



# CITY ACADEMY

# OFFICE OF HOUSING



Spring 2024  
Kenny Turscak, Housing Analyst

# 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 (or equivalent) and affordable housing, including units that serve Alexandria's lowest income residents

**VOUCHERS:**  
1,716 leased  
out of 1,996  
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.

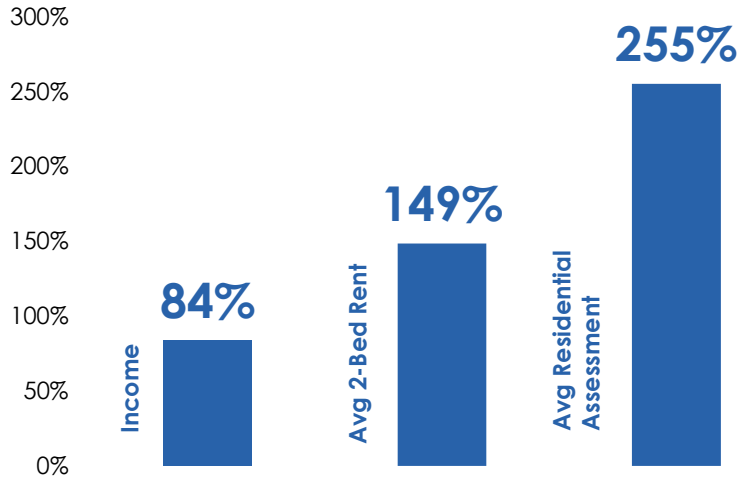


# DEMAND FOR AFFORDABLE HOUSING DRIVEN BY...



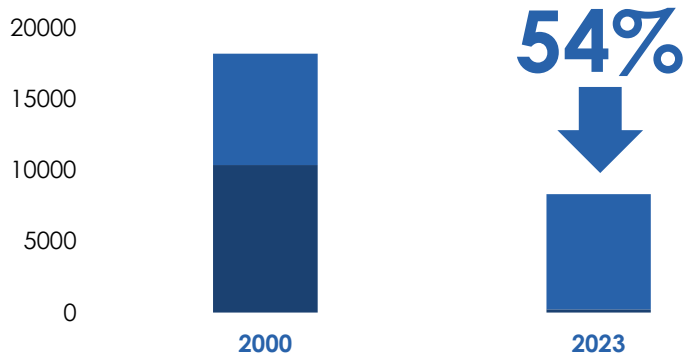


## 2000-2023 INCOME VS HOUSING TRENDS



Growing gap in income vs housing costs

## 2000-2023 LOSS OF MARKET AFFORDABLE UNITS



Limited federal housing funding



Demographic changes

27%

GROWTH IN FOOD ESTABLISHMENT JOBS

11%

GROWTH IN CONSTRUCTION JOBS

35%

GROWTH IN HOME HEALTH CARE SERVICES



Projected local job growth in lower-wage sectors (2020-2030)

Source: Virginia Employment Commission, Economic Information & Analytics, Long Term Projections by Industry, 2020-2030.

# HOUSING VULNERABILITY

# What is Housing Cost Burden?



- **Housing Cost Burden:** monthly housing costs (including utilities) exceeding 30% of monthly income.
- **Severe Housing Cost Burden:** monthly housing costs (including utilities) exceeding 50% of monthly income.





**RENTER  
HOUSEHOLDS**

WITH INCOMES UP TO \$50K

**93%**



**OWNER  
HOUSEHOLDS**

WITH INCOMES UP TO \$50K

**86%**

**~10,200**

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

**~2,000**

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



86%



69%

~14,900

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

~3,400

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

# HOUSING

# INSTABILITY:

# EVICTIION TRENDS

409

WRITS OF EVICTION ISSUED  
JANUARY 1 – March 18, 2024

956

SUMMONS FOR UNLAWFUL DETAINER  
FILED JANUARY 1 - MARCH 18, 2024

# 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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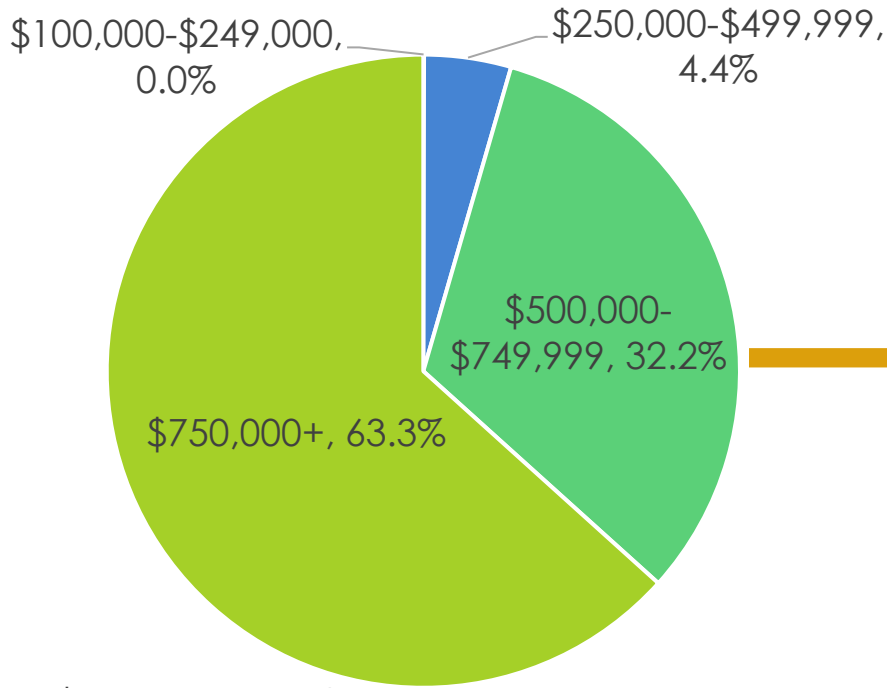
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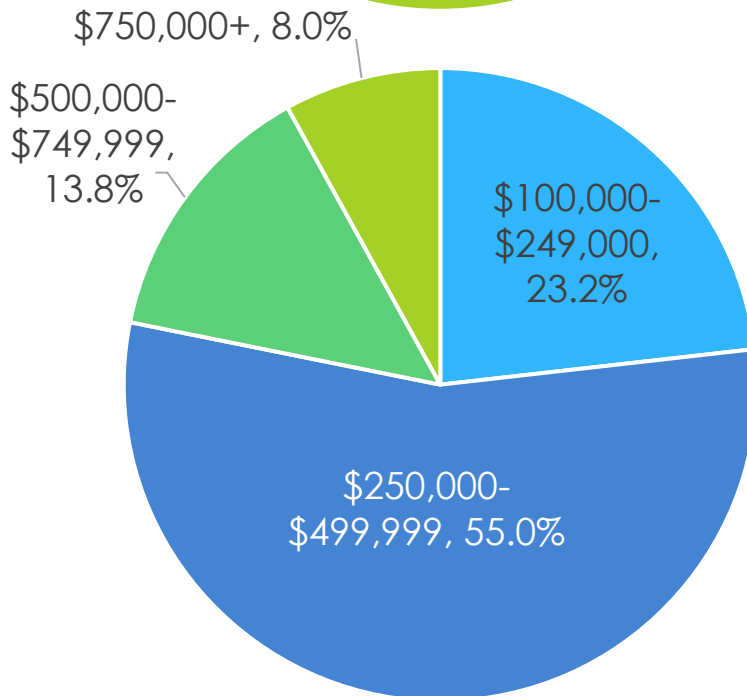
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# WHO CAN AFFORD TO OWN IN THE CITY?



**\$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**



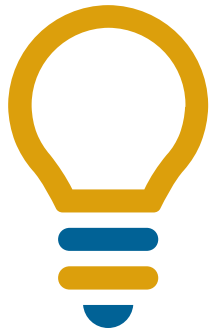
**2021 ALL Alexandria Resolution**: commitment to Racial and Social Equity



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

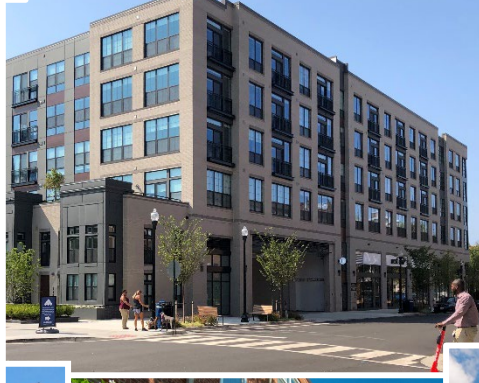
2013

\$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. 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](http://alexandriava.gov/Housing)

- 703-746-3098 ([Kenny Turscak](#), Housing Analyst)
- 703-746-3087 ([Vicente Espinoza](#), Homeownership Specialist)\*
- 703-746-3091 ([Arthur Thomas](#), Home Rehabilitation Specialist)
- 703-746-3077 ([Mayra Jordan](#), Bilingual Intake 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](https://alexandriava.gov/housing/housing-publications-reports-and-videos)
- Renter Resources: [alexandriava.gov/housing-services/renter-resources](https://alexandriava.gov/housing-services/renter-resources)
- Homeowner Resources: [alexandriava.gov/housing-services/homeowner-resources](https://alexandriava.gov/housing-services/homeowner-resources)
- Homebuyer Resources: [alexandriava.gov/housing-services/homebuyer-resources](https://alexandriava.gov/housing-services/homebuyer-resources)
- Housing Boards and Committees (AHAAC & LTRB): [alexandriava.gov/housing/housing-boards-and-committees](https://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



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



**24%** of our residents are foreign born

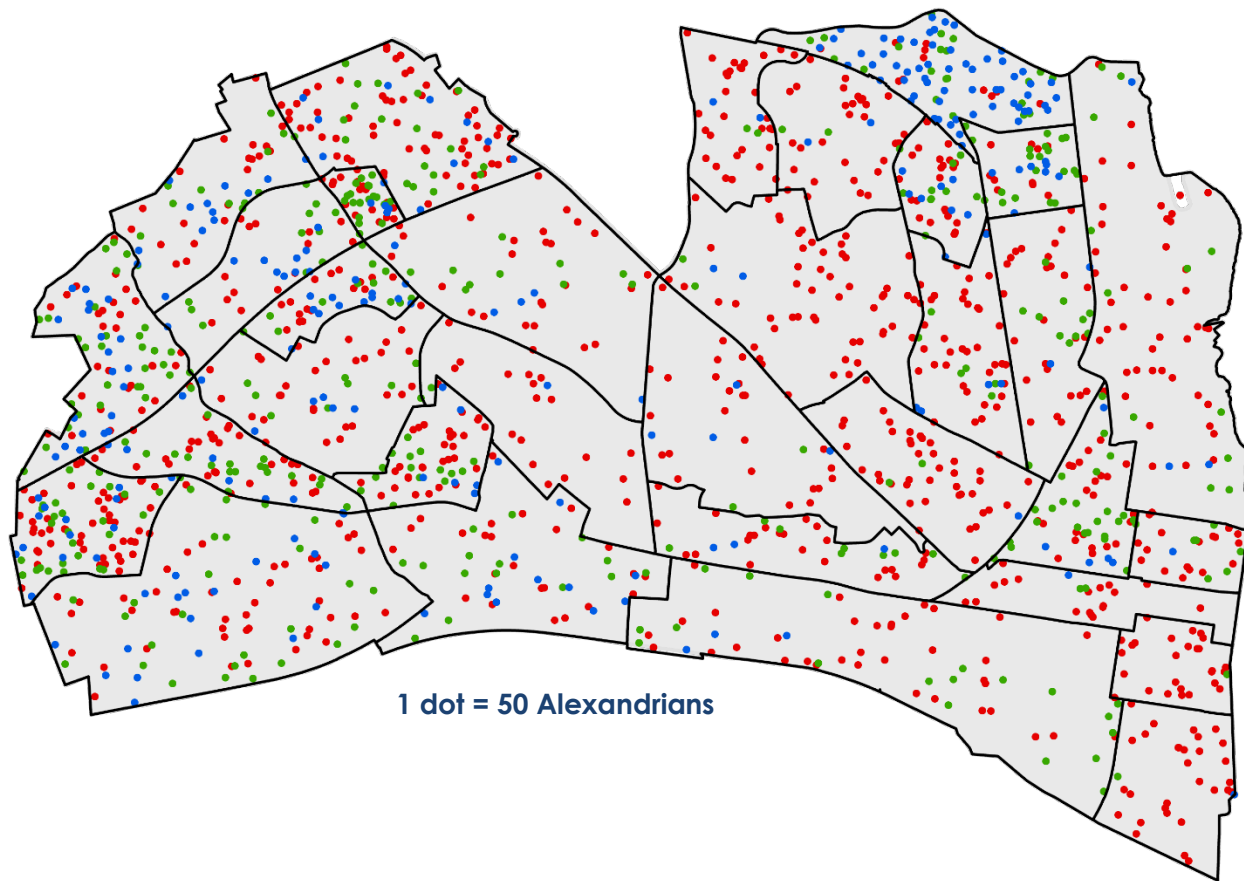


**21%** of our households have a member 65+



**21%** of our households have children under 18

# Our DIVERSITY BY THE NUMBERS



1 dot = 50 Alexandrians

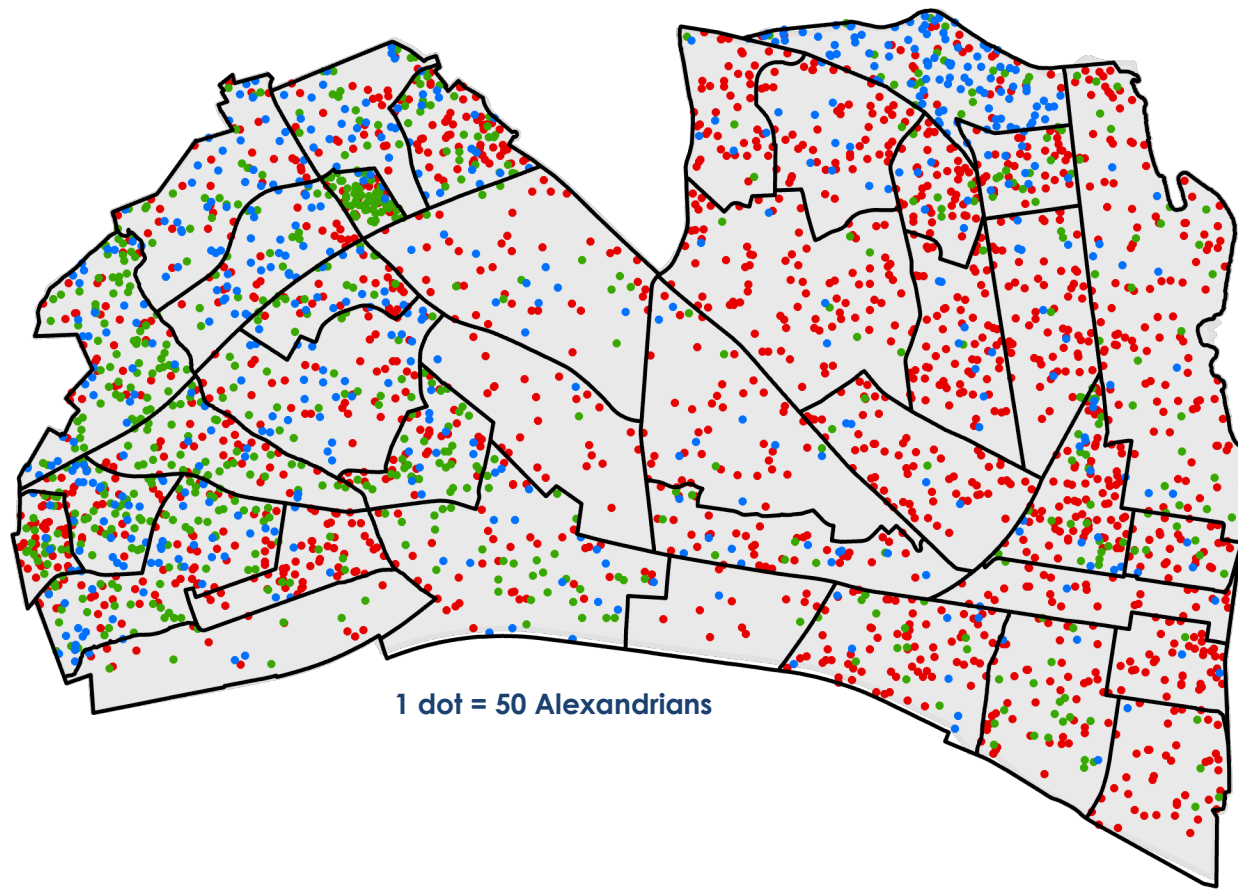
● Hispanic (All  
races)

● Non-Hispanic  
Black

● Non-Hispanic  
White



# Our DIVERSITY BY THE NUMBERS



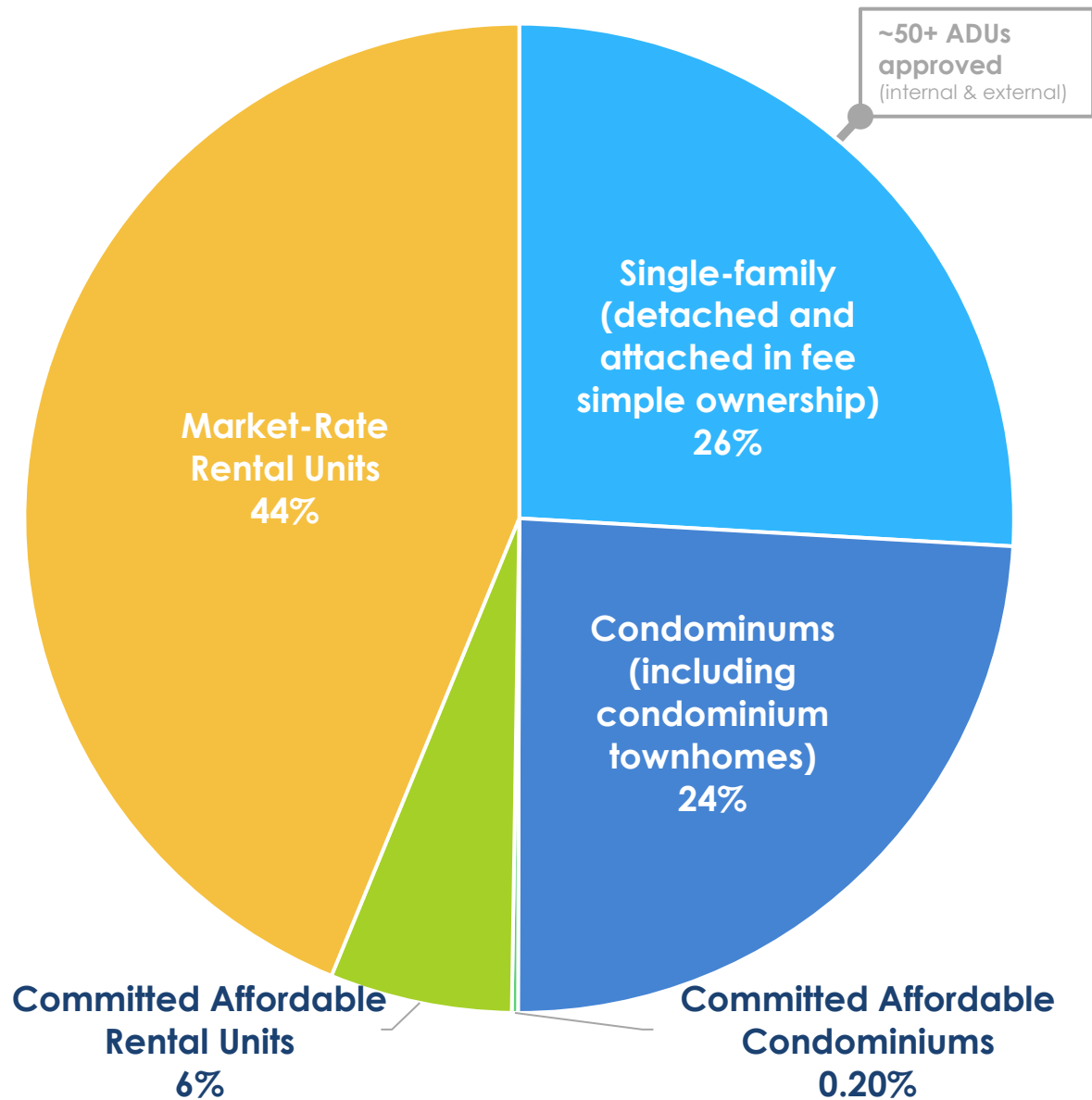
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● Hispanic (All  
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● Non-Hispanic  
Black

● 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

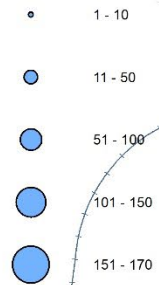
**Set-Aside Units**



**Privately-owned Assisted**



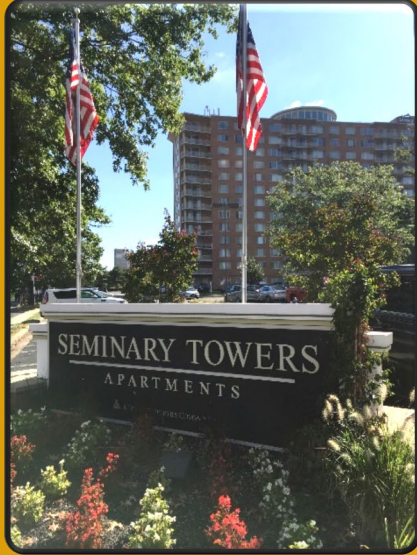
**Resolution 2876 Units**



# 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

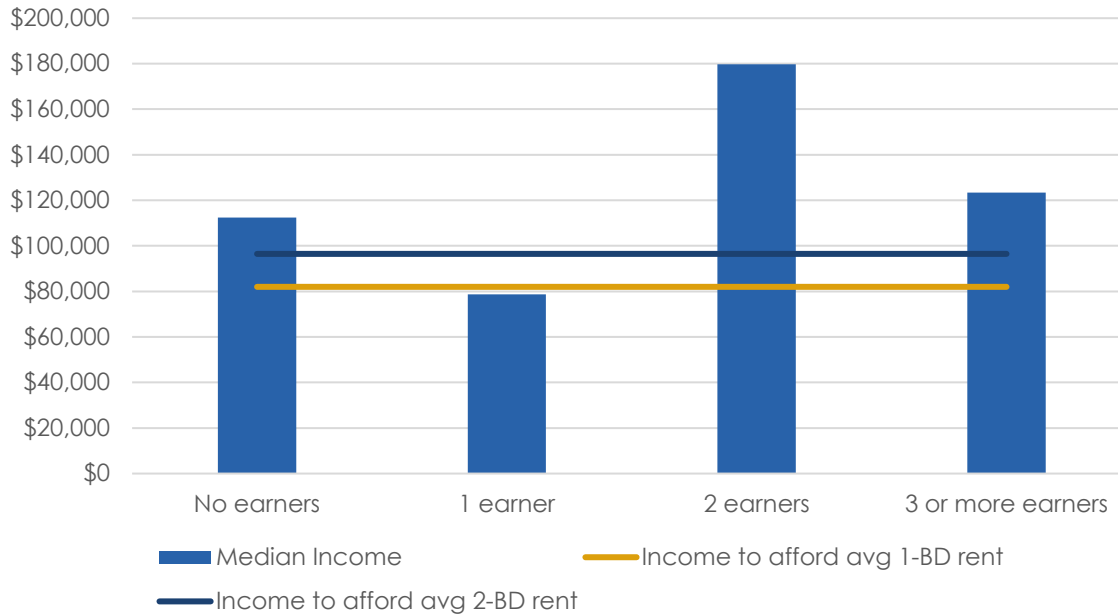
~\$2,570

2023 AVERAGE 2-BEDROOM MARKET RENT, including UTILITIES

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



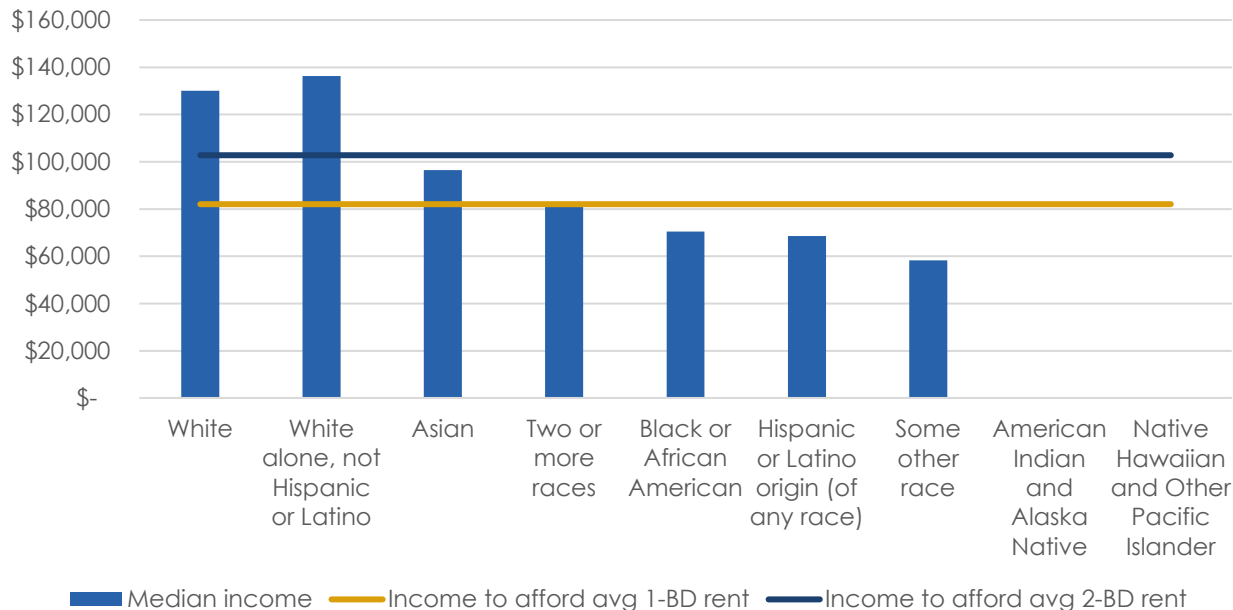
## Median Income by Number of Earners



~\$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

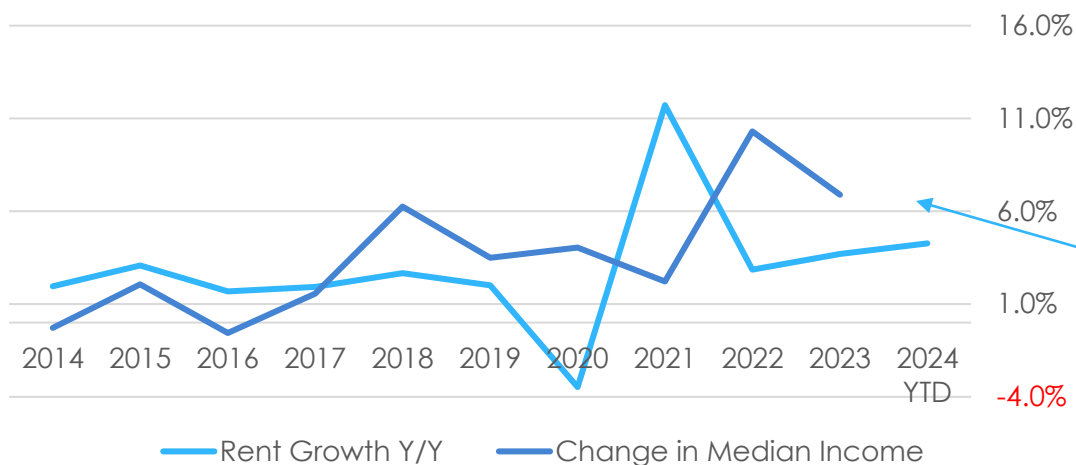
# Citywide Year over Year Changes in Rent and Regional Incomes



Period	Rent Growth Y/Y	Asking Rent Per Unit*	Effective Rent Per Unit*	HUD Median Income	Change in Median Income
2024 YTD	4.3%	\$2,135	\$2,122	TBD	TBD
2023	3.7%	\$2,089	\$2,078	\$152,100	6.9%
2022	2.9%	\$2,014	\$1,984	\$142,300	10.3%
2021	11.7%	\$1,958	\$1,933	\$129,000	2.2%
2020	-3.5%	\$1,753	\$1,700	\$126,200	4.0%
2019	2.0%	\$1,816	\$1,788	\$121,300	3.5%
2018	2.7%	\$1,780	\$1,750	\$117,200	6.3%
2017	1.9%	\$1,734	\$1,694	\$110,300	1.6%
2016	1.7%	\$1,701	\$1,663	\$108,600	-0.5%
2015	3.1%	\$1,673	\$1,642	\$109,200	2.1%
2014	2.0%	\$1,623	\$1,574	\$107,000	-0.3%

Source: CoStar, March 14, 2024

## Rent Growth Vs. Change in AMI; 2014-2024



\*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.

2024 HUD Median Family Income (MFI) to be announced Spring 2024



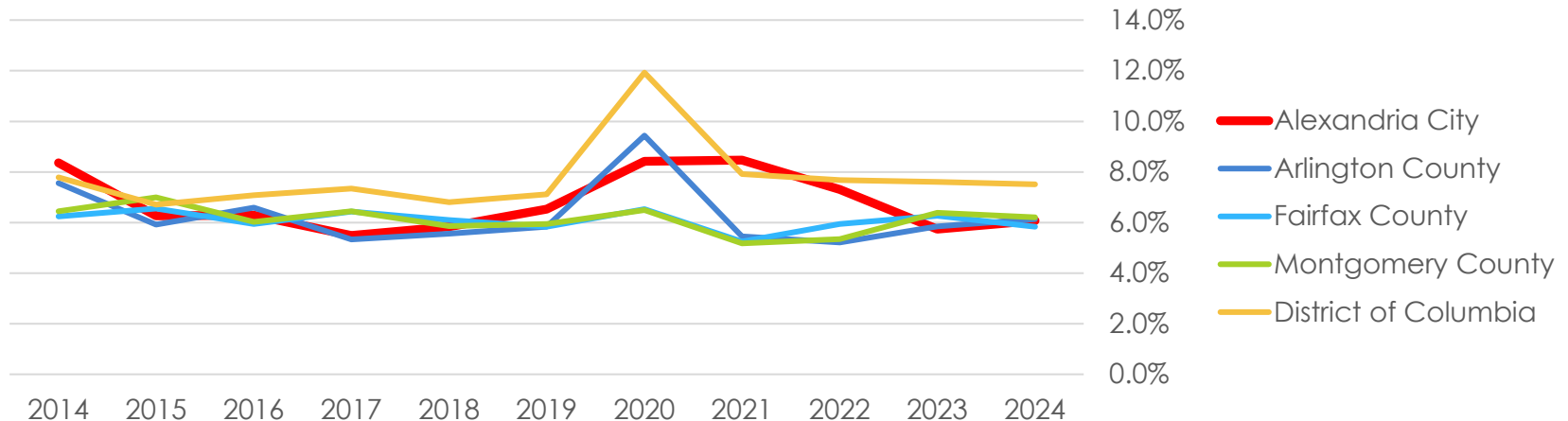
# Citywide Average Annual Vacancy Data



Period	Alexandria City	Arlington County	Fairfax County	Montgomery County	District of Columbia
2024 YTD	<b>6.1%</b>	6.1%	5.8%	6.2%	7.5%
2023	<b>5.7%</b>	5.9%	6.3%	6.4%	7.6%
2022	<b>7.3%</b>	5.2%	5.9%	5.3%	7.7%
2021	<b>8.5%</b>	5.5%	5.3%	5.2%	7.9%
2020	<b>8.4%</b>	9.4%	6.5%	6.5%	11.9%
2019	<b>6.5%</b>	5.8%	5.8%	5.9%	7.1%
2018	<b>5.8%</b>	5.6%	6.1%	5.9%	6.8%
2017	<b>5.5%</b>	5.3%	6.4%	6.5%	7.3%
2016	<b>6.3%</b>	6.6%	5.9%	6.0%	7.1%
2015	<b>6.3%</b>	5.9%	6.6%	7.0%	6.7%
2014	<b>8.4%</b>	7.6%	6.2%	6.5%	7.8%

Source: CoStar, March 14, 2024

**Regional Vacancy Rates; 2014-2024**



# 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



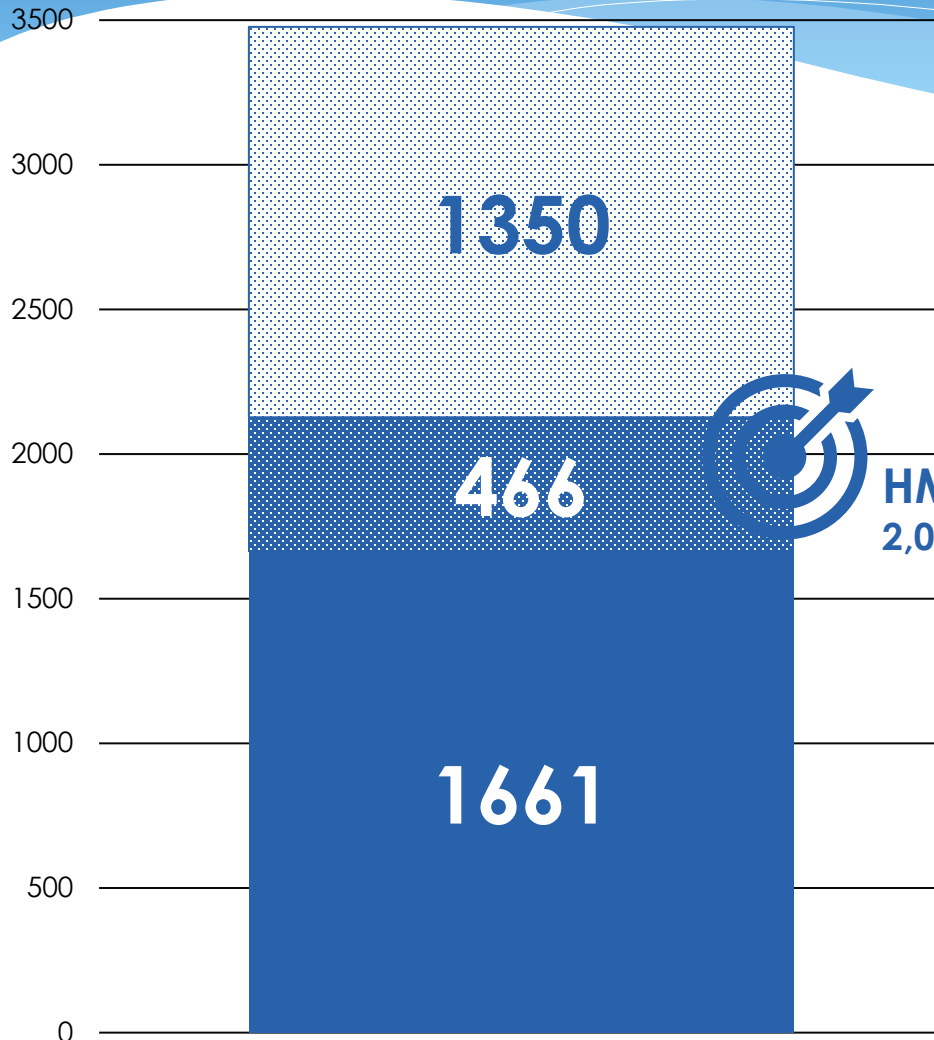
- [SPARC funding](#) – reduced interest funding for first time homebuyers now available
- Exploring new homeownership models at the regional level
  - [Housing Alexandria-SHA Project](#)
  - New developments with set-aside units:
    - [The Aidan](#) (opening 2024)
- Strengthening condominium communities 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-February 1, 2024 (preliminary)



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

**HMP Goal:**  
2,000 units with *new affordability* by 2025

- 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.