



CITY ACADEMY OFFICE OF HOUSING



Fall 2023
(subsequently updated 09.25.23)

Office of Housing



18*-member strong

* ARPA \$ are supporting expansion of landlord-tenant work (7/21-12/24)



Provides landlord-tenant services (complaint resolution, mediation, and relocation assistance) and eviction prevention



Develops affordable housing policy



Conducts fair housing testing and training



Provides loans and technical assistance to partners



Provides home purchase assistance and training, foreclosure prevention, and condo governance education



Works to secure affordable units through development



Runs home rehabilitation loan program, and manages rental accessibility grants

Alexandria Redevelopment and Housing Authority (ARHA)



Owens and operates public housing and affordable housing, including units that serve Alexandria's lowest income residents

VOUCHERS:
1,885 leased
out of 1,997
allocated

Administers Housing Choice (Section 8) Voucher (HCV) program to provide greater access to housing on the private market

HCVs expand housing choice for eligible tenants by subsidizing rent payments up to the Small Area Fair Market Rent; HCV holders typically pay 30% of household income on rent and utilities. In July 2020, the State of Virginia passed a law that prevents rental properties with more than 4 units from discriminating based on source of income.



9-member ARHA Board of Commissioners appointed by City Council



IMPORTANCE OF HOUSING AFFORDABILITY

Stable, safe, diverse and affordable housing **helps Alexandria families, workers, and seniors meet their housing needs without sacrificing other priorities, such as groceries, healthcare, childcare and education.**

Stable, safe, diverse and affordable housing **creates the foundation necessary for children to thrive in school.**

Stable, safe, diverse and affordable housing **helps reduce intergenerational poverty and increase economic mobility.**

Stable, safe, diverse and affordable housing **creates opportunities for first-time homeownership and wealth generation.**

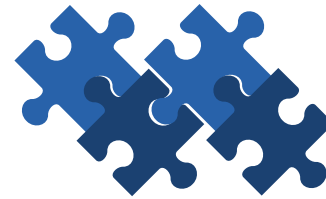
Stable, safe, diverse and affordable housing **supports economic vitality and competitiveness as businesses decide to remain, expand and/or locate in the City.**



Having an **affordable home** ensures 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.

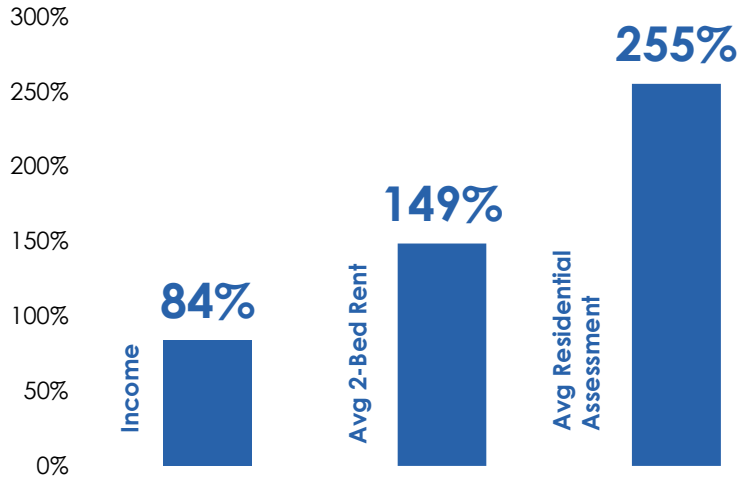


DEMAND FOR AFFORDABLE HOUSING DRIVEN BY...



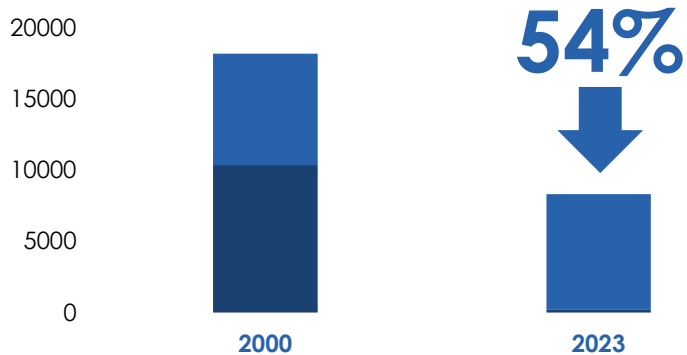


2000-2023 INCOME VS HOUSING TRENDS



 Growing gap in income vs housing costs

2000-2023 LOSS OF MARKET AFFORDABLE UNITS



 Limited federal housing funding

 Demographic changes

 12%

GROWTH IN FOOD ESTABLISHMENT JOBS

 11%

GROWTH IN CONSTRUCTION JOBS

 41%

GROWTH IN HOME HEALTH CARE SERVICES

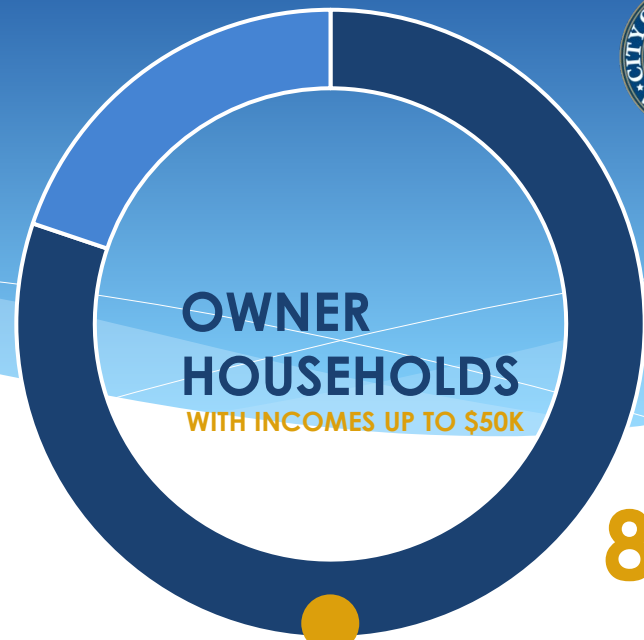
 Projected local job growth in lower-wage sectors (2018-2028)

Source: Virginia Employment Commission, Economic Information & Analytics, Long Term Projections by Industry, 2018-2028.

HOUSING VULNERABILITY



93%



80%

~10,500

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

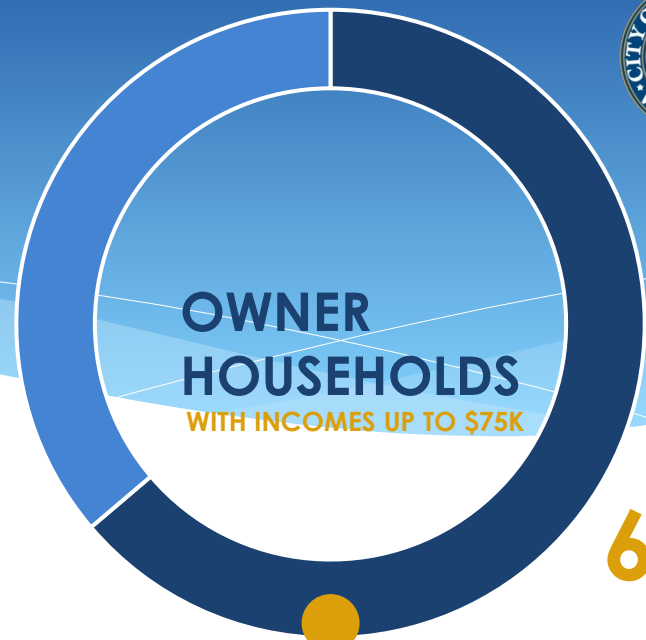
~2,200

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



**RENTER
HOUSEHOLDS**
WITH INCOMES UP TO \$75K

82%



**OWNER
HOUSEHOLDS**
WITH INCOMES UP TO \$75K

64%

~15,500

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

~3,500

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

HOUSING

INSTABILITY:

EVICTIION TRENDS

2,963

SUMMONS FOR UNLAWFUL DETAINER
FILED JANUARY 1- SEPTEMBER 8, 2023

1,393

WRITS OF EVICTION ISSUED
JANUARY 1-SEPTEMBER 8, 2023

WHO CAN AFFORD TO RENT IN THE CITY?

Typical Hourly Wages:

- CVS Store Associate: \$15-\$19 (2023)
- Housekeeper: \$15.51
- City Cook West End Center: \$15.99 (2023)
- City Pool Operator: \$18.22 (2023)
- Tour and Travel Guides: \$18.28
- ALDI Hourly Employee (starting): \$19.00 (2023)
- Bank Teller: \$19.24
- Pharmacy Technician: \$19.67
- ACPS Administrative Assistant I: \$21.84 (Grade 18, Step 1)
- ACPS School Nutrition Manager II: \$23.10 (Step 1)
- ACPS Bus Driver: \$23.53 (Grade 3, Step 1)
- Veterinary Technician: \$22.72
- City Policy Officer (starting): \$29.56 (2023)
- City Vocational Services Coordinator: \$29.56 (2023)
- Heating and Air Mechanics and Installers: \$30.81
- City Branch Librarian III: \$31.03 (2023)
- 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

\$39.42/hr

(~\$82,000/yr)

Approximate hourly wage needed in 2023 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, 2022 Occupational Employment Statistics (<https://data.bls.gov/oes/>); City of Alexandria Public Schools 2023-2024 Salary Scales; City of Alexandria Job, ACPS, and Library Opportunities webpage September 2023; City of Alexandria 2023 Market Rent Survey; Wage: ((average rent/.3)*12months)/2,080 work hours per year

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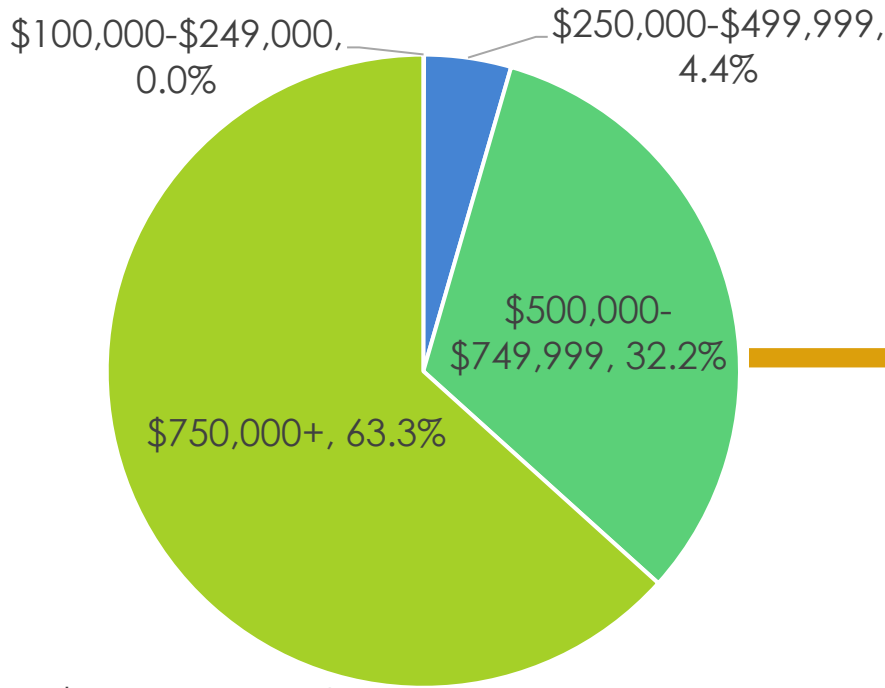
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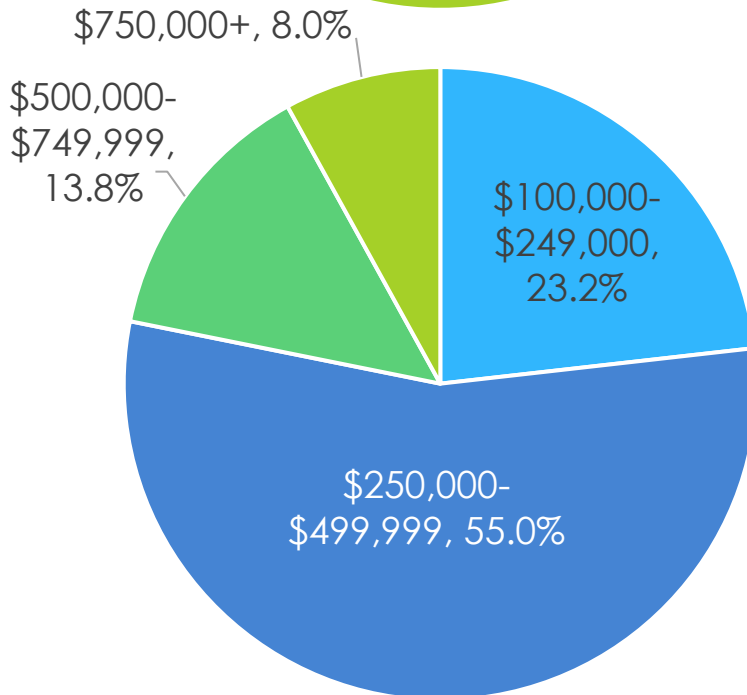
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WHO CAN AFFORD TO OWN IN THE CITY?



\$940,375

AVERAGE SINGLE-FAMILY ASSESSED VALUE



\$407,616

AVERAGE CONDOMINIUM ASSESSED VALUE

+ CONDOMINIUM FEES

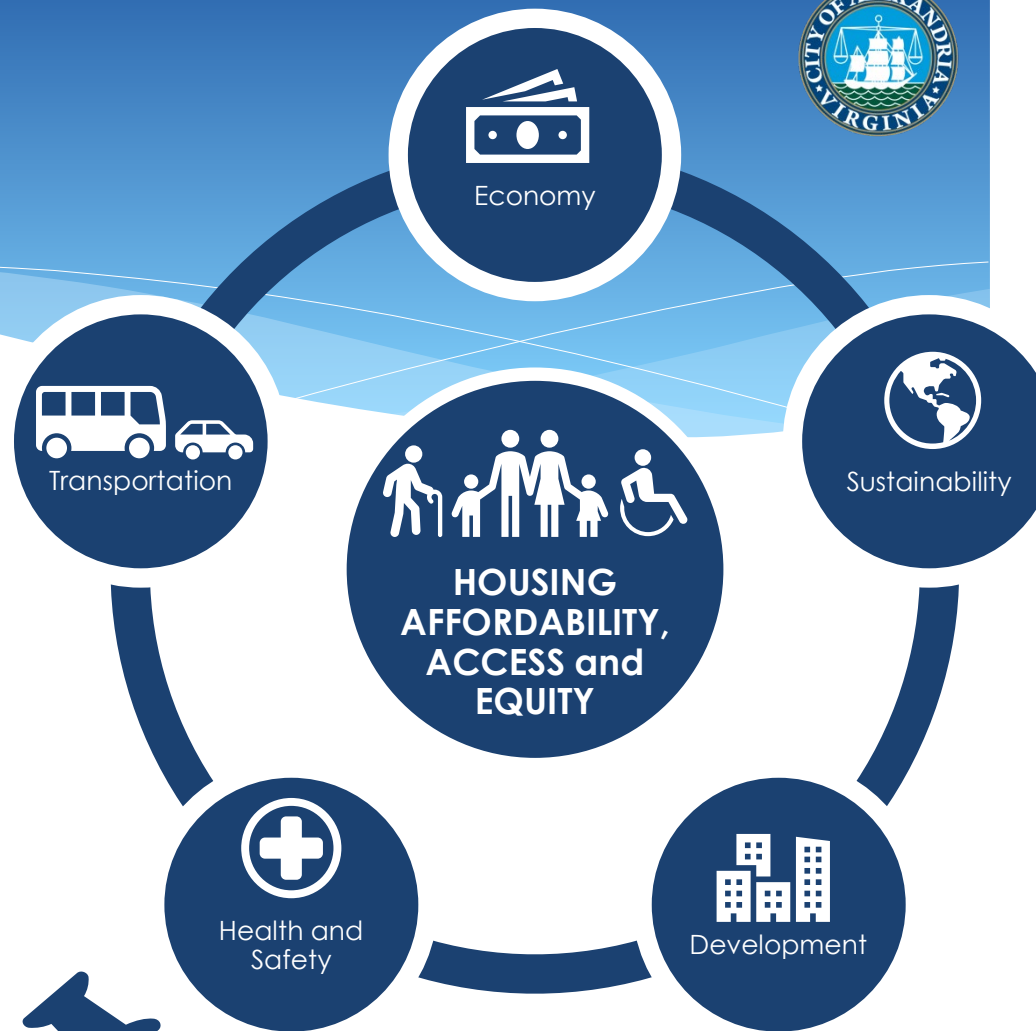
Source: Office of Real Estate Assessment, February 2023

2013 Housing Master Plan

Housing for All



- **Housing options** at all incomes, life stages, and abilities
 - ✓ Healthy and safe
 - ✓ Energy efficient
 - ✓ Accessible
- **Citywide distribution** of affordable units to foster racial, social and cultural diversity and mixed-income communities
- Emphasis on opportunities in neighborhoods with **strong access to transit, jobs, and services**



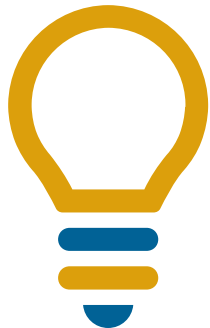
2021 ALL Alexandria Resolution: commitment to Racial and Social Equity



PLANNING + ZONING +
FINANCING +
POLICIES/PROCEDURES



PARTNERSHIPS



INNOVATION

CITY INVESTMENT NEEDED TO CONSTRUCT
ONE NEW AFFORDABLE UNIT

HOW
AFFORDABLE
HOMES GET BUILT,
PRESERVED, &
ENHANCED

TOOLS: BONUS DENSITY + HEIGHT;
RMF ZONE



UNDER DEVELOPMENT:
NEW ZONING FOR HOUSING
TOOLS

TOOLS: DEVELOPER
CONTRIBUTIONS TO HOUSING TRUST
FUND + REVENUE FROM MEALS TAX
INCREASE + HOME/CDBG

TOOLS: POLICES AND PROCEDURES

TODAY'S
CHALLENGE!

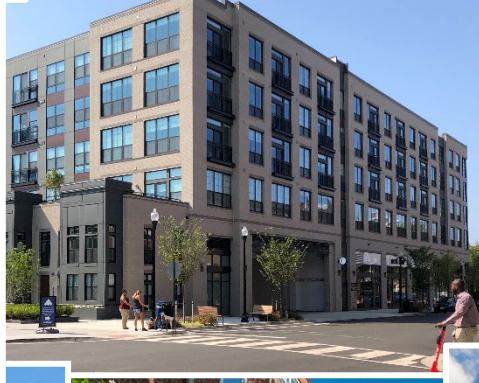
\$40k

2013

\$120k+

2023





INNOVATIVE APPROACHES & PARTNERSHIPS!

- SET-ASIDE UNITS IN PRIVATE DEVELOPMENT
- 100% AFFORDABLE OR MIXED-INCOME
- CO-LOCATED WITH PUBLIC AND/OR COMMERCIAL USE
- BUILT ON PUBLIC LAND
- INFILL WITH GROUND LEASE
- DEVELOPMENT RIGHTS IN LARGER PROJECT
- PARTNERSHIP WITH FAITH-BASED INSTITUTION
- SENIOR HOUSING
- MIXED-ABILITY, MIXED-TENURE
- AFFORDABLE HOMEOWNERSHIP
- JOINT VENTURE WITH PRIVATE SECTOR
- PRESERVATION THROUGH INVESTMENT or REDEVELOPMENT
- REPOSITIONING PUBLIC HOUSING

Challenges



1. Cost of achieving deeper levels of affordability, in particular at 30-40% of the area median income
2. Land availability and cost
3. Statewide competition for affordable housing funding
4. Pairing housing with services and care
5. Preservation of assisted properties and expiration of affordability

Opportunities

1. Development pipeline
 - a. New construction projects – rental and for-sale
 - b. Preservation projects
 - c. ARHA redevelopment and repositioning process
 - d. Affordable homeownership
2. Small area planning and implementation
 1. [Alexandria West](#)
 2. [Arlandria-Chirilagua](#)
3. Housing policy studies/initiatives
 - a. [Zoning for Housing](#)
 - b. ALL Alexandria - Achieving Racial and Social Equity
4. Housing Master Plan Update (2024-2025)

Housing Alexandria – Mount Vernon/Glebe New Construction Project



Wesley – ParcView Renovation and Expansion Project



ARHA – Samuel Madden Mixed-Income Redevelopment Project

Contact Us!

Office of Housing
421 King Street, Suite 215
703-746-4990

alexandriava.gov/Housing

- 703-746-3097 ([Tamara Jovovic](#), Housing Program Manager)
- 703-746-3083 ([Virginia Patton](#), Relocation Housing Program Manager)*
- 703-746-3098 ([Kenny Turscak](#), Housing Analyst)
- 703-746-3087 ([Vicente Espinoza](#), Homeownership Specialist)*
- 703-746-3091 ([Arthur Thomas](#), Home Rehabilitation Specialist)
- 703-746-3086 ([Gwen Lassiter](#), Landlord-Tenant Relations)

*Se habla Español



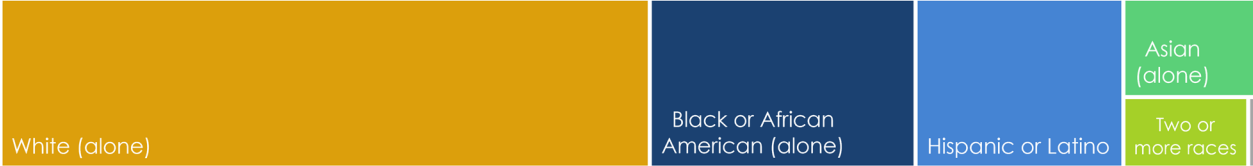


Reference Slides

Resources



- **Sign up for eNews (select “Affordable Housing” option)**
- Housing Publications: alexandriava.gov/housing/housing-publications-reports-and-videos
- Renter Resources: alexandriava.gov/housing-services/renter-resources
- Homeowner Resources: alexandriava.gov/housing-services/homeowner-resources
- Homebuyer Resources: alexandriava.gov/housing-services/homebuyer-resources
- Housing Boards and Committees (AHAAC & LTRB): alexandriava.gov/housing/housing-boards-and-committees
- Track our progress on the Housing Opportunities Indicator [Dashboard](#)
- Eviction Trends [Dashboard](#)



Our DIVERSITY BY THE NUMBERS



43% of our households are one-person households



37%+ of our workforce is employed in service-related industries



31%+ of our residents (5+ years) speak a language other than English at home



25%+ of our residents are foreign born

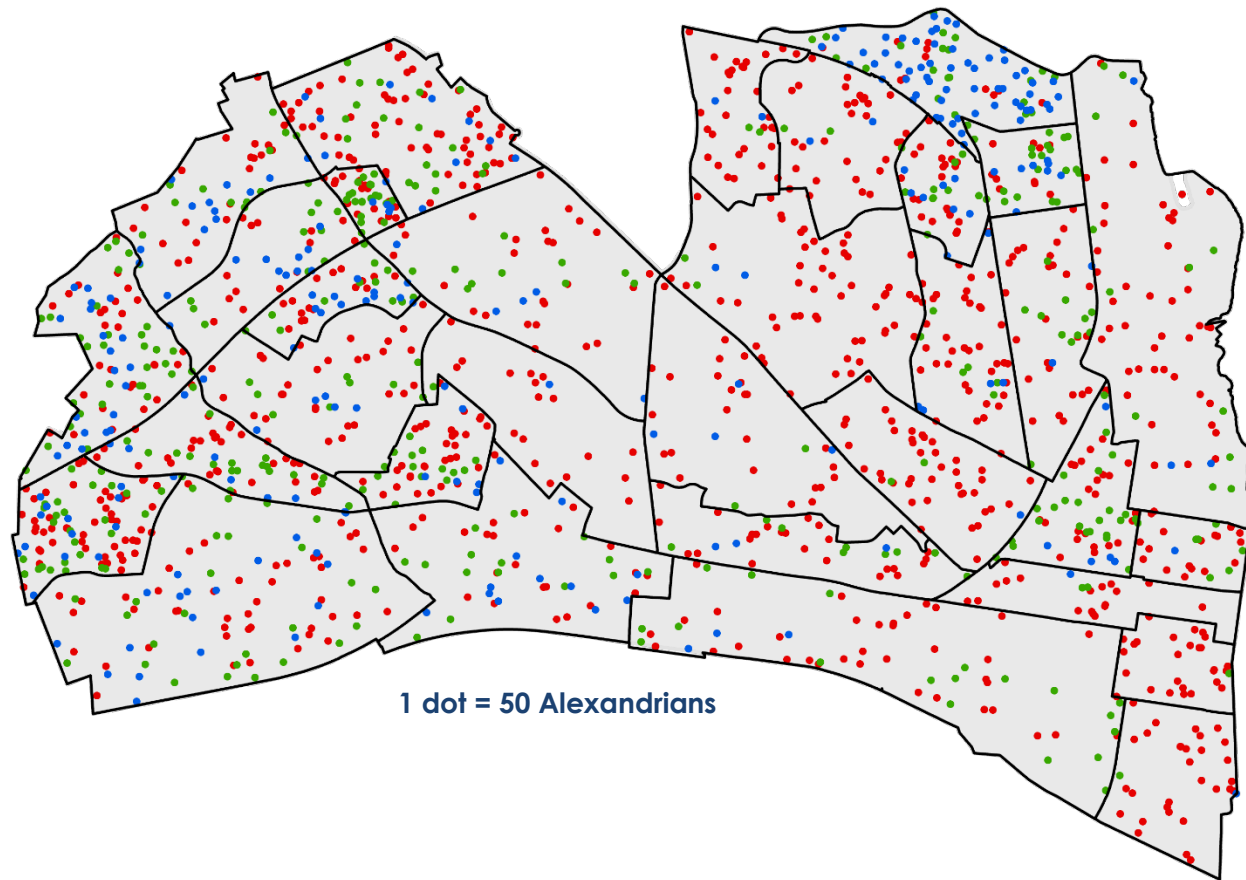


20% of our households have a member 65+



20% of our households have children under 18

Our DIVERSITY BY THE NUMBERS

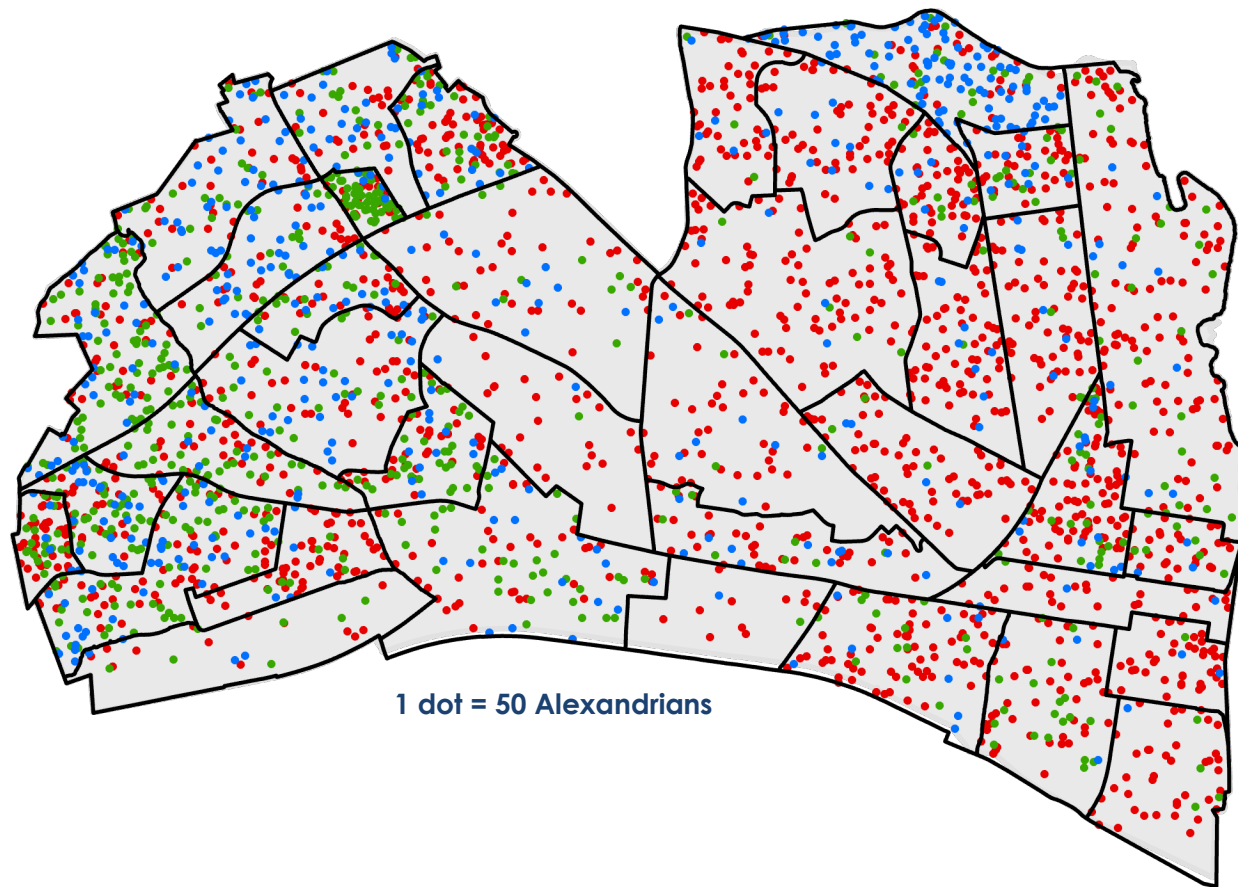


● Hispanic (All races)

● Non-Hispanic Black

● Non-Hispanic White

Our DIVERSITY BY THE NUMBERS

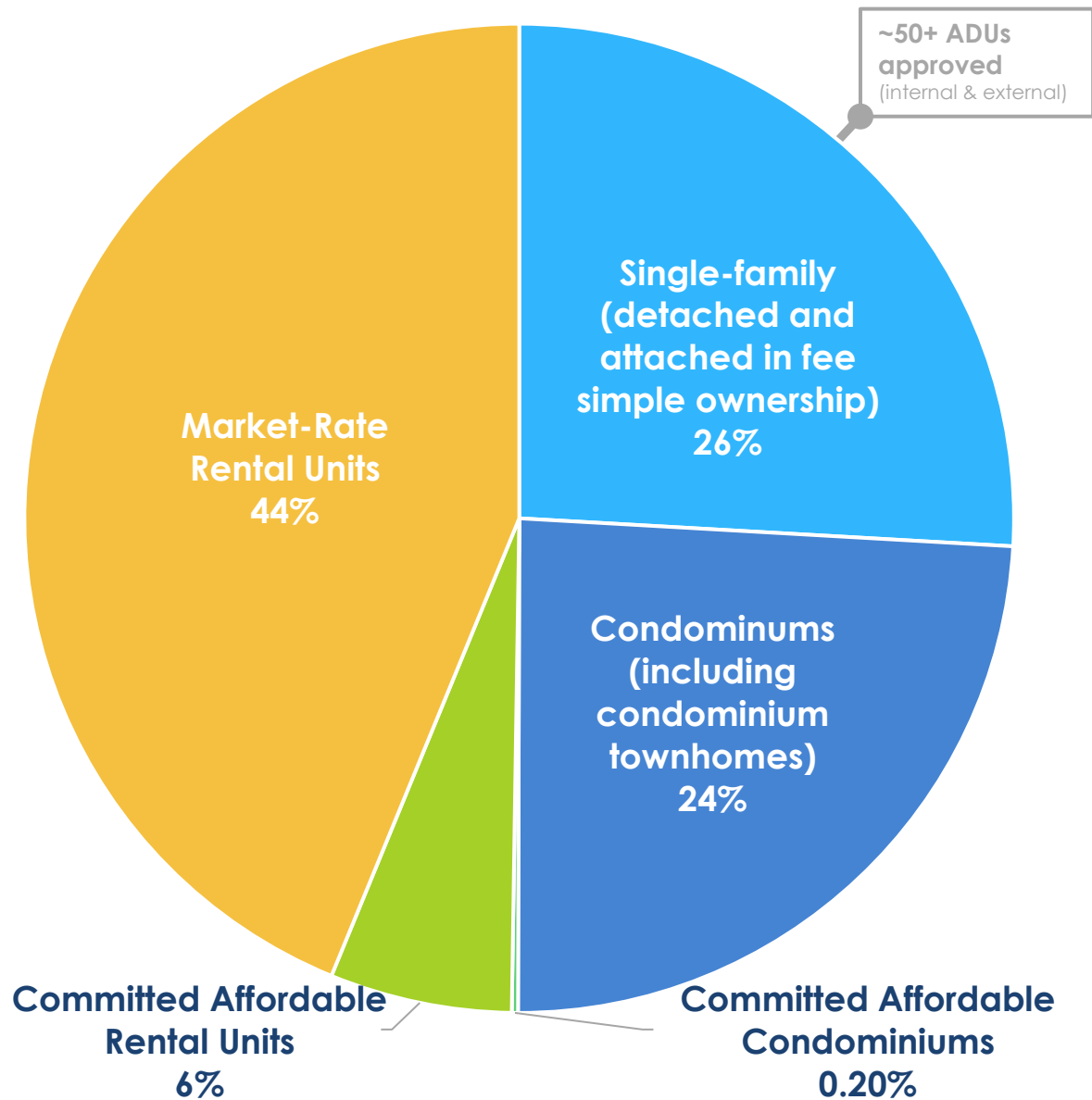


● Hispanic (All
races)

● Non-Hispanic
Black

● Non-Hispanic
White

Our HOUSING BY THE NUMBERS



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

~83,800 Estimated number of residential units in the City (Office of Housing, July 2023)



HOUSING OPPORTUNITY

MARKET AFFORDABLE (~8,300 in 2023*)

non-subsidized units affordable due to their age, amenities, condition, and/or location

COMMITTED AFFORDABLE (~5,000 in 2023)

units receiving assistance (local and/or federal) or made affordable through developer contributions

AFFORDABLE CONDOMINIUMS (~4,700 in 2023)

units assessed up to \$249,000

Rental and for-sale set-aside units secured through development process, including through bonus density and height

Publicly assisted housing units (public housing, nonprofit housing projects, HUD-funded affordable units in privately-owned properties)

* Total market affordable units are subject to fluctuation based on rent increases and annual AMI adjustments; an increase in total market affordable units does not necessarily indicate increasing rental affordability. The Office of Housing annual Apartment analysis factors a utility adjustment when calculating gross rents and total housing cost.

Affordability Defined



2023 Area Median Income	1-Person Household	4-Person Household
20% AMI and below	Up to \$21,100	Up to \$31,140
30% AMI	\$31,650	\$45,200
40% AMI	\$42,200	\$60,280
50% AMI	\$52,750	\$75,350
60% AMI	\$63,600	\$90,420
MATH 80% AMI	\$84,400	\$120,560
100% AMI	\$105,500	\$152,100

COMMITTED AFFORDABLE RENTALS

COMMITTED AFFORDABLE HOMEOWNERSHIP

Sources: 2023 HUD Income Limits for 30% and 50% AMI for Washington-Arlington-Alexandria, DC-VA-MD HUD Metro Fair Market Rent Area); FY 2022 Multifamily Tax Subsidy Project Income Limits for 60% AMI; and Office of Housing for 40% AMI and Mathematical 80% AMI

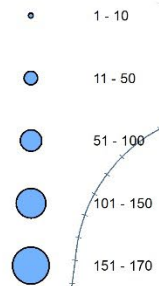
Set-Aside Units



Privately-owned Assisted



Resolution 2876 Units



Access: Where committed affordable rental housing is located in the City

Source: Office of Housing, March 2023

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



~\$2,050

2023 AVERAGE 1-BEDROOM MARKET RENT, including UTILITIES

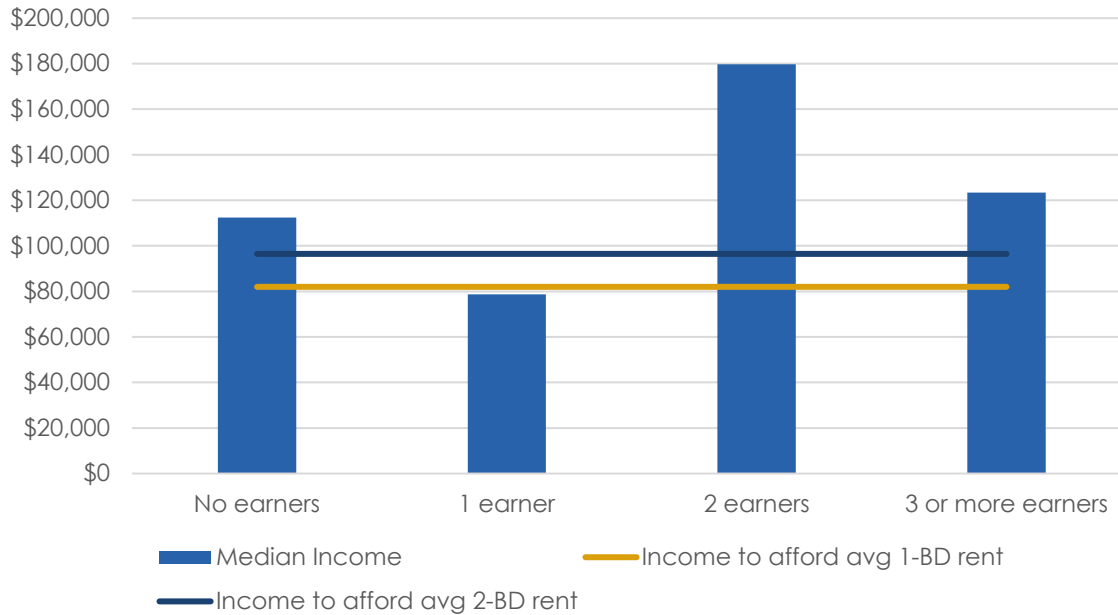
~\$2,570

2023 AVERAGE 2-BEDROOM MARKET RENT, including UTILITIES

Source: Point in Time Analysis by Office of Housing, 2023; CoStar



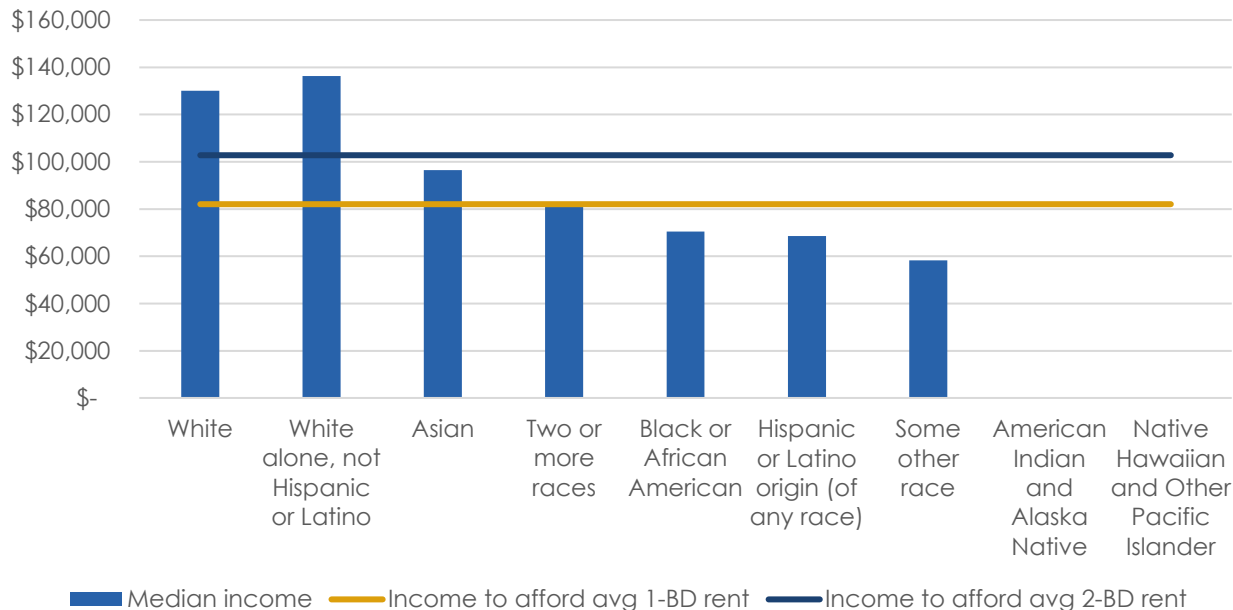
Median Income by Number of Earners



~\$82,000

INCOME NEEDED TO AFFORD AVERAGE 1 BEDROOM RENT + UTILITIES

Median Income by Race



~\$102,840

INCOME NEEDED TO AFFORD AVERAGE 2 BEDROOM RENT + UTILITIES

Source: City of Alexandria, 2017-2021 ACS 5-Year Estimates; Office of Housing; CoStar

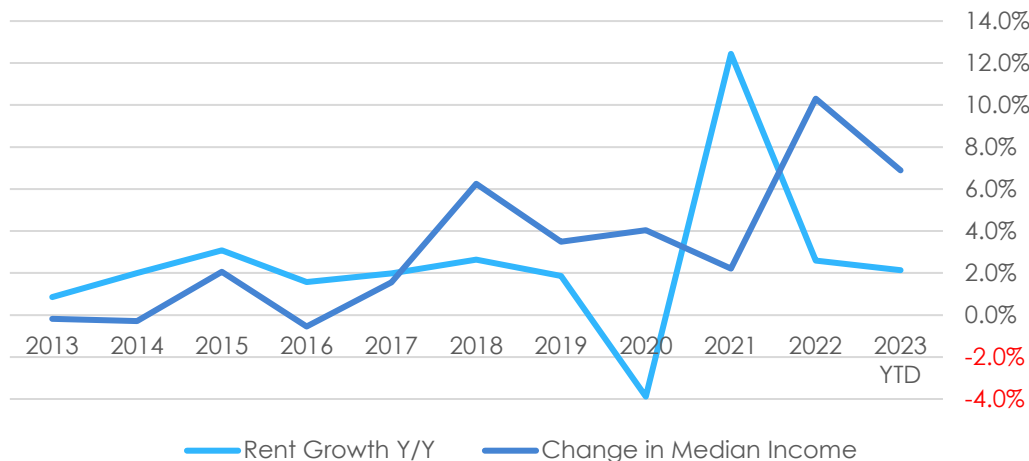


Citywide Year over Year Changes in Rent and Regional Incomes

Period	Rent Growth Y/Y	Asking Rent Per Unit*	Effective Rent Per Unit*	HUD Median Income	Change in Median Income
2023 YTD	2.1%	\$2,081	\$2,065	\$152,100	6.9%
2022	2.6%	\$1,992	\$1,969	\$142,300	10.3%
2021	12.4%	\$1,949	\$1,924	\$129,000	2.2%
2020	-3.9%	\$1,737	\$1,686	\$126,200	4.0%
2019	1.9%	\$1,803	\$1,776	\$121,300	3.5%
2018	2.6%	\$1,769	\$1,739	\$117,200	6.3%
2017	2.0%	\$1,724	\$1,684	\$110,300	1.6%
2016	1.6%	\$1,690	\$1,652	\$108,600	-0.5%
2015	3.1%	\$1,665	\$1,634	\$109,200	2.1%
2014	2.0%	\$1,616	\$1,568	\$107,000	-0.3%
2013	0.9%	\$1,585	\$1,565	\$107,300	-0.2%

Source: CoStar, September 25, 2023

Rent Growth Vs. Change in AMI; 2013-2023



*Rents reflect data reported by CoStar; they are not adjusted for utilities and do not represent the complete rental housing cost experienced by many Alexandrians.

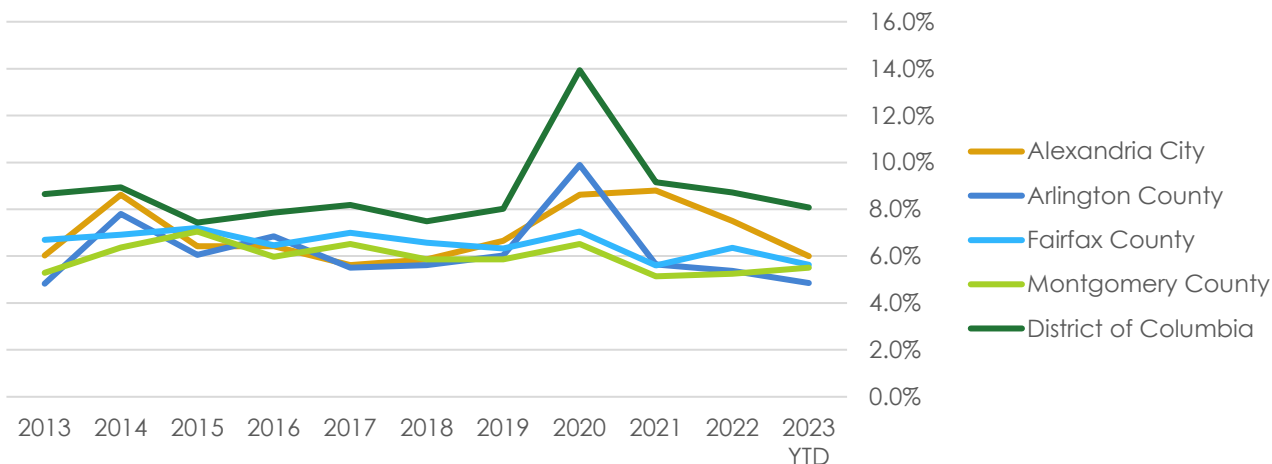
Citywide Average Annual Vacancy Data



Period	Alexandria	Arlington	Fairfax	Montgomery	DC
2023 YTD	6.00%	4.9%	5.6%	5.5%	8.1%
2022	7.50%	5.4%	6.3%	5.2%	8.7%
2021	8.80%	5.6%	5.6%	5.1%	9.1%
2020	8.62%	9.9%	7.0%	6.5%	13.9%
2019	6.65%	6.0%	6.3%	5.9%	8.0%
2018	5.86%	5.6%	6.6%	5.9%	7.5%
2017	5.61%	5.5%	7.0%	6.5%	8.2%
2016	6.42%	6.8%	6.5%	6.0%	7.9%
2015	6.43%	6.1%	7.2%	7.0%	7.4%
2014	8.63%	7.8%	6.9%	6.4%	8.9%
2013	6.03%	4.8%	6.7%	5.3%	8.7%

Source: CoStar,
September 25, 2023

Regional Vacancy Rates; 2013-2023



The Partnership to Prevent & End Homelessness



The Partnership to Prevent and End Homelessness
in the City of Alexandria

- Community-wide planning to end homelessness
- Funding to rapidly rehouse individuals and families
- Promotes access to resources
- Optimizes self-sufficiency
- Monitors community performance

For those experiencing a housing crisis or facing homelessness, please contact the Department of Community and Human Services, call 703.746.5700, or text 703.346.5599.

Homeownership Resources and Initiatives



- [SPARC funding](#) – reduced interest funding for first time homebuyers now available
- Exploring new homeownership models at the regional level
 - [Housing Alexandria-SHA Project](#)
 - New developments with set-aside units:
 - [The Aidan](#) (opening 2024)
- Strengthening condominium communities through capacity building and training
 - [Register](#) for upcoming free workshops, covering a variety of practical topics specific to effect condominium governance, budgeting, and strategic planning)

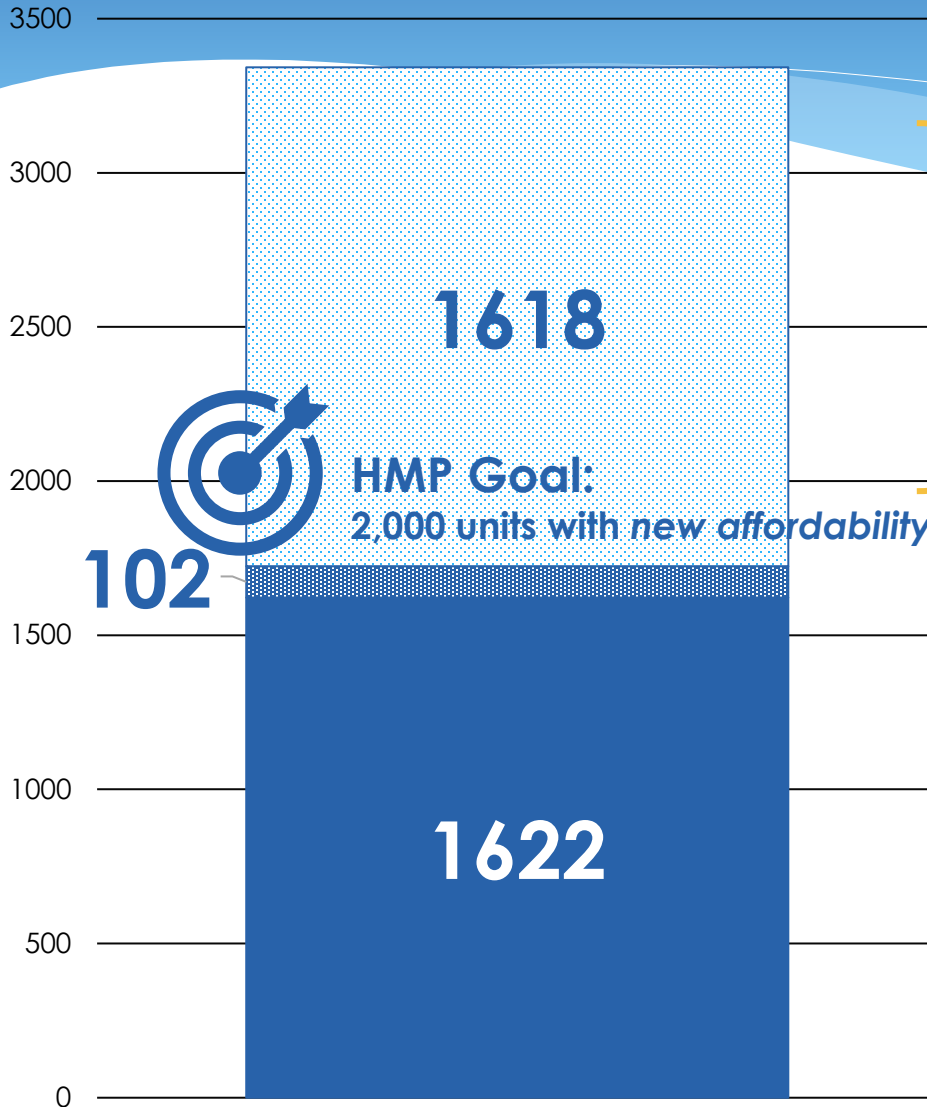


Free first-time homebuyer trainings are held in English and Spanish. Sign up for eNews (select "Affordable Housing") to learn more!



Housing Master Plan Progress

January 2014-September 1, 2023 (preliminary)



+ City Council endorsed Regional Housing Initiative to expand housing production and preservation target by 2,250+ more affordable and workforce units by 2030.

Development Pipeline

Under Construction

Completed

Completed projects comprise new construction, preservation, conversion of housing to committed affordable housing, home rehab and rental accessibility projects, and first-time homebuyer loans.