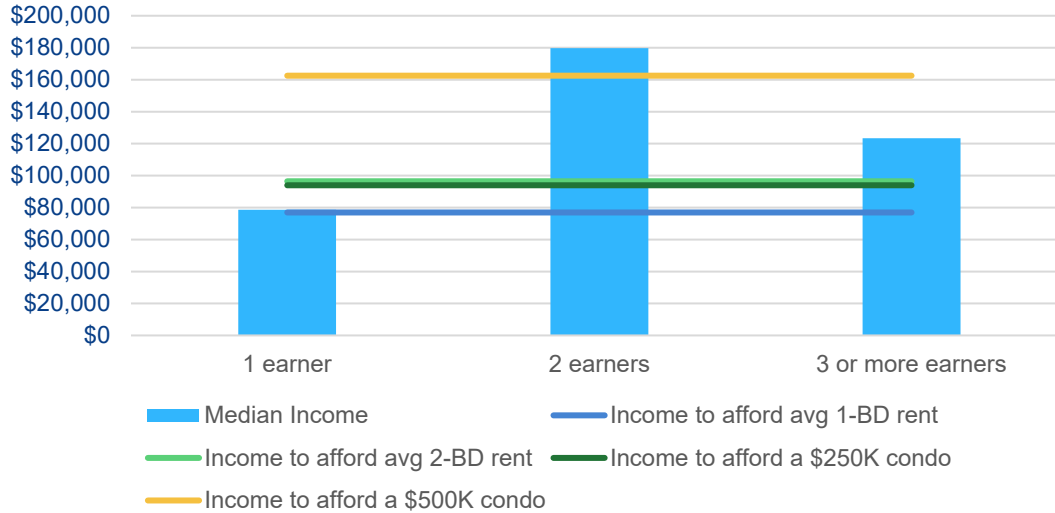
Source: Office of Real Estate Assessment, February 2023; Office of Housing, March 2023

# Housing Need: Rental and Homeownership



- Housing affordability by median income, race, and number of earners
- Housing affordability and impacts on workforce
- Housing cost burden

## Housing Affordability and Median Income by Number of Earners



**~\$162,000**

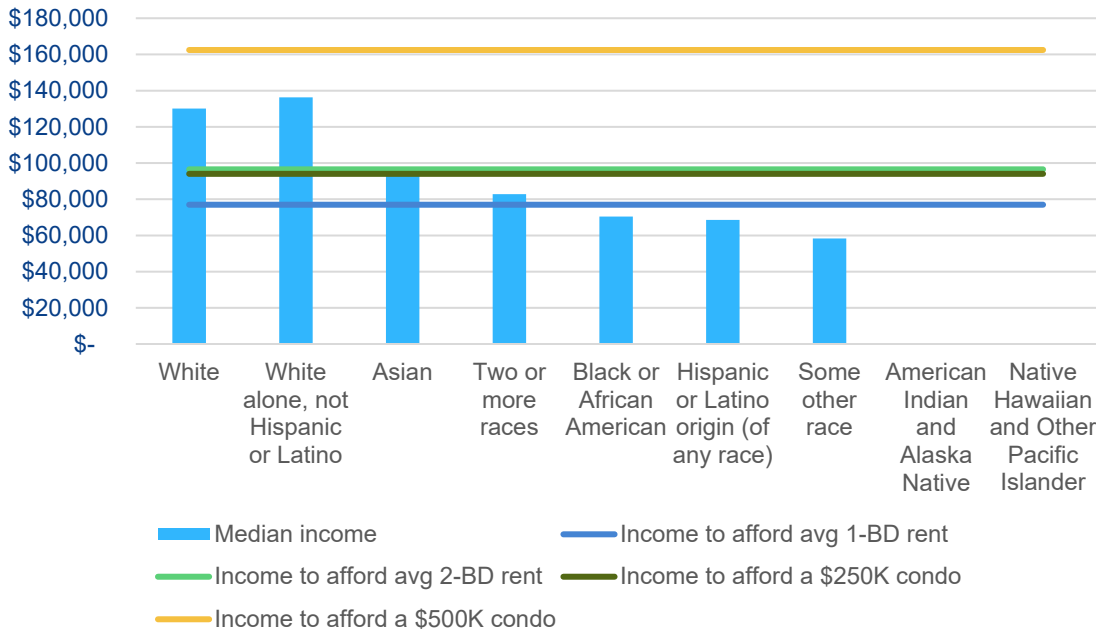
**APPROX. INCOME NEEDED TO AFFORD AVERAGE \$500K CONDO + CONDO FEES**

**~\$94,000**

**APPROX. INCOME NEEDED TO AFFORD AVERAGE \$250K CONDO + CONDO FEES**

*The cost of homeownership for an individual homebuyer is influenced by a broad range of factors including interest rates, downpayments, LTV ratios, condominium fees, etc.*

## Housing Affordability Median Income by Race



**~\$96,500**

**INCOME NEEDED TO AFFORD AVERAGE 2 BEDROOM RENT + UTILITIES**

**~\$77,000**

**INCOME NEEDED TO AFFORD AVERAGE 1 BEDROOM RENT + UTILITIES**

# WHAT JOBS CAN AFFORD TO RENT IN THE CITY?

## Typical Average Hourly Wages:

Fast Food Cook:	\$14.86
Housekeeper:	\$15.51
City Lifeguard:	\$17.41 (2022)
ALDI Hourly Employee (starting):	\$18.00 (2022)
Tour and Travel Guides:	\$18.28
Bank Teller:	\$19.24
Pharmacy Technician:	\$19.67
ACPS Administrative Assistant I:	\$20.08 (Grade 18)
ACPS School Nutrition Manager II:	\$21.77 (Step 1)
ACPS Bus Driver:	\$22.18 (Grade 3)
Veterinary Technician:	\$22.72
City Librarian 1 (min starting):	\$23.84 (2022)
Heating and Air Mechanics and Installers:	\$30.81
City Senior Therapist (starting):	\$31.95 (2022)
Interior Designer:	\$33.68
Paralegals and Legal Assistants:	\$35.90
Electrical Power-Line Installers and Repairers:	\$36.29
Graphic Designers:	\$36.94
Dental Hygienist:	\$42.70
Civil Engineer:	\$48.14
Construction Manager:	\$56.50



Sources: Bureau of Labor Statistics, 2021 Occupational Employment Statistics (<https://data.bls.gov/oes>); City of Alexandria Public Schools 2022-2023 Salary Scales; City of Alexandria Job, ACPS, and Library Opportunities webpage August 18, 2022; City of Alexandria 2022 Market Rent Survey; Wage:  $((\text{average rent}/.3)*12\text{months})/2,080$  work hours per year

# WHAT JOBS CAN AFFORD TO RENT IN THE CITY?

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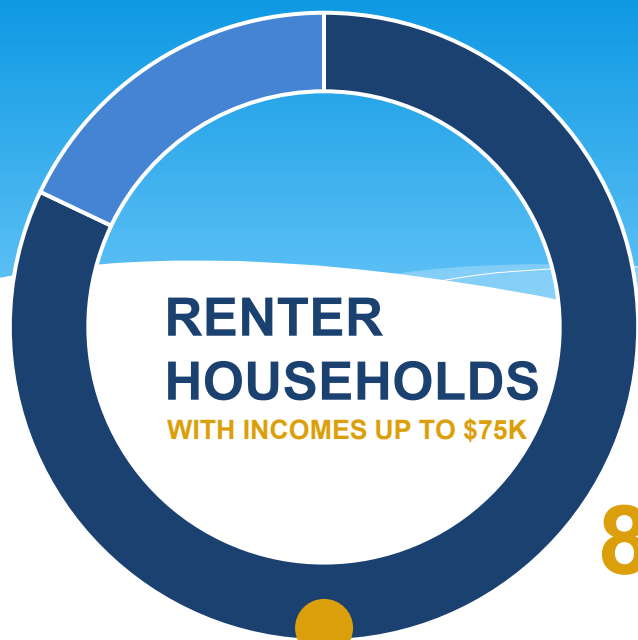
# \$36.92/hr

(~\$77,000/yr)

Approximate hourly wage needed in 2022 to rent an average 1-bedroom apartment in the City, including utilities (rent and utilities assumed to equal 30% of gross income)

Sources: Bureau of Labor Statistics, 2021 Occupational Employment Statistics (<https://data.bls.gov/oes>); City of Alexandria Public Schools 2022-2023 Salary Scales; City of Alexandria Job, ACPS, and Library Opportunities webpage August 18, 2022; City of Alexandria 2022 Market Rent Survey; Wage: ((average rent/.3)\*12months)/2,080 work hours per year





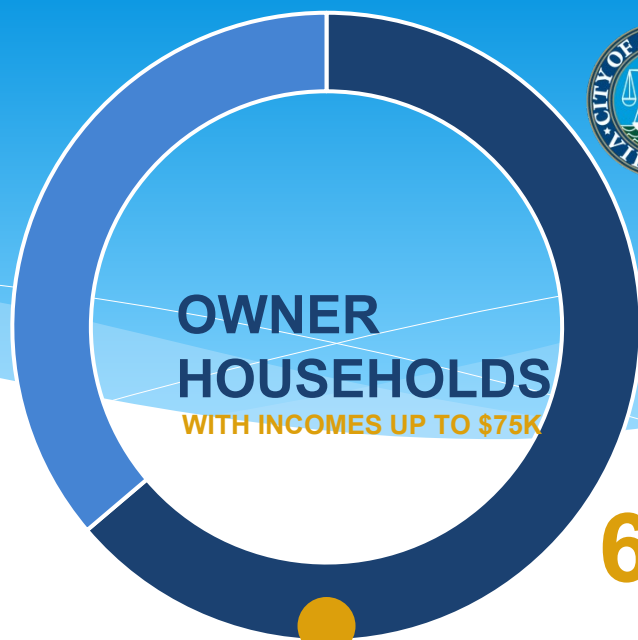
**RENTER  
HOUSEHOLDS**

WITH INCOMES UP TO \$75K

**82%**

**~15,500**

**# HOUSING COST BURDENED  
RENTER HOUSEHOLDS WITH  
INCOMES UP TO \$75K**



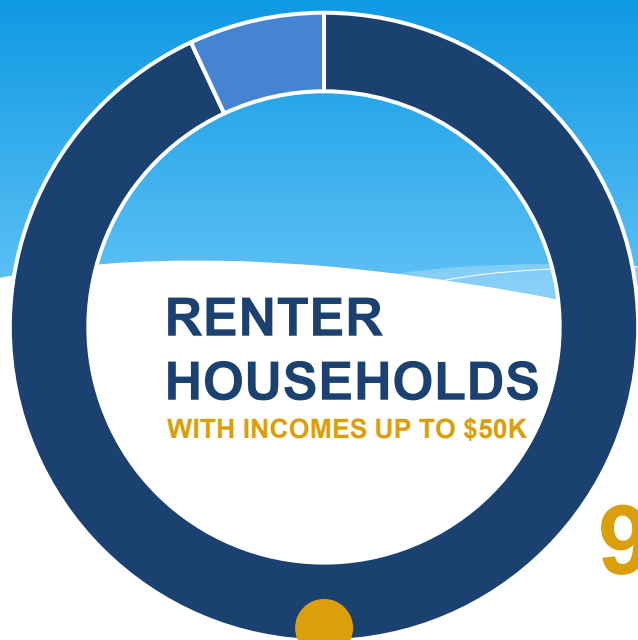
**OWNER  
HOUSEHOLDS**

WITH INCOMES UP TO \$75K

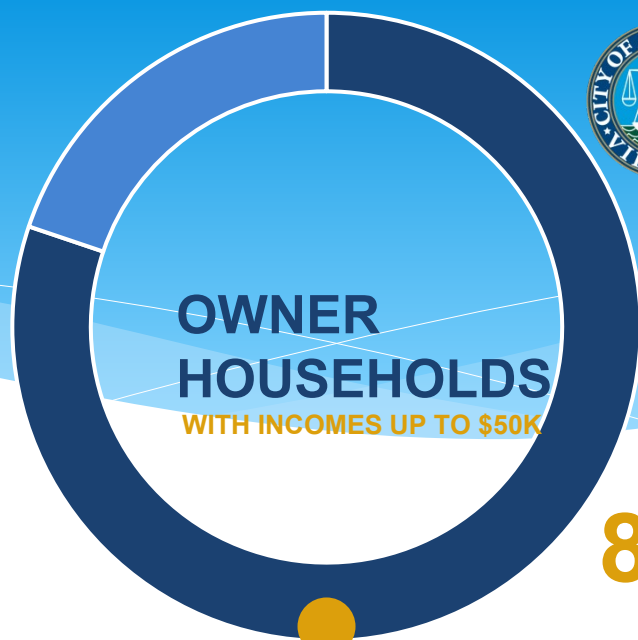
**64%**

**~3,500**

**# HOUSING COST BURDENED  
OWNER HOUSEHOLDS WITH  
INCOMES UP TO \$75K**



93%



80%

~10,500

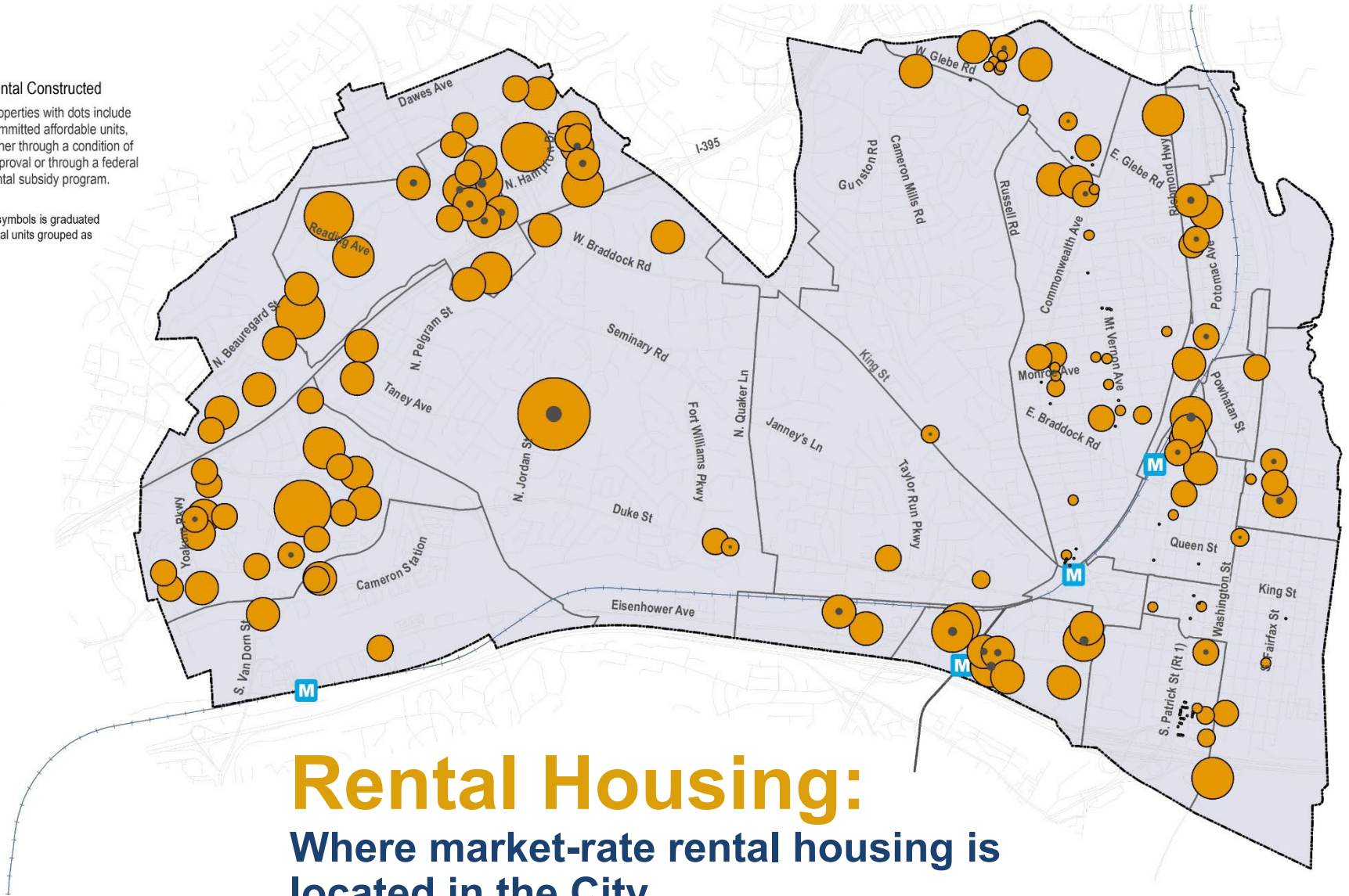
# HOUSING COST BURDENED  
RENTER HOUSEHOLDS WITH  
INCOMES UP TO \$50K

~2,200

# HOUSING COST BURDENED  
OWNER HOUSEHOLDS WITH  
INCOMES UP TO \$50K

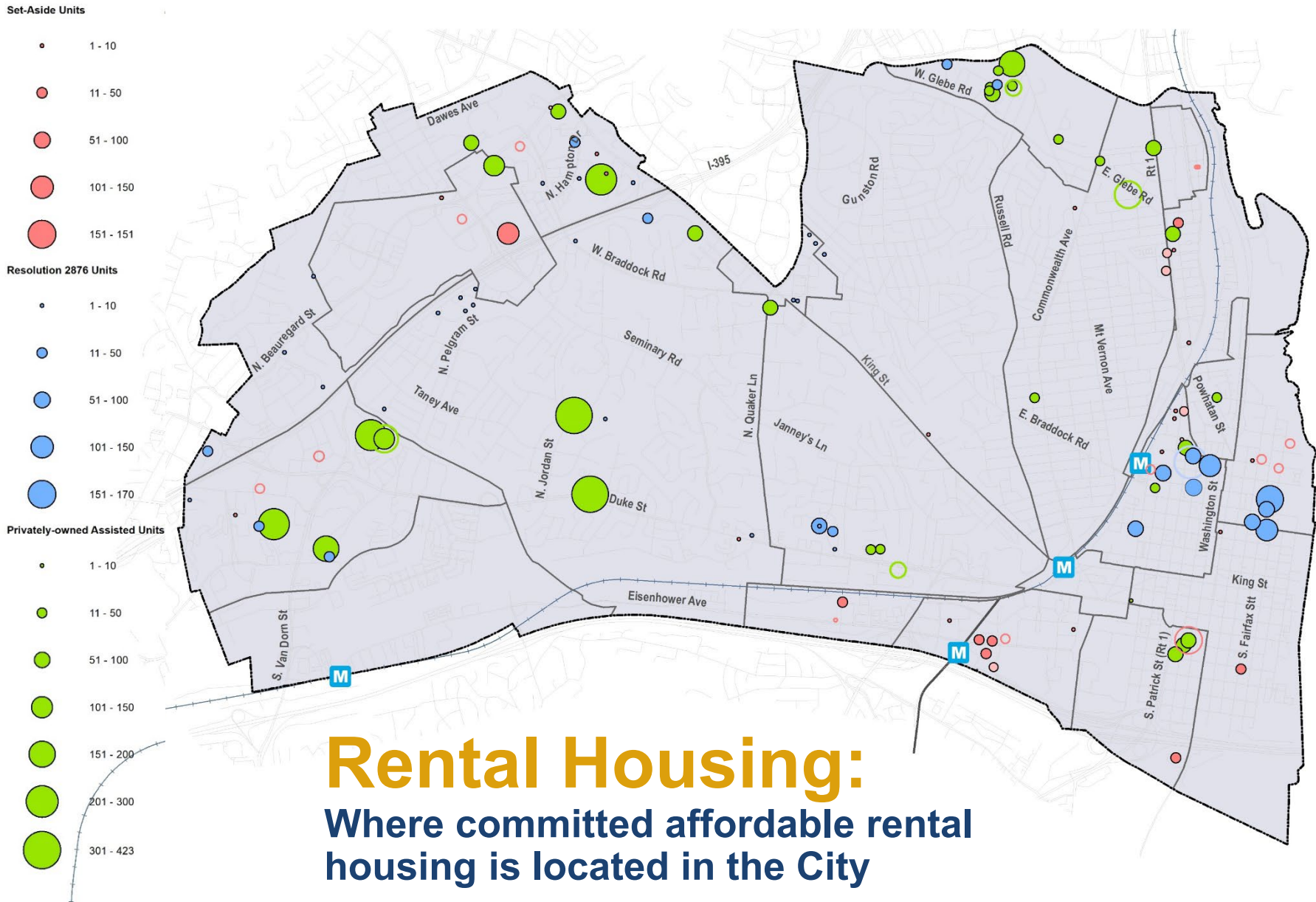
**Rental Constructed**  
 Properties with dots include committed affordable units, either through a condition of approval or through a federal rental subsidy program.

The size of symbols is graduated based on total units grouped as follows:  
 0-10;  
 11-50;  
 51-100;  
 101-250;  
 251-500;  
 501-750;  
 751-1000;  
 1001-1500;  
 1501-2000;  
 2000+ units



# Rental Housing: Where market-rate rental housing is located in the City

Symbols represent one generalized location per community; many communities comprise multiple buildings, some on non-adjointing parcels. The map reflects constructed market-rate and mixed-income properties, including developments that include affordable set-aside units as a condition of approval and/or as result of local, state, and/or federal assistance. Committed affordable rental communities are shown in a separate map. Continuum of care facilities are not included.

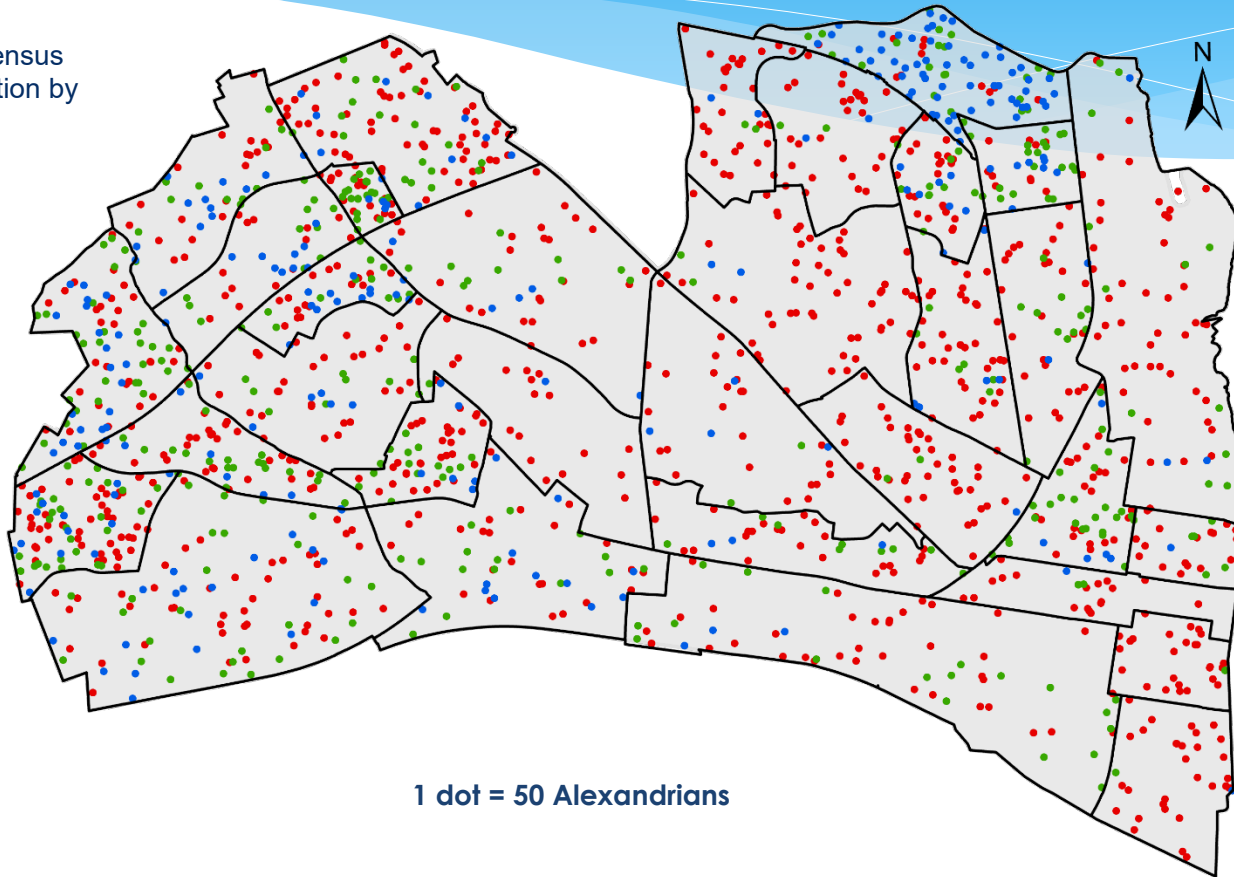


Symbols represent total units in one generalized location; many communities comprise multiple buildings, some on non-adjoining parcels. Outlined symbols represent anticipated units in the pipeline, not yet under construction.

# Household Distribution by Race and Ethnicity



Source: 2000 US Census  
Geographic Distribution by  
Census Tract



1 dot = 50 Alexandrians

● Hispanic (All  
races)

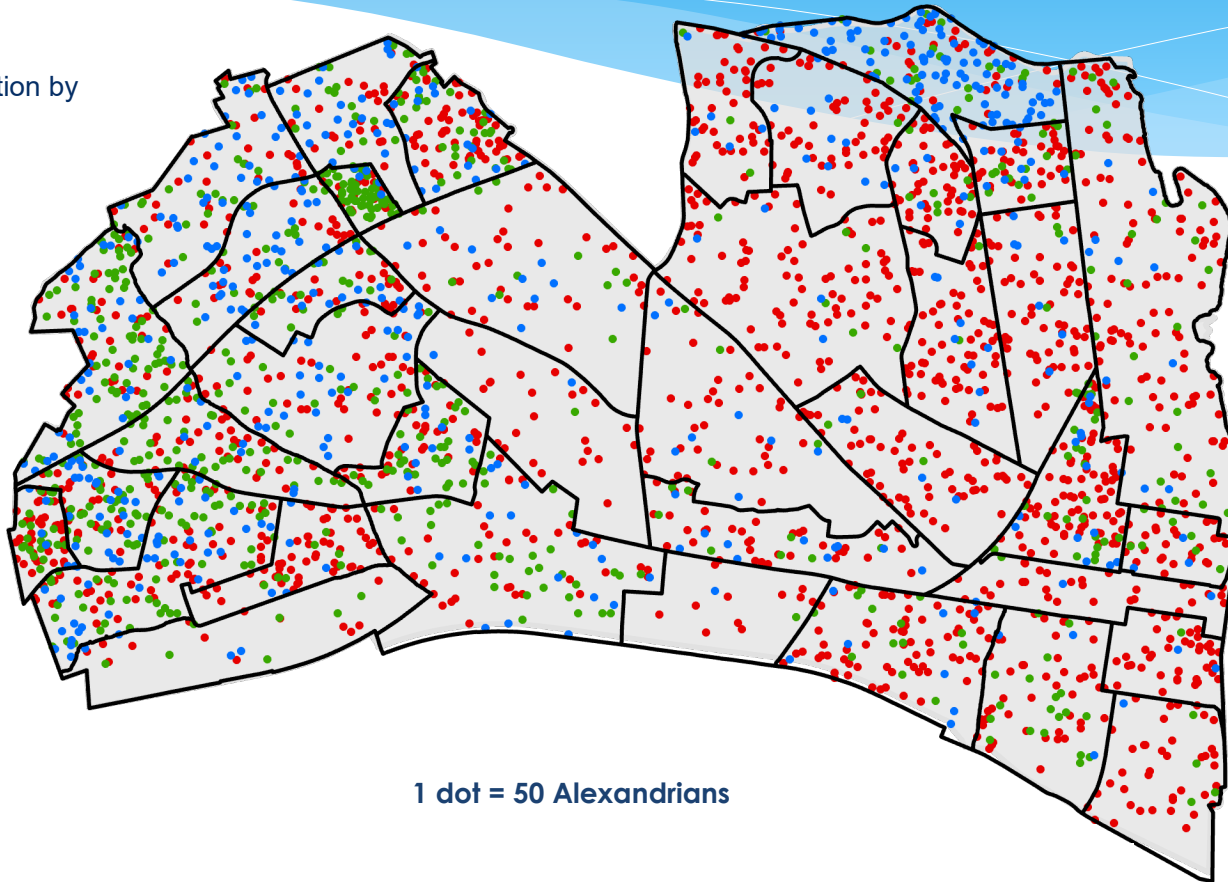
● Non-Hispanic  
Black

● Non-Hispanic  
White

# Household Distribution by Race and Ethnicity



Source: 2019 ACS  
Geographic Distribution by  
Census Tract



1 dot = 50 Alexandrians

● Hispanic (All  
races)

● Non-Hispanic  
Black

● Non-Hispanic  
White

# Timeline of African American Housing History in Alexandria 1790's to 1989



The Zoning for Housing/Housing for All Webpage contains research such as this document, along with other related sourced documentation on policies and practices that impacted the lives of African Americans over time



**A Timeline of African American Housing History in Alexandria**

Source: Professor Krystyn Moon, William Mary University 2023

# Equity Emphasis Areas

*measuring race and income*



## 2022 Alexandria Equity Emphasis Areas



About Equity Emphasis Areas: *Equity Emphasis Areas (EEAs) are a regional planning concept adopted in 2021 by the Metropolitan Washington Council of Governments (COG) Board of Directors to elevate equity and address past investment disparities in these areas. Using the methodology described below, COG identified twelve census tracts within the City of Alexandria as equity emphasis areas. The 2021 Alexandria Mobility Plan incorporated EEAs into its equity metrics to measure transportation outcomes in these areas.*

Source: Census

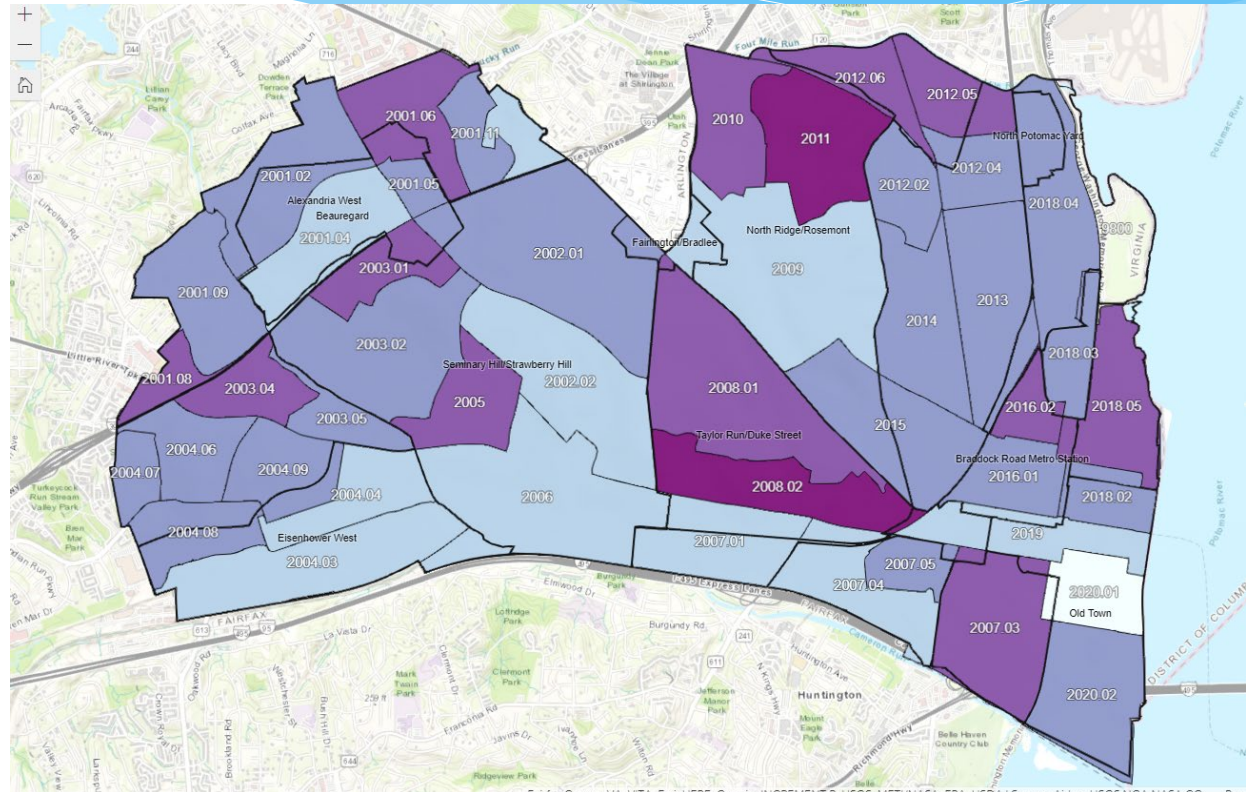


# Equity Index Map

*measuring racial disparities in homeownership, poverty, education, employment and income*



The Equity Index Map identifies disparities in key socio-economic outcomes to help staff and community partners make equitable and inclusive decisions. (Source: Census)



2023

# Zoning Reforms – New Information



- Single-family Zones Analysis: A Map has been added under the Single-family project link.
- Single-family Zones data added: Single-family zones represent 5.17 square miles represents the single-family zones of R20, R12, R8, R5, R2-5. The entire City is 15.21 square miles. (source: Geographic Information System)

# Zoning Reforms – New Information



- Bonus Height Zoning Text Amendment Proposal: A general description of the research/testing that is underway has been added to the project link.
- Bonus Height Zoning Text Amendment 2022 Map has been added to this project link for ready access (also remains available under the Bonus Height Zoning Text Amendment Phase I webpage).

# Zoning Reforms – New Information



- Industrial Zone Analysis: A story map with more background information including the chronology of industrial zoning in Alexandria has been added to the project link.
- Photos of industrial zoned areas have been added to the project link.

# Zoning Reforms – New Information



- Transit Oriented Development Analysis: A story map with more background information has been added to this project link.
- A Metro and Planned Bus Rapid Transit (BRT) Routes Map has been added to this project link.

# Residential Multi-family Zone Analysis



- Residential Multi-family (RMF) Zone Analysis: Additional background information on what is being studied for potential wider applicability of the RMF zone.
- A map of the locations of current projects utilizing the RMF zone.
- A description of the projects which have been approved under the RMF zone.

[www.alexandriava.gov](http://www.alexandriava.gov)



# COMMENTS AND QUESTIONS





# Reference Information



# Housing Affordability: Income Limits

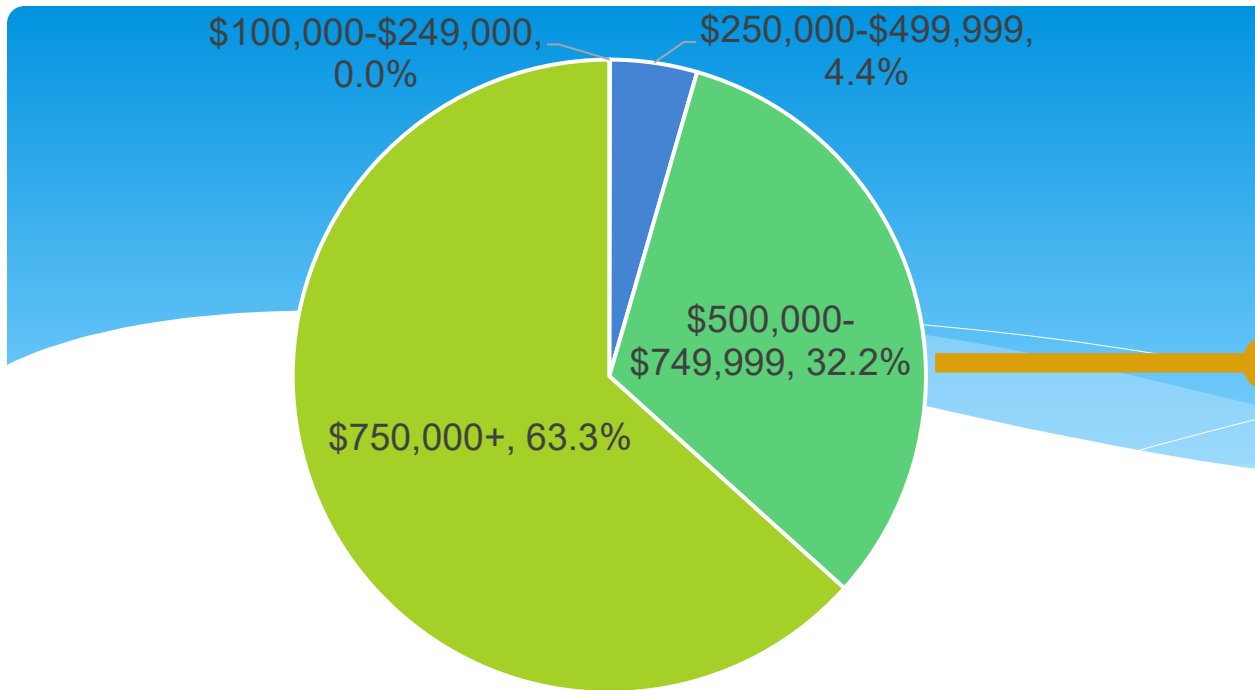


2023 Area Median Income	1-Person Household	4-Person Household
20% AMI and below	Up to \$21,100	Up to \$30,140
30% AMI	\$31,650	\$45,210
40% AMI	\$42,200	\$60,280
50% AMI	\$52,750	\$75,350
60% AMI	\$63,300	\$90,420
80% AMI	\$84,400	\$120,560
100% AMI	\$105,700	\$152,200

**COMMITTED AFFORDABLE RENTALS**

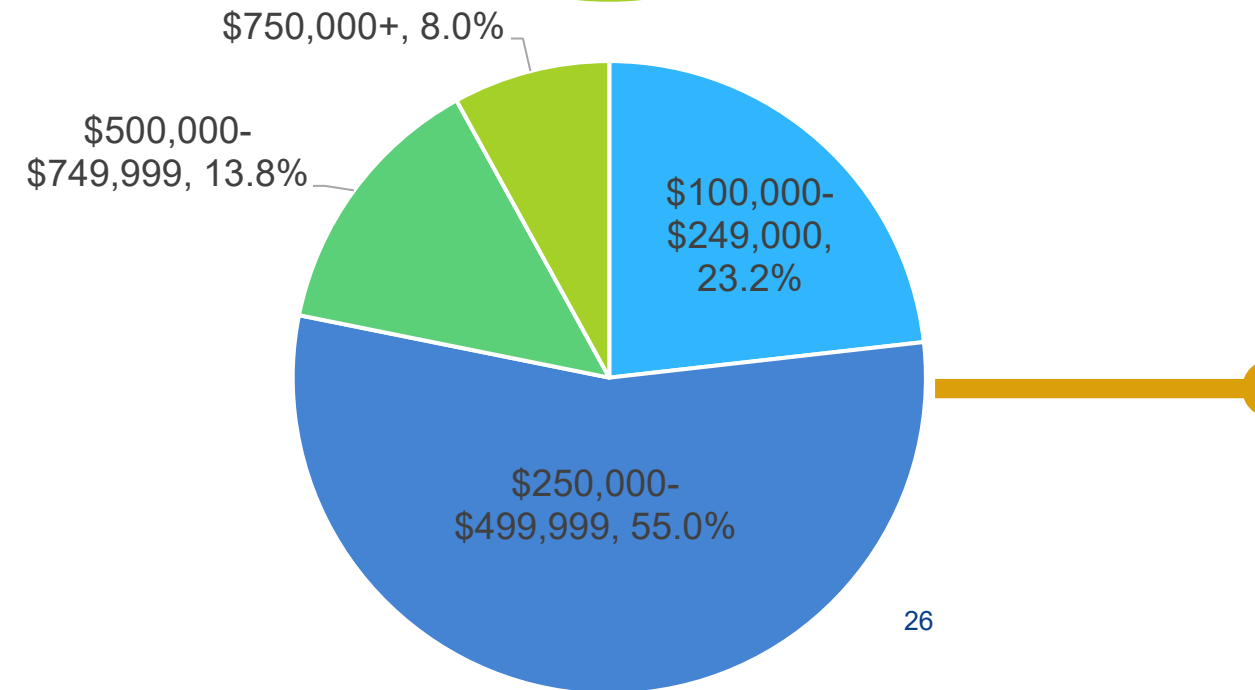
**COMMITTED AFFORDABLE HOMEOWNERSHIP**

*Sources: FY 2023 Multifamily Tax Subsidy Project Income Limits for DC Region for 20-80% AMI; and HUD income Limit for 100% AMI; HUD-funded properties may have slightly differently income limits due to rounding*



**\$940,375**

**AVERAGE SINGLE-FAMILY  
ASSESSED VALUE**



**\$407,616**

**AVERAGE CONDOMINIUM  
ASSESSED VALUE  
+ CONDOMINIUM FEES**

Source: Office of Real Estate  
Assessment, February 2023



**~\$1,920**

**2022 AVERAGE 1-BEDROOM MARKET RENT + UTILITIES**



**~\$2,413**

**2022 AVERAGE 2-BEDROOM MARKET RENT + UTILITIES**

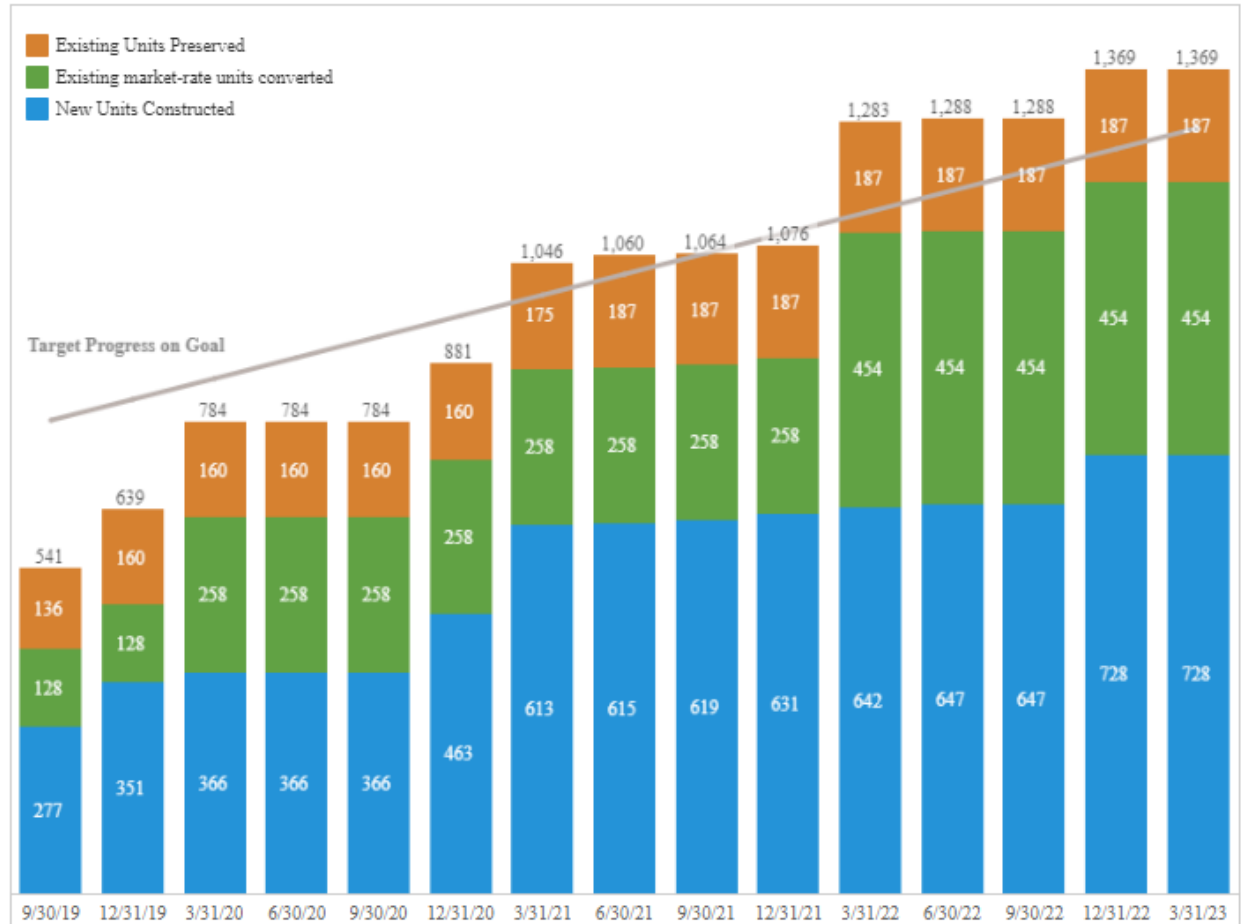
Source: Office of Housing, 2022; CoStar





**The Housing Opportunities Indicator Dashboard tracks Committed Affordable projects, including units preserved, constructed, and those resulting from conversions of market-rate to committed affordable housing**

**Housing Master Plan Committed Affordable Units (cumulative)**

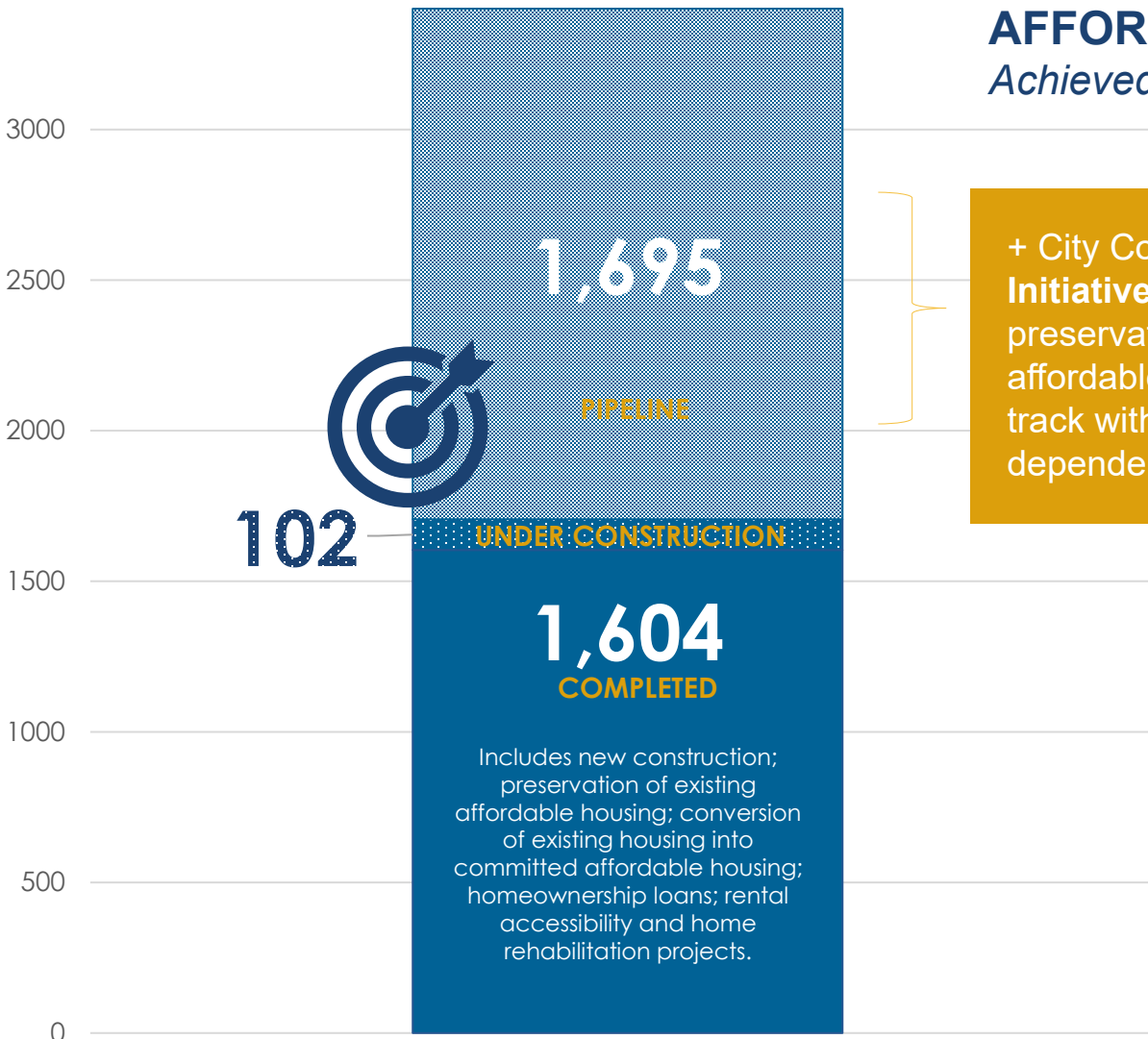


The number of committed affordable rental and homeownership units is measured against the goals established by the 2014-2025 Housing Master Plan (HMP). This indicator comprises units that are created through new residential construction or a conversion of obsolete commercial buildings to residential use; a conversion of existing housing to committed affordable housing; and the preservation of existing committed affordable housing through the use of a range of regulatory (zoning) and financing tools, including federal, state, and local funding, and public-private partnerships. Affordable rental units that are counted towards this goal are affordable at up to 60% of the area median income (AMI); affordable homeownership units are affordable at up to 100% (AMI).

Sources: [alexandriava.gov/performance-analytics/committed-affordable-housing-units](https://alexandriava.gov/performance-analytics/committed-affordable-housing-units)  
[alexandriava.gov/performance-analytics/housing-opportunities-indicator-dashboard](https://alexandriava.gov/performance-analytics/housing-opportunities-indicator-dashboard)

# 2013 Housing Master Plan

2014- March 2023 Progress



**Goal: 2,000 UNITS WITH NEW AFFORDABILITY by 2025**

*Achieved with pipeline projects!*

+ City Council endorsed **Regional Housing Initiative** to expand housing production and preservation target by **2,250+** more affordable and workforce units by 2030. On track with pipeline, although funding dependent.

Includes new construction; preservation of existing affordable housing; conversion of existing housing into committed affordable housing; homeownership loans; rental accessibility and home rehabilitation projects.