Affordable Housing: Who Needs It, and Why

Affordability

- The federal government defines affordability as paying no more than 30% of income for housing costs
- Federal rent subsidies, and rent levels in federally-assisted housing programs, are designed around this concept
- Affordability is generally discussed in terms of households at various percentages of the area median income (30%, 50%, 80%)
- Despite the “30% of income” definition, many households, even in assisted housing, pay more than 30% of their incomes for housing.

Affordable Housing Target Groups

- Rental housing: 60% of the area median family income for the Washington, DC metropolitan area, adjusted for family size
- Sales housing: City-established income limits. For households of three or more persons, the City's limit is the area median income.

Occupations at 30% of Median

1 person - $19,850 3 persons - $25,500

Bureau of Labor Statistics, 2005

- Cashier $18,910
- Dishwasher $16,920
- Parking Lot Attendant $18,730
- Shampooers $16,550
- Nurses Aide, Orderly and Attendant $25,270
- Teacher Assistant $24,450
- Maid and Housekeeper $21,040
- Childcare Worker $20,320
- Barber $22,830

City of Alexandria, FY 2007 Part-time

-School Crossing Guard $15,511
-Custodian $17,726
-City Council Aide $21,411

Occupations at 50% of Median

1 person - $33,100 | 3 persons - $42,550

Bureau of Labor Statistics, 2005

- Pharmacy Technician $28,050
- Telemarketer $29,740
- Security Guard $26,690
- Preschool Teacher $27,720
- Secretary $37,160
- Travel Agent $33,170
- Meter Reader (Utility) $36,560
- Medical and Clinical Laboratory Technician $36,400

City of Alexandria, FY 2007

- Computer Operator I $28,636
- Parking Enforcement Officer III $32,871
- Secretary II $31,389
- Librarian I $39,756
- Public Health Nurse I $41,747
- Urban Planner I $39,756

Occupations at 60% of Median

1 person - $39,720 3 persons - $51,060

Bureau of Labor Statistics, 2005

- Accounting Clerk $37,090
- Bio Technicians $37,770
- Education Administrator Preschool $39,560
- Claims Adjuster $47,950
- Mental Health
- Social Workers $46,680
- Paralegals $48,630

City of Alexandria, FY 2007

- Acct'g Technician $37,868
- Auto Mechanic $37,868
- Zoning Inspector $37,868
- Civil Engineer II $46,027
- Computer Programmer $48,324
- Police Officer I-IV $42,973-47,377

Occupations at HUD "Capped" 80% of Median

1 person - $42,000

3 persons - $54,000

Bureau of Labor Statistics, 2005

–Retail Manager	$40,800	- Claims Adjuster	$47,950
–Statistical Assistant	$40,920	- Mental Health Social Workers	$46,680
–Carpenter	$41,260	- Paralegals	$48,630
–Pile Driver Operator	$40,340		
–Telephone Repair Tech	$40,830		
–Locksmith	$41,090		

City of Alexandria, FY 2007

–Admin Officer I	$39,756	- Deputy Sheriff IV	$47,377
–Consumer Affairs Investigator	$39,756	- Division Chief, GS 21	$53,275
–Youth Services Coordinator	$39,756	- Librarian V	$53,275

Occupations at Mathematical 80% of Median

1 person - $52,920 3 persons - $68,040

Bureau of Labor Statistics, 2005

–Computer Support Specialist $48,670
–Child, Family and School Social Workers $49,410
–Lab Tech $49,280
–Insurance Agent $49,100
–Non Profit Program Director $50,500

- Facilities Engineer $65,000
- Electrician $64,000
- Compensation Benefits Analyst $59,540
- Labor Relations Specialist $63,590
- Landscape Architect $60,320

City of Alexandria, FY 2007

–Mechanical Engineer $48,324
–Police Corporal $49,743
–Superintendent, Construction $48,324

- Web Architect $58,733
- Assistant City Attorney II $61,667

Incomes and Housing Costs

- **From 2000 to 2007:**
  - The HUD-determined median income for the Washington, DC metropolitan area increased by 14%, from $82,800 to $94,500
  - The average rent for a market rate two bedroom unit in Alexandria increased by 46.9%, from $1,034 to $1,519
  - The average assessed value of residential property increased by 166% from $191,341 to $509,593
    - Single family units: 153%, $260,907 to $660,866
    - Condominium units: 219%, $106,875 to $341,008

Loss of Rental Units Through Condominium Conversion

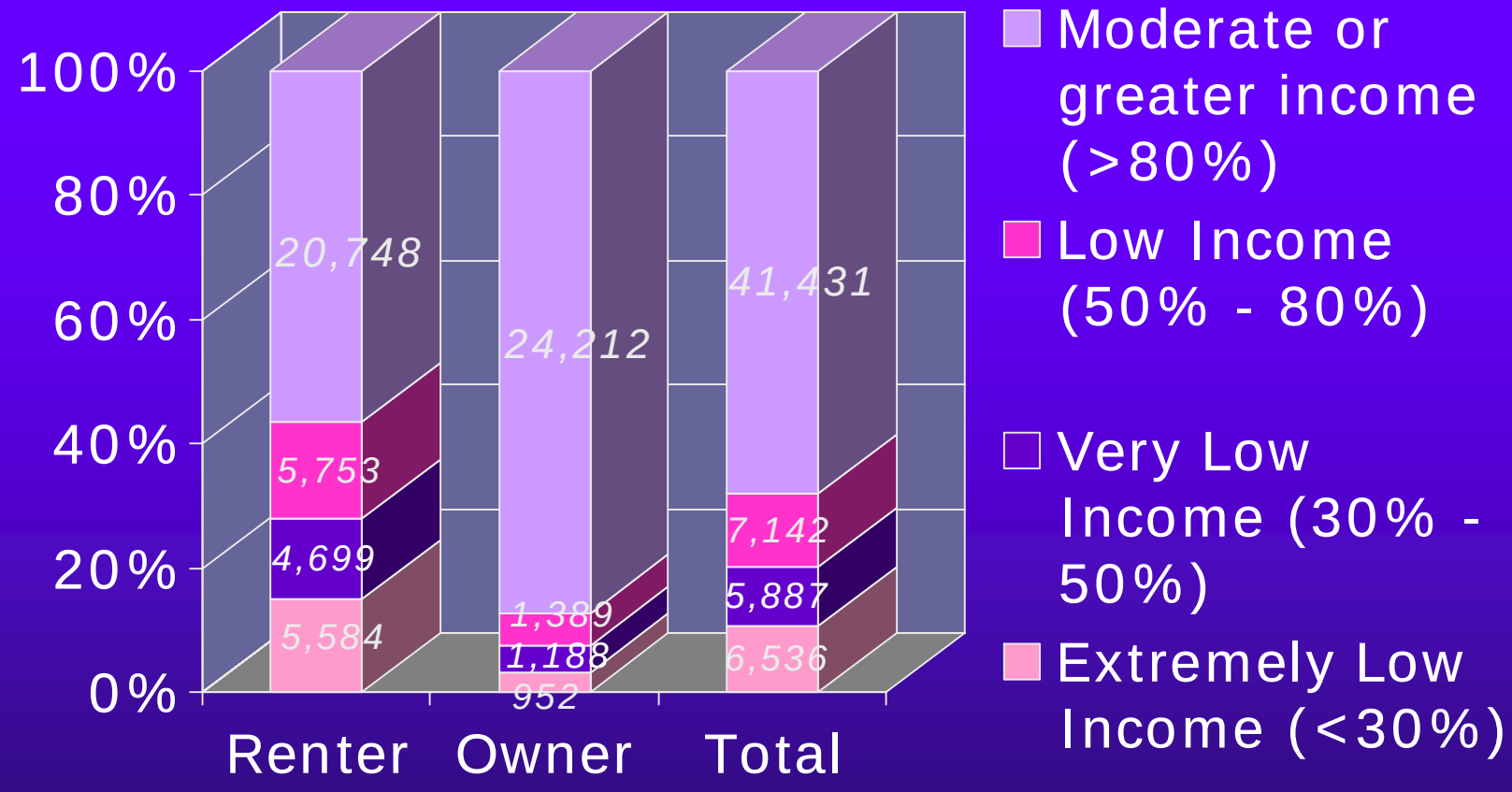
- 2,886 units registered with the state for condo conversion since November 2004 (1,067 subsequently shelved)

Affordability of Private Market Units*

No. Bedrooms	Rent Affordable at 50% Median	Rent Affordable at 60% Median	Average Private Market Rent, 2007
Efficiency	$827	$993	$ 920
1 Bedroom	$886	$1,063	$1205
2 Bedroom	$1,063	$1,276	$1519
3 Bedroom	$1,228	$1,560	$1712

*Units in apartment complexes of 10 or more units
Landlord-Tenant Relations Annual Rent Survey, January 2007

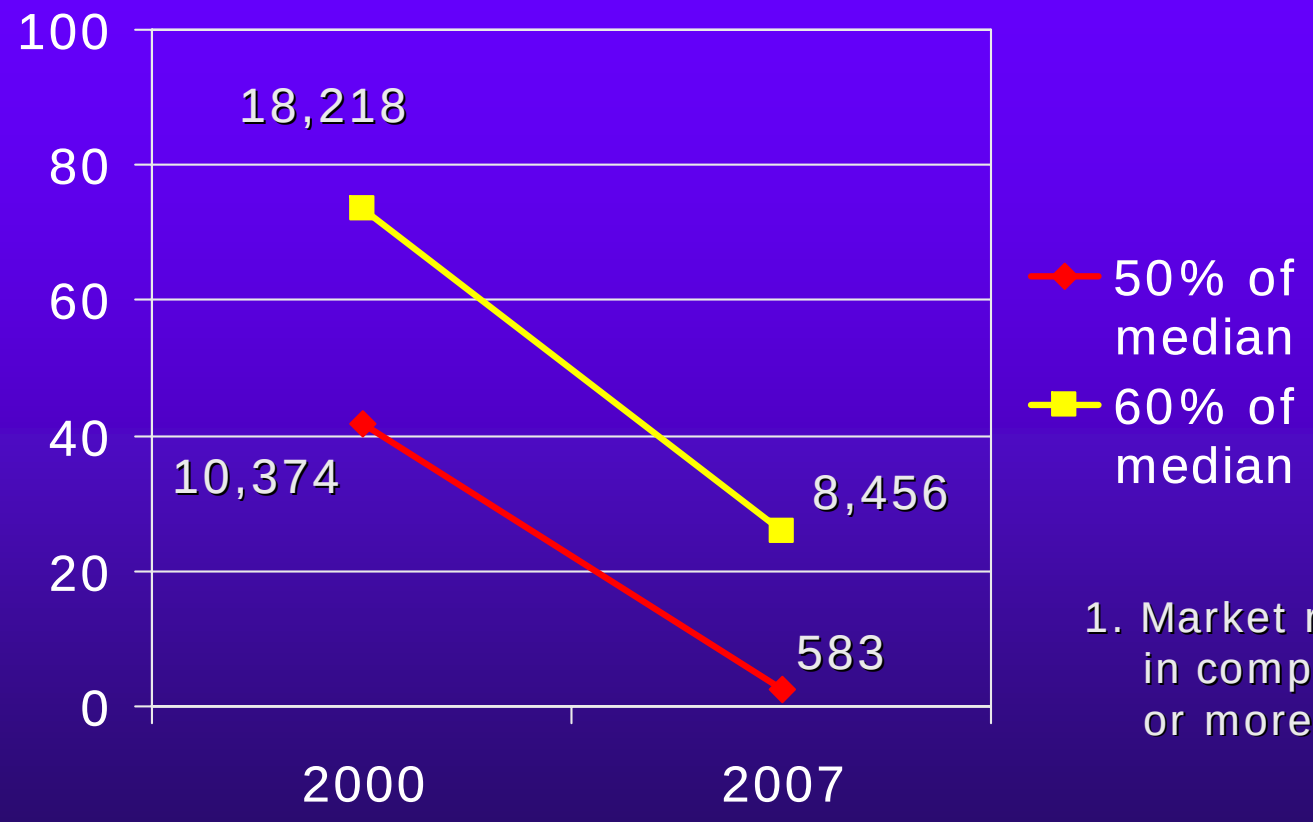
Households by Income Group



HUD 2000 Census Tabulation

Affordability of Rental Units

Percent of all rental apartment units[1] affordable to low and very low income households



1. Market rate units in complexes of 10 or more units

Rental Units Affordable to Various Populations

	Public Housing and other Resolution 830	Project-Based Federally Assisted Rental	Set Aside Rental	Private Market Rate Rental Units in complexes of 10+	Development/ Preservation Assistance
Renters@ 0 - 30% median	1,150 40% of annual PH admissions must be at 30% of median		0	0	13
Renters@ 31% - 50% median		99	0	583	48
Renters@ 51% - 60% median		1,045	12	7,873	94
Renters@ 61 - 80% median		974	0	2,951	0
	1,150	**2,118**	**12**	**11,407**	**155**