

**2000 Census
Demographic Overview of
Alexandria**

City Council Retreat

November 3, 2001



Demographic Overview

Our presentation today will look in greater detail at the following areas:

- Population growth
- Racial and ethnic diversity
- Households with children
- Possible areas of change over the next decade, given the predominant age of the population
- Demographics of new housing developments

Demographic Overview

We ask you to consider the following types of issues for discussion following the presentation:

- Effective communication with our overall population
- Impact of growth on services for all Alexandrians
- Additional population growth projected through 2020 from new development
- Service delivery and access to City services and facilities

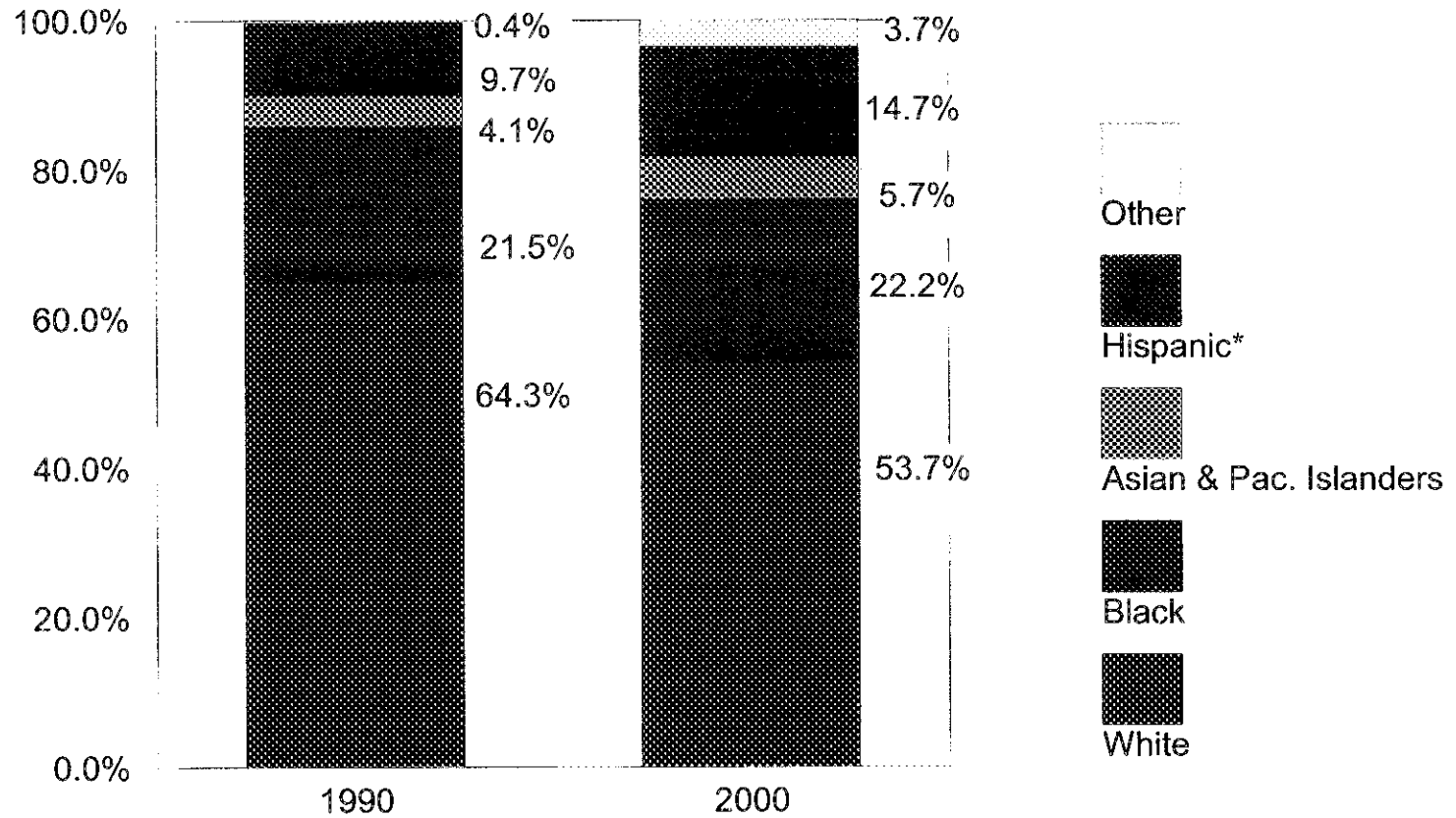
Population Growth: 1990-2000

- Alexandria's population grew to 128,283, up 15.4% from 111,183.
- Rate of growth outpaced Council of Governments (COG) forecast by about 5,000 residents.
- Two major points with regard to this growth, which reflect two very different underlying trends in our new housing and existing housing stock:

Population Growth

- First, the City has become more diverse in its overall racial and ethnic mix.
- All of our population growth is attributable to the increase in our Non-White and Hispanic populations.

Racial and Ethnic Composition of Alexandria Population



* A Hispanic person can be a member of any racial group. In this graph, "Hispanic" is treated as a race and other races, e.g., "White" and "Black or African American," include non-Hispanic members of that racial group.

Prepared for the City Council Retreat, November 2001

Population Growth

- Second, absent new residential development over the past decade, the City's population would have grown very little.
- Our presentation will describe these trends in greater detail, but in short, the addition of new housing opportunities offset some of the reduction in the City's White population from 1990 to 2000.

Quick Facts

- Alexandria continues to be a densely populated, urban jurisdiction.
- With 8,385 persons per square mile, we are the 11th most densely populated city in the nation, unchanged from a decade ago.
- Alexandria is one of the most racially and ethnically diverse jurisdictions in the Northern Virginia region.

Quick Facts

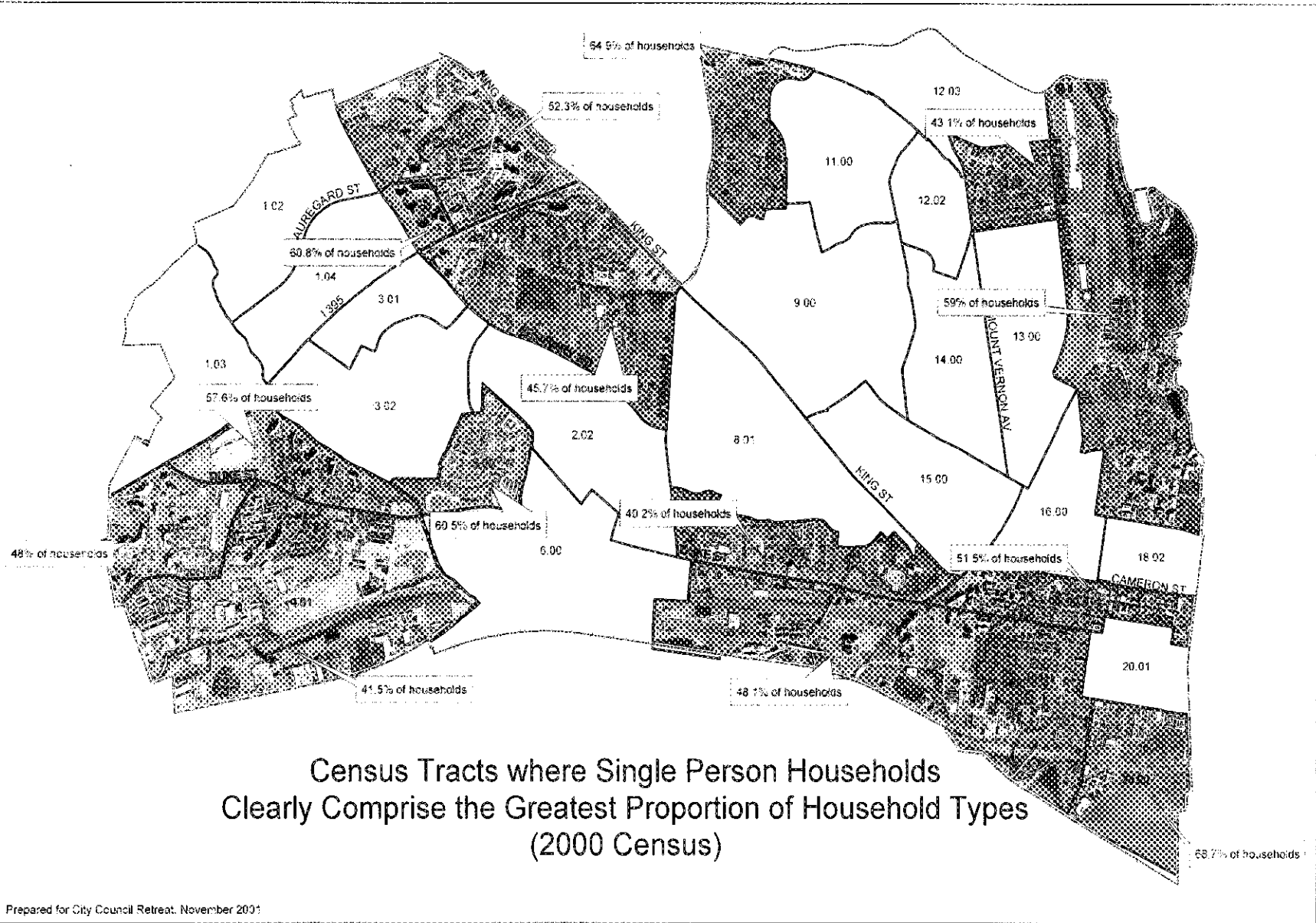
- Given our diversity, it is difficult to characterize an “average” Alexandria resident.
- If you put all 128,283 Alexandrians in one place and randomly picked one, odds are that you would pick:
 - a white female, between 25 and 34 years of age, who rents her residence west of Quaker Lane and lives with one other person.
- The majority of our population rents their home: 60% of households are renter-occupied.

Quick Facts

- Of the 64,251 housing units (2000 census unit count)
 - 32% are single family or townhomes
 - 21.8% are condominiums
 - 46.2% are rental apartments
- The majority of our population is female: 51.7% female; 48.3% male.
- Average household size: 2.04 people per household; unchanged from 1990.
- Income data from the Census is not available until mid-2002.

Quick Facts

- Estimated median household income for 2000 (per Claritas): \$67,312
- Of the total 61,889 occupied households in the City:
 - 43.4% are single person households
 - 38% are households with more than one person and no children present
 - 18.6% are households with children present



Diversity

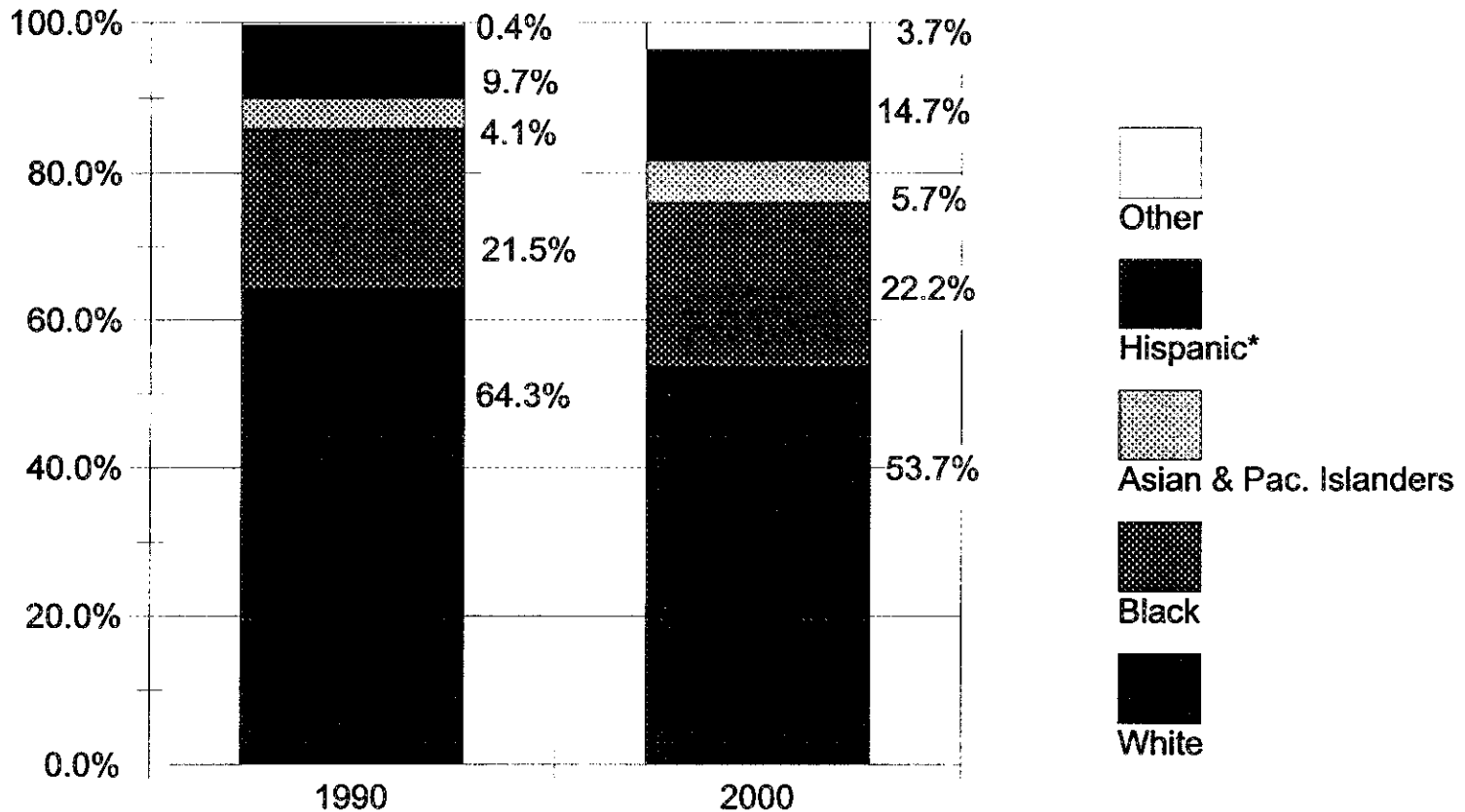
- The decade's population growth brought increasing racial and ethnic diversity to the City.
- All of the population growth occurred among the Non-White and the Hispanic populations.
- Minority non-Hispanic population grew by nearly 40%.
- Hispanic population increased by 75%.

Diversity

Black or African American Population

- Black or African American population grew during the 1990s by 18.8%, slightly higher than the total population growth.
- Black or African American population totals 28,463, or 22.2% of population.

Racial and Ethnic Composition of Alexandria Population



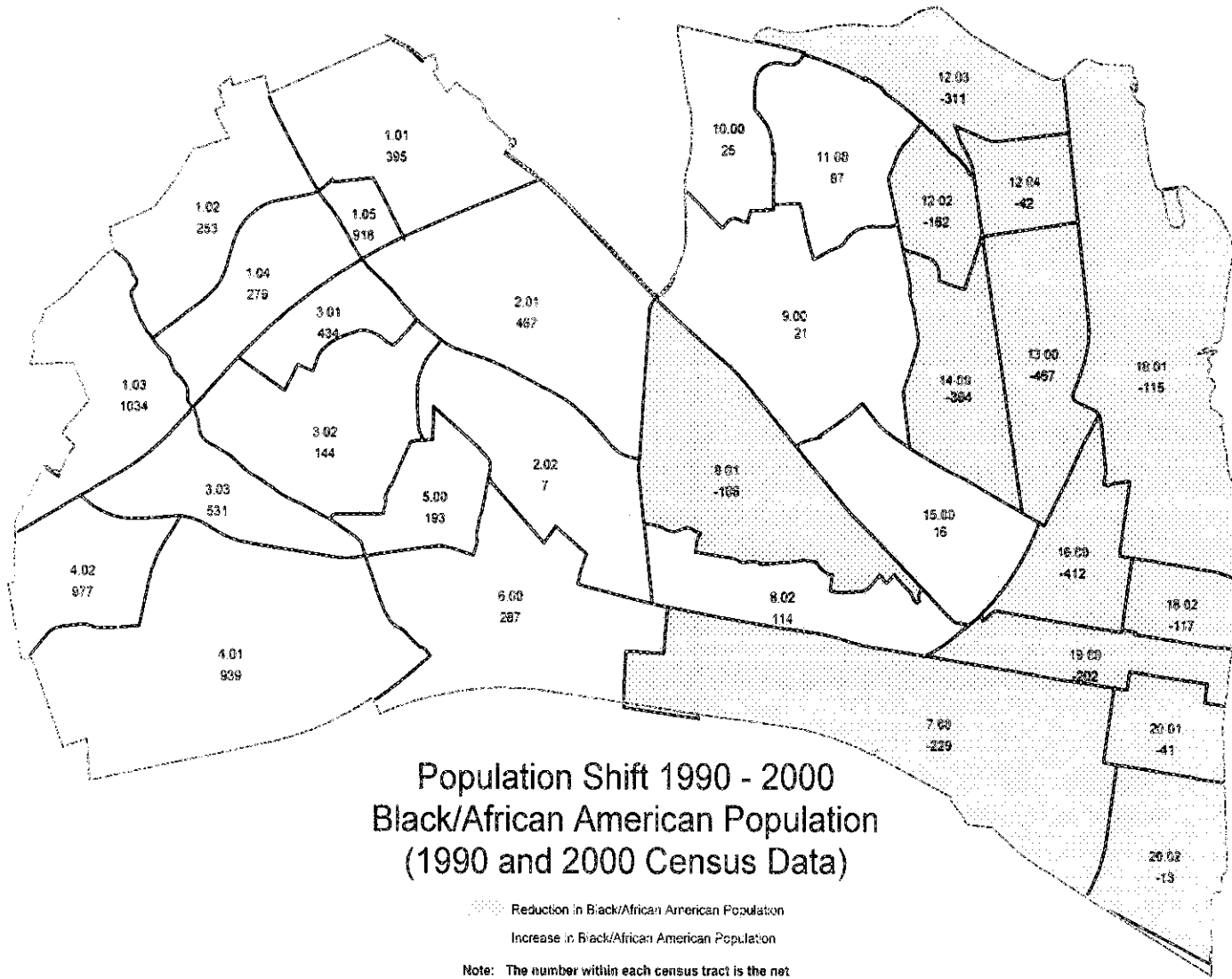
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
Diversity

Black or African American Population

- Most of the census tracts in the eastern part of the City lost Black or African American population, while the western part of the City gained Black or African American population.
- Some of the increase is due to immigration from Africa.
- According to the Alexandria School System, 265 of their students (5.3% of the Black students in ACPS) were from sub-Saharan African countries in 2000.



**Population Shift 1990 - 2000
Black/African American Population
(1990 and 2000 Census Data)**

 Reduction in Black/African American Population
 Increase in Black/African American Population

Note: The number within each census tract is the net difference in reported Black/African American population between 1990 and 2000.

Diversity

Black or African American Population

- “The World in a Zip Code: Greater Washington, D.C. as a New Region of Immigration,” a Brookings Institute study, reports Ethiopians are the single largest immigrant group in the ethnically diverse Landmark area of Alexandria.

Diversity

Hispanic Population

- Hispanic population totals 18,882 people, or 15% of the population.
- Hispanic population is highly concentrated in certain areas of the City.
- The Hispanic population in the Arlandria area (census tract 12.03) almost doubled during the 1990s, adding 2,111 Hispanic people.
- Over half (56%) of the Hispanic population in the City lives west of Quaker Lane.

Diversity

Hispanic Population

- The Hispanic population grew by more than 700 individuals in each of three western census tracts
 - tract 1.03 (Southern Beauregard area);
 - tract 3.01 (Seminary Forest and Towers);
 - tract 4.01 (Landmark/Van Dorn area).

Diversity

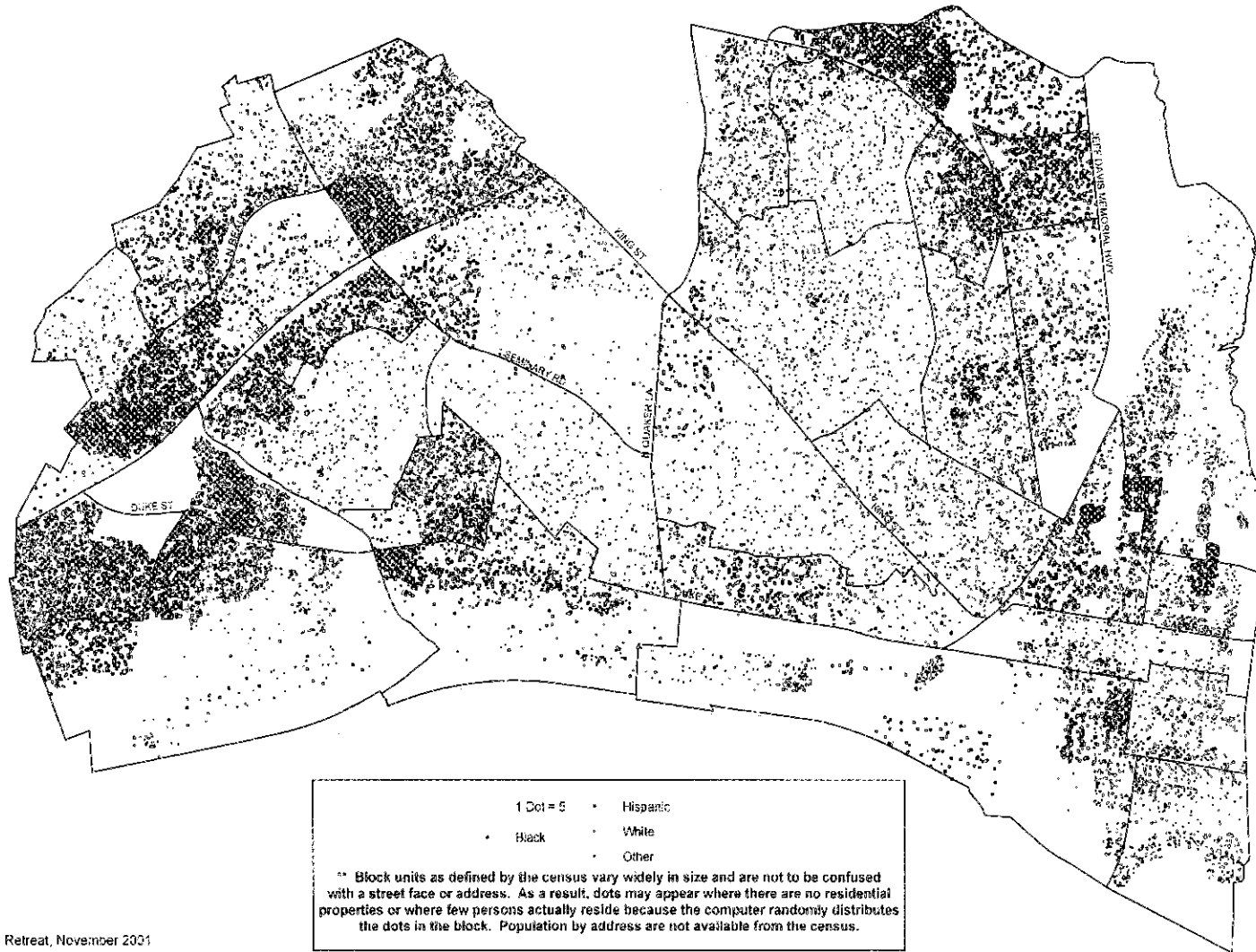
Asian and Pacific Islander Population

- Asian and Pacific Islanders comprise the third largest racial minority in Alexandria.
- The Asian and Pacific Islanders in the City increased by 62%, totaling 7,299 persons in 2000.

Diversity

- Diversity attracts diversity - the next graphic shows the overall snapshot of our population, and the areas that are most racially mixed are quite clear.

Distribution of Population by Race Based on 2000 Census Block Data**

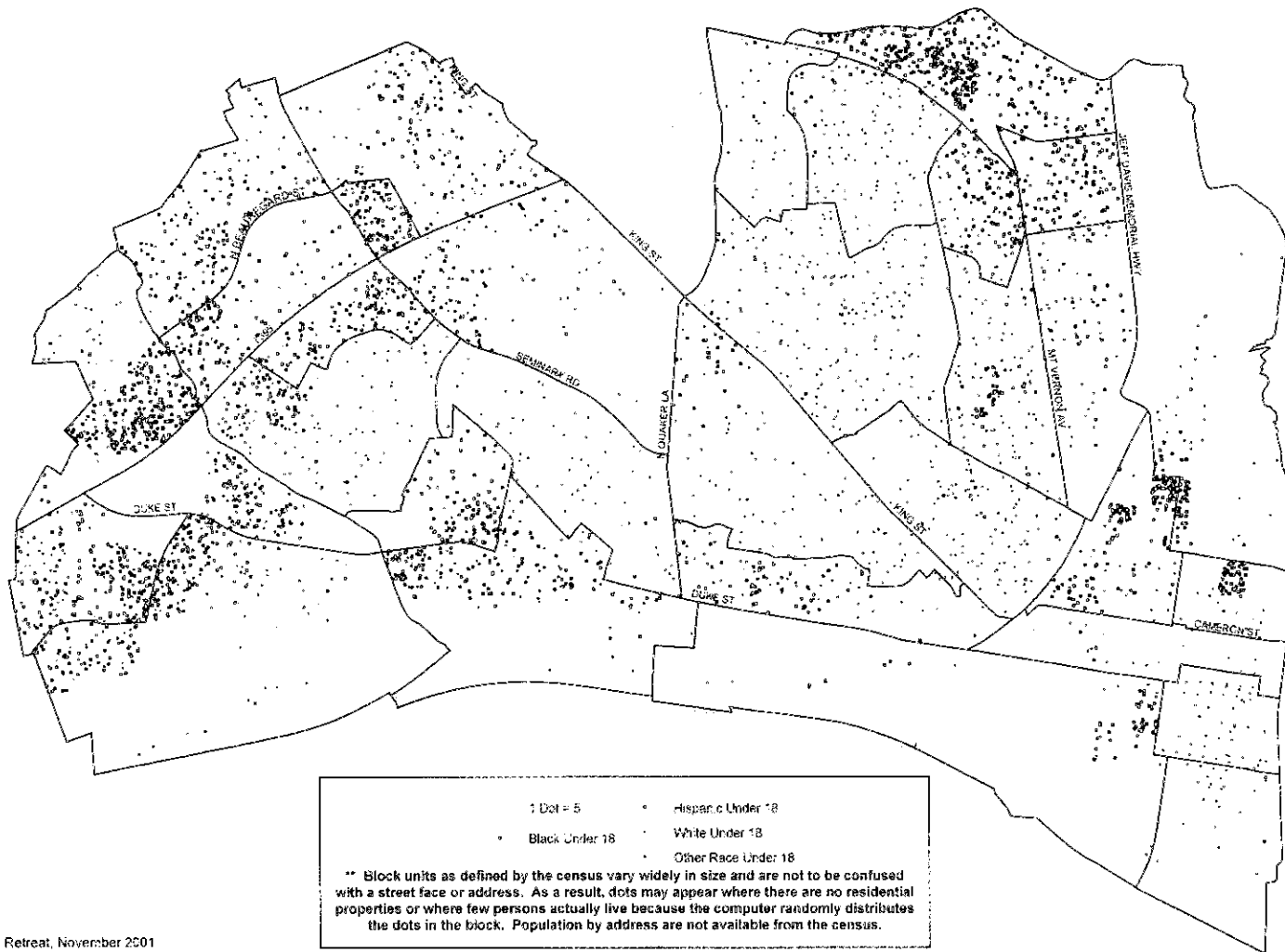


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Children: Population Under Age 18

- For the first time in 40 years, the total number of children under age 18 increased.
- Our total youth population is 21,537, up 25.7%.
- Those under 18 comprise 16.8% of the City's total population (15.4% in 1990).

Distribution of Children Under the Age of 18 by Race Based on 2000 Census Block Data**



Prepared for City Council Retreat, November 2001

Children: Population Under Age 18

- In 2000, 20.6% of the City's young people lived west of 395 compared to about 3% in the 1970s and 1980s.
- The Landmark/Van Dorn area was home to 14.4% of the City's youth in 2000 compared to about 1% to 2% in the 1970s and 1980s.

Children: Population Under Age 18

Diversity in Our Youth Population

- The City's youth population is more diverse than our overall population.
- The racial profile of our youth population is approximately 1/3 white, 1/3 Black or African American and 1/3 other minorities.
 - Hispanic youth comprise 23.4% of the under 18 population.

City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 13, 2001

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

THROUGH: PHILIP SUNDERLAND, CITY MANAGER *PS*

FROM: LORI GODWIN, ASSISTANT CITY MANAGER *L. Godwin*

SUBJECT: CORRECTED CENSUS PRESENTATION SLIDE

Attached is a replacement page for your Council Retreat notebook with a corrected figure for the number of children living in single female headed households in 1990. The presentation at Saturday's Council retreat correctly noted a 35% increase in the number of children living in single female headed households from 1990 to 2000; however, the slide incorrectly reported the number of children in 1990 as 3,958. The corrected figure for 1990 is **3,658**.

Attachment: Census presentation replacement page 28

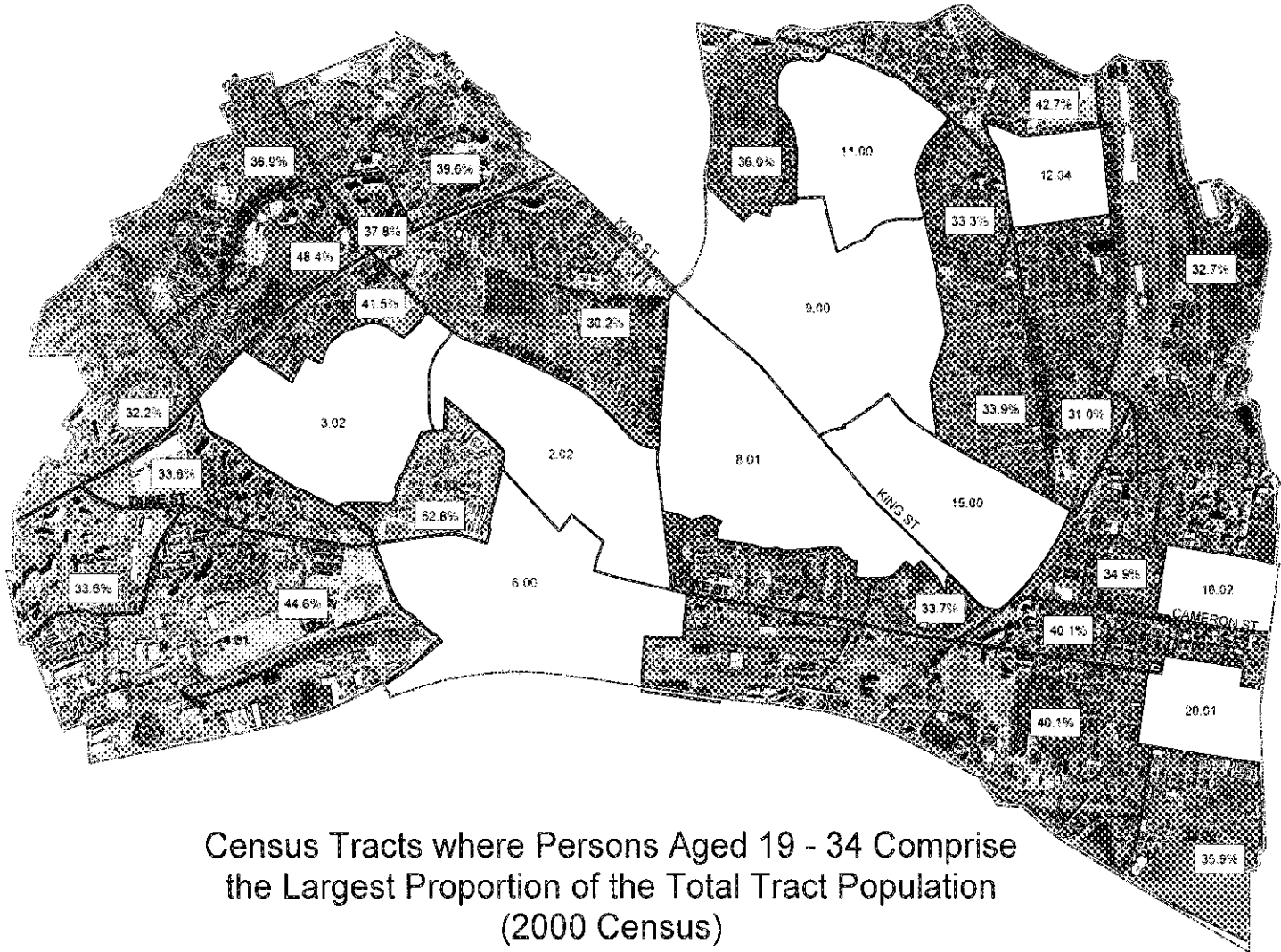
Children: Population Under Age 18

Single Female Headed Households with Children

- The number of children living in single female headed households increased by 35%, from 3,658 to 4,955.
- This represents 23% of the children under age 18 in the City in 2000 compared to 21.4% of children in 1990.
- This trend is of concern because children in single female headed households are generally at greater risk for poverty.
- Household income data will be analyzed when available.

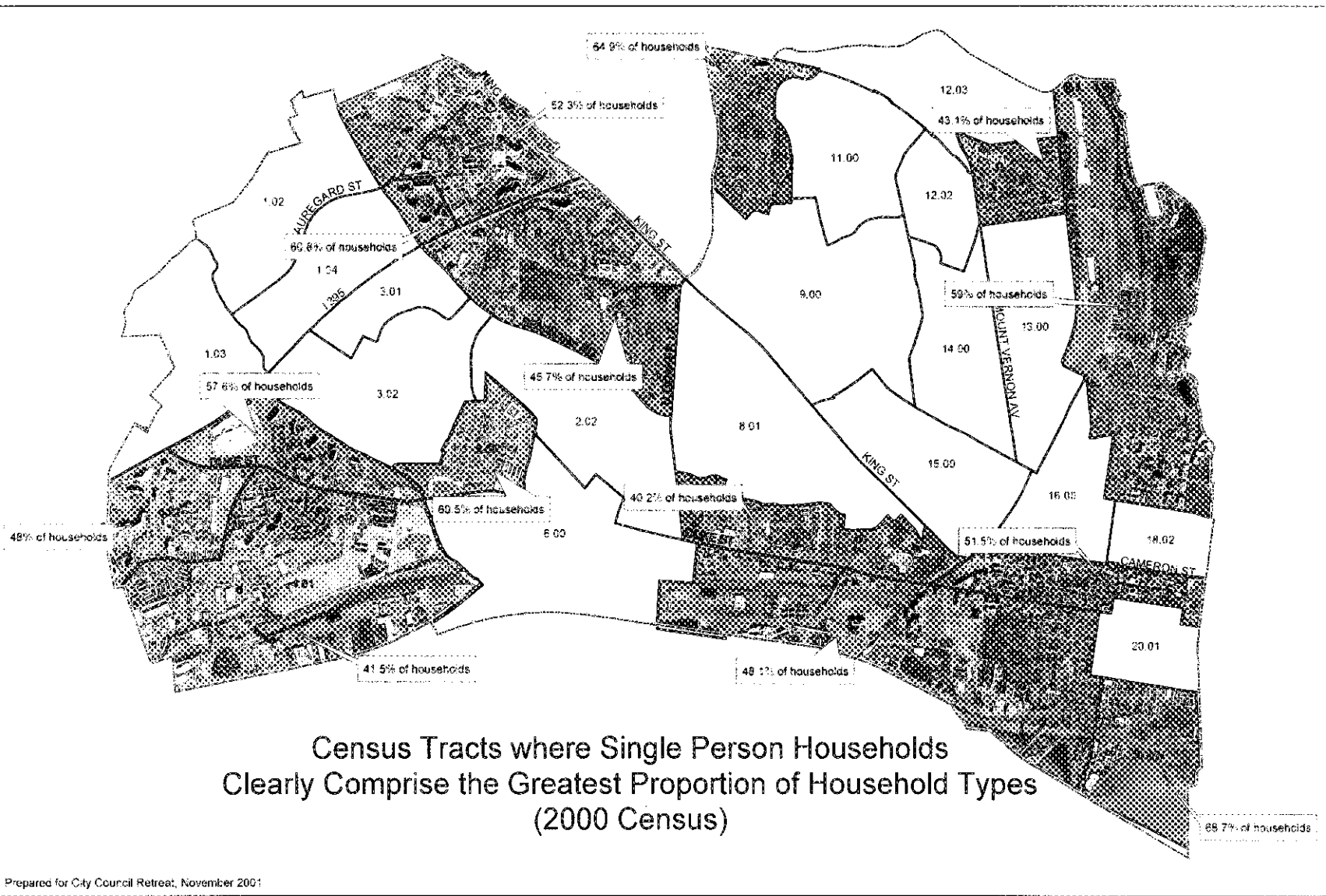
Young Adults - Persons Ages 19-34

- Young adults, those 19-34 years of age, comprise about 1/3 of our population, which is consistent with the last decade.
- Twenty-two of the City's 32 census tracts have 1/3 or more of the population within this age range:
 - All of the area west of 395 (Alexandria West)
 - The Landmark/Van Dorn area
 - In general, the outer edges of the City



Census Tracts where Persons Aged 19 - 34 Comprise the Largest Proportion of the Total Tract Population (2000 Census)

Prepared for City Council Retreat, November 2001

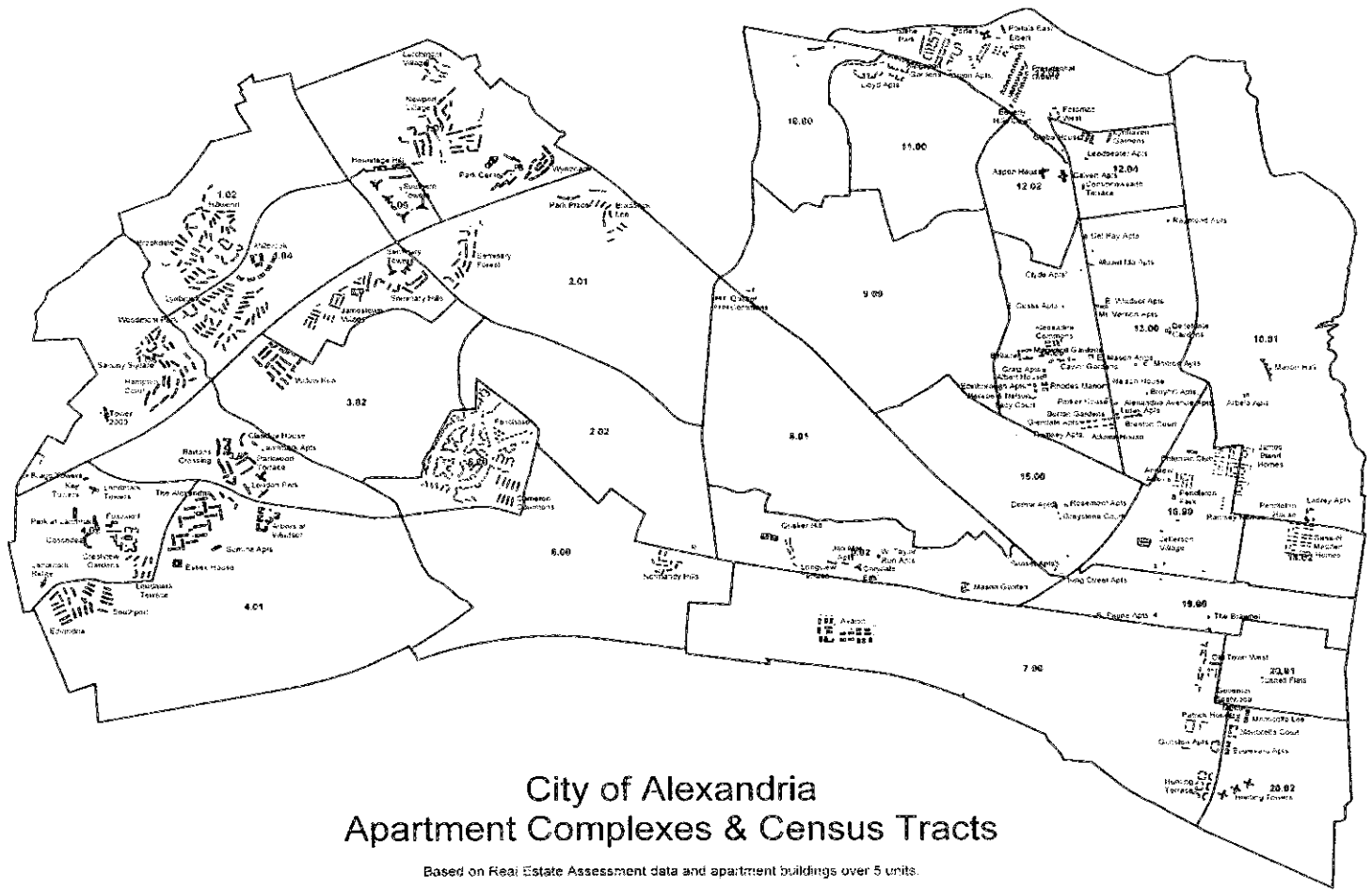


Census Tracts where Single Person Households
Clearly Comprise the Greatest Proportion of Household Types
(2000 Census)

Prepared for City Council Retreat, November 2001

Young Adults - Persons Ages 19-34

- We believe these areas will be inclined to experience our highest rates of turnover, particularly where there is:
 - High proportion of single person households, and
 - Dominant housing stock is rental apartments.



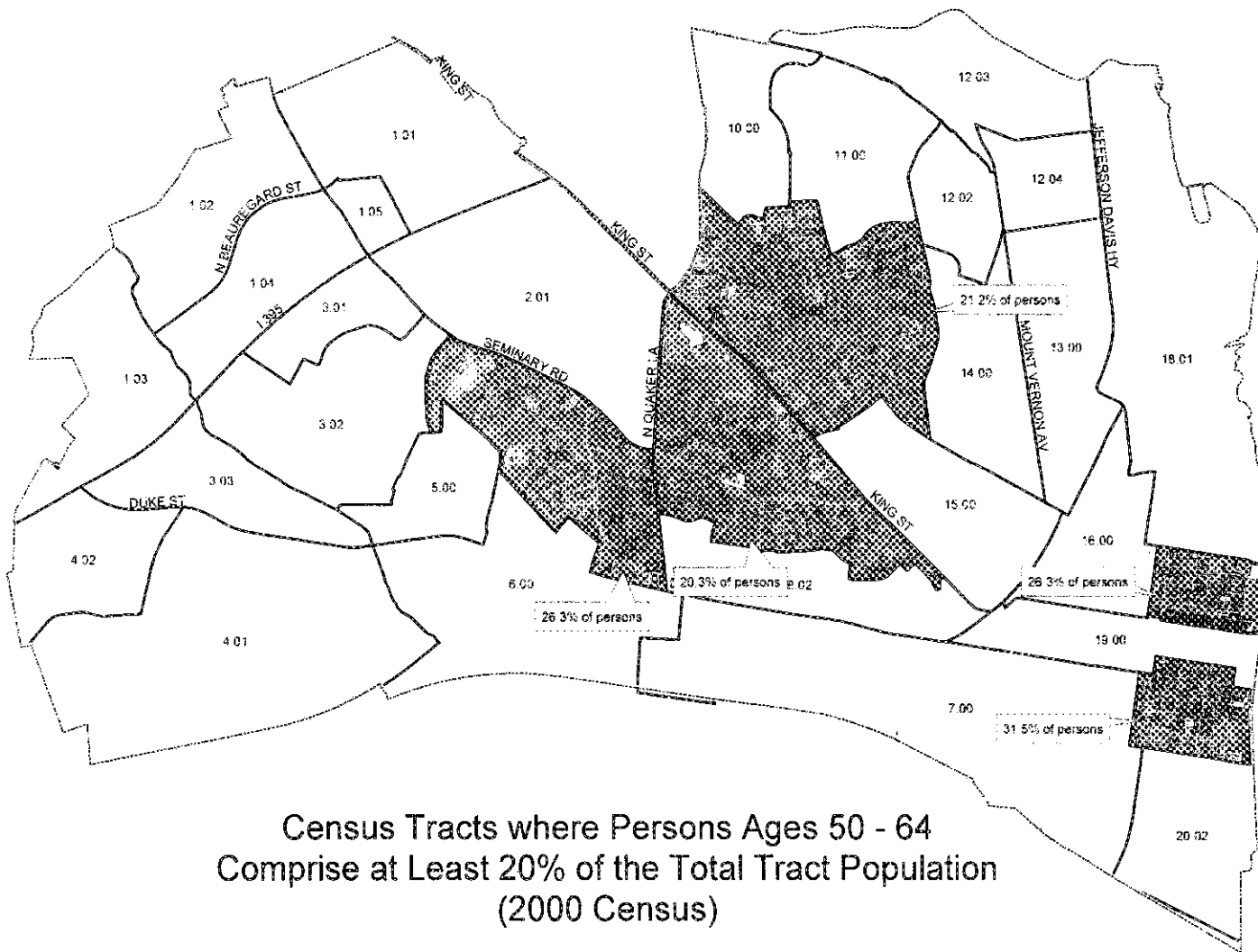
City of Alexandria Apartment Complexes & Census Tracts

Based on Real Estate Assessment data and apartment buildings over 5 units.

Prepared for City Council Review November 2011

Empty Nesters – Persons Age 50-64

- Citywide, 14.5% of our population falls between the ages of 50-64.
- We call attention to this group because these individuals are likely to be considering future choices regarding retirement planning and possibly downsizing homes.



Census Tracts where Persons Ages 50 - 64
Comprise at Least 20% of the Total Tract Population
(2000 Census)

Prepared for City Council Retreat, November 2001

Senior Citizens – Persons **Age 65 or Older**

- In 2000, there were 11,605 senior citizens in the City - essentially the same number as a decade ago.
- This population increased by 199 people over the decade, or 1.7%.
- Persons age 65 and over decreased as a percentage of our total population, from 10.3% in 1990 to 9% in 2000.

Persons Age 65 or Older

- In the 1990s, we spoke about our residents age 85 or older being the fastest growing segment of our population.
- In 2000, growth in this age group slowed - from a 44% increase from 1980 to 1990 to a 24% increase from 1990 to 2000.
- It is difficult to forecast what will change in our senior population over the next decade, given that people generally are living longer and are healthier.

Trends in Lifecycle: 1970 - 2000

- Alexandria is a very transient community.
- Trends that are clear from 1970 through 2000 census data:
 - The City attracts young adults up through age 34.
 - Consistently, from 1970 through 2000, there is a population “loss” at age 35 and continuing through ages 55-64.
 - During this period, persons in these age groups leave the city, most likely to be replaced again by young adults, either singles or in starter families.

Trends in Lifecycle: 1970 - 2000

- Over the same period, we regain population at age 65.
- A marked increase in seniors either returning to, or initially moving to, the City occurred between 1980 and 1990, a period of time when additional senior housing facilities were constructed in the City.
 - These facilities included:
 - Claridge House - 300 units in 1982
 - Annie B. Rose - 90 units in 1983
 - Oakwood Nursing Center - 111 beds in 1989

The Link Between Housing Stock and Population

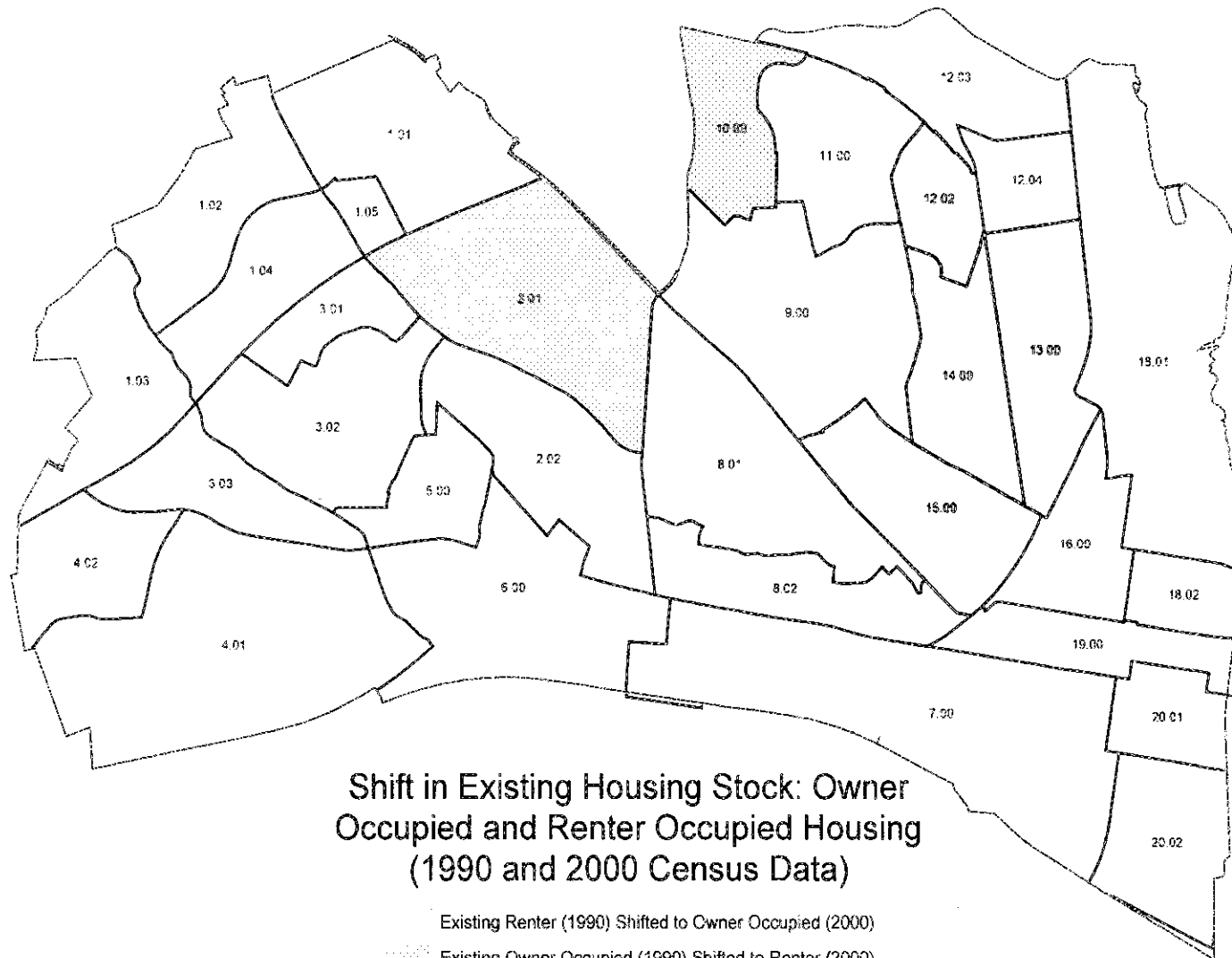
Existing Housing: Areas Under Change

- Two areas have experienced a shift of owner-occupied housing into renter-occupied housing:
 - Seminary - Fort Ward area, which has a varied housing stock, including Park Place and Fairlington Towne Condominiums.
 - Parkfairfax area, which is largely condos, has also shown an increase in single person households.

The Link Between Housing Stock and Population

Existing Housing: Areas Under Change

- Del Ray and the surrounding areas have experienced significant shift of existing renter-occupied housing to owner-occupied housing.
- This shift has been accompanied by a decline in minority households and households with children, and an increase in single person households.



Prepared for City Council Retreat, November 2001

The Link Between Housing Stock and Population

Existing Apartment Complex Change: 1970 - 2000

- Southern Towers apartment complex built in 1960
- Population of 4,025, an increase of 54% since 1970
- 12.7% of the households have children, more than double the % from 1970
- 515 children, a three-fold increase from 1970
- Highly diverse in 2000
 - 31.7% Black or African American
 - 10.1% Hispanic
 - 9% Asian and Pacific Islander
 - 12% Other

The Link Between Housing Stock and Population

New Housing: Who are we attracting?

- Review of the census data on new development shows the population is less diverse than the City as a whole.
- Average household size is slightly lower - 1.8 persons per household.
- New housing developments have relatively low numbers of children living in them.
- Quaker Hill, the only new development project over the past decade that includes some subsidized housing units, is the exception to this pattern.

The Link Between Housing Stock and Population

New Housing: Who are we attracting?

- Homeownership developments, with the exception of Cameron Parke, appear to be attracting greater proportions of persons in the 35 and over age range.
- New apartment developments are attracting young adults (age 18 to 34).

The Link Between Housing Stock and Population

New Home Ownership Developments

Project name / population total/ households	% of HH Owner- occupied	% of population White	% of population Black	% of population Hispanic	% of single- person HH	Total number of children in project and % of HH with children	Dominant Age Group (% of population)
Stonegate sample 444 - population 228 - households (HH)	92.5%	70%	14%	2.7%	35.5%	48 children under 18 in 32 HH (14% of HH)	35-54 (48.9%)
Cameron Station 775 - population 403 - households (HH)	99.3%	80.6%	7.9%	4.6%	31%	70 children under 18 in 51 HH (12.7% of HH)	35-54 (41.9%) 18-34 (39.6%)
Carlisle Towers 500 - population 331 - households (HH)	83.4%	88.4%	2.6%	3.8%	51.7%	5 children under 18 in 5 HH (1.5% of HH)	35-54 (37.6%) 65+ (25.4%)
Cameron Parke 242 - population 123 - households (HH)	98.4%	70.2%	12.4%	7.9%	27.6%	16 children under 18 in 11 HH (8.9% of HH)	18-34 (47.5%) 35-54 (38%)

The Link Between Housing Stock and Population

New Home Ownership Developments

Project name / population total/ households	% of HH Owner- occupied	% of population White	% of population Black	% of population Hispanic	% of single- person HH	Total number of children in project and % of HH with children	Dominant Age Group (% of population)
Old Town Village 289 - population 156 – households (HH)	97.4%	91.0%	1.4%	3.8%	26.3%	14 children under 18 in 12 HH (7.7% of HH)	34-54 (44.3%) 55 and up (27.7%)
Old Town Greens 260 - population 149 – households (HH)	97.3%	85.8%	5%	4.2%	36.9%	14 children under 18 in 12 HH (8.1% of HH)	35-54 (50.4%) 18-34 (38.8%)
Quaker Hill** 632 - population 294 – households (HH)	63.6%	67.9%	24.2%	3.8%	35.4%	135 children under 18 in 74 HH (25.2% of HH)	35-54 (35.8%)

**For Quaker Hill, data reviewed include 30 tax credit town homes and 30 tax credit condos administered by ARHA as replacement public housing. Eligibility for this assisted housing is 50% of median family income or below. The data exclude the 40 ARHA public housing units adjacent to the site.

The Link Between Housing Stock and Population

New Housing – Mix of Owner and Rental

Project name / population total/ households	% of HH Owner- occupied	% of population White	% of population Black	% of population Hispanic	% of single- person HH	Total number of children in project and % of HH with children	Dominant Age Group (% of population)
Colecroft area 489 - population 283 – households (HH)	51.2%	87.1%	3.7%	2.7%	46.6%	14 children under 18 in 9 HH (3.2% of HH)	18-34 (59.3%)
Braddock Place & Potomac Club 453 - population 317 – households (HH)	28.7%	81.9%	7.1%	4.9%	63.7%	11 children under 18 in 7 HH (2.2% of HH)	18-34 (46.5%) 35-54 (39.5%)

The Link Between Housing Stock and Population

New Housing – All Rental

Project name / population total/ households	% of HH Owner- occupied	% of population White	% of population Black	% of population Hispanic	% of single- person HH	Total number of children in project and % of HH with children	Dominant Age Group (% of population)
Avalon 778 - population 433 -- households (HH)	All rental	78.3%	11.6%	4.5%	37.6%	44 children under 18 in 31 HH (7.2% of HH)	18-34 (64.5%)

Implications for City Services

- With over 7,100 new housing units in the development pipeline, our population is projected to continue to grow over the next two decades.
- An estimated 12,400 to 14,600 new residents from these developments could be in the City by 2020 (or sooner) when Potomac Yard is fully built out.
- Existing City and Schools facilities are already under pressure from population increases: some of these trends we already see with regard to parkland and athletic fields, for example.
- Increased pressure on public safety services - police, fire, emergency medical.

Implications for City Services

- With each household generating 1.3 automobiles, transportation and parking will continue to be areas to address.
- Some of these trends and pressures have already been anticipated by City Council with studies and initiatives underway:
 - Multicultural Services Initiative and building cultural competency for City staff
 - Open Space Study and Recreation Needs Assessment
 - Comprehensive Transportation Policy and Program
 - Fire station location study

Implications for City Services

- Our future planning will need to consider what we are learning from the new census data, along with information about the local and regional economy and our job base.
- We should use various tools of communication to be effective, given the diversity throughout areas of the City.

Future Community Planning Considerations

- While Potomac Yard will likely have a 20 year build-out, the rest of the City will largely be fully developed in 10 years.
- In the future, there will be a shift toward redevelopment.
- As redevelopment unfolds over the next 5 to 20 years, City Council needs to consider the following:
 - Increased development pressure to change the fabric of existing neighborhoods.

Future Community Planning

Considerations

- A need for more direct involvement by the City to generate understanding of the desired direction and vision for an area. This will be an education process for the community.
- Planning activity will become more site specific, with increased emphasis on compatibility with neighbors and in coordinating among property owners and projects.
- The future will likely hold significantly smaller proportional increases in tax revenue.
- There will be limited opportunities to construct public facilities on vacant land.

City Council Questions and Discussion

