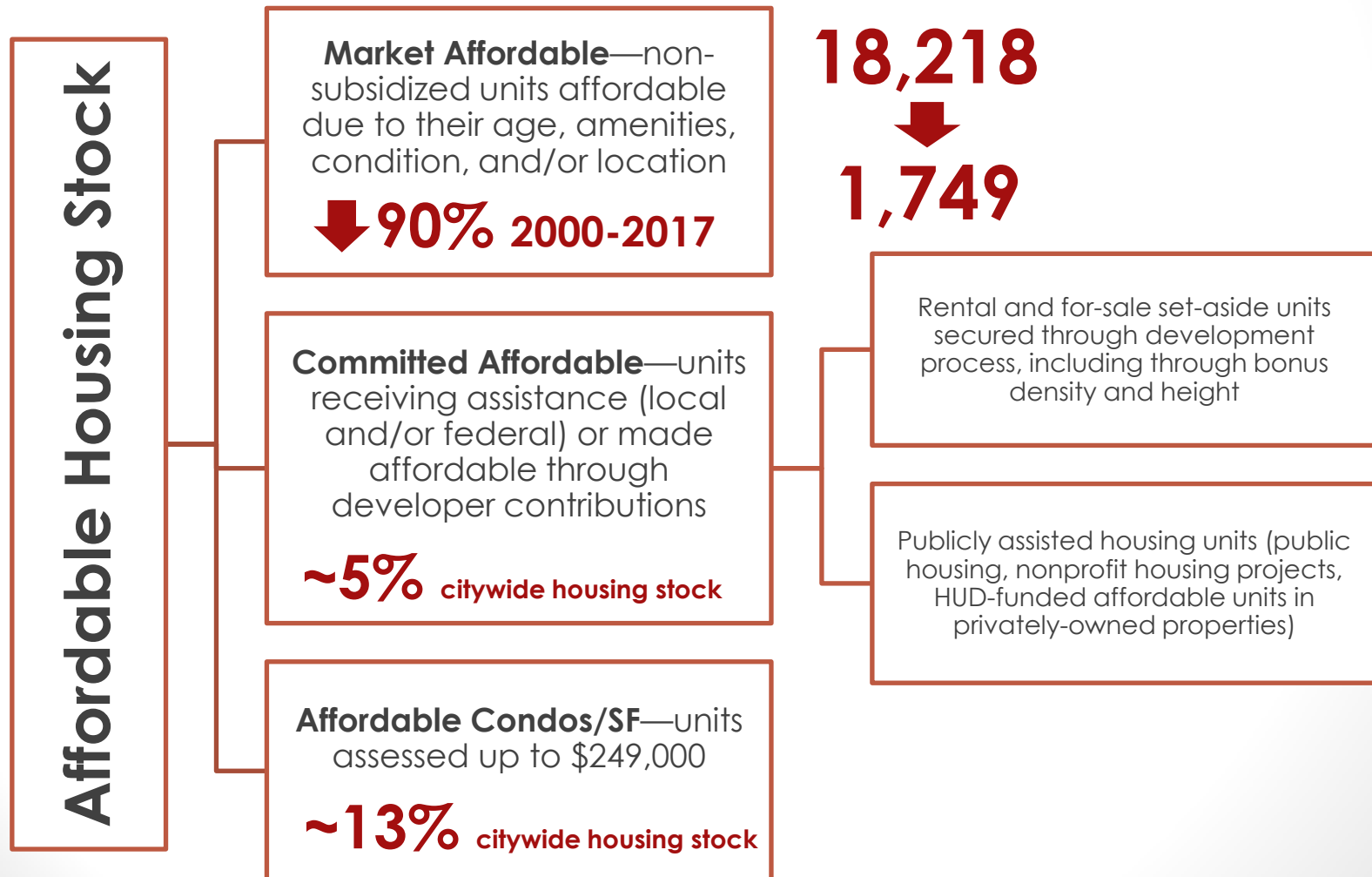


# Affordable housing stock in the city (2017)



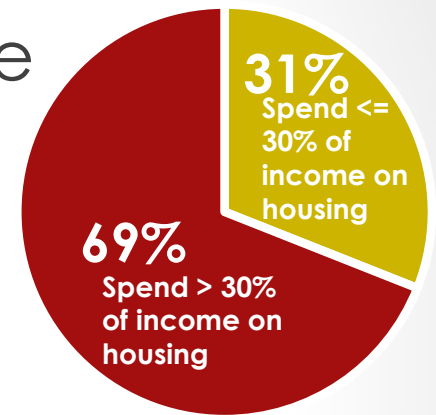
# Importance of affordable housing in the city

- ❑ ~**18,500+** low- and moderate-income households (w/incomes up to \$75,000) are housing cost burdened
- ❑ Essential to a competitive and sustainable economy
  - ❑ Employers look for a skilled, stable, and diverse workforce
  - ❑ Local workers live and spend in the city



**Residency of City's Workforce: 75% of Alexandria's workforce lives outside of the City**

*Source: 2009-2013 ACS 5-Year Estimates*

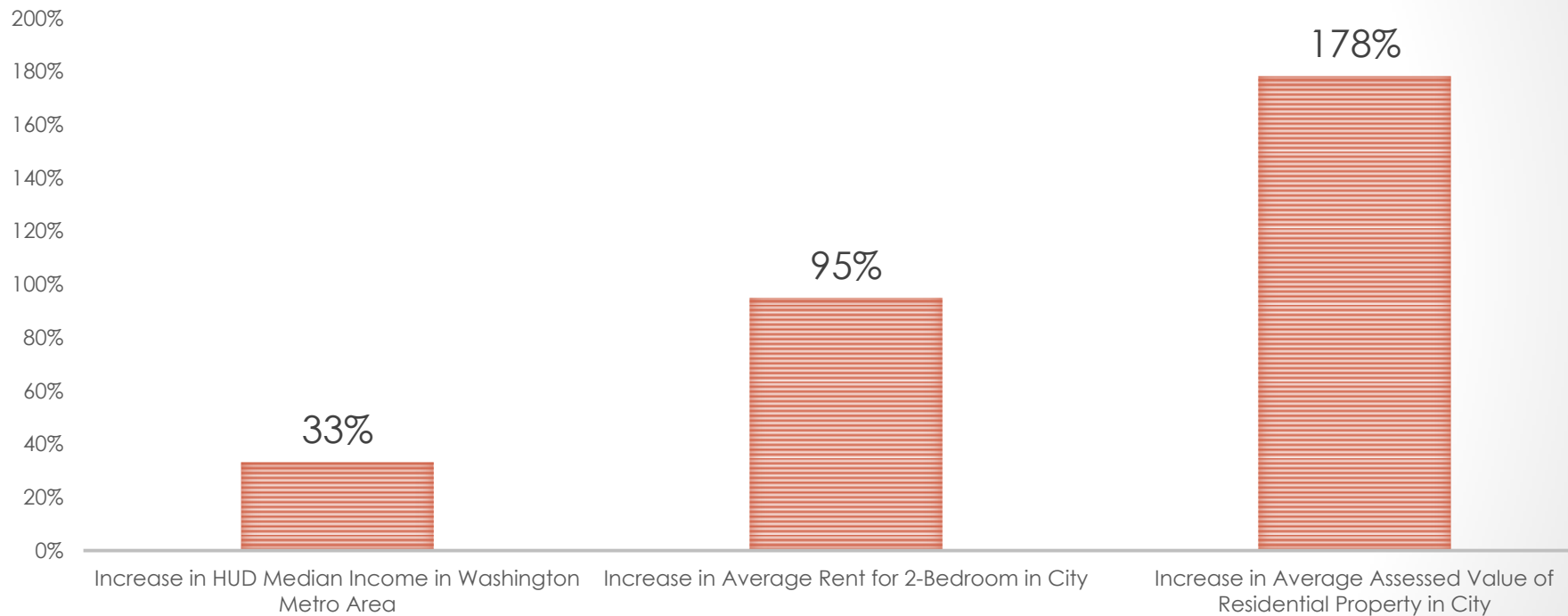


**Low- to moderate-income households (w/incomes up to \$75,000)**

*Source: 2011-2015 ACS 5-Year Estimates*

- ❑ Impacts city transportation network

# Housing affordability challenge: Incomes out of step with housing costs



Source: HUD Income Limits, 2000-2017; City of Alexandria, Office of Housing 2017 Apartment Survey and Office of Real Estate Assessments, 2000-2017

# Housing affordability challenge: The need for committed affordable units

- ❑ Committed affordable ~ 5% of City's housing stock
- ❑ Long waitlists:
  - ❑ Housing Choice Vouchers: 2,291 households (ARHA, 2016)
  - ❑ General public housing: 1,109 (ARHA, 2016)
- ❑ Demand fueled by:
  - ❑ Growth in housing costs
  - ❑ Loss of market affordable units
  - ❑ Expiring affordability contracts/terms
  - ❑ Growth in Baby Boomer generation
  - ❑ Projected growth in lower-paying sectors

**Table 9. Job Growth by Sector, 2013-2023**  
Greater Washington Region  
Ranked by New Jobs

	Net New Jobs	Jobs Vacated by Retirees	Total	
			New Jobs	Share of New Jobs
Professional & Business Services	208,390	70,000	278,390	35.8%
State & Local Government	46,200	51,170	97,380	12.5%
Construction	63,070	16,340	79,410	10.2%
Education & Health Services	43,150	53,900	97,050	12.5%
Transportation, Trade & Utilities	15,440	44,370	59,810	7.7%
Leisure & Hospitality	22,640	17,230	39,870	5.1%
Information	15,570	9,140	24,710	3.2%
Financial Activities	3,190	22,600	25,780	3.3%
Other Services	1,350	25,620	26,970	3.5%
Military (1)	5,020	780	5,800	0.7%
Manufacturing	(1,910)	11,780	9,870	1.3%
Federal Government	(41,390)	73,960	32,560	4.2%
<b>Total</b>	<b>380,700</b>	<b>396,900</b>	<b>777,600</b>	<b>100.0%</b>

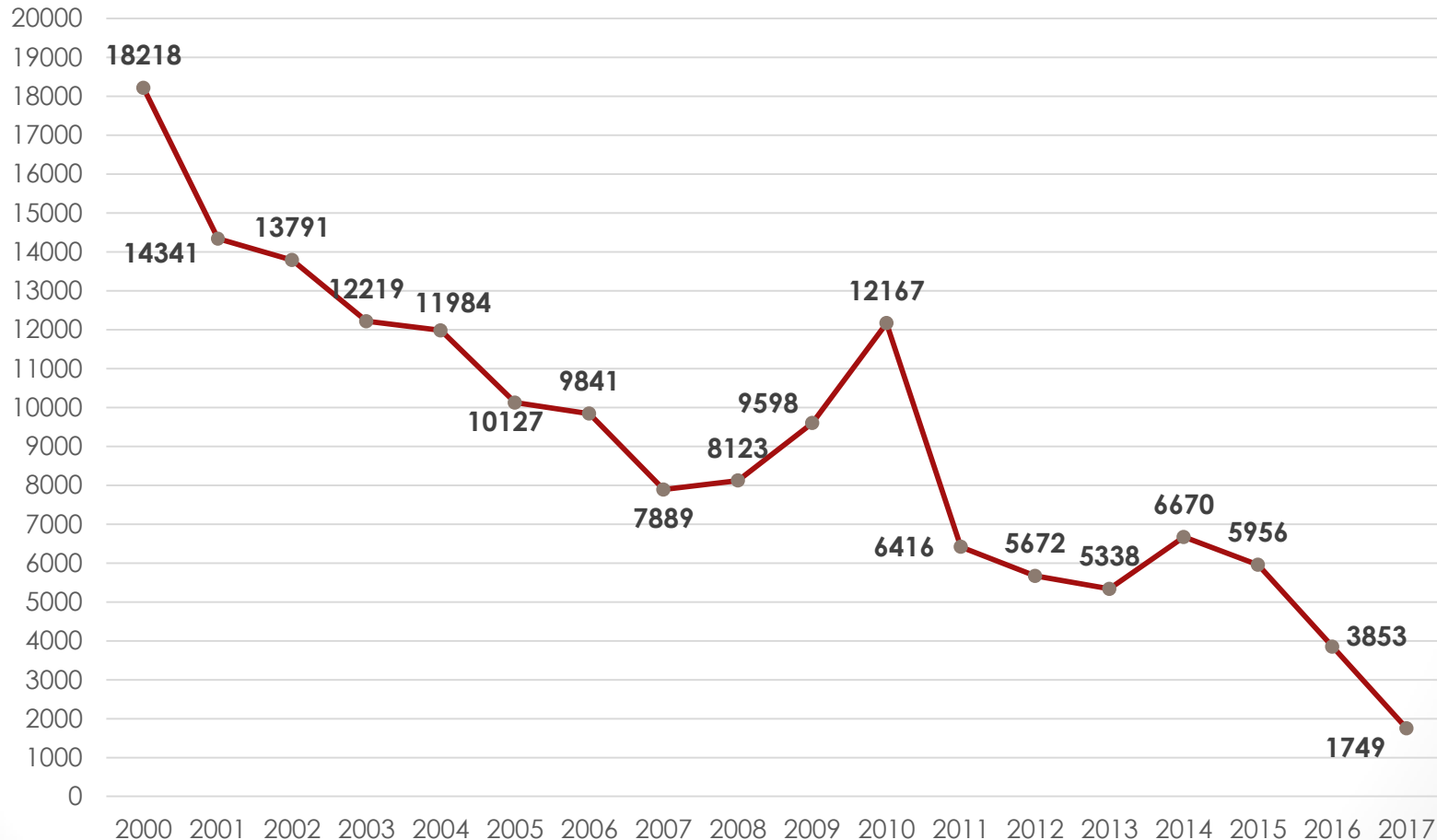
Numbers may not add due to rounding.

(1) Retirees only include those in private housing and over 55 years old.

Sources: IHS Economics, Bureau of Labor Statistics (Current Population Survey), American Community Survey microdata, Metropolitan Washington Council of Governments and GMU Center for Regional Analysis

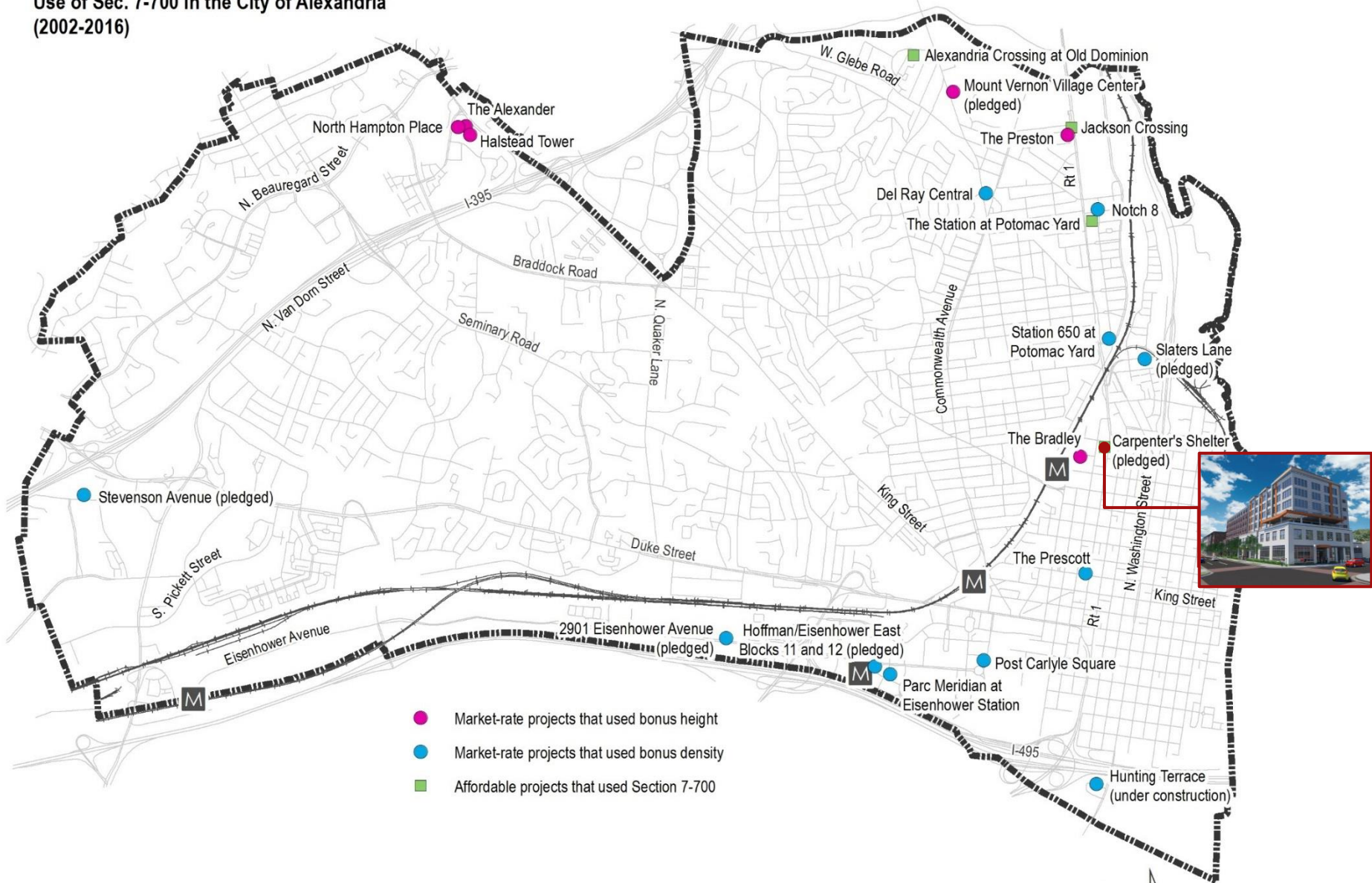
# Housing affordability challenge: Loss of market affordable housing

## 2000-2017 TRENDS



Source: City of Alexandria, Office of Housing, 2017

**Use of Sec. 7-700 in the City of Alexandria  
(2002-2016)**



**112 CONSTRUCTED**

(AFFORDABLE UNITS IN MARKET-RATE PROJECTS)

**+ 135 PLEDGED**

**178 CONSTRUCTED**

(AFFORDABLE UNITS IN AFFORDABLE PROJECTS)

**+ 97 PLEDGED**

# Who can afford to rent an average apartment in the City?

## Typical Hourly Wages:

- Housekeeper: \$12.70
- Retail Sales Person: \$14.20
- Home Health Aid: \$14.46
- ACPS Nutrition Assistant I: \$14.44 (Step 4)
- Bank Teller: \$14.58
- Security Guard: \$15.31
- Child Care Worker: \$15.52
- Alexandria Naturalist/Outreach and Volunteer Coordinator: \$17.75 (starting)
- E-commerce Customer Service Representation: \$17.60
- Delivery Truck Driver: \$19.61
- Alexandria Labor Supervisor-Parks: \$20.38 (starting)
- Alexandria Bilingual Case Worker: \$21.41 (starting)
- Cardiac Technician: \$21.95
- Alexandria Firefighter I: \$22.02 (median)
- ACPS Second Grade Teacher: \$22.71-\$27.10 (Steps 1-6, working 196 days\*)
- Alexandria Police Officer I: \$23.01 (starting)
- Auto Mechanic: \$24.28
- Alexandria Management Analyst II: \$24.78 (starting)
- Plumber: \$26.90
- Electrician: \$30.42
- Alexandria Senior Therapist: \$31.12 (starting)
- General Manager: \$31.14
- Librarian: \$31.15
- Accountant: \$31.23
- Alexandria Civil Engineer IV: \$34.87 (starting)
- Dental Hygienist: \$36.19
- Computer Programmer: \$40.06
- Physical Therapist: \$42.05
- Alexandria Public Health Physician Supervisor: \$52.45 (starting)

Sources: National Housing Conference 2016 Paycheck to Paycheck ([www.nhc.org](http://www.nhc.org)); City of Alexandria Public Schools 2016-17 Salary Scales; City of Alexandria Job Opportunities webpage (January 30 and May 24, 2017); City of Alexandria 2017 Market Rent Survey Wage: ((average rent/.3)\*12months)/2,080 work hours per year

# Who can afford to rent an average apartment in the City?

## Typical Hourly Wages:

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- Dental Hygienist: \$36.19
- Computer Programmer: \$40.06
- Physical Therapist: \$42.05
- Alexandria Public Health Physician Supervisor: \$52.45 (starting)

**Hourly wage needed to rent an average 1-bedroom apartment in Alexandria in 2017 (rent assumed to equal 30% of income):**

1 Bedroom (\$1,641): \$31.55 (\$65,624/year)

Sources: National Housing Conference 2016 Paycheck to Paycheck ([www.nhc.org](http://www.nhc.org)); City of Alexandria Public Schools 2016-17 Salary Scales; City of Alexandria Job Opportunities webpage (January 30 and May 24, 2017); City of Alexandria 2017 Market Rent Survey Wage:  $((\text{average rent}/.3)*12\text{months})/2,080$  work hours per year



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- Librarian: \$31.15
- Accountant: \$31.23
- Alexandria Civil Engineer IV: \$34.87 (starting)
- Dental Hygienist: \$36.19
- **Computer Programmer: \$40.06**
- **Physical Therapist: \$42.05**
- Alexandria Public Health Physician Supervisor: \$52.45 (starting)

**Hourly wage needed to rent an average 2-bedroom apartment in Alexandria in 2017 (rent assumed to equal 30% of income):**

2 Bedroom (\$2,016): \$38.76 (\$80,621/year)

Sources: National Housing Conference 2016 Paycheck to Paycheck ([www.nhc.org](http://www.nhc.org)); City of Alexandria Public Schools 2016-17 Salary Scales; City of Alexandria Job Opportunities webpage (January 30 and May 24, 2017); City of Alexandria 2017 Market Rent Survey Wage:  $((\text{average rent}/.3)*12\text{months})/2,080$  work hours per year

# Who can afford to rent an average apartment in the City?

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- Dental Hygienist: \$36.19
- Computer Programmer: \$40.06
- Physical Therapist: \$42.05
- Alexandria Public Health Physician Supervisor: \$52.45 (starting)

**50% AMI for 2-person household**

**60% AMI for 2-person household**