Community Profile

Overview

The City of Alexandria is located in Northern Virginia bordered by the District of Columbia (Potomac River), Arlington, and Fairfax counties. Once within the original boundary stones that demarked the area of the Nation's Capital, Alexandria is a part of the greater Washington, D.C. metropolitan area. With a population of approximately 159,467 Alexandria is the sixth largest city in the Commonwealth of Virginia. Unique and historic, Alexandria is a place that is experiencing substantial redevelopment appeal and business growth opportunities as a result of a high market demand for urban living in a quality environment. About one-quarter of the City's 15.47 square miles has been designated as a national or local historic district. Thousands of the buildings utilized as homes, businesses and museums are considered monuments to the past.

The City is an active participant in regional agencies such as the Washington Metropolitan Council of Governments, the Washington Metropolitan Area Transit Authority (WMATA), the Northern Virginia Transportation Commission (NVTC), the Northern Virginia Transportation Authority (NVTA), the Northern Virginia Regional Commission (NVRC), and the Northern Virginia Regional Park Authority (NVRPA).

Source: U.S. Census Bureau, Decennial Census 2020

4850 Mark Center Drive
Redella S. "Del" Pepper Community Resource Center
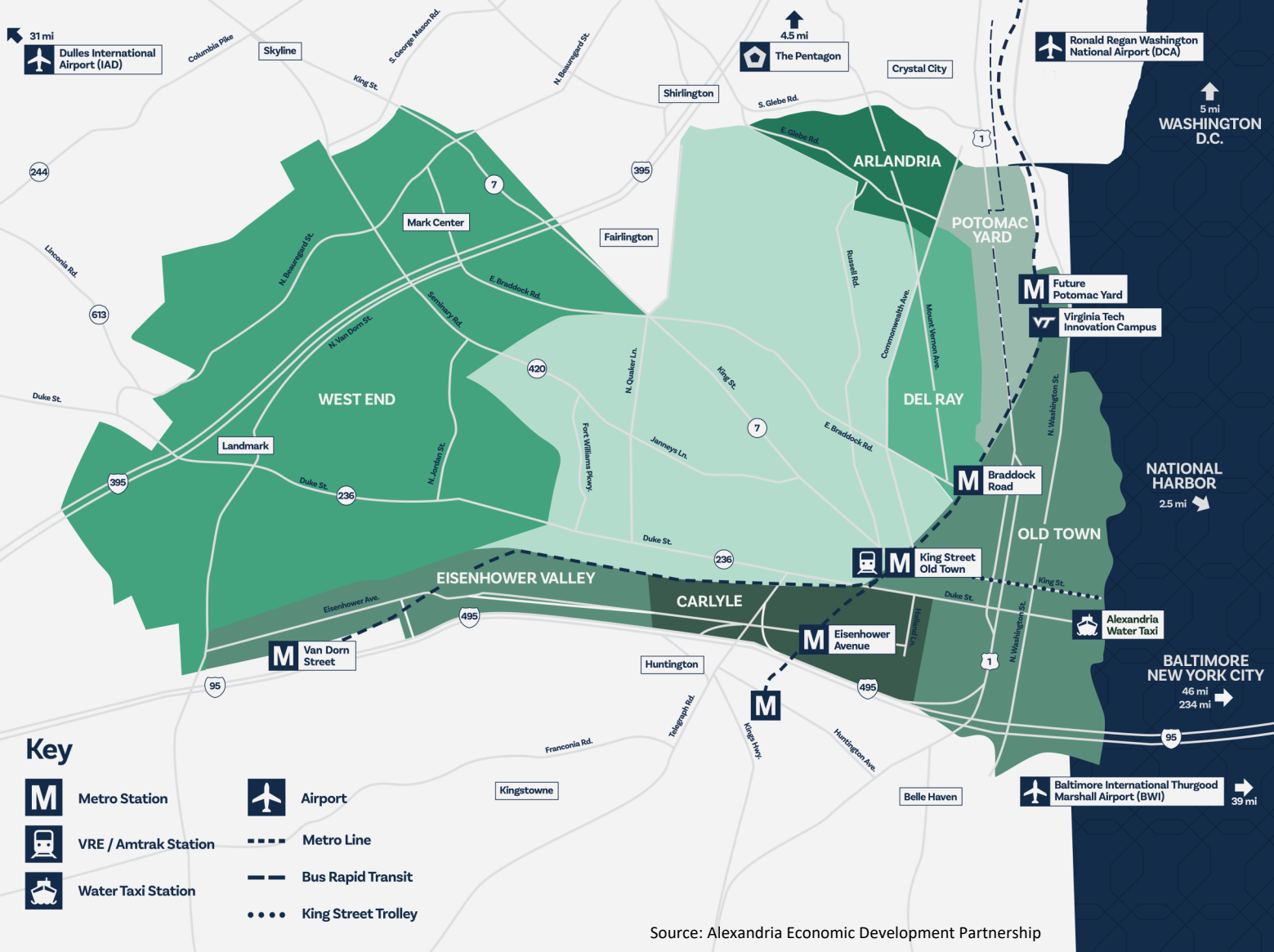
GETTING HERE

AIRPORTS

2 miles Ronald Reagan National

30 miles Washington Dulles International
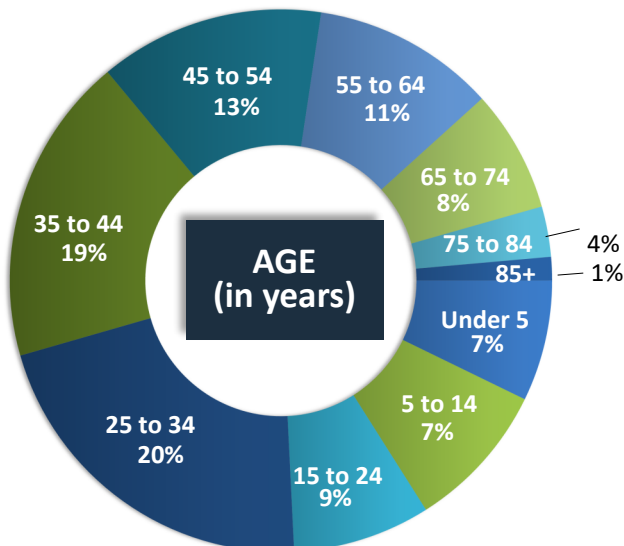
40 miles Baltimore-Washington International

RAIL SERVICE

Amtrak
National Service

Virginia Railway Express
Northern Virginia Regional Service

WMATA Metrorail
DC Metro Area Service

Key

M Metro Station

Airport

VRE / Amtrak Station

Metro Line

Water Taxi Station

Bus Rapid Transit

King Street Trolley

Source: Alexandria Economic Development Partnership

Community Profile

Demographics

LANGUAGES SPOKEN AT HOME

- 68% English only
- 15% Spanish
- 7% Other Indo-European
- 3% Asian & Pacific Islander
- 7% Other

RACE

- 57% White
- 20% African-American
- 7% Asian
- 11% Two or More
- 10% Other
- 0.1% Hawaiian, Pacific Islander
- 0.6% American Indian, Alaska Native

AGE (in years)

- Under 5 — 7%
- 5 to 14 — 7%
- 15 to 24 — 9%
- 25 to 34 — 20%
- 35 to 44 — 19%
- 45 to 54 — 13%
- 55 to 64 — 11%
- 65 to 74 — 8%
- 75 to 84 — 4%
- 85+ — 1%
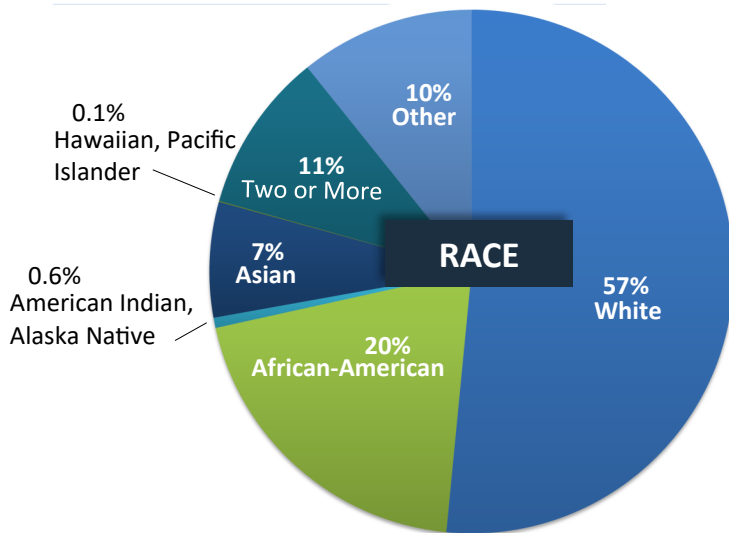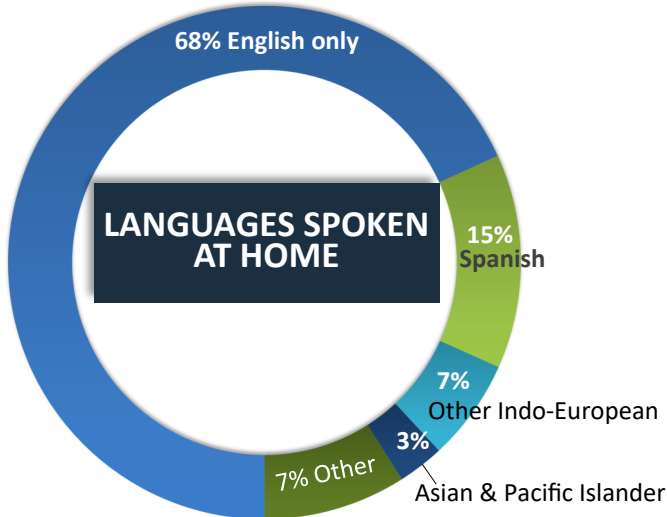
159,467 Total Population

93% High School Grads
66% Bachelor's Degree+

10,550 Veteran Alexandrians

94% Homes with Broadband ISP

2.87 Median Family Size

$149,514 Median Family Income

2.00 Median Household Size

$110,294 Median Household Income

Sources: U.S. Census Bureau, 2023 ACS 1-Year and 5-Year Estimates

During its long history, Alexandria was a tobacco trading post, one of the ten busiest ports in America, a part of the District of Columbia, home to both the largest slave-trading firm in the country and a large free-black community, a Civil War supply center for Union troops, and a street-car suburb for Federal workers. Alexandria was also the hometown of George Washington, Robert E. Lee, Jim Morrison and Mama Cass. Notable Alexandria landmarks include Murray-Dick-Fawcett House, Contrabands and Freedmen Cemetery Memorial, the African American Heritage Park, Carlyle House, the Lee-Fendall House, and the Torpedo Factory. The City's weekly Farmer's Market has been meeting continuously on Market Square since the town's founding and is considered the nation's oldest farmer's market (pictured right).

Many of the city's premier historic sites fall under the administration of the Office of Historic Alexandria, the department of City government charged with the conservation, interpretation and promotion of these links to the past. The Office of Historic Alexandria has received accreditation by the American Alliance of Museums and is a member of the International Coalition of Sites of Conscience.

Market Square Farmer's Market: Photos credit: Nowitz

8 Museums Owned and Operated by the City of Alexandria

- Alexandria Black History Museum
- Alexandria Archaeology Museum
- Fort Ward Museum & Historic Park
- Freedom House Museum
- Friendship Firehouse Museum
- The Lyceum (Alexandria's History Museum)
- Stabler-Leadbeater Apothecary Museum
- Gadsby's Tavern Museum

Community Profile

Governance

The City of Alexandria is an independent city with no county affiliation, and derives its governing authority from a Charter granted by the Virginia General Assembly. Virginia is a Dillon Rule state, allowing local governments only the authority expressly granted to them by the Virginia Constitution or by the Virginia General Assembly in the City Charter or in general law.

City Council is the governing body, which formulates policies for the administration of the City. The Mayor is chosen on a separate ballot and presides over sessions of the Council.

ALEXANDRIA CITY COUNCIL   January 1, 2025 – December 31, 2027

From Left, Front Row:
Councilman R. Kirk McPike
Vice Mayor Sarah Bagley
Mayor Alyia Gaskins
Councilman Canek Aguirre

From Left, Back Row:
John T. Chapman,
Abdel-Rahman Elnoubi, and
Jacinta Greene

Elected At-Large
to 3-Year Terms

1922
Adopted
Council-Manager
Form of Government

CITY MANAGER
James F. Parajon
2022-Present

DEPUTY CITY MANAGERS

Emily A. Baker
Yon Lambert
Alethea Predeoux

The Alexandria City Council operates under the Virginia Freedom of Information Act, which prohibits closed sessions of the Council except for specific matters regarding personnel, pending litigation and land acquisition. Accordingly, nearly all sessions of the City Council are open to the public, where citizens actively participate in public hearing discussions.

The City Council appoints the City Manager who serves as the City's Chief Executive Officer responsible for implementing the policies established by City Council.

Civic engagement is highly valued by residents and the City government. The City has 54 active internal boards and commissions composed of citizen appointments made by Council. Appointees also serve on regional boards and commissions all which can advise City Council on major issues.
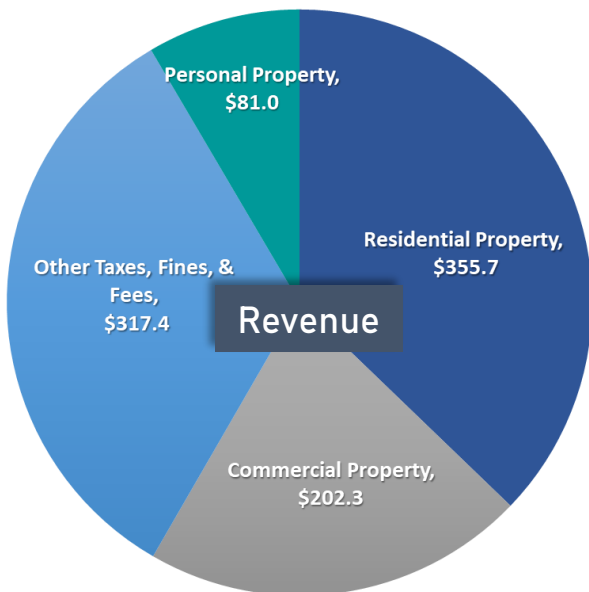
Community Profile

On February 25, 2025 the City Manager presented the FY 2026 Proposed Budget to City Council based on the budget guidance provided in the fall. After the presentation of the Proposed budget the public provided input through public hearings and the submission of online comments. City Council deliberated the proposed budget through a series of budget work sessions in February, March, and April.

The FY 2026 Approved Budget focuses on the City's commitment to quality education, employee attraction and retention, affordable housing, eliminating community disparities, and strengthening the City's economic future while maintaining established fiscal policies. Capital Improvement Program includes renovating, retrofitting, and expansion of ACPS facilities.

General Fund (in millions)

Revenue

- Personal Property, $81.0
- Residential Property, $355.7
- Other Taxes, Fines, & Fees, $317.4
- Commercial Property, $202.3

Expenditures

- Debt Services, $56.9
- Cash Capital, $27.9
- Safe, Secure, & Just Community, $210.0
- Alexandria Public Schools, $330.2
- Healthy & Thriving Residents, $112.6
- Accountable, Effective, & Well-Managed, $87.9
- Livable, Green & Prospering City, $130.9
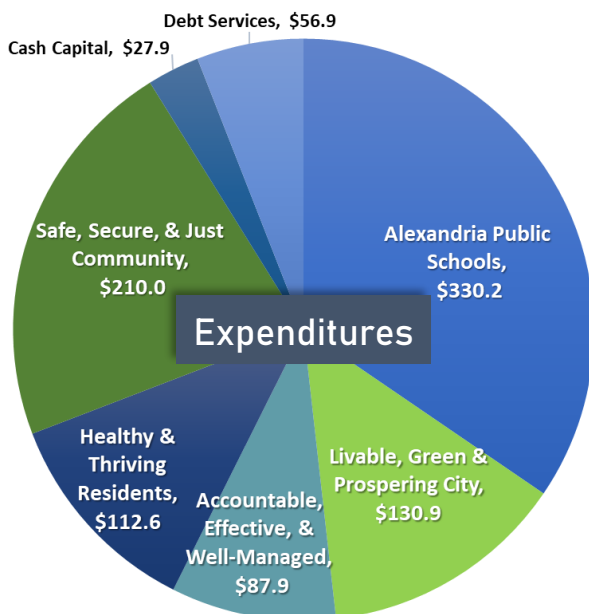
Alexandria City Government

$1.23 billion
FY 2026 All Funds Operating Budget

$2.08 billion
Capital Improvement Program (CIP)
FY 2026 – FY 2035

2,871
Full-Time Employees

Economy

10 Largest Employers

1000+ Employees

1. U.S. Department of Defense
2. City of Alexandria
3. Alexandria City Public Schools
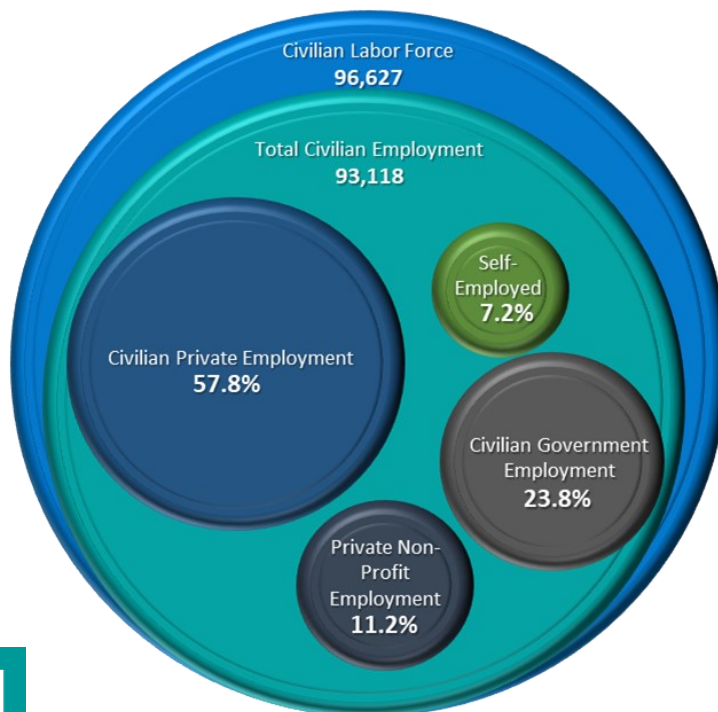4. Inova Health System
5. U.S. Department of Commerce

500-999 Employees

6. System Plan and Analysis
7. Washington Metro Area Transit Authority
8. Institute for Defense Analysis
9. Goodwin House, Inc.
10. U.S. Department of Agriculture

Source: Virginia Works, Economic Information & Analytics, Quarterly Census of Employment and Wages (QCEW), 3rd Quarter (July, August, September) 2024.

3.6% Unemployment (December 2023)

Civilian Labor Force
96,627

Total Civilian Employment
93,118

Civilian Private Employment
57.8%

Self-Employed
7.2%

Civilian Government Employment
23.8%

Private Non-Profit Employment
11.2%

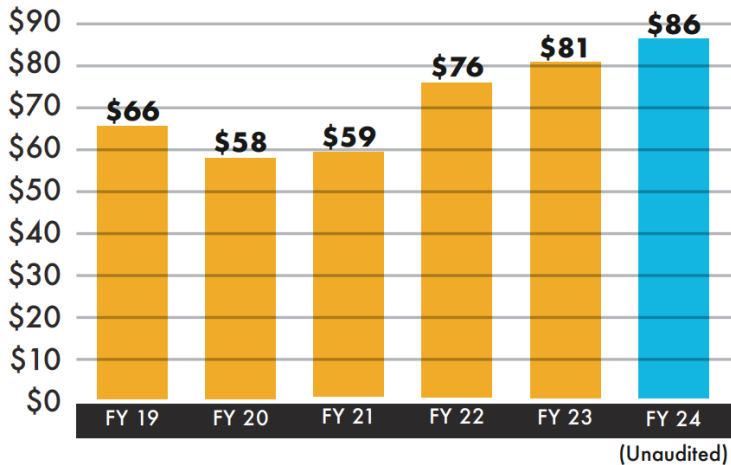Source:
U.S. Census 2023: ACS 1-year estimates

Tourism

COMMUNITY & ECONOMIC IMPACT

ALEXANDRIA CONSUMPTION TAX RECEIPTS

Sales, Meals & Lodging Receipts ($ Million)

Spending by visitors contributes to consumption tax revenues for the City of Alexandria. These revenues support core City services and minimize the tax rate for residents. In Fiscal Year 2024, those receipts reached $86 million, surpassing the previous record set in FY 2023, and up 30% from pre-pandemic levels.

Source: FY 19-24, City of Alexandria Revenue Dept.

REVENUE PER AVAILABLE ROOM (REVPAR)
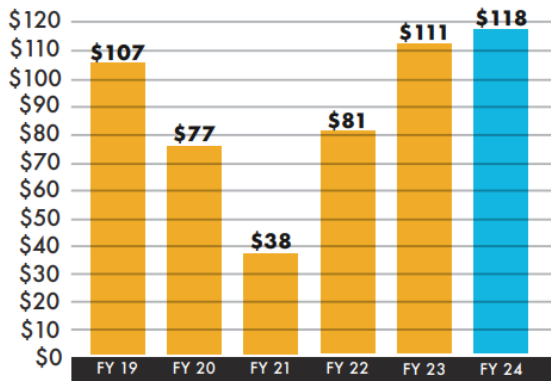
Source: STR

Revenue per Available Room (RevPAR) is the most closely watched performance indicator of the hospitality sector. It incorporates both hotel occupancy and average daily rate to show the economic performance of regional hotels. In FY 2024, Alexandria's collective RevPAR reached $118, up 6% from the prior year.

DIRECT SPENDING ($ Million)
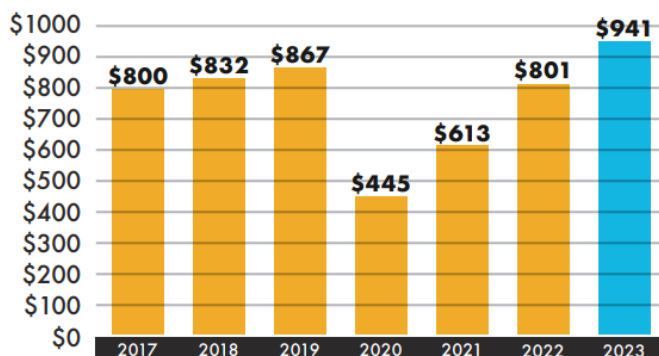
Each Fall, the Commonwealth of Virginia releases data for all municipalities measuring the economic impact of visitor spending in the prior calendar year by travelers (residing 50+ miles away). The graph below demonstrates the completion of Alexandria's pandemic recovery with record spending now exceeding the prior pre-pandemic high.

Source: 2023 Economic Impact of Domestic Travel on Virginia and Localities, Virginia Tourism Corporation". Data is based on macroeconomic modeling and provides an estimate of receipts of actual taxes and receipts from visitors traveling from a radius 50+ miles outside of Alexandria. Note: because of the change in VTC's research partner in 2021, data reported in prior Visit Alexandria Annual Reports is not directly comparable to data reported here.

Education

ALEXANDRIA CITY PUBLIC SCHOOLS

THE CITY FUNDS **80%** OF THE ACPS BUDGET

STUDENTS ENROLLED IN FY25
16,395

TEACHERS
1,970

OUR SCHOOLS

- 1 Pre-K Schools
- 12 Elementary Schools
- 2 K-8 Schools
- 2 Middle Schools
- 1 High School (four campuses)

ETHNICITY

- Asian: **6.5%**
- Black: **23.4%**
- Hispanic: **37.9%**
- White: **26.9%**
- Native Hawaiian/Pacific Islander: **0.3%**
- Native American: **0.2%**
- Multi-racial: **4.8%**

CLASS OF 2024 GRADUATES
905

FY26 AVERAGE COST PER STUDENT
$21,578

Source: ACPS Proposed Fiscal Year 2026 Combined Funds Budget

Alexandria is also home to four post-secondary institution locations: George Washington University Alexandria Graduate Education Center, Virginia Tech Washington-Alexandria Architecture Center, Northern Virginia Community College, and Strayer University Alexandria Campus.

Libraries

ALEXANDRIA LIBRARY

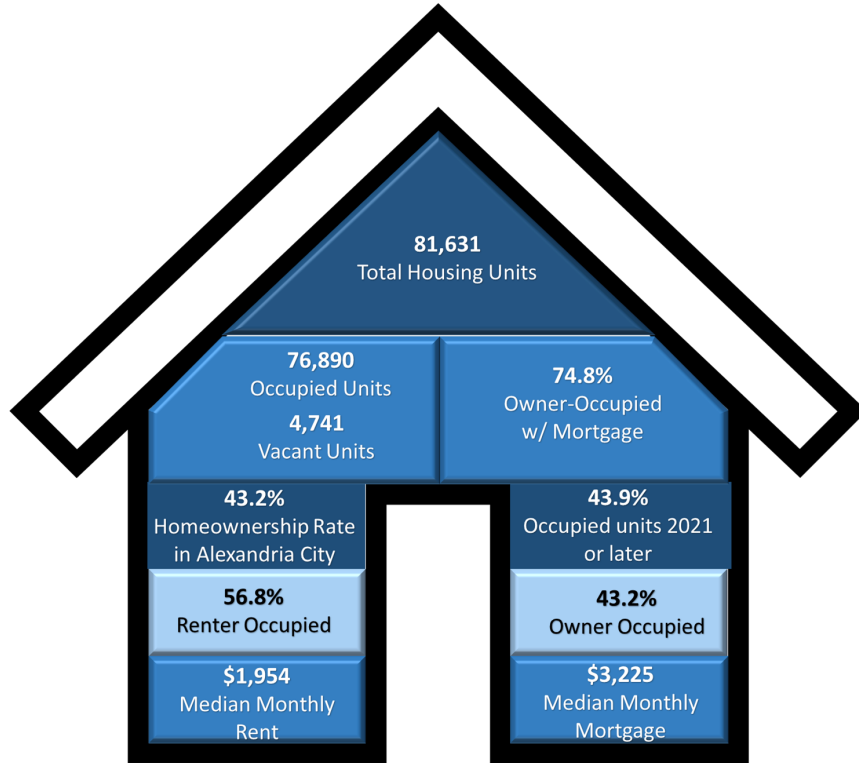**Over 1,496,163 LIBRARY VISITORS & WEB USERS**

The Alexandria library system consists of one central library, the Charles E. Beatley, Jr. Central Library (designed by world renowned architect, Michael Graves and the local architectural firm of Pierce Goodwin Alexander & Linville), and three branch libraries, the Kate Waller Barrett Branch, the Ellen Coolidge Branch and the James M. Duncan Branch. In addition to print media, these libraries offer access to articles from thousands of magazines and newspapers through online databases, genealogy records with HeritageQuest, online learning, passport application processing, thermal cameras and more. Free public access to the Internet is available at all branches as well as free WiFi access for properly equipped laptops and PDA's. Alexandria Library is also virtual allowing residents to borrow e-books and e-audio books on OverDrive.

Source: Alexandria Libraries 2024 Annual Report

Source: U.S. Census 2023: ACS 1-Year Estimates

81,631
Total Housing Units

76,890
Occupied Units

4,741
Vacant Units

74.8%
Owner-Occupied
w/ Mortgage

43.2%
Homeownership Rate
in Alexandria City

43.9%
Occupied units 2021
or later

56.8%
Renter Occupied

43.2%
Owner Occupied

$1,954
Median Monthly
Rent

$3,225
Median Monthly
Mortgage

Alexandria's population has seen consistent growth for more than a decade. Some programs and services administered by the Office of Housing include: the Affordable Homeownership Units Set-Aside Program, which markets a limited number of affordable resale-restricted units in new developments; Homeownership Assistance Loans, which offers no-interest, deferred payment loans for down payment and closing cost assistance toward the purchase of City-assisted properties for eligible applicants; and the Affordable Rental Units Set-Aside Program, which sets asides affordable rental opportunities within market-rate apartment properties. Some programs give priority or restrict admission to specific populations such as elderly or disabled residents.

2024 RESIDENTIAL REAL ESTATE

Price Range	Condo	Single Family Attached	Single Family Detached
< $200K	26	2	
$200K - $300K	239	5	
$300K - $400K	290	6	
$400K - $500K	161	8	0
$500K - $600K	86	30	2
600K - $800K	99	190	24
$800K - $1M	63	166	83
$1M +	76	194	190

Y-axis: Number Sold (0–500)

Legend: ■ Condo ■ Single Family Attached ■ Single Family Detached

Community Profile

Community and Human Services

The Department of Community and Human Services (DCHS) provides essential safety net services that measurably improve or maintain the quality of life for Alexandrians. Additionally, the behavioral health programs provide compassionate and effective services that support self-determination, recovery, and resiliency for residents affected by mental illness, intellectual disabilities, and substance use disorders. More than 621 DCHS employees provide services through three direct service centers.
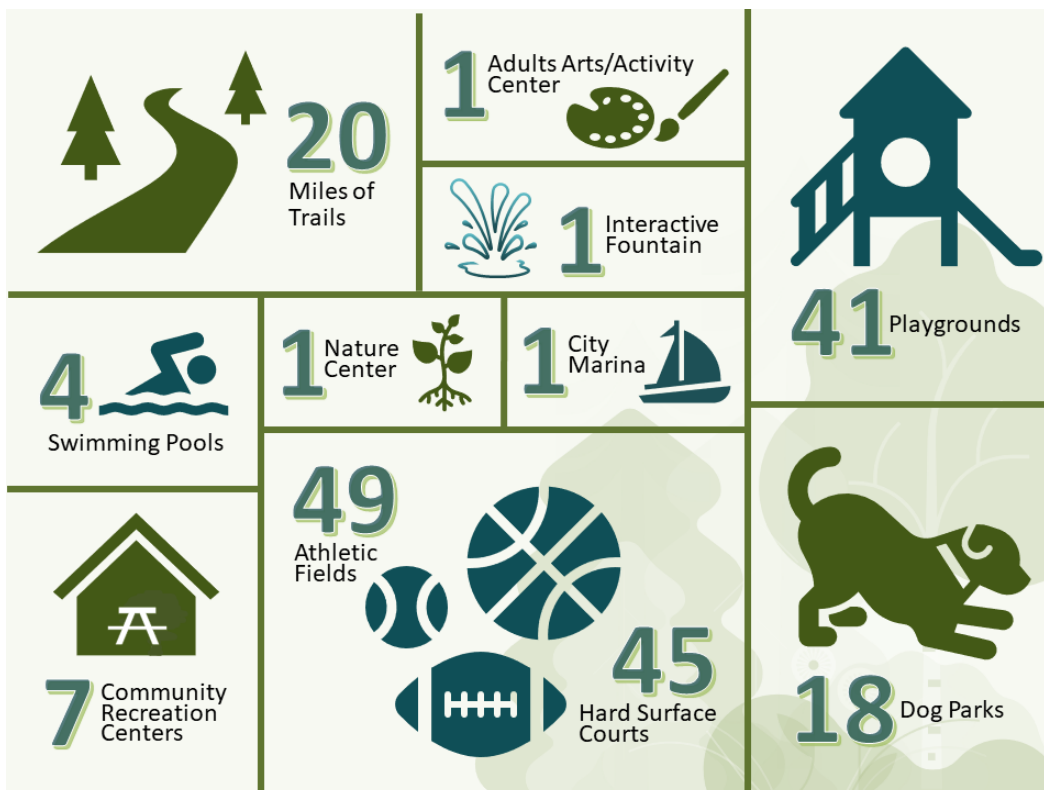
CITY OF ALEXANDRIA VIRGINIA
Del Pepper Community Resource Center

The Center for Adult Services provides programs and services in Aging, Adult Protective Services, Clinical & Emergency Behavioral Health Services, and Community & Residential Support Services for persons with mental illnesses, intellectual disabilities and substance use disorders. The Center for Children and Families provides programs and services for Behavioral Health, Domestic Violence & Sexual Assault, Child Welfare and Child Protective Services, Early Childhood, and Youth Development. The Center for Economic Support provides programs and services for Public Benefits, Homelessness Prevention, and Employment and Training.

Recreation and Parks

20 Miles of Trails

1 Adults Arts/Activity Center

1 Interactive Fountain

4 Swimming Pools

1 Nature Center

1 City Marina

41 Playgrounds

7 Community Recreation Centers

49 Athletic Fields

45 Hard Surface Courts

18 Dog Parks

The Recreation, Parks and Cultural Activities Department (RPCA) supports the well-being of Alexandria's residents by ensuring access to a variety of quality recreation, park and cultural experiences.

Over **900** acres of OPEN SPACE.
566 acres owned by the City.

20,000+ TREES throughout the City.

Community Profile

Public Safety

Alexandria maintains a modern, highly trained police department, with a current authorized strength of 322 sworn officers and nearly 114 civilian employees. The Alexandria Police Department has been internationally accredited by the Commission on Accreditation for Law Enforcement Agencies (CALEA) since 1986. CALEA accreditation is a rigorous and difficult process that, if achieved, affirms the professional status of law enforcement agencies worldwide.

The Alexandria Sheriff's Office is accredited by the American Correctional Association (ACA) since 1989 and the National Commission on Correctional Health Care (NCCHC) since 1991. The Sheriff's Office has also been honored by the National Sheriff's Association with the prestigious Triple Crown Award.

The Alexandria Fire Department employs approximately 315 uniformed personnel plus 33 civilian personnel. A network of ten stations protects the City. Among the department's specialized teams are the Northern Virginia Regional Hazardous Materials Team, Technical Rescue, Marine Operations and the Special Operations Team.

Alexandria also has a volunteer organization, the Alexandria Volunteer Fire Department (AVFD). The AVFD has served the citizens of the City for more than two hundred years, with President George Washington as one of its earliest members. AVFD members provide assistance in the areas of firefighting, emergency medical services, communications, canteen and administration.

The Department of Emergency & Customer Communications (DECC) ensures the effective delivery of routine and emergency calls to the City of Alexandria public safety departments. DECC implemented a non-emergency multi-option Alex311 call and contact system in February 2020 to better service Alexandria residents.

Photo credit: Evan Michio

The City of Alexandria has over 49 miles of on-street and off-street bike lanes, sharrows, and trails. Using a bike quickly, safely, and enjoyably to get around has never been easier. The City's expansion of the Capital Bikeshare program and installation and designation of new bike lanes and routes are just a few of the initiatives that make the City of Alexandria a nationally recognized Bike Friendly Community with a silver rating from The League of American Bicyclists.

Alexandria's Complete Streets Policy of 2011 was reenacted in 2014, recognizing that the users of our transportation system include pedestrians, bicyclists, riders and drivers of public transportation, in addition to motor vehicles. In the spring of 2017, city staff embarked on the Vision Zero process to build an action plan with the goal of eliminating all traffic related deaths and serious injuries.

The Washington Metropolitan Area Transit Authority (WMATA) operates Metrorail, which has 129 miles of rail lines (6.1 miles in Alexandria) and 98 stations throughout Virginia, DC and Maryland. Five stations along the yellow and blue lines are located in the City: Braddock Road, King Street, Potomac Yard-VT, Eisenhower Avenue, and Van Dorn Street. WMATA also operates Metrobus with bus stops and routes throughout the City, and the Metroway bus rapid transit system uses dedicated lanes along Route 1 corridor between Pentagon City and Braddock Road Metrorail stations.

The Alexandria Transit Company's (ATC) DASH bus system provides local, fare-free bus service within the City of Alexandria and connects with other regional transit systems such as Metrobus, Metrorail, and Virginia Railway Express (VRE). The DASH fleet consists of electric buses, hybrid electric buses, and clean diesel buses. DASH operates over 100 buses on 11 routes and served over 5.3 million passengers in fiscal year 2024. DASH also operates the iconic King Street Trolley, which runs between the King Street Metrorail Station and City Hall/Market Square.

AN INCLUSIVE CITY

The Friendliest Cities in the U.S. — Conde' Nast Traveler (2024, 2022, 2021, 2020)
100% Score for LGBTQ Equality— Human Rights Campaign Municipality Equality Index (2024, 2023, 2021, 2020)
Best Cities for Young Professionals in America— Niche (2022)
Best Cities for Black Women — MoneyGeek (2021)

A TOP 10 U.S. CITY

Best Cities to Live in America— Niche (2024, 2023, 2022)
The South's Best Cities — Southern Living (2024, 2022, 2020)
The Best Small Cities in the U.S. — Conde' Nast Traveler (2019-2024)
The 15 Best Cities in the United States — Travel + Leisure (2023, 2022)
The Safest Communities in America

A UNIQUE CITY

The 15 Best River Walks in the USA — Fodor's (2023, 2021)
Best Virginia Localities for Small Business Owners — SmartAsset (2021)
The Fastest-Growing Dog-Friendly Cities — Zillow (2022)
The Best Farmers Markets in Every State— Taste of Home (2023)

HOLIDAYS IN ALEXANDRIA

The Most Magical Christmas Towns and Villages Across the World — Oprah Daily/Magazine (2021, 2020, 2019)
Best Christmas Towns That'll Instantly Transport You to the North Pole Woman's Day — Woman's Day (2021, 2020)
Best Christmas Festivals in the South — Southern Living (2022)
The 39 Best Christmas Towns in the United States – Pure Wow (2024)