

Housing Security in the Washington Region

Demographics

City of Alexandria
2009-2011

Total Population	140,600					
Pct. age 17 and under	17					
Pct. age 18-64	74					
Pct. age 65 and over	9					
Households by HUD Area Median Income Level	N	%				
Extremely low (0–30% AMI)	8,000	12				
Very low (31–50% AMI)	7,100	11				
Low (51–80%)	5,600	9				
Middle (81–120%)	19,600	30				
High (over 120%)	24,400	38				
Total households	64,600	100				
	Extremely					
	low	Very low	Low	Middle	High	Total
Housing Tenure						
Pct. renter households	86	80	70	62	31	56
Pct. owner households	14	20	30	38	69	44
Household Composition						
Pct. of households: single adult	47	46	50	55	32	44
Pct. of households: families with children	32	31	19	17	18	21
Pct. of households: other family households	13	19	20	19	38	25
Pct. of households: non-family	7	3	12	10	12	10
Household Size						
Pct. one person	47	46	50	55	32	44
Pct. two people	20	19	23	24	46	31
Pct. three people	14	14	14	10	12	12
Pct. four to six people	17	19	12	11	10	12
Pct. seven or more people	1	2	2	0	0	1
Elderly or Disabled Household Members						
Pct. of households with elderly member	21	17	12	11	14	14
Pct. of households with a member with moderate or severe disabilities	11	6	5	4	3	5
Pct. of households with elderly member with moderate or severe disabilities	5	4	3	2	1	2
Household Employment (Mutually Exclusive Categories)						
Pct. households with one or more full-time workers	47	80	88	89	93	84
Pct. households with no full-time workers and one or more part-time workers	19	9	5	4	3	6
Pct. households with no one working (all adults are over age 65)	17	9	5	5	3	6
Pct. households with no one working (at least one working-age member)	18	3	3	2	1	4

Notes: Extremely low income = 0–30% of HUD area median income (AMI); very low income = 30–50% of AMI; low income = 50–80% of AMI; middle income = 80–120% of AMI; and high income = 120% of AMI or higher. Jurisdictions in the table are defined by their Public Use Microdata Areas (PUMA), except where noted. Percentages have been rounded to the nearest integer and counts have been rounded to the nearest 100.

Source: Urban Institute analysis of 2009–11 American Community Survey Public Use Microdata from the University of Minnesota Integrated Public Use Microdata Series.

Housing Security in the Washington Region

Homelessness

City of Alexandria
2013

	Single Adults		Persons in Families	
	N	%	N	%
Total Population	185	100	90	100.0
Age				
Children ages 17 and under	-	-	52	58
Young adults ages 18-24	23	12	12	13
Adults age 25 and over	162	88	26	29
Age - no response	-	-	-	-
Gender				
Male	135	73	26	29
Female	49	26	64	71
Transgender	1	1	-	-
Gender - no response	-	-	-	-
Employment				
	N	%	N	%
Adults employed	59	32	26	68
Adults not employed	126	68	12	32
Adults employed - no response	-	-	-	-
Income				
Adults with monthly income	101	55	29	76
Adults with no monthly income	76	41	9	24
Adults with monthly income - no response	8	4	-	-
Primary Source of Income, Adults				
Job	54	29	26	68
Social security	2	1	-	-
Disability	42	23	-	-
TANF	-	-	4	11
Other	3	2	-	-
No income	76	41	9	24
No response	8	4	-	-
Assessing Need - All Homeless				
Total	185	100	90	100
Chronically homeless and need permanent supportive housing	69	37	5	6
Not chronically homeless and do not need permanent supportive housing	116	63	85	94
Assessing Need - In Emergency Shelter				
Total	156	100	90	100
Chronically homeless and need permanent supportive housing	48	31	5	6
Not chronically homeless and do not need permanent supportive housing	108	69	85	94
Assessing Need - Unsheltered				
Total	29	100	-	#VALUE!
Chronically homeless and need permanent supportive housing	21	72	-	#VALUE!
Not chronically homeless and do not need permanent supportive housing	8	28	-	#VALUE!

Housing Security in the Washington Region

Homelessness

City of Alexandria
2013

	Single Adults		Persons in Families	
	N	%	N	%
Bed Supply				
Total beds for the homeless	214	100	158	100
Total, excluding permanent supportive housing	187	87	150	95
Emergency shelter	92	43	70	44
Transitional housing	35	16	61	39
Winter/hypothermia	48	22	19	12
Safe Haven	12	6	-	-
Permanent supportive housing	27	13	8	5
Beds Occupied				
Total beds for the homeless	181	100	98	100
Total, excluding permanent supportive housing	156	86	90	92
Emergency shelter	85	47	43	44
Transitional housing	24	13	47	48
Winter/hypothermia	35	19	-	-
Safe Haven	12	7	-	-
Permanent supportive housing	25	14	8	8
Gap Analysis				
Chronically homeless	69	-	5	-
Available beds	2	-	-	-
Gap (or surplus)	67	-	5	-
Unsheltered				
Available beds	31	-	60	-
Gap (or surplus)	(2)	-	(60)	-
Chronically homeless In emergency shelter	48	-	5	-
Gap (or surplus) if chronically homeless are housed in permanent supportive housing	(50)	-	(65)	-

Note: Permanent supportive housing besides currently occupied by individuals who were formerly homeless are not considered to be available to housing currently homeless individuals in need of permanent supportive housing.

Source: Urban Institute analysis of Metropolitan Washington Council of Governments 2013 Point-in-Time Enumeration of the homeless.

Rental Housing

City of Alexandria
2009-2011

	N	%		
Total renter-occupied units	36,300	90		
Vacant rental units	4,200	10		
Total rental units	40,600			
			Occupied units	All units
Monthly Gross Rent for Renter Households	N	%	N	%
No rent paid	600	2	600	1
Under \$800	2,800	8	2,900	7
\$800–1,330	14,700	40	16,800	41
\$1,330–1,690	8,500	23	9,800	24
\$1,690–3,190	9,400	26	10,200	25
\$3,190 or more	300	1	300	1
Subsidized Units by Program Type, 2012	N	%		
All HUD programs	3,800	100		
Public housing	800	21		
Section 8 certificates and vouchers	1,800	49		
Section 8 moderate rehabilitation	100	3		
Section 8 new construction or substantial rehabilitation	1,000	26		
Section 236	-	-		
All other multifamily assisted projects	100	1.9		
Low Income Housing Tax Credit	1,300	N/A		
Monthly Housing Costs as a Percent of Household Income for Renter-Occupied Units	N	%		
All renter households	36,300			
Paying less than 30% of income in rent	20,700	57		
Paying 30%-50% of income in rent	9,300	26		
Paying 50% or more of income in rent	6,300	17		
Extremely low income renter households	6,900			
Paying less than 30% of income in rent	1,200	18		
Paying 30%-50% of income in rent	700	10		
Paying 50% or more of income in rent	5,000	73		
Very low income renter households	5,700			
Paying less than 30% of income in rent	900	16		
Paying 30%-50% of income in rent	3,600	63		
Paying 50% or more of income in rent	1,200	21		
Low income renter households	3,900			
Paying less than 30% of income in rent	1,700	44		
Paying 30%-50% of income in rent	2,100	55		
Paying 50% or more of income in rent	100	2		
Middle income renter households	12,200			
Paying less than 30% of income in rent	9,300	76		
Paying 30%-50% of income in rent	2,800	23		
Paying 50% or more of income in rent	100	1		
High income renter households	7,700			
Paying less than 30% of income in rent	7,600	99		
Paying 30%-50% of income in rent	100	1		
Paying 50% or more of income in rent	-	-		

Rental Housing

City of Alexandria
2009-2011

Occupancy of Affordable Rental Units (Supply)	Extremely					Total
	low	Very low	Low	Middle	High	
Higher income occupants (not available)	1,400	8,600	4,200	5,200	-	19,400
Same or lower-income occupants (available)	2,000	6,000	4,300	4,300	300	16,900
Vacant (available)	100	2,100	1,300	800	-	4,200
Total units	3,500	16,800	9,800	10,200	300	40,600
Percent of Affordable Units Not Available to Income Group	40	52	40	45	-	
Affordability Gap (Renter Households-Available Units)	4,800	(2,400)	(1,700)	7,100	7,300	

Notes: Extremely low income = 0–30% of HUD area median income (AMI); very low income = 30–50% of AMI; low income = 50–80% of AMI; middle income = 80–120% of AMI; and high income = 120% of AMI or higher. Jurisdictions in the table are defined by their Public Use Microdata Areas (PUMA), except where noted. Percentages have been rounded to the nearest integer and counts have been rounded to the nearest 100.

Sources: Urban Institute analysis of 2009–11 American Community Survey Public Use Microdata from the University of Minnesota Integrated Public Use Microdata Series and Picture of Subsidized Housing 2012, U.S. Department of Housing and Urban Development.

Homeownership

City of Alexandria

2009-2011

	N	%		
Owner-occupied units	28,300	97		
Vacant owner units	800	3		
Total owner units	29,100	100		
Monthly Housing Costs for Owner-Occupied Units				
	N	%		
Under \$740	3,500	12		
\$740–1,240	3,900	14		
\$800–1,580	2,200	8		
\$1,580–2,970	11,700	41		
\$2,970 or more	6,900	25		
Monthly Housing Costs if Unit Sold to First-Time Homebuyer				
	Occupied units		All units	
	N	%	N	%
Under \$740	700	3	700	2
\$740–\$1,240	1,900	7	1,900	7
\$1,240–1,580	2,700	9	2,900	10
\$1,580–2,970	9,200	33	9,500	33
\$2,970 or more	13,800	49	14,100	48
Monthly Housing Costs if Unit Sold to Repeat Homebuyer				
Under \$740	1,200	4	1,200	4
\$740–\$1,240	3,200	11	3,400	12
\$1,240–1,580	3,600	13	3,600	12
\$1,580–2,970	10,600	38	10,900	37
\$2,970 or more	9,700	34	10,000	34
Monthly Housing Costs as a Percent of Household Income for Owner-Occupied				
	N	%		
All owner households	28,300			
Paying less than 30% of income in housing costs	21,100	75		
Paying 30%-50% of income in housing costs	5,300	19		
Paying 50% or more of income in housing costs	1,900	7		
Extremely low income owner households	1,100			
Paying less than 30% of income in housing costs	100	10		
Paying 30%-50% of income in housing costs	200	22		
Paying 50% or more of income in housing costs	800	68		
Very low income owner households	1,400			
Paying less than 30% of income in housing costs	500	36		
Paying 30%-50% of income in housing costs	400	29		
Paying 50% or more of income in housing costs	500	34		
Low income owner households	1,600			
Paying less than 30% of income in housing costs	1,000	58		
Paying 30%-50% of income in housing costs	500	31		
Paying 50% or more of income in housing costs	200	11		
Middle income owner households	7,400			
Paying less than 30% of income in housing costs	4,700	64		
Paying 30%-50% of income in housing costs	2,400	32		
Paying 50% or more of income in housing costs	300	4		
High income owner households	16,700			
Paying less than 30% of income in housing costs	14,800	88		
Paying 30%-50% of income in housing costs	1,800	10		
Paying 50% or more of income in housing costs	200	1		

Homeownership

City of Alexandria

2009-2011

Occupancy of Affordable Owner Units (Supply)	Extremely					Total
	low	Very low	Low	Middle	High	
Higher income occupants (not available)	600	1,600	2,300	5,000	-	9,400
Same or lower-income occupants (available)	100	300	400	4,300	13,800	18,900
Vacant (available)	-	-	200	300	300	800
Total units	700	1,900	2,900	9,500	14,100	29,100
Percent of Affordable Units Not Available to Income Group	79.6	83.6	78.0	52.2	-	
Affordability Gap (Owner Households-Available Units)	1,000	1,100	1,000	2,800	2,600	

Notes: Extremely low income = 0–30% of HUD area median income (AMI); very low income = 30–50% of AMI; low income = 50–80% of AMI; middle income = 80–120% of AMI; and high income = 120% of AMI or higher. Jurisdictions in the table are defined by their Public Use Microdata Areas (PUMA), except where noted. Percentages have been rounded to the nearest integer and counts have been rounded to the nearest 100.

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