

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 21, 2012
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: RASHAD M. YOUNG, CITY MANAGER *RM*
SUBJECT: REPORT ON DEMOGRAPHICS OF THE CITY OF ALEXANDRIA IN 2010

ISSUE: Receipt of information report on demographics in the city as of the year 2010.

RECOMMENDATION: That City Council:

- 1) Receive this report; and
- 2) Consider the information, as appropriate, in evaluating programs, policies and strategies for the City's future.

DISCUSSION: The Constitutional role of the United States Census is to count the population in order to reallocate every 10 years representation in the U.S. House of Representatives. In addition, in each decennial census, an attempt is made to determine some statistics about every household in the U.S. The results of the 2010 Decennial Census are published over the two years following the census.

The attached report compares Alexandria in 2010 with Alexandria in prior years, with surrounding jurisdictions, and the U.S. as a whole. It provides maps showing race and ethnicity in different areas within the City, and compares that information to similar data from 2000. It provides maps of other characteristics of the population to provide a new portrait of the City.

Page one of the report provides a quick summary of changes since 2000. Among these changes: a significant increase in the share of City residents commuting to work by public transportation, up from 16.4% in 2000 to 22.3% in the 2006-2010 average (a 36% increase). Median age has increased by more than one year as the full population doubling of the baby boom cohort reaches age 45, and the initial expansion reaches age groups 65 and older. Educational attainment has risen substantially, as the percent of over-25 population with a bachelor's degree or greater rose to 60.4%, from 54.3% in 2000. The number of school-aged children (ages 5 to 17) rose by more than 400 from the number in 2000, though as a percentage of total population, this group declined to 10% from 10.6%.

Data for the report comes from three sources:

- **The 2010 Decennial Census.** The decennial census is based on as complete as possible a survey of the entire U.S. population, but provides data from only an 8-question survey provided to all households. Data collected includes only age and sex, race and ethnicity, household relationships, and housing tenancy. Data are provided at a fine grain geographic scale, to the city block level. Thus the decennial census data is:
 - Available only every 10 years.
 - Limited in scope.
 - Highly accurate, based on a 100% survey goal.
 - Provided at high geographic resolution, to the block level.
- **The 2010 American Community Survey.** The American Community Survey was initiated after the 2000 Census as a continuous survey with data reported annually. The survey replaces the “long form” survey used in prior decennial censuses that was administered to an approximately 12% sample of the population and tries to address the issue of data that changes between the 10-year census periods.

In comparison with the decennial census, the American Community Survey is:

- Available every year.
 - Richly varied in type of information provided, including income and employment, commuting, place of birth, ancestry, language spoken at home, length of residence at current location, educational attainment, school attendance, disability, rent and mortgage payments, and housing characteristics including number of rooms, and number of units in structure.
 - Based on a very small 1% sample of households each year, resulting in large potential errors in the estimates.
 - Given the small sample, data from just one year is reliable and available only for the city as a whole.
- **2006 – 2010 American Community Survey 5-year average.** In order to increase the sample size and provide data at a finer geographic resolution, American Community Survey data is averaged over a 5-year period and reported at the census tract and block group level. The 2006-2010 average data was calibrated to the 2010 decennial census to provide comparable statistics and released in December, 2011. In comparison to the other sources, the five-year average data releases are:
 - Available every year based on a rolling five-year average, just as the annual data are. However, because they are a five-year average, they do not necessarily reflect the most current data in measuring changes and trends.
 - Richly varied in data, just like the annual American Community Survey.
 - Based on a larger sample, about 5% of households, providing better certainty in the results than the annual survey.
 - Available at an intermediate geographic resolution, to the census tract and block group level. However, at this finer geographic scale, the results have a large potential margin of error, particularly for statistics on small subgroups. Also,

some data are suppressed for confidentiality reasons if publication otherwise would reveal information about individuals in very small subgroups.

Highlights of the report include a description of the postwar baby boom as the demographic engine that has driven growth and change in the U.S. and the City since the 1940s. It presents some ideas about how this event will continue to affect the population, labor force and age distribution in the city as the baby boomers reach retirement age and the zero-growth natural increase following the baby boom begins to dominate the nation's age distribution.

The City's population increased by 9% from that in 2000 to a total of 140,000 in 2010. A fact of interest is that the 2010 population of those aged zero to four in the U.S. was almost exactly the same as the age zero to four population 50 years ago in 1960, as the baby boom neared its end. Alexandria's smaller 1960 population of 91,000 included more children of school age than the substantially larger population of 2010.

The last 10 years have seen a significant change in the distribution of the black and African American community within the City, though the total black and African American population has changed little since 2000. The Hispanic population continues to grow as a share of total population, and while there are concentrated Hispanic communities in Arlandria and the West End, the Hispanic population is distributed widely throughout the City.

The percentage of households in the City composed of married couples with their own children under 18 in the city rose to 13.2% from 12.4% in 2000, compared to a national average of 20.2%, while the percentage of single-person households remained the same at 43.4%, compared to a national average of 26.7%. The over-65 population of the City trails the national average as a percentage and has not grown significantly since 2000, but is expected to approximately double over the next 20 to 30 years as the baby boom generation ages into this category.

The data shows that the City continues to be characterized by a racially, ethnically and economically diverse population, and a high level of educational attainment compared to the rest of the nation.

FISCAL IMPACT:

None.

ATTACHMENT:

Alexandria 2010 Census Data Profile

STAFF:

Faroll Hamer, Planning Director

Karl Moritz, Deputy Director, Long Range and Strategic Planning

Pat Mann, Urban Planner, Neighborhood Planning and Community Development

Alexandria 2010 Census Data Profile



Alexandria Student Art

February, 2012



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A New Portrait of Alexandria

This report summarizes information about Alexandria's population, housing and economy based on reports published in 2011 by the U.S. Census Bureau in data releases from the 2010 Decennial Census, the 2010 American Community Survey, and the 2006-2010 American Community Survey 5-year average.

This report does not provide an in-depth analysis of any of the varied data presented. In choosing information to present in maps and graphics, we have looked in particular at characteristics that have changed over time, and characteristics where Alexandria is unusual or unique. In looking at change, we have focused primarily on changes in the decade since the 2000 census. For certain major demographic trends in the age and racial structure of Alexandria's and the nation's population, we have gone back 50 years to 1960, and even 220 years to the first census of 1790, to look at long-term changes as well.

Additional data from the 2010 census and 2010 American Community Survey is still to come from the Census Bureau, including breakdowns of many census statistics by race and ethnicity, and microsample data that permits crosstabulation of variables not linked in published tables. We expect to publish more in-depth reviews of some of this data to illuminate issues and track changes over time that are of significance to the community.

In the 10 years between the 2000 census in April, 2000 and the 2010 census, the nation has experienced the most severe unemployment in many years, as well as unprecedented disruption of the housing market and a challenging credit market for all construction. The Washington, D.C. region was not immune from these conditions, but fared better than most areas of the country in maintaining home values and relatively low unemployment and residential vacancy rates. Alexandria's location near the center of the Washington, D.C. metropolitan region, its wide variety of housing types and prices, and its diversity of economic activity, meant that these factors did not cause major disruptions in the character of the community through these stressful times. Trends started in the 1980s and 1990s continued through the first decade of the 21st Century as the City continued to renew itself from within, maintaining a moderate but steady rate of population growth.

To the right is a list of some of the changes that have taken place over the past decade. While none of the changes are dramatic, some are a continuation of trends that over decades can substantially change the community.

UP:

- **Population**, by about 9%.
- **Percent owner-occupied housing**, to 43.6% from 40% in 2000.
- **Percent Hispanic**, to 16.1% from 14.7% in 2000.
- **Median age**, to 35.7 from 34.4.
- **Percent age 25 and older with a bachelor's degree¹**, to 60.4% from 54.3% in 2000.
- **Percent of population aged 0 to 4 years**, to 7.1% from 6.2% in 2000.
- **Number of school-aged children (ages 5 to 17)**, up 431 to 14,006 from 13,575 in 2000.
- **Percent of foreign born from Africa¹**, to 27.1% from 23.5%
- **Black and African American population**, up by 1,576 to 30,491, though as a percent of total population, declined slightly to 21.8% from 22.5% in 2000.
- **Percent of workers commuting by transit¹**, to 22.3% from 16.4% in 2000, a 36% increase in share.

PRETTY MUCH THE SAME:

- **Average household size**, 2.03 people per occupied dwelling unit.
- **Percent of population non-Hispanic White**, down to 53.5% from 53.7%, little changed.
- **Percent of population aged 65 or older**, to 9.1% from 9.0%, little changed.

DOWN:

- **Median household income¹ as a percent of the regional median income**, to 94.4% from 97.7%.
- **Percent of population of school age (ages 5 to 17)**, to 10.0% from 10.6% in 2000.
- **Percent foreign born¹**, to 24% from 25.4% in 2000, but still about double the national rate.

1. Statistics based on American Community Survey 2006-2010 5-year average data. Since these statistics are based on an average centered on 2008, they don't necessarily represent a 10-year change.

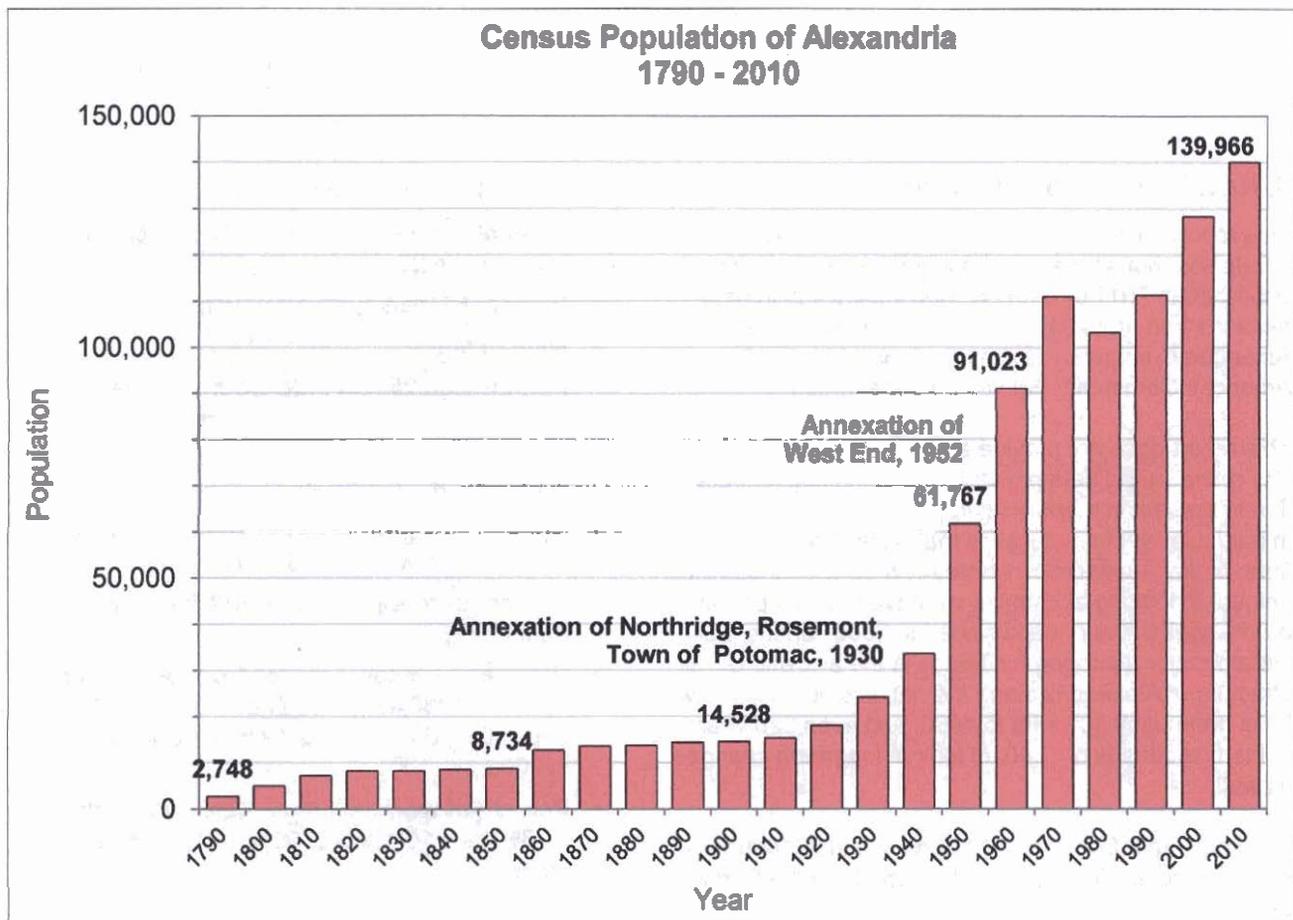


Figure 1. Alexandria Population Growth. Alexandria was counted in the first U.S. Census of 1790, and was the 24th-largest urban place in the country at that time. By the 23rd census in 2010, it had 50 times the population.

220 Years of Census Data for Alexandria

Alexandria, chartered in 1749, was a well-established town at the time of the first U.S. census in 1790. With a population of 2,748 people, it ranked 22nd in size of the 24 urban places identified in the census, and was fourth largest in Virginia, behind Richmond, Norfolk and Petersburg.¹ In the second census in 1800, Alexandria was part of the District of Columbia. Alexandria appeared in the top 100 cities in the nation until 1860, when it ranked 74th. In 2000, the City was the 186th largest census-designated place in the U.S. and Puerto Rico.

By 1900, the City had grown to 14,528, about one-tenth its current population. Internal growth and the annexation of Northridge, Rosemont and the Town of Potomac brought the City's population to 33,523 in 1940. The growth of the Washington, D.C. region in World War II and the beginning of the Cold War brought a near doubling of the City's population between 1940 and 1950, with the city ending that decade with a population of 61,767. Annexation of the West End followed in 1952.

¹ Campbell Gibson, *Population of the 100 Largest Cities and Other Urban Places in the United States: 1790 to 1990*, June, 1998, Washington, D.C., U. S. Bureau of the Census, Census Bureau Population Division Working Paper No. 27.

Since 1960, the first census after the annexation of the West End, population growth in the City has maintained a relatively steady rate (ignoring the temporary baby-boom-induced blip of 1970-1980) averaging about 1% per year.

The Baby Boom Reaches 65

The baby boom is a significant historic break - an important demographic engine that has powered the nation's growth and change since 1940, though its official inception was in 1946, following World War II. The expansion it induced affects many aspects of the nation's and the City's population, economy and policy as it continues to work its way through the population.

What happened? When will it end?

What happened was a doubling of the number of births in the U.S. over a 25-year period beginning in 1940. That same new number of births has remained in place, with a modest variation up and down, ever since.

It will end in about 2050, when that doubling has worked its way through the entire age profile of the population - when the last of the baby boomers, born in the early 60s have reached 90 years old. Absent significant changes

U.S. Population by Age and Sex
1960 U.S. Census of Population

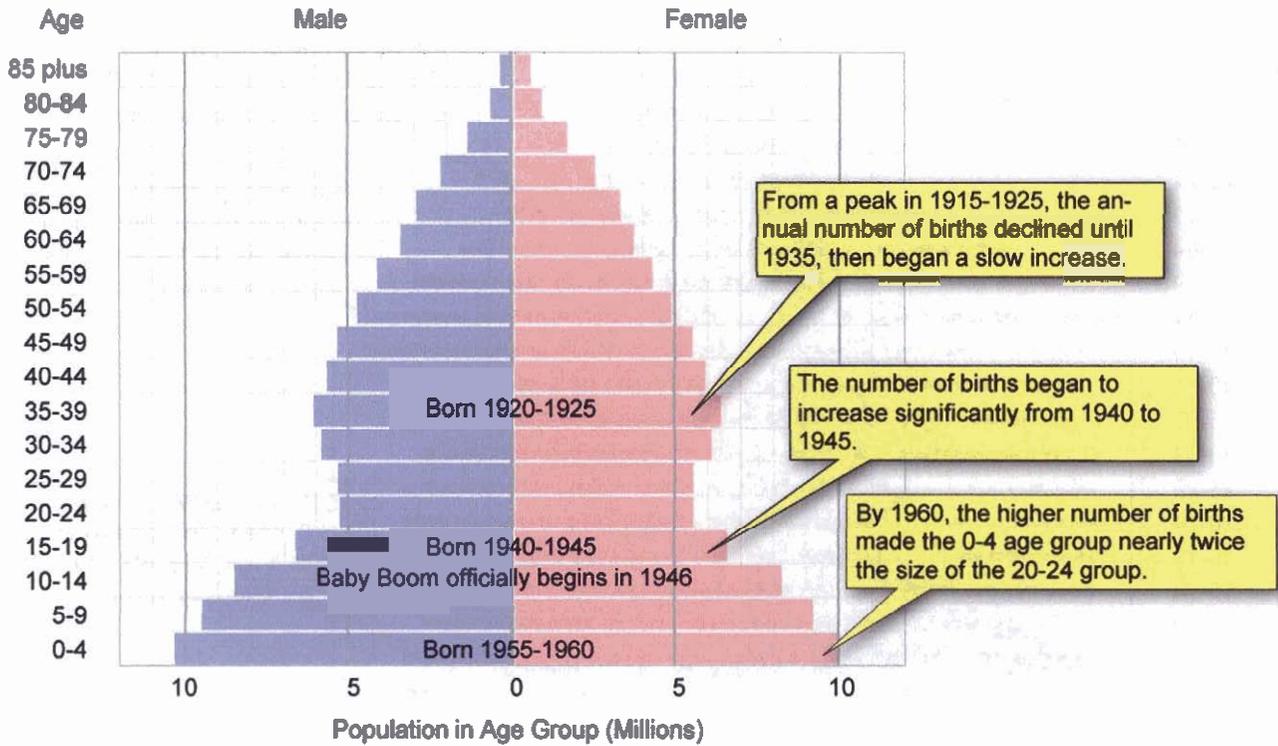


Figure 2. Age Profile of the United States Population, 1960. A graph showing the age and sex of a population in this form is commonly called an “age-sex pyramid,” reflecting the age profile of constantly growing population, with the male population on one side of the center and the female population on the other, with age increasing toward the top of the graph. The 5-year age groups smooth out the annual variations in births and net immigration to show a simplified diagram reflecting the net result of births, deaths and migration over time.

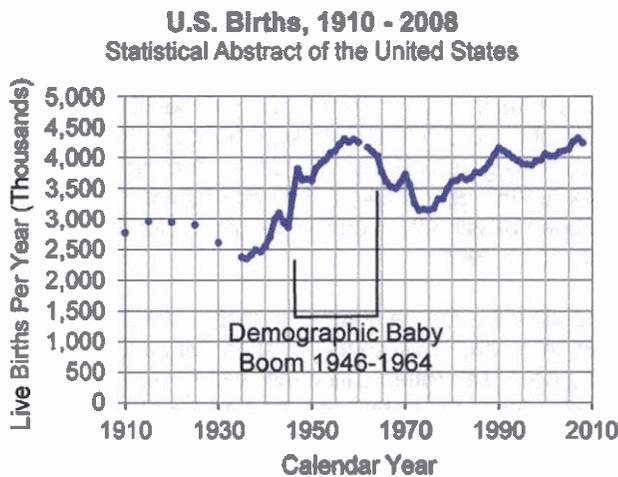


Figure 3. U.S. Births, 1910 through 2008. The Census Bureau defines the post-World War II baby boom as the period from 1946 to 1964. During this period, the number of births per 1000 people rose above 21 per year and exceeded this number every year. The record of births above shows that the rapid increase in number of births began in 1940 and peaked in the early 1960s.

in birth rates, mortality or migration, it will end with a nearly steady-state population (zero population growth) and a roughly uniform age distribution up through age 70 or so, the age at which mortality begins to substantially reduce the size of the older age groups.

The next two pages provide an illustration of how the baby boom growth engine has affected the age structure of the population, and how it will continue to affect the population and age profile over the next 40 years.

Figure 2 above shows the age profile of the U.S. population as it was 50 years ago in 1960. Each bar in the graph shows the number of people by sex in a 5-year age category at the time of the 1960 census. There is a significant increase in the size of the population in each age group starting with the group born from 1940-45, who were 15 to 19 years old at the time of the 1960 census. The number in the 0-4 year age group is over 20 million, nearly double the number in the 20-24 year age group, born before World War II.

Over the 20 years from 1940 to 1960, the annual number of births in the U.S., in decline since 1920, grew rapidly until it had nearly doubled, *then stopped increasing.*

**U.S. Population by Age and Sex
1960 and 2010 U.S. Census of Population**

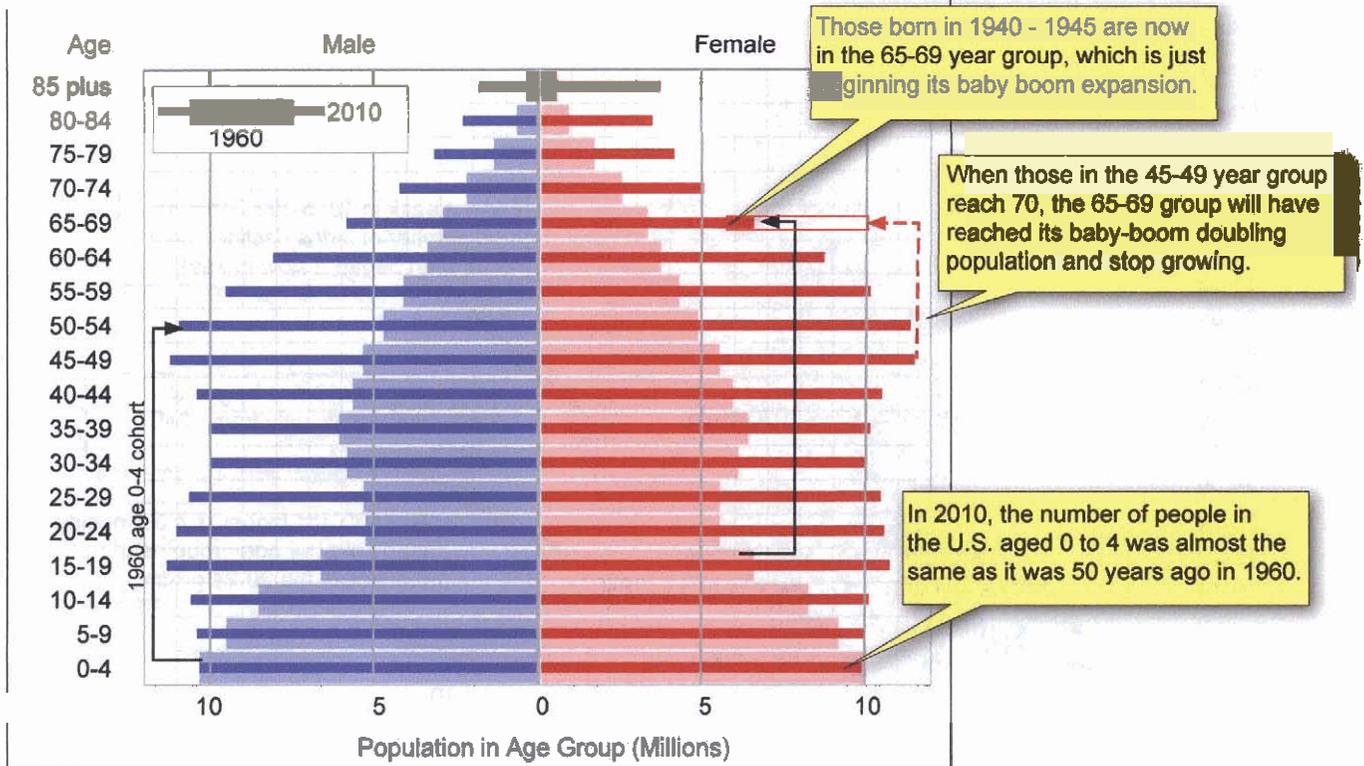


Figure 4. Age Profile of the U.S. Population, 1960 and 2010. No longer a pyramid, the age-sex cupcake of 2010 is shown overlaying the 1960 profile of Figure 2 (pale, broad bars). The black arrow on the left connects those born between 1955 and 1960 from their place on the 1960 graph to their place on the 2010 graph when they had reached 50 to 54 years old. The number in this age cohort has grown slightly since 1960 because in-migration has more than balanced out-migration and mortality in this age group. With the zero-growth birth rate now in place, the cupcake should stop rising in another 40 years with an approximately constant population.

From a little over 5 million males and 5 million females aged 20 to 24, the increase in births meant that there were a little over 10 million boys and 10 million girls aged 0 to 4. These 0 to 4-year-olds made up 11.3% of the total U.S. population in 1960. The median age of the population was in 1960 was 29.5 years.

The number of births since 1960 has kept the 0-4 age group, and every age group younger than the baby boom peak, in the same range of population as the baby boom levels ever since.

This nearly constant number of births following the baby boom has meant that the baby boom doubles the population in each age group in turn over a 25-year period as the initial baby boom increase passes through the population's age profile over time. After the doubling, the population in each age group remains relatively constant. The initial increase in the population shown in the 1940-45 births in the graph above has now passed fully through the 65-69 year age group, and is starting to increase the population of those aged 70 and above. As each of the subsequent more populous age cohorts reaches 65, the 65-69 group will grow until it has roughly doubled in size over 25 years when youngest in

the cohort born in 1960 through 1965 reaches age 65 in 2030.

Figure 4 above shows this doubling in the 2010 age profile of the U.S. population superimposed on the 1960 graph. This graph clearly shows the effect on each age cohort up through 50-54 as the end of the baby boom has been passing through the population for the 45 years since 1965.

Although the average number of births sustains the doubling, there has been some variation, with a low in 1975, and a new peak (often called the "baby boom echo") showing up as the baby boomers had their babies, in 1980 through 1995 - a little bulge at age 15 through 29 in the 2010 data in the graph above. But the persistence of the 1960 number of births is evident in the comparison between the 2010 0-4 age group and the 1960 0-4 age group at the bottom of the graph above - they differ by less than one half of one percent in size.

This graph makes it clear that the baby boom is not a wave that passes by and then goes away. It is a wave that successively reaches each age group, and over a 25-year period, leaves everything behind it doubled.

Alexandria Population by Age and Sex 1960 and 2010 U. S. Census of Population

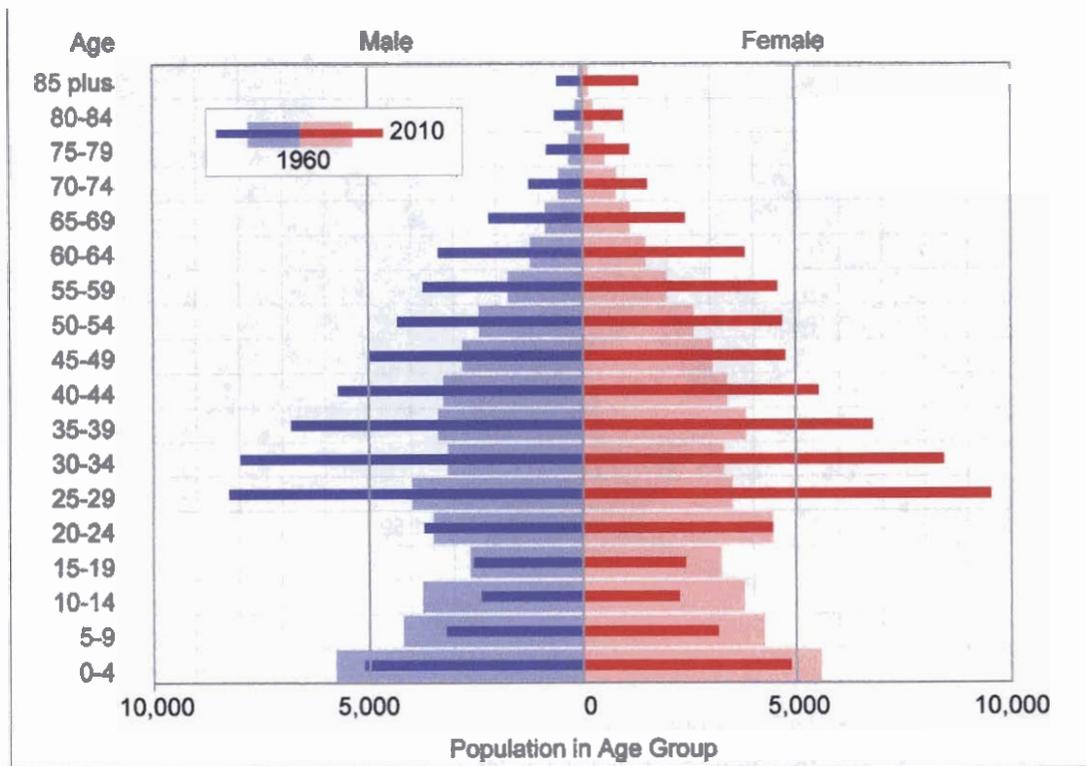


Figure 5. Alexandria Age Profile. Alexandria's year 2010 age profile more resembles a tree than the cupcake-shaped age profile of the U.S. population. This age profile reflects Alexandria's location close to the center of a large urbanized region, and the population groups that seek a location close to employment and the regional center of activity. Compared to the U.S. population, the City's population has a greater share of singles and young couples in their late twenties and their thirties, and a smaller proportion of school-age children and seniors. The City today has far fewer school-age children than it had in 1960, despite having grown by more than 50% in those 50 years.

Once it has passed through the entire age profile into the over-85 age group, population growth will slow dramatically, unless other changes not now evident cause population growth to resume. The combination of births and migration are likely to continue to grow the population slightly each year, but much more slowly than at any time since the 1930s.

At age 70 and older, the increasingly higher rate of mortality in older age groups begins to reduce their share of population noticeably.

However, this new stable age structure will include substantially more people in the 65-and-over age group than are in that group today. That group has only seen the first 5 years of the growth in the birth rate that began in 1940: the wartime babies of 1940 to 1945 are now 65 to 70 years old. By the time 30 years have gone by, the number in each age cohort from 70 to over 85 should approximately double from the number it has when it includes the group born from 1935 to 1940. As is clear from the shape of the current age profile, the younger age groups should retain roughly the same population they have today - there is not another significant boom coming behind to expand them.

Baby Boom Effect on Labor Force

Based on the current Social Security retirement age of 66 to 67 years, this zero growth effect following the baby boom doubling will reach the labor force in just 10 years as the peak of the baby boomers retire. Unless there is increased labor force participation from some part of the population, the labor force will stop expanding as today's 50 to 55-year-old cohort reaches retirement age, and its replenishment with those in their twenties will only equal the number retiring each year.

The Baby Boom in Alexandria

Figure 5 above shows the age profile of Alexandria in 1960 and 2010 in the same format as the national profile. While the 1960 Alexandria population does not show as dramatic an expansion of population in the 0-15 age group as the U.S. population, the signs of the baby boom are clearly there, and the 1960 age profile of the City resembles the U.S. population profile in 1960 in its overall shape. The current profile is dramatically different, reflecting one important specialized role of Alexandria as a place for both current and new residents to enter the job market in the Washington, D.C. urbanized region.

Persons per Occupied Dwelling Unit

Average Household Size

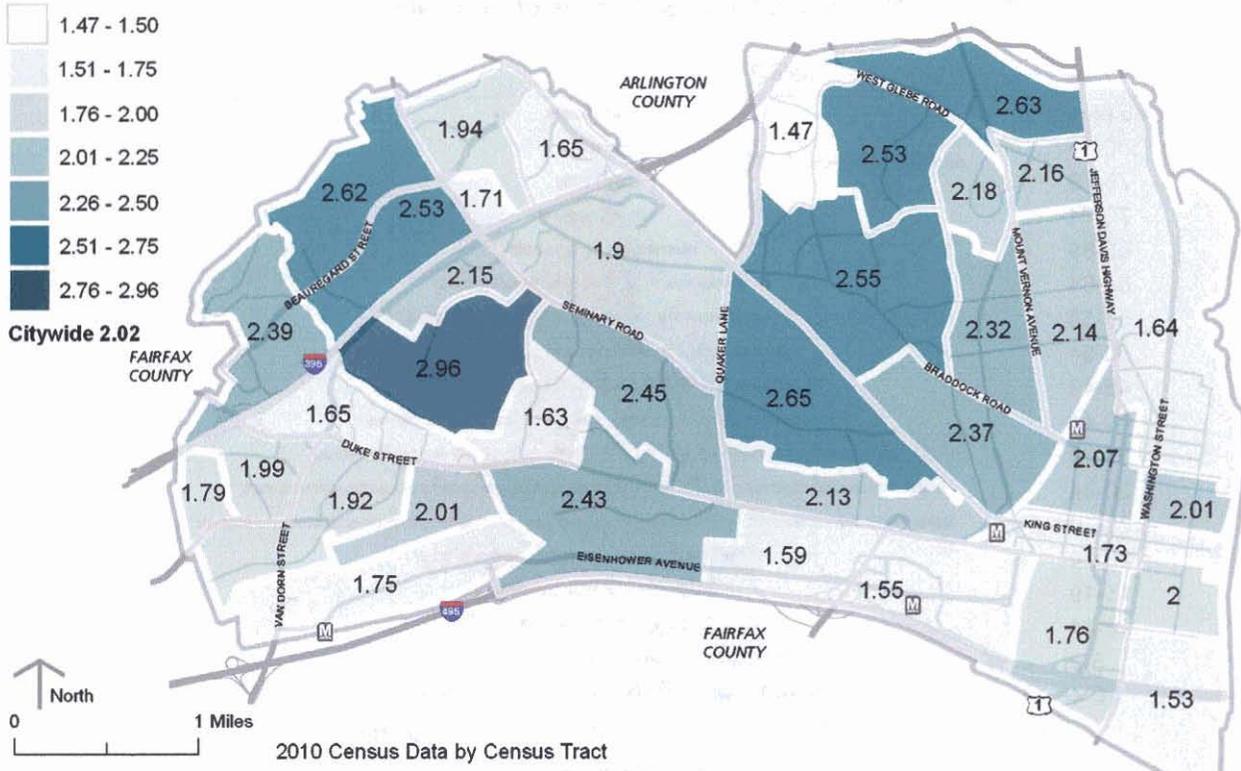


Figure 6. Average Household Size. Large household size is found both in census tracts with single-family detached homes and in tracts with older garden apartments. Garden apartments attract larger households because of relatively low rents. Tracts with high-rise apartments at Southern Towers, on Holmes Run and in the Eisenhower corridor attract many singles and typically have a low household size.

The first of the baby boom had reached high school in 1960, and a flurry of school construction was still under way to meet the doubling of school enrollment that began during the 1950s and culminated in the early 1970s as the largest cohort of baby boomers entered high school.

In 1960, the City's population was 91,023, with 89,896 living in 28,572 households, for an average of 3.15 people per household. The remaining 1,127 people lived in various types of group quarters ranging from school dormitories to nursing homes to detention facilities.

By 1970, the first of the postwar baby boomers had graduated from college and many had left home. The number of households rose 49% to 42,497, but population grew only 22% to 110,938. Household size fell to 2.57 as apartments were built, primarily in the West End, as the Washington, D.C. region's growing work force welcomed these new workers.

By 1980, most of the baby boomers had left home for school or work, forming new, smaller households. Many new apartments were constructed over the decade of the 80s, but declining household size in all types of housing meant a 9% drop in population to 103,271 (Figure 2, page 2 shows this population dip in

Alexandria Average Household Size

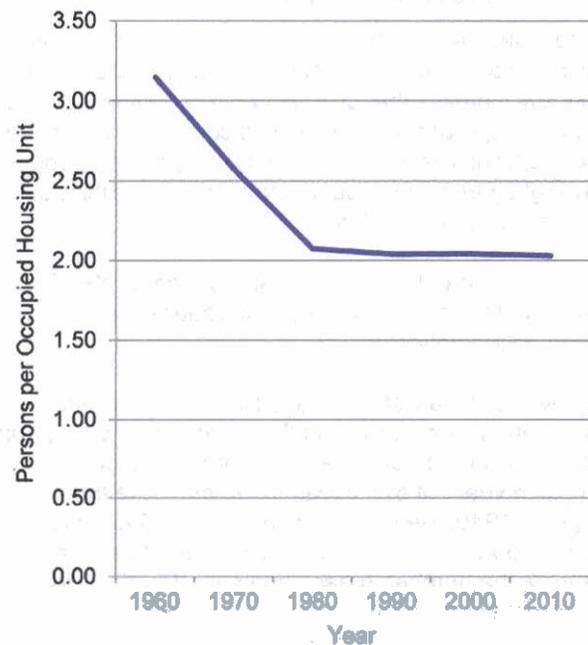


Figure 7. Average Household Size. This figure shows the average household size in Alexandria for each census since 1960. Since 1980, the average household size has remained just over two persons per household.

Household Structure 2010 Census

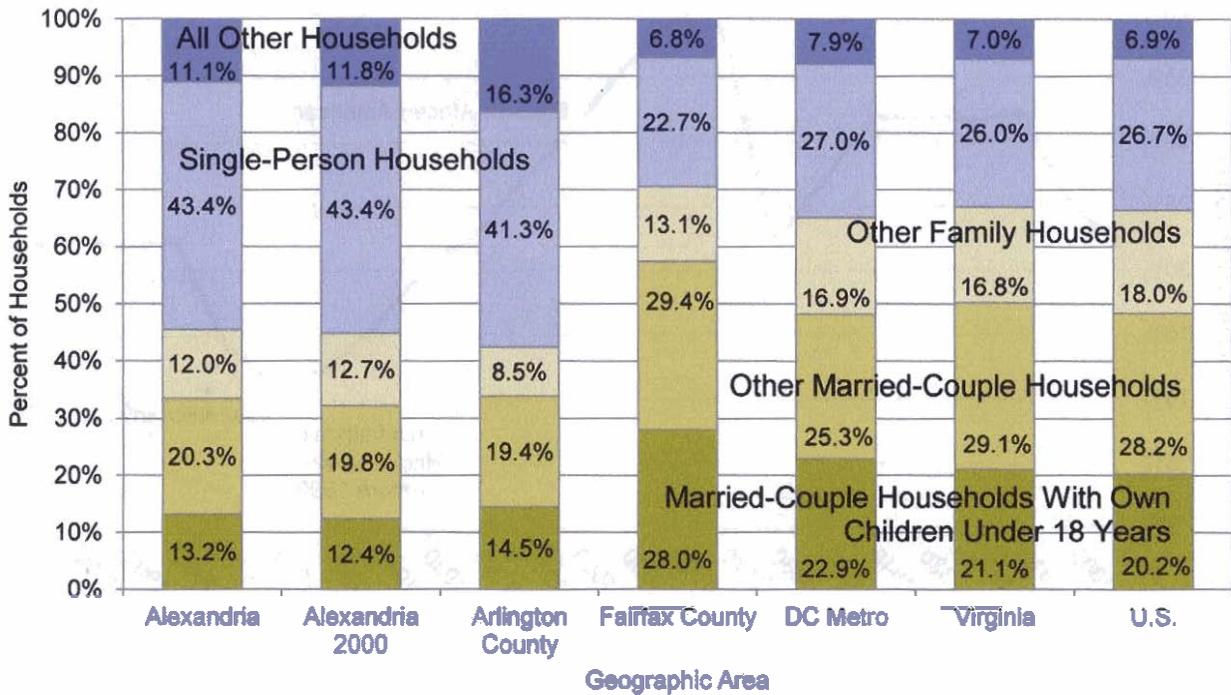


Figure 8. Household Structure. This graph compares the household structure of Alexandria in 2010 to that of Alexandria in 2000, to other areas in the region, and to Virginia and the U.S. Family households are shown in brown shades, and non-family households in blues. A family household is a household that includes at least one other person related to the householder by birth, marriage or adoption.

1980). 101,556 of these lived in 49,001 households, an increase in households of 15% from 1970, for an average household size of 2.07 people.

The population of 1980 set the age and household pattern for Alexandria's future, and average household size in the City declined only slightly over the next 30 years, to 2.04 in 1990, and to 2.03 in 2010, compared to the 2010 nationwide average household size of 2.58.

Alexandria's location near the center of the metropolitan region and its substantial stock of both rental housing and condominiums with convenient access to public transportation makes it appeal to singles and young couples employed in the core of the Washington, D.C. metropolitan area. Family households, particularly those with children, often choose locations farther from the core where land costs are lower, and larger housing units with yards are more affordable.

Figure 6 on page 6 shows the average household size by census tract for Alexandria in 2010.

Household Structure

Figure 8 compares Alexandria's household structure in 2010 to that of the city in 2000, to other areas of the region, and to that of Virginia and the U.S. Alexandria in 2010 had 45.5% family households compared to 66.4% for the nation as a whole. Arlington County had a similar share of family households. Only 13.2% of Alexandria's households were married-couple families with their own children under 18, compared to 20.2% nationwide and 28% for Fairfax County. 43.4% of Alexandria's households were single-person households, the same share as in 2000. Nationwide, 26.7% of households are single-person households, up from 25.7% in 2000.

**Alexandria's Principal Minority Racial and Ethnic Groups
1790 through 2010 Census**

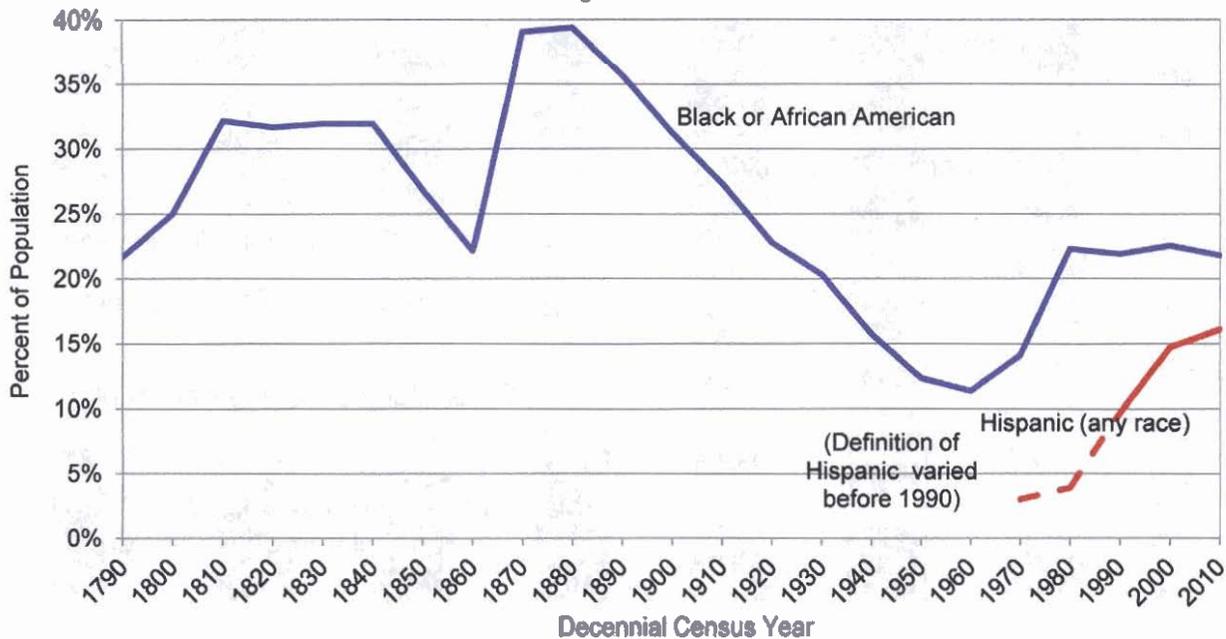


Figure 9. Racial and Ethnic Minorities. The black or African American and Hispanic groups are the largest racial and ethnic minorities in Alexandria. The City's population in 2010 also included 8,432 (6.0%) Asians, 9,902 (7.1%) classified as "some other race," and 5,225 (3.7%) of two or more races. Native Americans, Native Hawaiians and other Pacific Islanders together constituted less than 0.5% of Alexandria's 2010 population. Alexandria's share of black and African American population peaked at nearly 40% just after the Civil War, then fell steadily through growth and annexation. It has remained about 22% of the population since 1980.

Diversity: Race and Ethnicity

Black and African American Population

From its founding through the early decades of the 19th Century, Alexandria was a center of the slave trade for Virginia. Figure 8 above shows the share of black and African American population in Alexandria since the first U.S. census in 1790. That census counted 595 black residents, or 21.7% of the population. Of these, 543 were slaves and 52 were free. By 1830, the proportion of free blacks had reached 52%, and it remained just above 50% through the 1860 census prior to emancipation.²

Since the Civil War and the emancipation of all the slaves, Alexandria has retained a black or African American population particularly in the areas around the original townsite to the west and northwest. The annexation of the West End in 1950 meant a reduction in the share of total population that was black or African American to a historic low, and the 1960 Census counted 10,353, or only about 11% of Alexandria's population, as Negro. By 1980, this

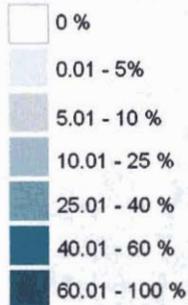
² Campbell Gibson and Kay Jung, *Historical Census Statistics On Population Totals By Race, 1790 to 1990, and by Hispanic Origin, 1970 to 1990, For Large Cities and Other Urban Places in the United States*, US Census Bureau, Population Division Working Paper No. 76, February, 2005.

population had more than doubled to 23,005, or 22.3% of the City's population, in part as Washington D.C. lost a substantial share of its population and blacks and African Americans found a thriving African-American community and culture in Alexandria. Since 1980, the total black and African American population of the City has increased to 30,491 or 21.8% of the population, in 2010. This growth has meant that the percentage of the total population that is black or African American has remained approximately the same over the past 30 years, as shown in Figure 8.

Although the black and African American population has remained roughly the same proportion of the total population of the City since 1980, both the location and the makeup of this population has changed in those 30 years. Emigration from Africa to the U.S. grew rapidly in the 1990s as political turmoil spread in that continent, and since the 2000 census, the City's black and African American population has included a substantial share of people born in Africa. Africa was the region of birth of 8,695 people, 27% of Alexandria's foreign-born population, based on the 2006–2010 5-year average American Community Survey sample data (Figure 16 on page 13).

Figure 10 on page 9 shows the distribution of the black and African American population in the City in

Percent Black or African American



Citywide 21.8%

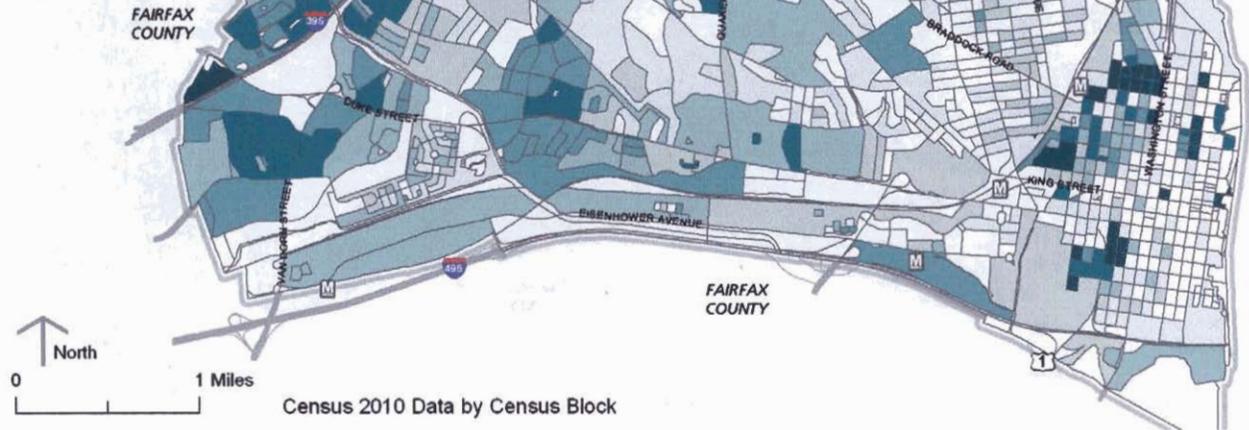


Figure 10. Percent Black or African American.

Percent Change in Black Share of Population
2000 Census to 2010 Census



Citywide -3.2%

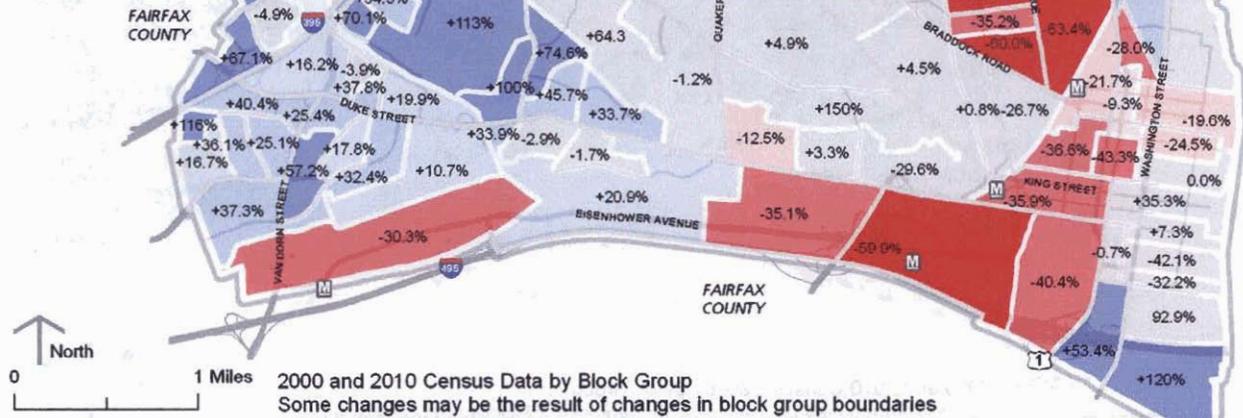
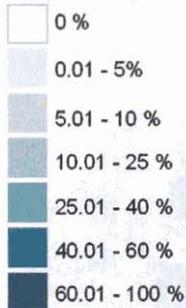
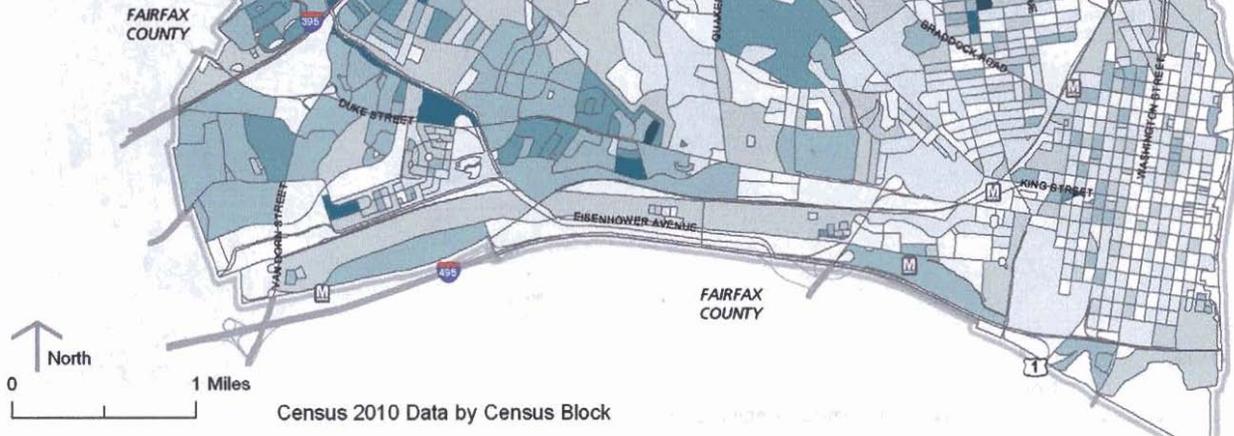


Figure 11. Percent Change in Black Share of Population. Areas in which a large percentage change involves 20 people or fewer are not shaded in order to emphasize those areas with more significant changes.

Percent Hispanic of Any Race



Citywide 16.1%

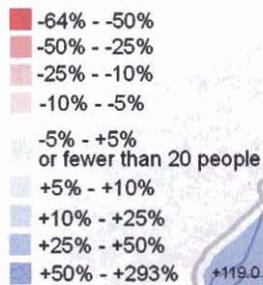


Census 2010 Data by Census Block

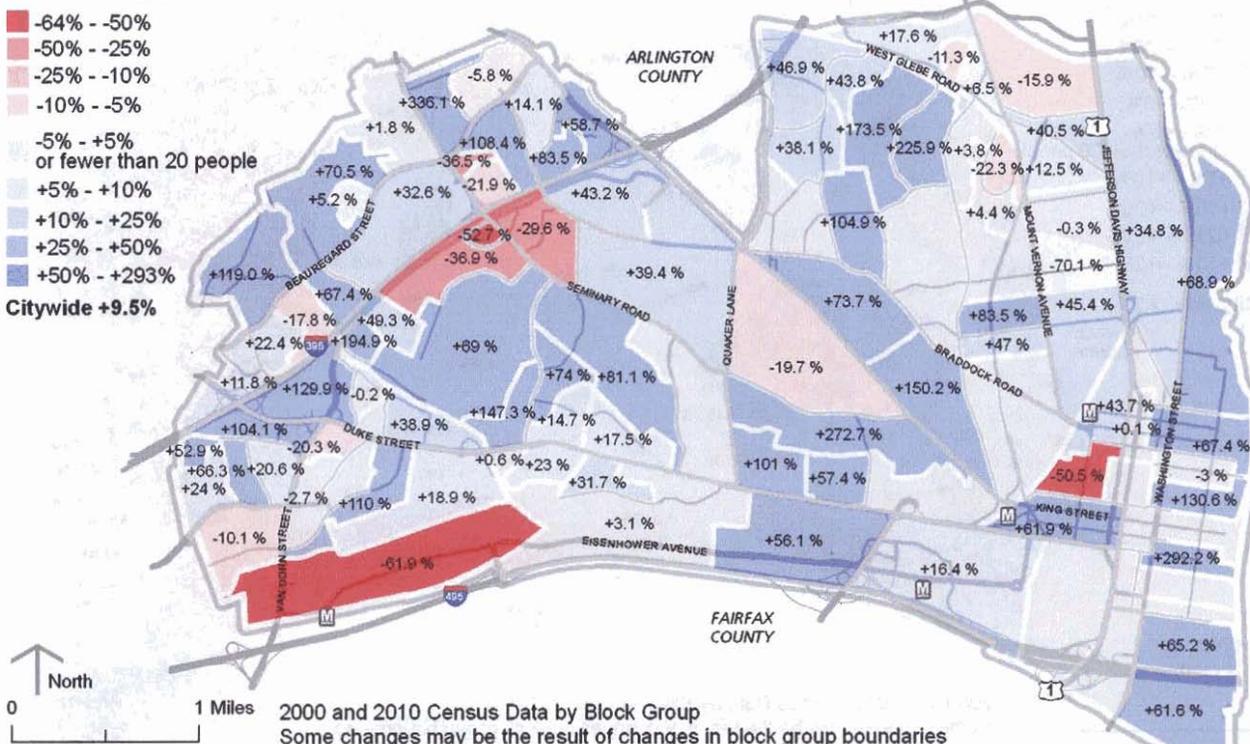
Percent Hispanic of Any Race

Figure 12. Percent Hispanic. This figure shows the concentrations of Hispanic residents in the City in 2010. Many blocks that show 0% Hispanic are commercial or open space blocks that do not have residents.

Percent Change in Hispanic Share of Population
2000 Census to 2010 Census



Citywide +9.5%



2000 and 2010 Census Data by Block Group
Some changes may be the result of changes in block group boundaries

Figure 13. Percent Change in Hispanic Share of Population. With an average +6.5% change in share citywide, the share of Hispanic population increased in most census tracts from 2000 to 2010.

Percent of Population Non-Hispanic White

Percent Non-Hispanic White

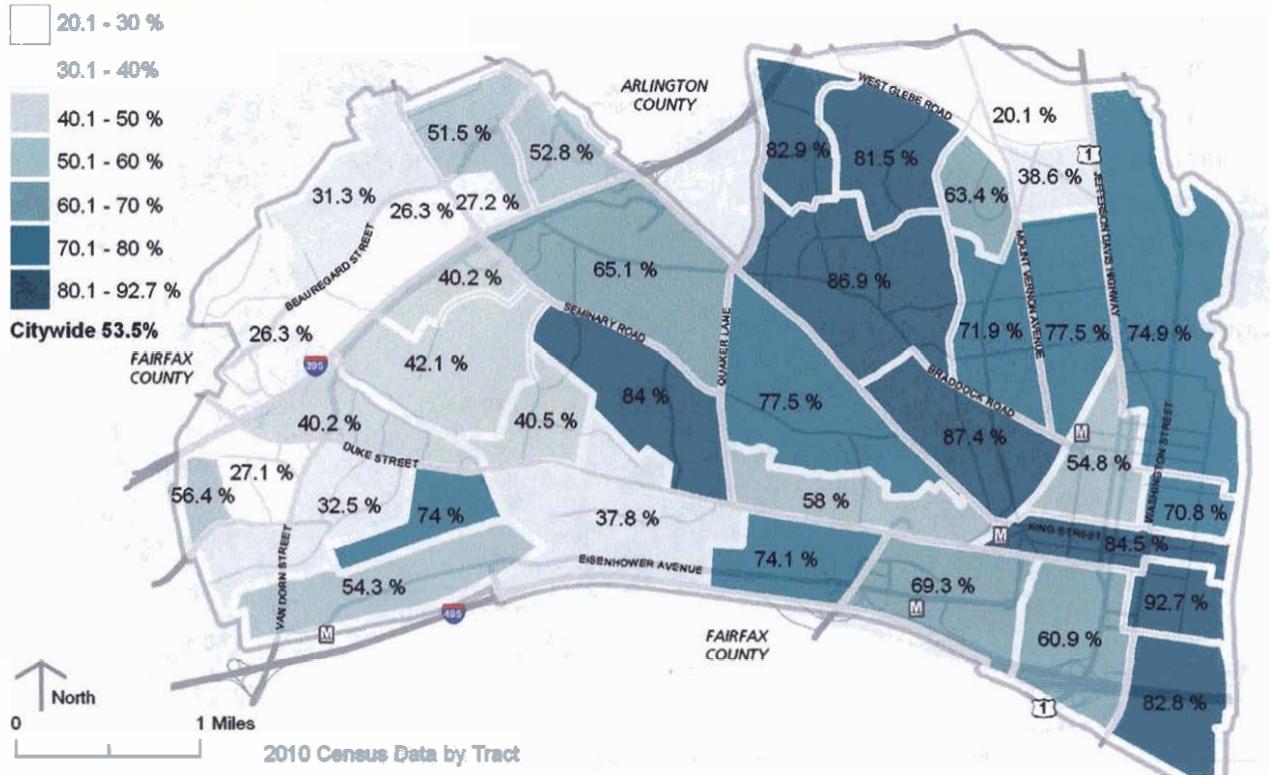


Figure 14. Percent Non-Hispanic White.

2010. Figure 11 shows how much that distribution had changed since 2000. In the 10 years from 2000 to 2010, nearly all of the areas with substantial black and African American population on the east side of the City lost a substantial share of that population, typically by from 40% to 60%. In the West End of the City, the share of black and African American increased, most significantly in those areas with a substantial foreign-born population (Figure 15, page 12).

Hispanic Population

The Hispanic population has grown substantially in Alexandria since 1970 (Figure 8, page 8). The definition of Hispanic population in the census has changed over time, but has remained the same since 1990, when 9.7% of the City's population was identified as Hispanic. This share has grown to 16.2% in 2010.

While the Hispanic population is distributed throughout the City (Figure 12), a Hispanic majority population is found only in the Arandria district along Mount Vernon Avenue north of Glebe Road. The census tract including the Arandria neighborhood also has one of the highest shares of foreign-born population in the City at 50.9%.

The share of Hispanic population citywide increased by 9.5% since 2000, reflected in gains in Hispanic share of population in most census tracts in the City (Figure 13). Unlike the Black and African American population, the

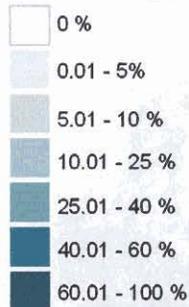
Hispanic population does not show a significant shift in general location in the City.

Non-Hispanic White Population

Most of the Hispanic population in Alexandria is white. Figure 14 shows the distribution of the non-Hispanic white population in Alexandria in 2010. Citywide, 53.5% of the population was non-Hispanic white in 2010, slightly down from 53.7% in 2000.

Total white population including Hispanics in 2010 was 60.9% of the total population, up slightly from 59.8% in 2000.

Percent Foreign Born



Citywide 24.0%

FAIRFAX COUNTY



2006-2010 American Community Survey 5-year Average Data by Tract

Percent Foreign Born

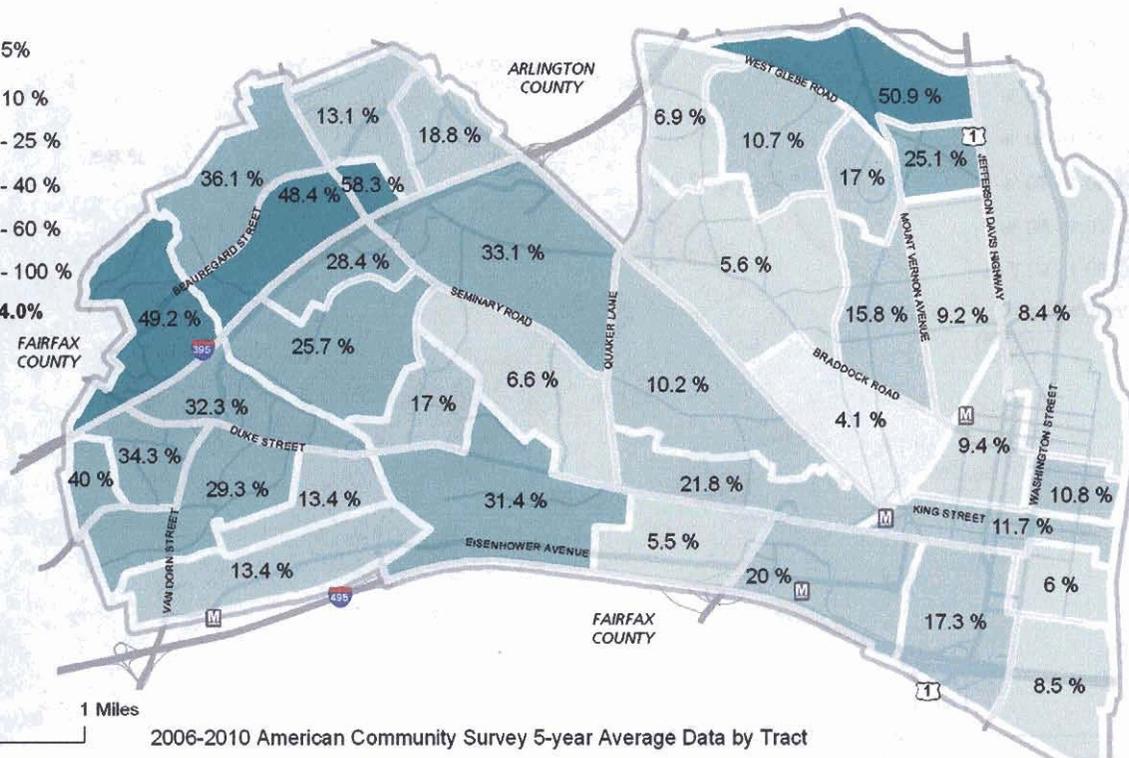


Figure 15. Percent Foreign Born. The share of population born overseas is over 50% in Arlandria and Southern Towers, and exceeds 40% in two additional tracts west of I-395 and south of Seminary Road. Fully 24% of the City's population, nearly one quarter of all Alexandrians, were foreign born in 2010, slightly down from 25.4% in 2000.

American Community Survey - A Detailed Survey of a Few of Us

The decennial census provides information on race and ethnicity, age and household structure, and housing tenancy, based on a survey of as close as possible to 100% of all households. For a wider range of information about Alexandria's population, such as income, occupations, education, commuting patterns, disability, place of birth, and a wide range of other characteristics, the Census Bureau now provides the American Community Survey.

The American Community Survey is a sample conducted continuously by the Census Bureau, with data published annually. This survey reaches only about 1% of all households each year. Because it is such a small sample, it has a large potential margin of error in the results, particularly for results that report on small groups of the total population or small geographic areas. By combining five years of surveys, American Community Survey 5-year average data reports reduce the margin of error substantially, but also introduce new issues, particularly related to conditions, like employment and vacancy rates, that may change rapidly over the 5-year period of the averages. One-year American Community Survey results are only available for the City as a whole. 5-year average data

are available by census tract and block group. Much of the information in the rest of this report comes from the 2010 American Community Survey annual and 2006-2010 5-year average data releases.

Foreign-Born Population

Figure 15 shows the percentage of foreign-born by tract in Alexandria based on the American Community Survey 2006-2010 five-year average. Figure 16 shows the world region of origin for the foreign-born population for Alexandria, nearby areas and the U.S. as a whole.

Foreign-born population in the census definition includes anyone born overseas who was not an American citizen or a U.S. national at time of birth. Foreign-born residents include naturalized U.S. citizens, lawful permanent residents (immigrants), temporary migrants (such as foreign students), humanitarian migrants such as refugees, and unauthorized migrants—people illegally present in the U.S.

Approximately 24% of the City's population is foreign born, based on the 2006-2010 American Community Survey 5-year average data, down from 25.4% in the 2000 census.

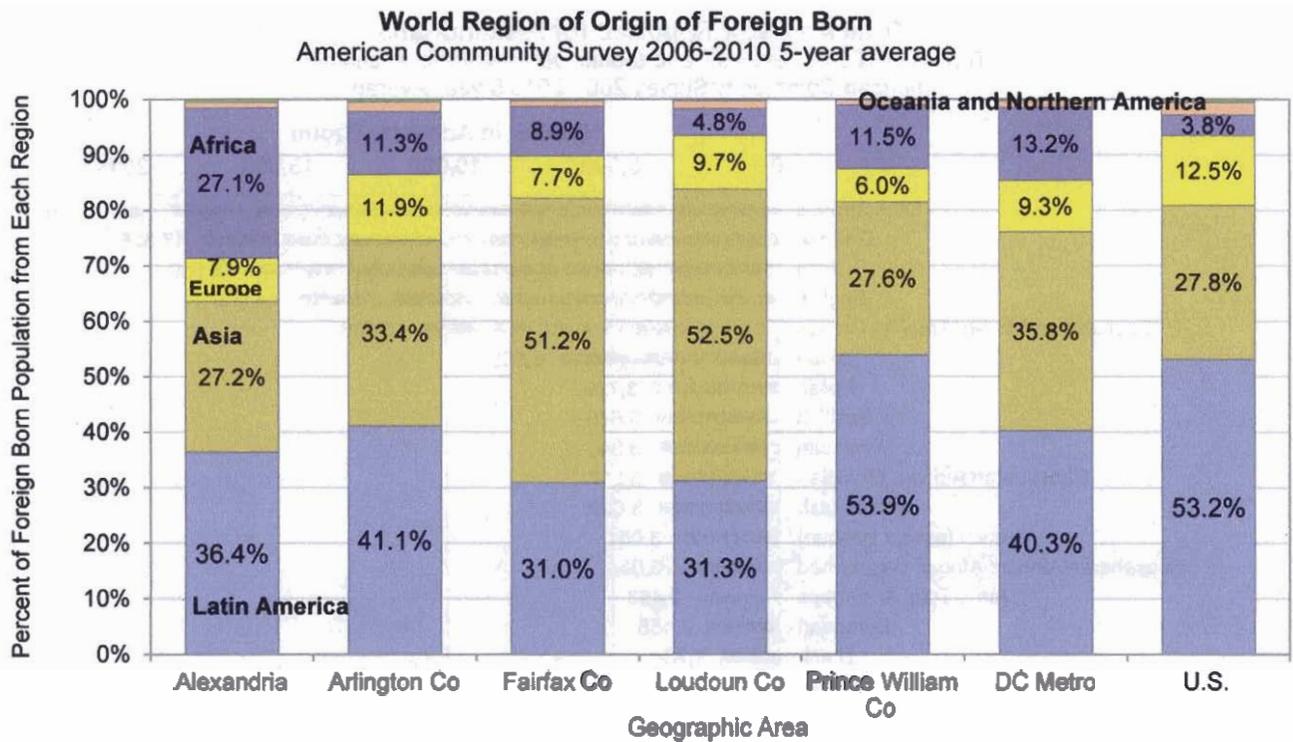


Figure 16. World Region of Origin of Foreign Born. This graph compares the foreign-born population in Alexandria to that in other Northern Virginia jurisdictions, the Washington, D.C. metro area, and the U.S. Alexandria ranks higher than either the region or the nation in the share of those from Africa among its foreign-born population.

The foreign-born population in the U.S. is over 50% Hispanic, 28% Asian, 12.5% European and 3.8% African. The remaining 2.8% is from Oceania (Australia, New Zealand and other islands) and Northern America. With 27.1% of its foreign-born population from Africa, Alexandria has more than seven times the U.S. average share from Africa, and with 13.2%, the Washington, D.C. Metropolitan Region has about 3.5 times the national average. The African foreign-born population was well established in Alexandria 10 years ago, when 23.5% of the foreign-born population was from Africa.

Shares of the Asian, Latin American and European population are proportionally similar to the national shares for the remainder of the population.

Ancestry

Figure 17 shows the most commonly reported ancestries reported by all Alexandrians in the 2006-2010 5-year average American Community Survey. This graph shows ancestry of both native and foreign born, and shows all ancestries reported including multiple ancestries (so the total count of ancestries is higher than the number of people). The chart shows the top 45 ancestries. More than 100 were selected by residents, but only 100 fit categories reported individually by the Census Bureau in the American Community Survey.

Two of the groups in the graph are totals for a number of subgroups also reported: Subsaharan African (4th in overall ranking if it were a single group), and Arab (12th). These totals are shown in a lighter blue. Those reporting African ancestry among the foreign-born population may be from either of these or other groups. Of the Subsaharan African groups, Ethiopian ranked 8th of the individual ancestries reported in Alexandria, and unspecified Subsaharan African ranked 11th. Afghan is the top-ranking strictly Asian group, followed closely by Iranian, though both Russian and Arab ancestries (which rank higher) include people from Asia.

Total Ancestry Reported for Alexandrians
Top 45 of 100 Ancestries Reported Including Multiple Ancestries
American Community Survey 2006-2010 5-year Average

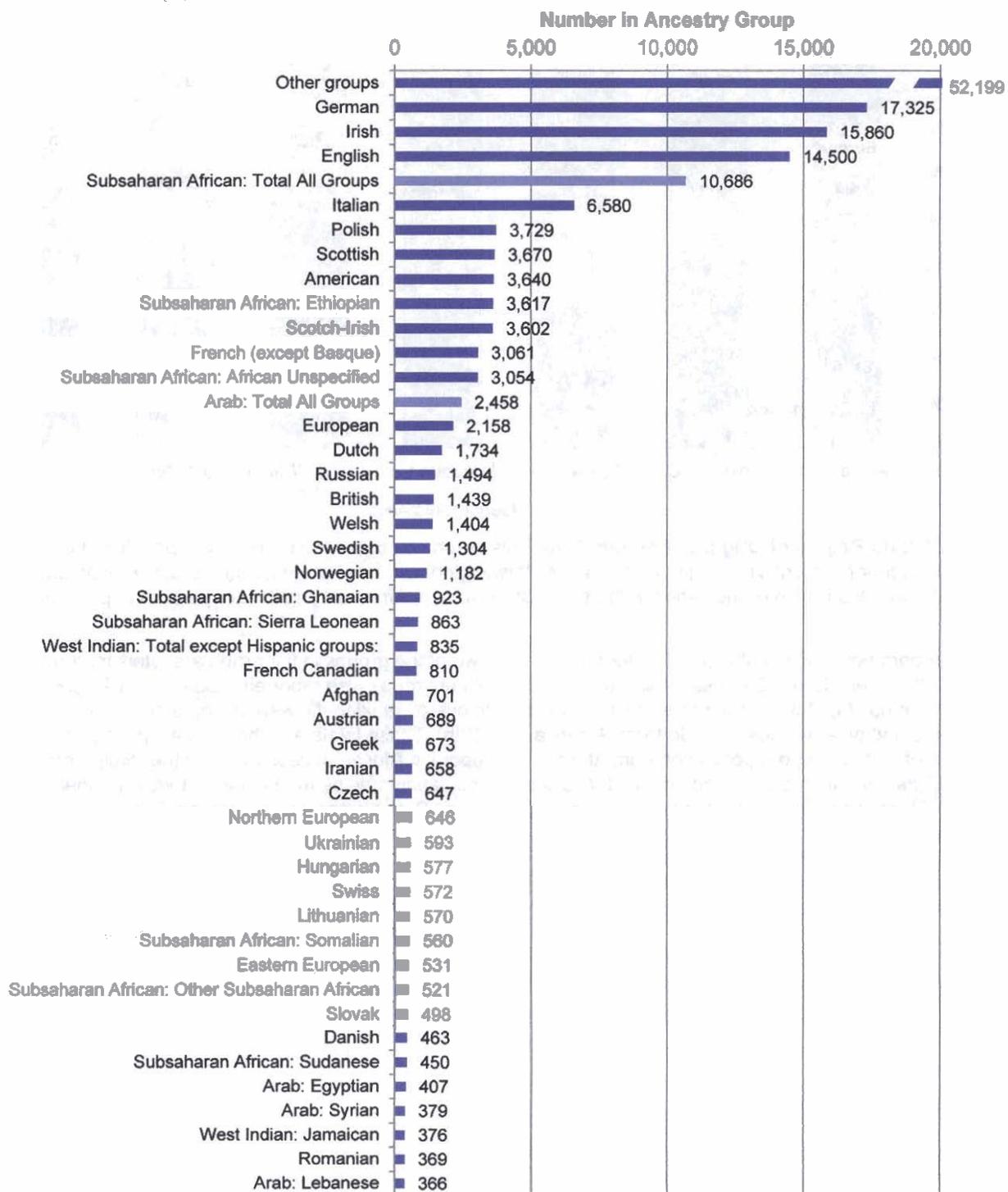


Figure 17. Total Ancestry. This graph compares the number of people reporting each of 45 different categories of ancestry in Alexandria. The largest category is "other," any group that did not fit any of the more than 100 specific categories used by the Census in this reporting table. Two of these categories, Subsaharan African and Arab, are totals of individual groups listed in the 100 categories, and are shown in a lighter color. The count includes all ancestries reported including multiple ancestries, so the total number of ancestries exceeds the number of residents.

Language Spoken at Home
American Community Survey 2006-2010 5-year Average

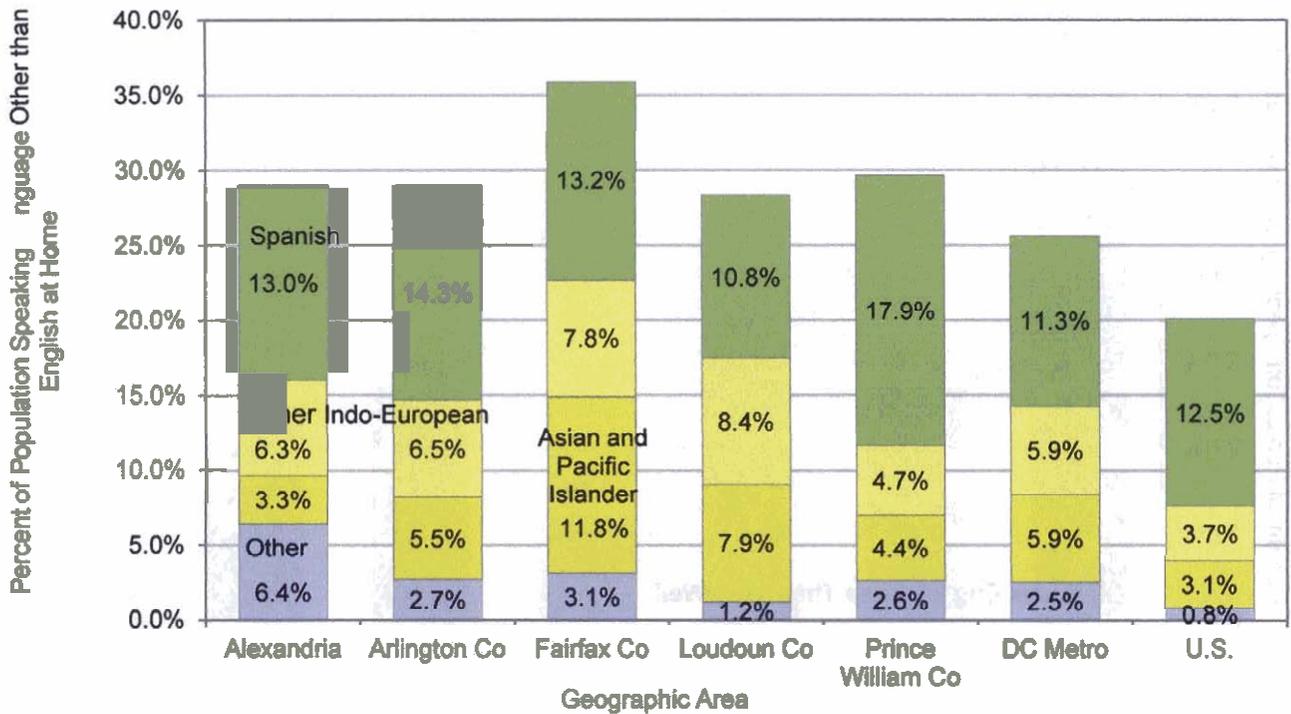


Figure 18. Language Spoken at Home. Spanish is the most common language other than English spoken at home in Alexandria and the U.S. Alexandrians are eight times as likely as residents of the U.S. as a whole to speak a language in the "other languages" category.

Language Spoken at Home

29% of Alexandria's population speaks a language other than English at home, slightly more than the percentage of foreign born. Many of those who speak a language other than English in Alexandria are good English speakers, but 25% to 40% consider themselves not to speak English very well. More than half of those speaking Spanish at home do not consider themselves to speak English very well (Figure 20 on page 16). While the census data does not explain the reasons for this difference, one of the reasons is likely to be that the larger Spanish-speaking population and the availability of many Spanish-language businesses and districts in the U.S. makes it less necessary for Spanish speakers to speak English to get by in everyday life.

Alexandria City Public Schools

Schools face a particular challenge with large numbers of students who do not understand English well enough to learn subject matter in English-speaking classes. The 2011 enrollment statistics for the Alexandria City Public Schools show 110 countries of birth for students, and 138 native languages. 22.3% of students were counted as receiving English Language Learners (ELL) services.

English Ability for Those Speaking Languages Grouped as "Other Languages" at Home
 American Community Survey 2006-2010 5-year Average

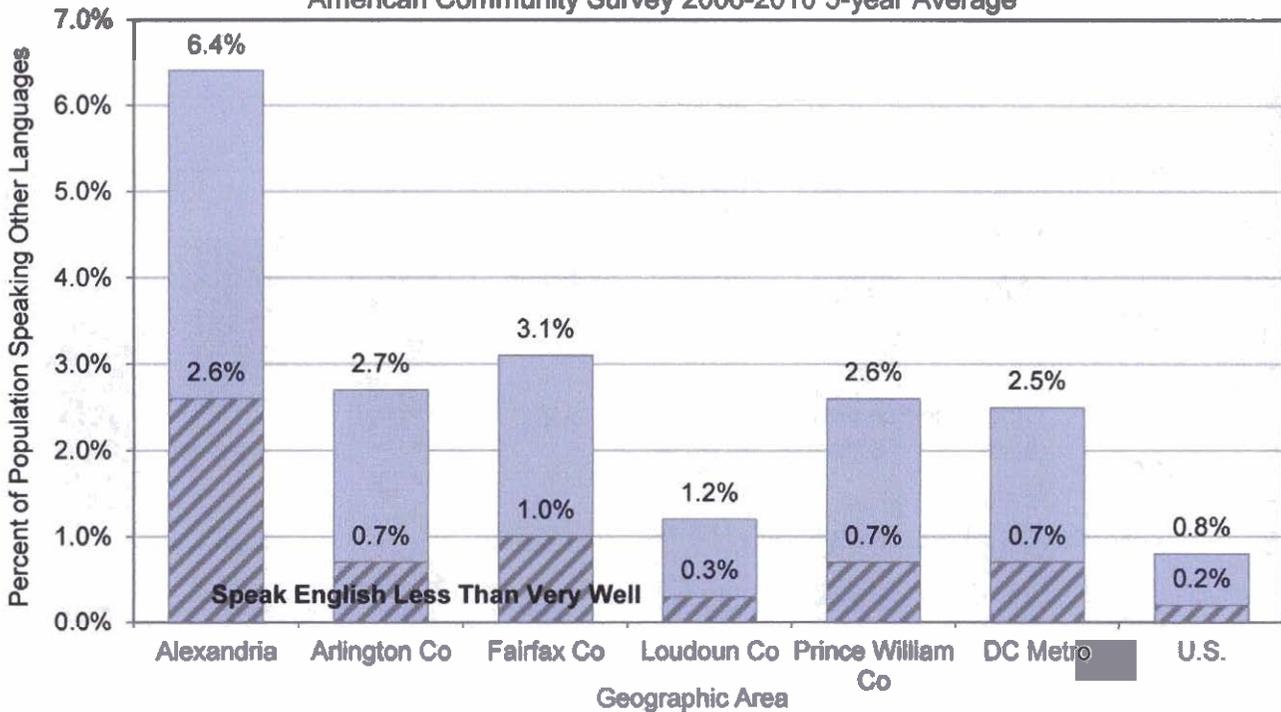


Figure 19. English Ability for Other Languages. Alexandrians and those in other areas who speak languages classified as "other languages" at home are more likely than those speaking Spanish to speak English well. Alexandria has an unusually high proportion of those speaking other languages compared to most other areas.

English Ability for Those Speaking Spanish at Home
 American Community Survey 2006-2010 5-year Average

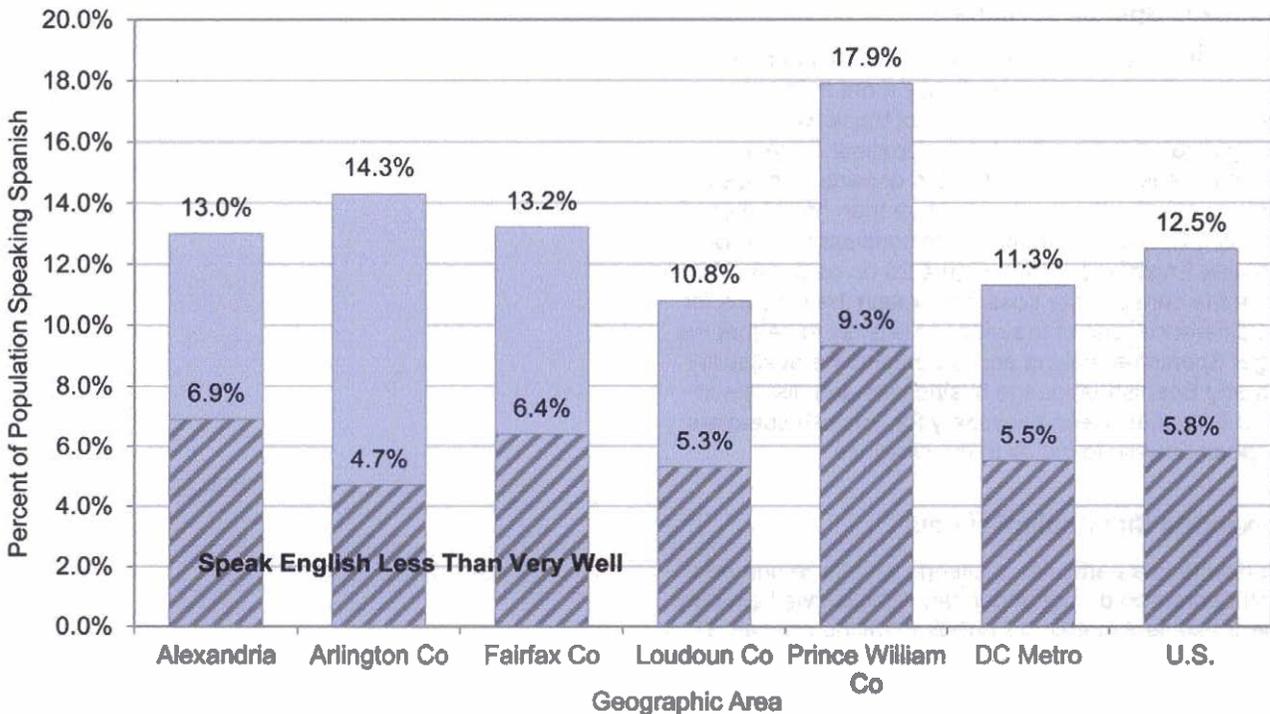


Figure 20. English Ability for Those Speaking Spanish. Alexandrians and those in other areas who speak Spanish at home are less likely than those speaking languages classified as "other languages" to speak English well. Alexandria's share of Spanish-speaking population is similar to that in the region and the nation as a whole.

Type of Disability by Age
 American Community Survey 2010 Annual Survey Estimate
 for Total Civilian Noninstitutionalized Population in Alexandria

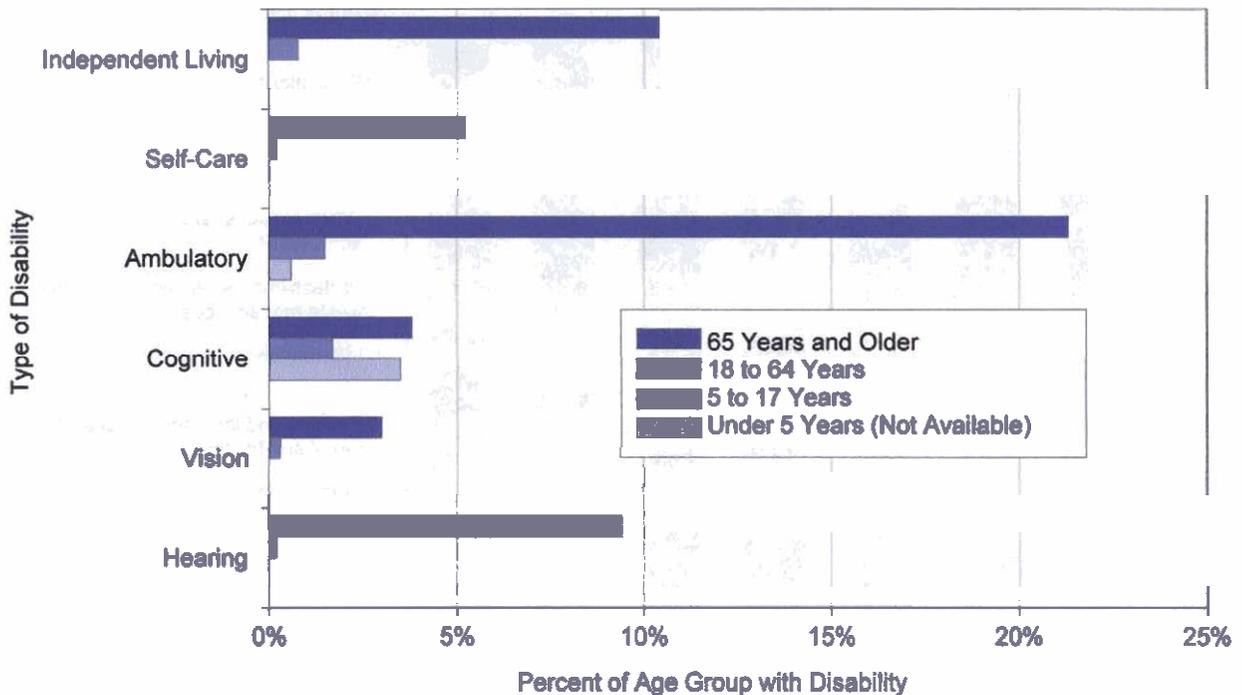


Figure 21. Disability. The American Community Survey 2010 annual survey provides information on disability by age and family structure. Disabilities affecting the ability to live independently, self-care, mobility, vision and hearing are strongly associated with being 65 years of age or older. Cognitive disability is twice as prevalent in seniors as in those 18-64, but affects less than 4% of seniors.

Disability

The American Community Survey questions and definitions of disability were changed in 2008. Because of this change, the available 5-year average data does not report disability statistics. Figure 21 above shows various disability rates by age based on the 2010 American Community Survey 1-year survey data.

tion by age group moves through the senior years. The change will take place gradually over the next 30 to 40 years, and by the time this age shift is complete, seniors with disabilities are likely to make up nearly twice as large a share of the total population of the City as they do today.

The graph clearly shows the significant effect of age on sensory and mobility disabilities.

Cognitive disabilities are the most common disabilities reported among those age 64 and under. Ambulatory, hearing and independent living disabilities are the most common disabilities among those age 65 and older.

Sensory and mobility disabilities are many times higher among the older population than among those age 18 to 64. Cognitive disabilities are twice as likely to be reported in seniors as in the 18 to 64-year-old population, affecting about 3.8% of seniors in Alexandria.

While Alexandria has a smaller share of seniors than the nation as a whole, Alexandria's senior population is expected to grow (while remaining below the national share) as the baby boom's gradual doubling of popula-

Industry of Employment
American Community Survey 2006-2010 5-year Average

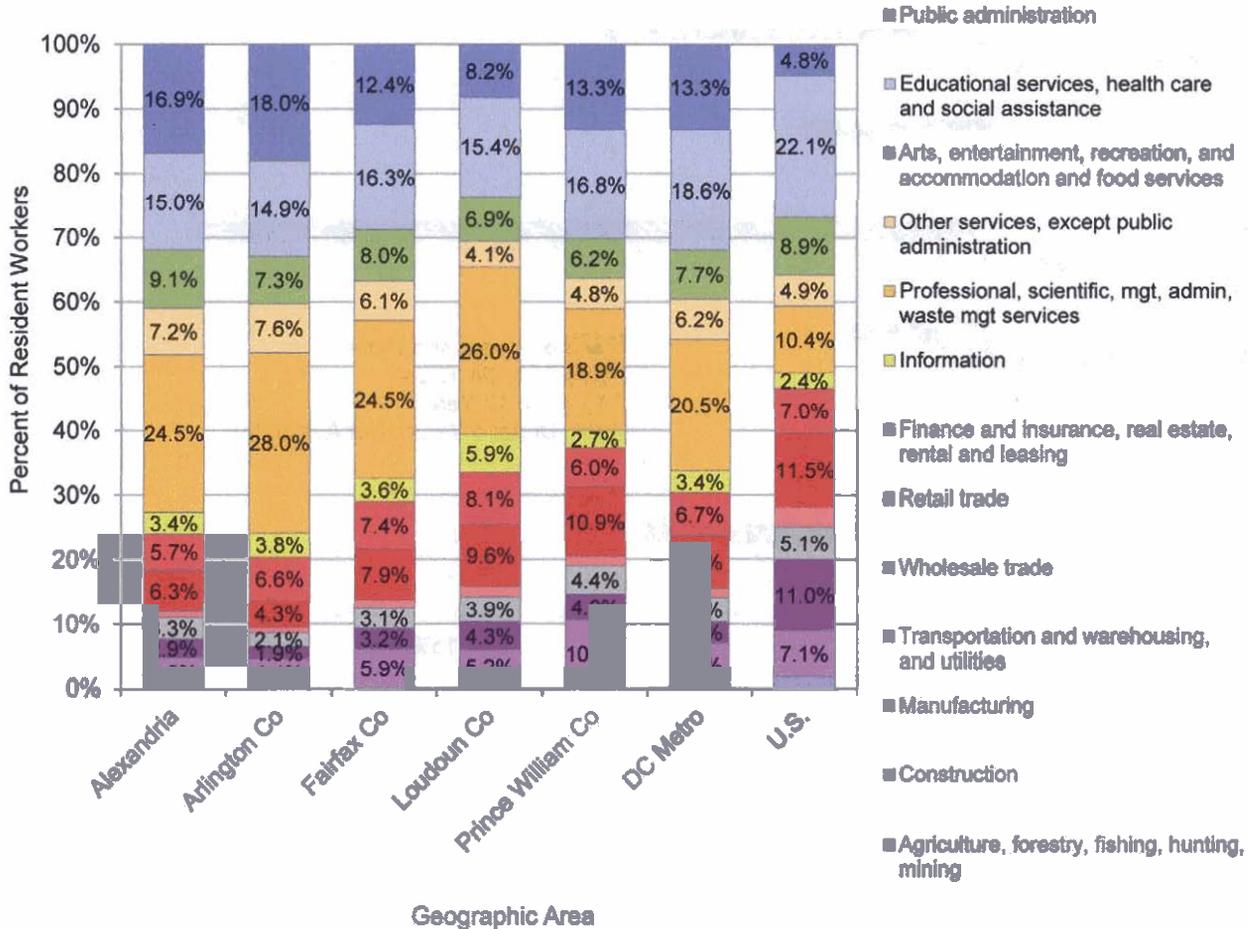


Figure 22. Industry of Employment. This graph shows the major industry groups in which Alexandria residents are employed. Federal agencies in the Washington, D.C. region mean a high share working in public administration.

Work and Income

Industry of Employment and Occupation

Compared to workers in the nation as a whole, Alexandria's workers are nearly four times as likely to be employed in public administration and about one-quarter as likely to be employed in manufacturing. Alexandria has its largest share of workers, 24.5%, in professional, scientific, management and administrative services, more than twice the national average share of 10.4%. Alexandrians are less likely to work in education and health care services, retailing, construction, transportation, wholesale trade, and extractive industries including agriculture, forestry, mining and fishing than those in the rest of the U.S.

Within these industries, Alexandrians are more likely to work in management, business, science and arts occupations, and less likely to work in service, sales and office occupations (Figure 23, page 19). Relatively few Alexandrians work in production, transportation and

material moving occupations, or in construction and maintenance.

These patterns of work and industry reflect the concentration of federal government agencies and related support services and a growing technology sector in the Washington, D.C. area, and the relatively high level of education of the City's population.

Occupations
American Community Survey 2006-2010 5-year Average

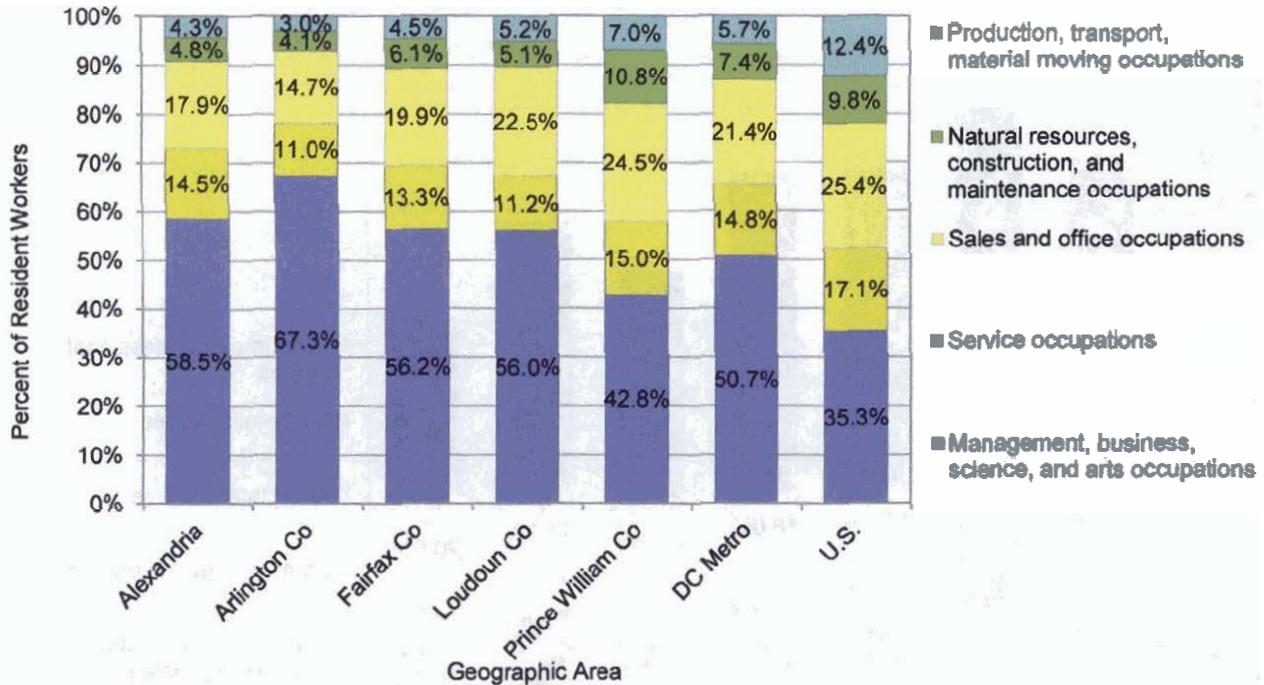


Figure 23. Occupation. This graph shows the occupations Alexandrians are likely to have within those industries. Alexandria has a higher than average share of management workers, and fewer working in production, transport, material moving, construction and maintenance.

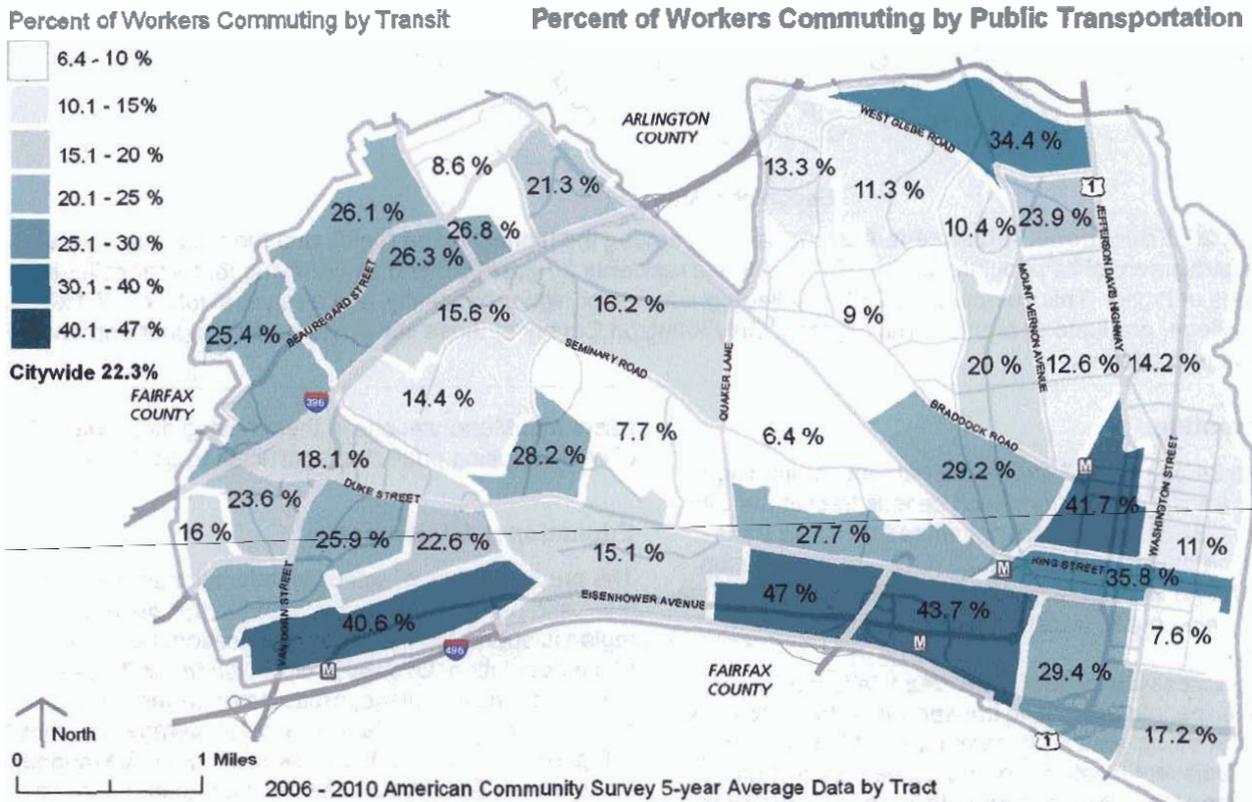


Figure 24. Commuting by Public Transportation. This figure shows the importance of Metro to the choice to use public transportation to get to work. All tracts with over 35% transit commuting have a metro station within the tract or nearby.

**Educational Attainment for Population 25 Years and Older
American Community Survey 2006-2010 5-year Average**

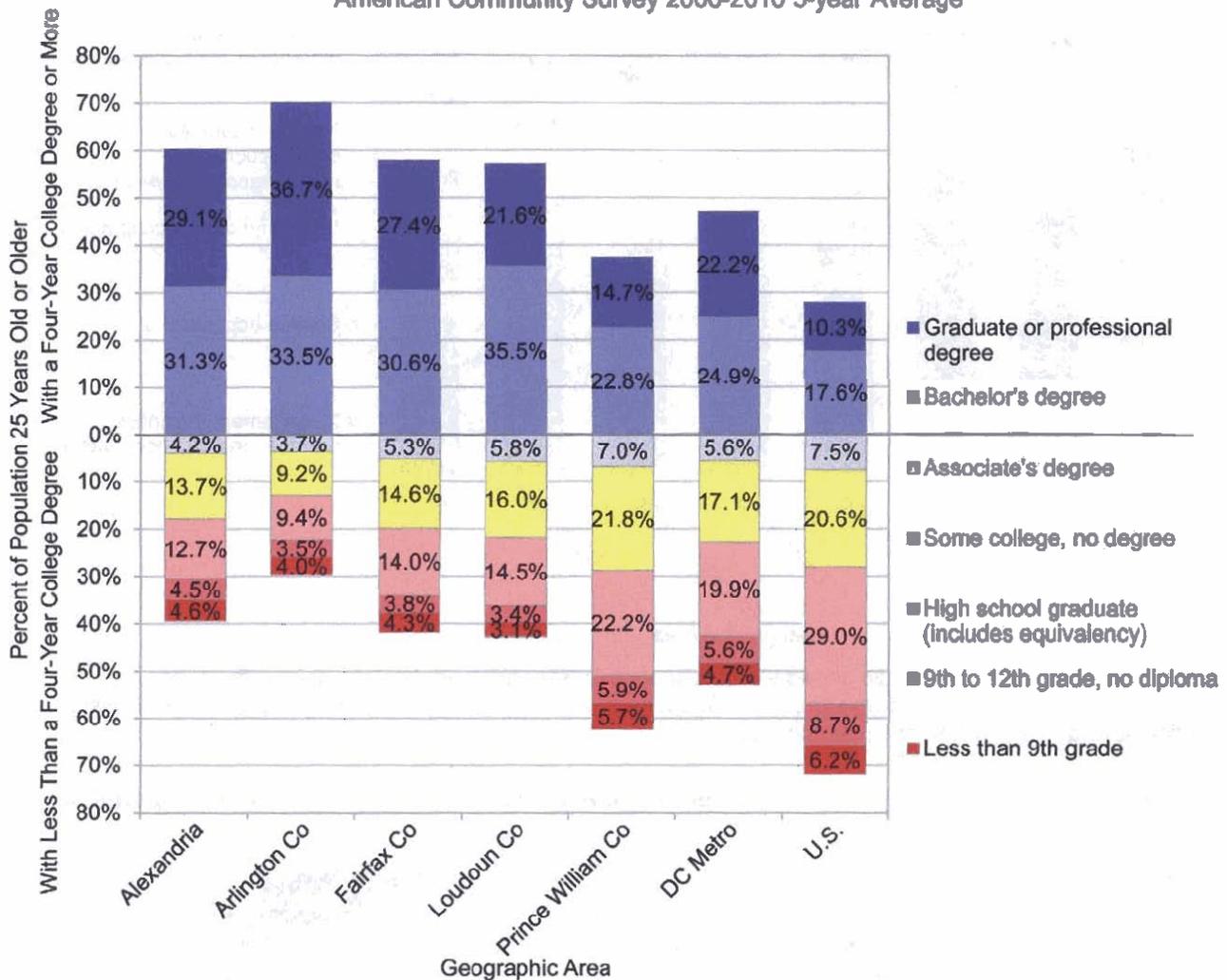


Figure 25. Educational Attainment. Alexandria ranks among the highest in the region and the nation for educational attainment of its population, with 60.4% of those residents 25 years old and older having four-year college degrees or higher. This compares to 27.9% college graduates or higher nationally, and a regional total of 47.1% with college, graduate or professional degrees. Only Arlington County of those shown here has a higher percentage of college graduates.

Commuting

Figure 24 on page 19 shows the percent commuting by public transportation from each census tract in the City. Overall, 22.3% of workers commuted by public transportation based on the 2006-2010 5-year average, up from 16.4% in 2000, a significant increase of 36% in the share using public transportation to get to work.

Metro-accessible locations are clearly a factor in whether people use public transportation to get to work. Whether those wanting to commute by Metro choose Metro-adjacent locations, or the convenience of Metro influences the choice of commuting mode, those census tracts near Metro stations have by far the highest public transit commuter share in the City, with three of the four

tracts with Metro stations in them having more than 40% of workers using public transportation to get to work.

Educational Attainment

The predominance of scientific, educational, management and professional employment in the city and the region is supported by the high educational attainment of the population. Over 60% of Alexandrians 25 years old or older have college, graduate or professional degrees, more than double the national average, as shown in Figure 25. Even in a highly skilled region, Alexandria ranks high in educational attainment compared to other jurisdictions.

Median Household Income



Median Household Income

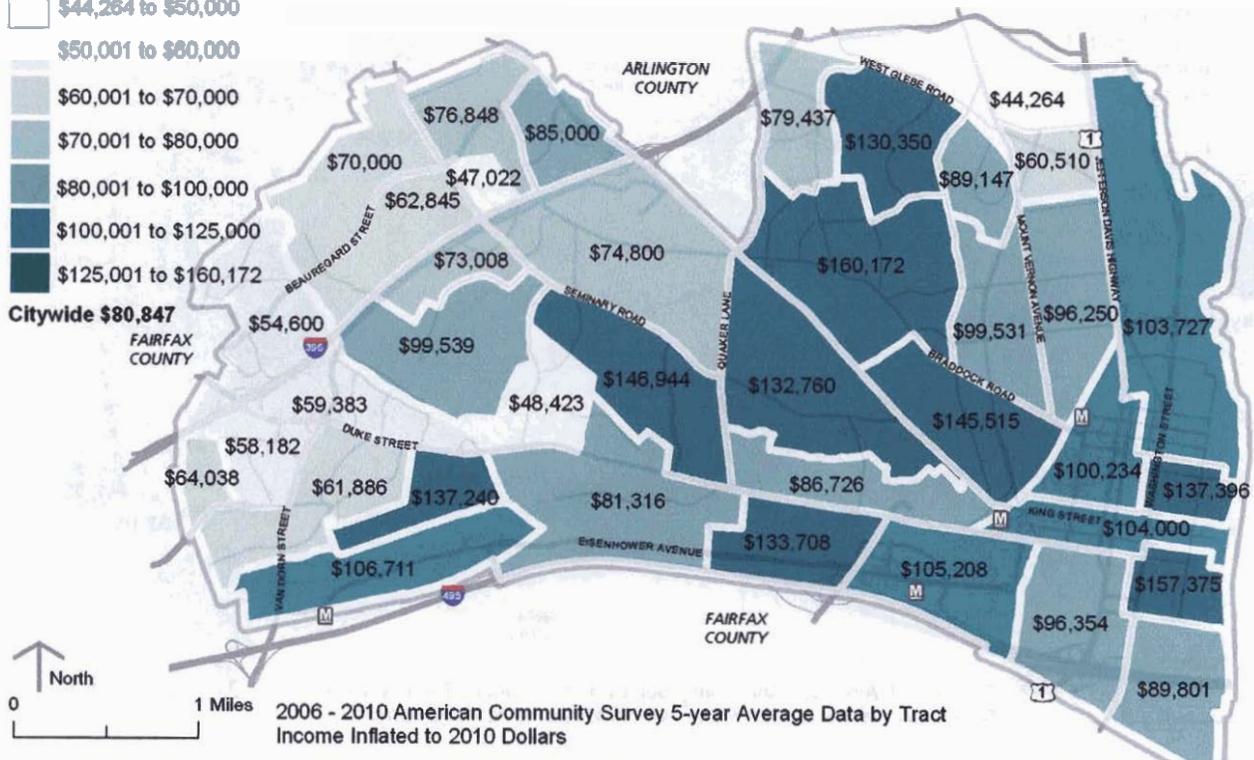


Figure 26. Median Household Income. Median household income by tract varies from under \$50,000 per year in census tracts characterized by older apartments to over \$150,000 in areas with mostly single-family homes.

Poverty Status by Household Structure and Age
American Community Survey 2006-2010 5-year Average

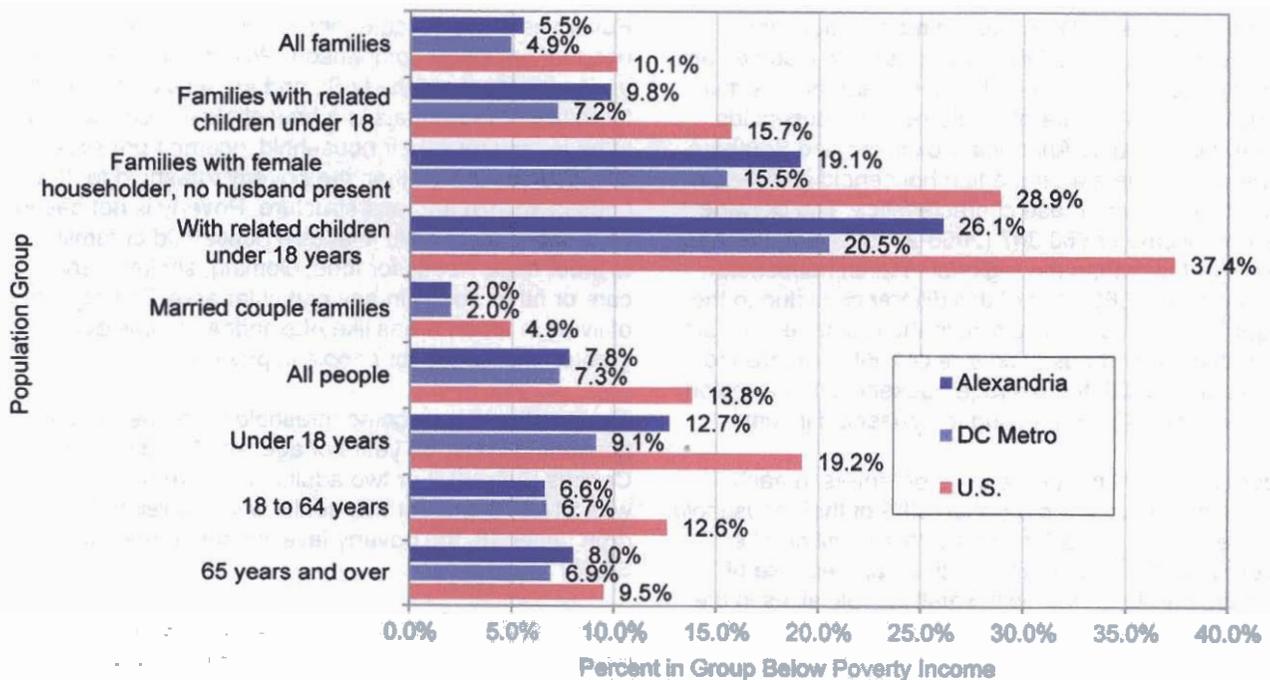


Figure 27. Poverty by Age and Household Characteristics. While Alexandria and the Washington, D.C. metropolitan area have lower rates of poverty than the rest of the U.S., there are substantial numbers of people with incomes below the poverty rate in Alexandria, with very high rates in female-headed households with children.

Percent of Renters Paying More than 30% of Income For Housing

Percent of Renters Paying More than 30% of Income for Housing

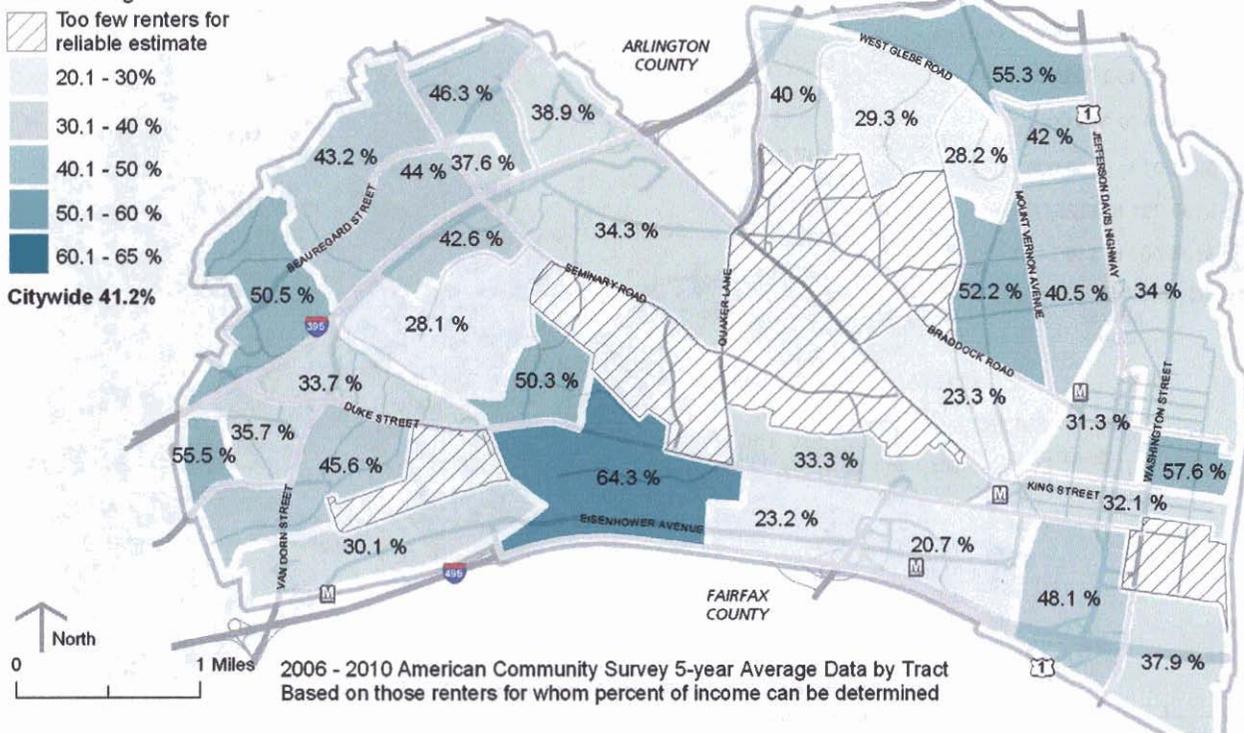


Figure 28. Rent in Relation to Income. This map shows the percentage of renters in each tract who pay more than 30% of their household income for rent. Low and moderate-income households are considered to have a high housing cost burden if their rent exceeds this proportion of income.

Household Income

Figure 26 on page 21 shows the median household income by tract in the City. Low household incomes are generally found in areas with older apartments, small units and a large share of single-person households. The tracts including Arlandria, Foxchase and Southern Towers have the lowest median household incomes in the City and share these characteristics. The citywide median income of \$80,847 (2006-2010 5-year average) is slightly lower than the regional median household income of \$85,660. Part of this difference is due to the larger average household size in the region as a whole. With an average household size of 2.64 compared to Alexandria's 2.03, the average household in the region has more people contributing to household income.

Figure 28 shows the percentage of renters in each census tract who pay more than 30% of their household income for rent. Data for tracts with a small number of rental units is suppressed in the map because of the high margin of error with small sample sizes in the survey.

Poverty

Poverty is a special category of household incomes used for statistical comparison. Poverty thresholds are uniform throughout the U.S., and are adjusted annually for inflation. Individuals in a household are considered to be in poverty if their household income from specific sources is less than the poverty threshold for their household size and age structure. Poverty is not based on a definition of what it takes a household or family to meet basic needs for food, clothing, shelter, health care or other needs in any particular area. The high cost of living in urban areas like Alexandria creates even greater challenges for people in poverty.

The 2010 poverty income threshold for a one-person household under 65 years of age was \$11,344 (U.S. Census Bureau). For two adults, the poverty income was \$14,676, and for two adults with two related children under 18, the poverty level income threshold was \$22,113.

While Alexandria has a family poverty rate that is approximately half the national average (Figure 27, page 21), nearly 8% of Alexandria's residents were in poverty over the 2006-2010 5-year average survey. Some household types, notably female-headed households with children, have particularly high poverty rates in Alexandria, as they do elsewhere.

Percent of Occupied Housing Units Rented

Percent Renter-Occupied Housing Units

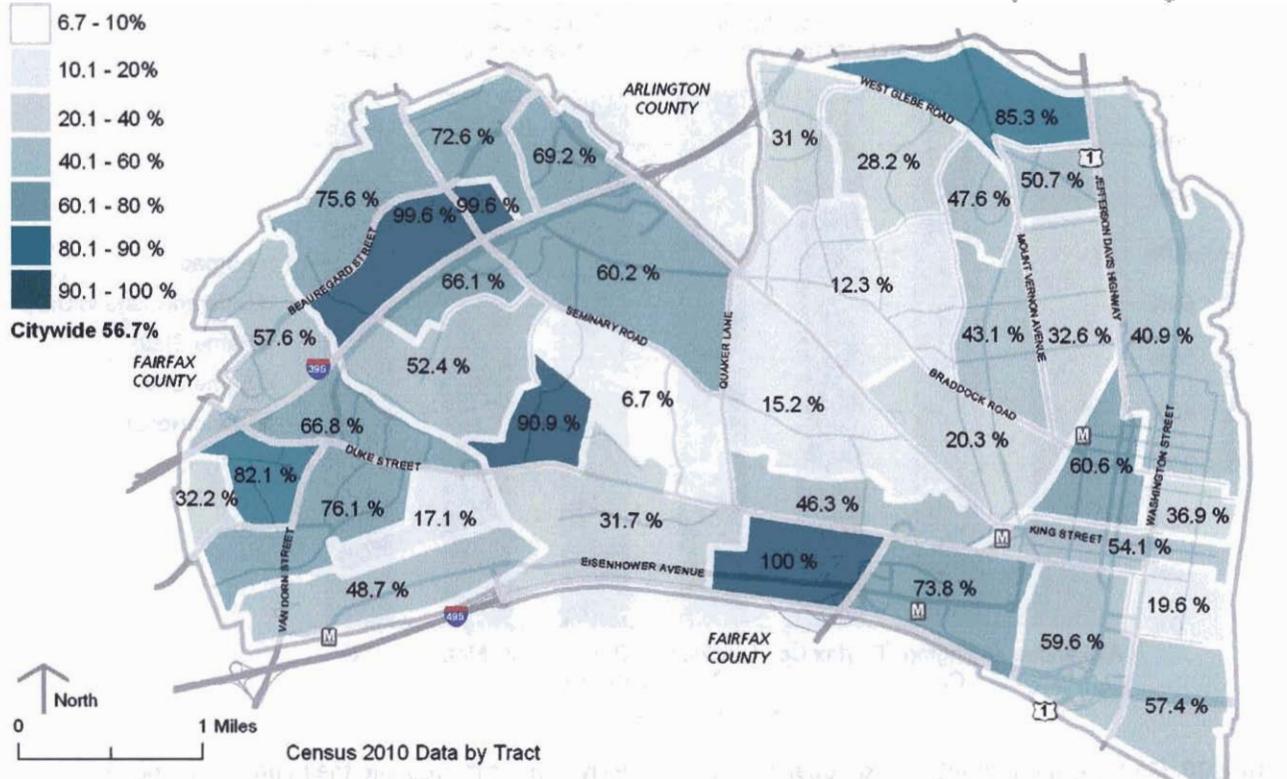


Figure 29. Renter-Occupied Housing Units. As is typical of inner-suburbs, Alexandria has a higher share of rental housing than the national average. Rental units are concentrated near transportation corridors and Metro stations.

Housing

Housing Tenancy

The 2010 census found Alexandria with 56.7% of occupied housing units rented, and 43.3% owned by one or more of the occupants. Figure 29 on page 23 shows the distribution of renter-occupied housing in Alexandria by census tract. In 2000, 60% of occupied units in the City were rented, and 40% were lived in by owners. While the nation as a whole currently has 35% rental and 65% ownership housing, the central parts of urbanized areas typically have a larger share of rental units.

Residence One Year Ago
Population One Year Old and Older
 American Community Survey 2006-2010 Five-Year Average Data

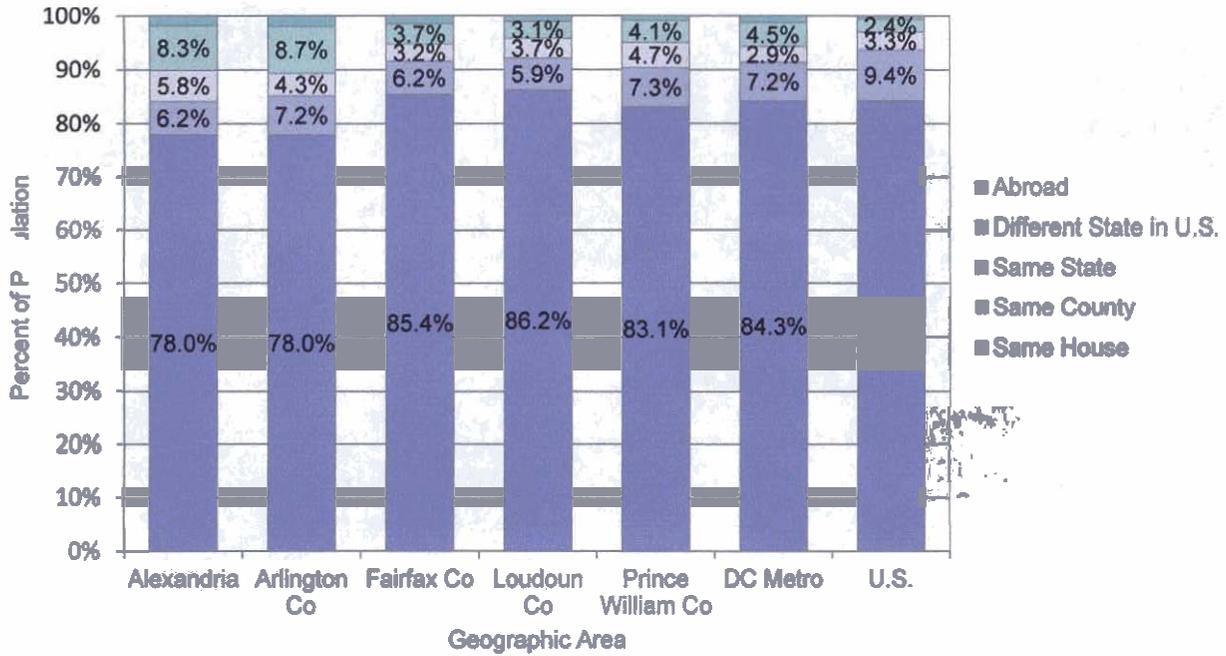


Figure 30. Geographic Mobility. Alexandrians were more likely to have moved into their current unit during the past year than others in the region or the nation. Arlington County, which also has a high proportion of rental housing units, had a similar share of recent arrivals.

Year Householder Moved In to Unit
 American Community Survey 2006-2010 5-year Average Data

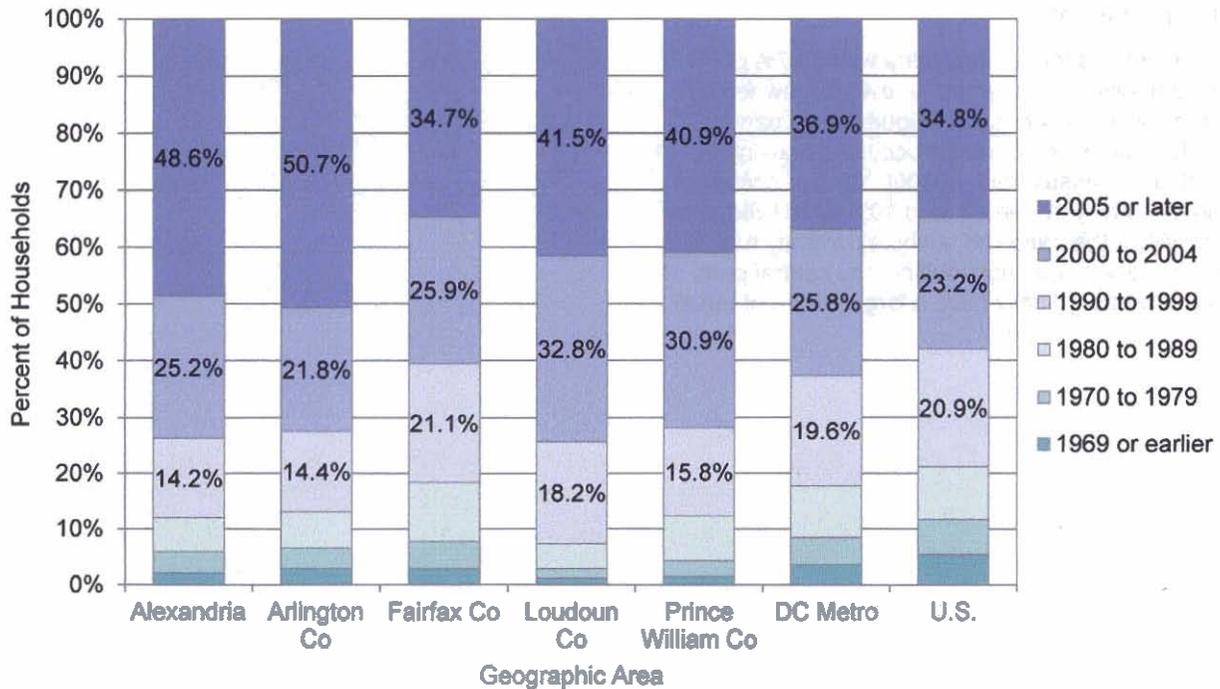


Figure 31, Year Householder Moved In to Unit. This graph shows the percent of occupied units occupied by the current householder since various calendar years. In Alexandria, an average of 12% of units had been occupied by the current householder since 1990 at the time of the survey, compared to 21.2% nationwide.

Units in Structure
American Community Survey 2006-2010 5-year Average

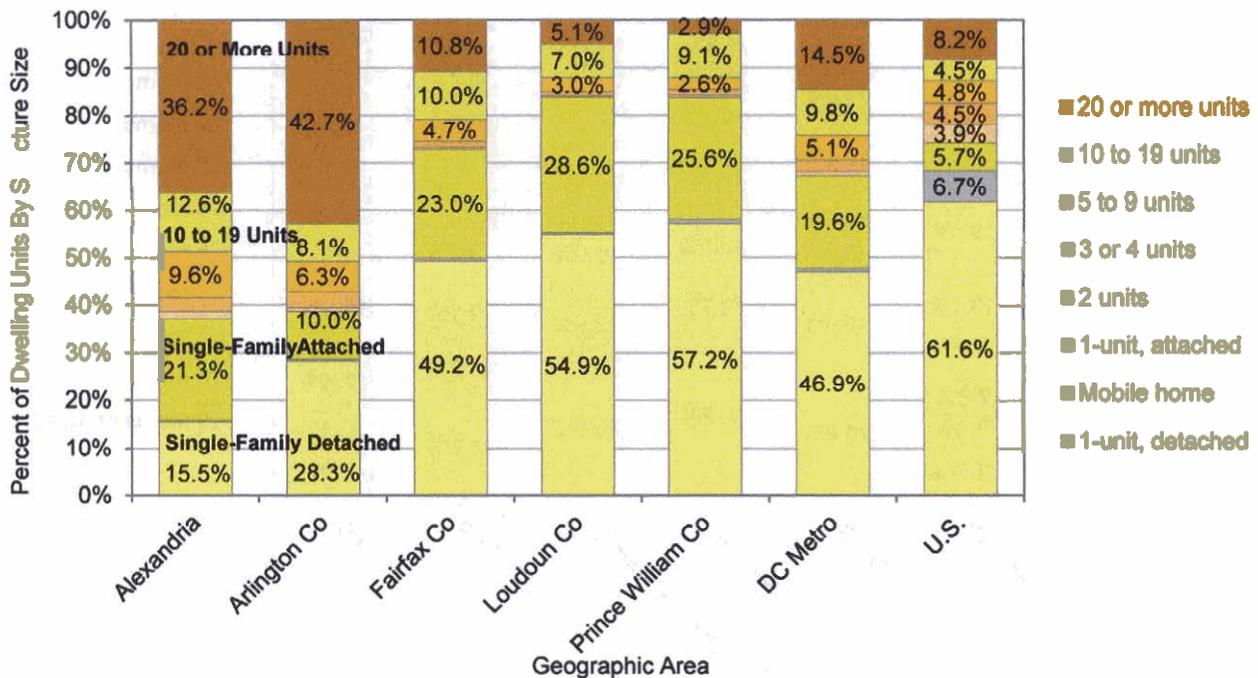


Figure 32. Units In Structure. More than 60% of Alexandria’s housing units are in multi-family structures, compared to less than 30% for the nation as a whole. High land costs in close-in locations encourage multi-family construction. Only 15.5% of Alexandria’s housing units are single-family detached units, an unusually small share.

Geographic Mobility

The relatively high proportion of rental units provides an opportunity for high mobility of the population. Figure 30 shows the location of residence one year ago in relation to current residence for population one year old or older. Over the 5-year period from 2006 to 2010, 22.1% of Alexandrians had moved into their current house in the past year at the time the survey was conducted, compared to 15.8% the the Washington, D.C. Metropolitan Region and 15.7% in the U.S. as a whole.

Figure 31 on page 24 shows the year the current householder moved into their current housing unit. In Alexandria, an average of 48% had moved into their unit in 2005 or later in the 2006-2010 5-year average. Nationwide, 34%% had moved in since the beginning of 2005. 73% of Alexandrians had moved in since 2000, compared to 58% in the U.S. as a whole.

Units in Structure and Number of Rooms in Unit

Alexandria’s housing stock has more units in multi-unit buildings and a larger share of units with a small number of rooms compared to the national and regional averages. (“Rooms” counted in the census include only habitable rooms separated by walls, including separate living rooms, dining rooms, kitchens, bedrooms, fully enclosed all-weather porches, lodger’s rooms, and finished recreation rooms. They do not include bathrooms, open porches, strip or pullman-type kitchens, halls, balconies, or unfinished areas used for storage.) Figures 32 above and 33 on page 26 compare Alexandria’s housing to that of other jurisdictions in the region and the U.S. total.

Like the share of rental housing, these statistics are typical of areas at the core of metropolitan areas where jobs are concentrated and workers pay a premium for housing near jobs and transportation corridors. Larger households typically seek housing in areas where land is less expensive, and single-family homes with yards are available at more affordable prices.

Although the age of buildings has some influence on energy efficiency, with more recent buildings constructed to higher standards of energy efficiency in operations, materials and construction techniques, the combination of density, small units and multi-unit buildings makes Al-

Number of Rooms in Unit
American Community Survey 2006-2010 5-year Average

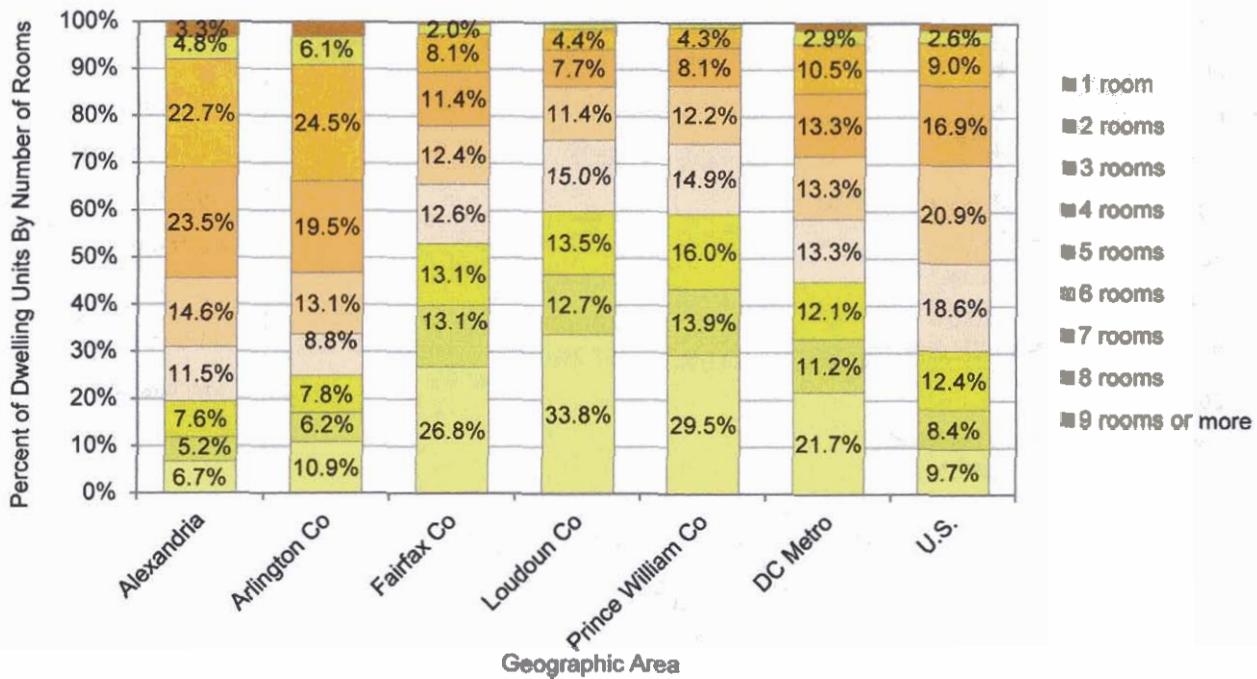


Figure 33. Number of Rooms In Unit. 80% of Alexandria's housing units have six or fewer rooms. Closer-in locations like Alexandria tend to have few very large units with nine or more rooms. Such units make up more than 30% of the housing stock of suburban Loudoun County, but less than 10% of the stock in the nation as a whole.

Alexandria's overall residential development pattern is very energy efficient compared to more suburban patterns of land use.