

2013 AMERICAN COMMUNITY SURVEY
ANNUAL DATA
ESTIMATES FOR THE CITY OF ALEXANDRIA

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Included in this report:

- American Community Survey 2013 Data for Alexandria—with Comparisons to Northern Virginia Counties, the DC Metro Area and the United States

2013 CENSUS RELEASE SHOWS ECONOMIC RECOVERY, HINTS AT GROWTH IN HOUSEHOLDS WITH CHILDREN

Introduction

The American Community Survey is a survey conducted continually by the U.S. Census Bureau since 2005. The survey is completed by only about 1% of households each year, but provides information on a wide variety of community characteristics. 2013 annual data was released by the Census Bureau on September 18, 2014. Annual data is provided for the city as a whole only, and is not available for smaller geographic areas.



The Washington Revels Jubilee Voices under the direction of Andrea Blackford of the City's Office of Communications and Public Information sing for descendants of those buried in the cemetery and other visitors at the Freedmen's Cemetery dedication September 6, 2014.

Because the sample size in the survey is small, annual estimates can vary up and down from year to year within a wide range without indicating with certainty that there is a trend in the larger population. Because sample methods and definitions are somewhat different between the American Community Survey and the decennial census, comparisons between these two data sets should be made with caution.

SUMMARY AND CONCLUSIONS

The 2013 American Community Survey does not reveal any dramatic changes in Alexandria's population and economy, but may indicate the trends below. Because of the small samples on which these findings are based, these indications should be viewed with caution until confirmed by additional years or other sources of data.

- The city's share of seniors in the population has not yet started to increase, but the senior share should begin to increase in 2014 or 2015, and is expected to gain significantly by the end of this decade as the number of baby boomers reaching age 65 increases each year.
- Families and households with children under 18 seem to be increasing as a share of Alexandria's households, compared to the city's unusually low share over the past two decades.
- Alexandria continues to become more ethnically and racially diverse, and its slim non-Hispanic white majority could fall below 50% by the end of this decade. The city's share of population that is foreign born appears to be increasing again after a decline from 2000 to 2010.





Family households and households with children both increased in Alexandria from their share in 2009.

SUMMARY AND CONCLUSIONS CONTINUED

- 2013's significant upward spike in median household income may indicate a turnaround since the recent recession years.
- Unemployment is returning to lower rates, though unemployment has still not returned to rates as low as Alexandria was accustomed to before the recent recession.
- The share of ownership housing in the city seems to be continuing the slow increase from the 40% ownership rate of 1990 and 2000 to an estimated ownership rate of over 45% in 2013. This trend is sustained by a number of public subsidies encouraging home ownership that have been kept in place to encourage economic recovery, and could reverse for some time if these policies change.

DEMOGRAPHIC PROFILE

This brief summary highlights some of the characteristics of Alexandria reported in the most recent survey as summarized in the attached tables: *Part 1, Demographics, Geographic Mobility and National Origin*; and *Part 2, Technology, Labor and Economy, Housing*; and compares them to 2012 and 2009 American Community Survey data for Alexandria, and to 2013 data for nearby jurisdictions, the Washington, D.C. metropolitan area, and the United States.

- **The Census Bureau estimates the total population of the city as 148,892 in 2013.** Partly because of differences between the methods of the American Community Survey and the decennial census, this estimate seems to suffer from the same issues that resulted in very high estimates for the 2007-2009 American Community Survey compared to the official count from the 2010 Census. The Census Bureau itself discourages use of the American Community Survey to identify the number of people with various characteristics, and instead encourages its use to provide an indication of the percentages of the total population with these characteristics. With a Census 2010 population of 139,966 and a relatively small number of housing units completed between April, 2010 and July of 2013, a more realistic estimate for the population in 2013 is between 141,500 and 144,000.
- **The median age of Alexandria's population is estimated to have risen to 36.0** from the Census 2010 median age of 35.6, as the aging of the baby boom population begins the gradual doubling of population over its age range, the oldest of whom have now reached age 68. This generational doubling has gradually increased the number of 50-year-olds in the U.S., now the youngest baby boomers, to double their number of 20 years ago. The national median age was estimated at 37.5 in 2013.
- **The share of the population 65 and older fell** to 9.5% in 2013 from 10.7% in 2009. The statistical significance of this change was not determined because of a change in the control populations between the two estimates. The share in this age group continues to be low compared to that in other age groups in the city and to the 2013 national share of 14.1% for the 65-and-over population. This low share compared to other age groups reflects the low birth rates of the 1920s and 1930s, and the low share compared to the national average is in part due to the relatively high cost of housing in the city and the competition from workers seeking housing close to employment. However, the senior age group is expected to grow in share substantially in Alexandria over this decade and the two decades following as the baby boomers enter this age group in greater numbers.
- **The estimated share of total population of school age remained relatively constant**, with a statistically less than significant drop from 10.4% in 2009 to 10.2% of the total population in 2013. Nationally, the share of population in this age group fell from 17.4% in 2009 to 17.0% in 2013. The small sample size of the American Community Survey means this estimate can vary substantially from year to year in Alexandria, and makes it a poor indicator of the actual change in this population between decennial census counts. Actual school enrollment continues to be the most reliable predictor of future school enrollment in the short term. The American Community Survey data on school-age population for 2013 was not available until almost a year after the actual school enrollment data for 2013 was available from Alexandria City Public Schools.

DEMOGRAPHIC PROFILE CONTINUED

- **Fertility, measured by the number of births per woman of childbearing age, declined significantly in the U.S.** from 57 per 1,000 in 2009 to 52 per 1,000 in 2013. Although this is in part the result of an aging population, placing more women in the older portion of the childbearing years with fewer births, the net result has been fewer total births, down from 4.3 million in 2009 to 3.9 million in 2013. **Fertility in Alexandria showed a statistically significant spike in 2013**, rising to 67 births per 1,000 women of childbearing age from 43 in 2012 and 47 in 2009. Although statistically significant, this change is likely to be a sampling variation that does not reflect an actual change in the rate for the population as a whole. The city will receive complete birth statistics for 2013 from the Virginia Department of Health before the end of 2014, and will use these actual birth statistics in population and school enrollment forecasting.
- **Family households and households with children both increased in Alexandria** from their share in 2009. 46.5% of Alexandria’s households were estimated to be family households in 2013, up from 43.6% in 2009. 23.1% of households included families with their own children under age 18, up from 17% in 2009. 2013 was the first year that census data on family households and married-couple families included same-sex married couples.



GEOGRAPHIC MOBILITY

Alexandrians are among the most mobile of communities in the U.S. 22.1% of Alexandrians had moved into their current home within the past year, compared to 15.2% for the region and 15.0% for the United States as a whole. While a number of Alexandrians moved from another home within the city or within Virginia, 8.6% moved here from a different state or

abroad in the past year, compared to 5.3% for the Washington, D.C. metropolitan area and only 2.9% for the U.S. as a whole. Only 20.8% of Alexandrians were born in their current state of residence, compared to 31.6% for the Washington, D.C. metropolitan area and 58.8% for the U.S. as a whole. An estimated 29.6% of Alexandrians were

foreign born in 2013, compared to 27.6% in 2012 and 22.9% in 2009, a statistically significant increase that appears to reverse a trend of slight decline in foreign-born share of residents from 2000 to 2010. For the U.S. as a whole, foreign-born population rose to an estimated 13.1% in 2013 from 12.5% in 2009, a statistically significant increase.

The share of the population 65 and older fell to 9.5% in 2013.

RACE AND ETHNICITY

Both the Hispanic share of the population and the Black or African American share rose slightly in the 2013 estimates. The Hispanic share of the population rose to an estimated 16.9% of the population from 16.8% in 2012 and 14.7% in 2009. The estimated Black or African American share rose to 22.6% in 2013 from 21.9% in 2012 and 21.2% in 2009. The estimated Non-Hispanic White share of the population fell to 52.3% in 2013 from 52.5% in 2012 and 56.2% in 2009. Nationwide, the Non-Hispanic White share of population fell to 62.4% of the population from 62.8% in 2012 and 64.9% in 2009.





Working at home has grown to 4.8% of workers in 2013.

COMPUTERS AND INTERNET ACCESS

2013 is the first year that questions on computer availability and internet access have been included in the American Community Survey. 92.6% of Alexandria's households had a computer, with 85.1% having broadband internet access. This compares to 91.1% with computers and 84.2% with broadband access in the region, and 83.8% with computers and 73.4% with broadband access in the nation.

ECONOMIC PROFILE

Labor force participation of Alexandria's population aged 16 years and over was estimated at 78.7% in 2013, and continues to be very high compared to the national level of 63.6%.

Unemployment as measured by the American Community Survey has fallen to an estimated 4.5% compared to 6.1% in 2009, and compared to the region's 2013 unemployment rate of 6.7%, and a national unemployment rate of 8.4%.

COMMUTING

Working at home has grown to 4.8% of workers in 2013 from 4.5% in 2009, a little higher than the nationwide rate of 4.4%.

Commuting by public transportation by workers living in Alexandria continues high at 21.4% in 2013, slightly up from 20.7% in 2009, compared to a regional rate of 14.2% and a national rate of 5.2%. Commuting by public transportation of those working in Alexandria is not as high, with 12% of those working in Alexandria arriving by public transportation.

Single-occupant vehicle (SOV) commuting continues a downward trend, with an estimated 58.3% of workers living in Alexandria commuting by SOV in 2013, compared to 58.7% in 2009 and 62.8% in 2000. Of those working in Alexandria, an estimated 63.7% used single-occupant vehicles to come to work in 2013.

INCOME AND POVERTY

The city's estimated median household income rose significantly in 2013 to \$86,775 from \$81,839 in 2012 and \$83,790 in 2009 (with all values adjusted to 2013 dollars). Median household income for the region was \$90,149, and for the nation was \$52,250.

The percentage of families with children with incomes below the poverty line was estimated at 9.0% for 2013, down from 10.6% in 2012 and 12.0% in 2009. These differences from year to year are within the range of sampling variation and do not indicate a significant change or trend. The share of families with children in poverty is estimated at 8.8% for the Washington, D.C. metropolitan area as a whole and 18.5% for the nation. The poverty level varies by household size and composition, but is uniform over the nation and does not vary based on regional differences in cost of housing or other measures of household expenses.

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INCOME AND POVERTY CONTINUED

The city has an economically diverse population and a relatively small average household size, both of which tend to make the median household income in the city lower than that of communities in the region with larger households (which are likely to have more members with income), and compared to more suburban communities which often have a smaller share of low- and moderate-income households.



HOUSING PROFILE

Median owner costs of housing in 2013 dollars for households with a mortgage have fallen 14.7% to \$2,326 in 2013 from \$2,728 in 2009, possibly reflecting continued low interest rates and owner refinancing. Renter costs have increased 8.1% to an estimated \$1,592 in 2013 from \$1,473 in 2009, with most of that increase taking place from 2012 to 2013. With only a small number of new rental openings as a percentage of total rentals, much of this increase has taken place in existing rental properties. This shifting in rental and owner prices may have contributed to the increase in the share of condominiums in new multifamily property openings since a low at the end of the past decade.

The American Community Survey shows an estimated owner housing vacancy rate of 0.6% for Alexandria in 2013, down from 1.9% in 2009. The current rate is an extremely low vacancy rate and shows a tight market for ownership housing. The rental housing vacancy rate is estimated at 5.9% in 2013, up from 2.9% in 2012 and 5.4% in 2009. Rental vacancy is typical of Alexandria's rate over time, and shows a strong demand for rental housing and potential for rising rents.

45.4% of occupied housing units are estimated to be owner-occupied in 2013, up sharply from 40% in 2012 but down from 45.8% in 2009. This share is unlikely to change this rapidly, so much of this change is likely to result from sampling variation. Owner share was 40% in 1990 and 2000, and current statistics are thought to reflect a continuing slow trend to a higher share of owner occupancy of the city's housing stock. 54.6% are renter-occupied, compared to 60% in 2000. This change since 2000 reflects condominium conversions, new townhouse and condominium construction, and changes in the number of investor-owned single-family units and condominiums that are rented. Both ownership and rental housing continue to be constructed in the city.



Alexandrians are among the most mobile of communities in the U.S.

ADDITIONAL INFORMATION

Additional information including detailed thematic tables may be found on the Census Bureau's web site, www.census.gov. Additional tables and graphs from the 2013 survey, and information on additional characteristics and trends from the initial nine years of the American Community Survey, will be posted from time to time on the city's statistics and demographics web page at www.alexandriava.gov/Demographics. Five-year average data from the American Community Survey, which will include data by census tract, is expected to be released in December, 2014.

For questions or additional information about the data provided in this memorandum, please contact Pat Mann, Urban Planner, at 703.746.3857.



AMERICAN COMMUNITY SURVEY 2013 ANNUAL DATA FOR ALEXANDRIA—WITH COMPARISONS TO NORTHERN VIRGINIA COUNTIES, THE DC METRO AREA AND THE UNITED STATES

Demographics, Geographic Mobility, National Origin	Alexandria 2013	Alexandria 2012	Change from 2012	Alexandria 2009	Change from 2009	Arlington County	Fairfax County	Prince Wm County	DC Metro Area	United States
Total Population ¹	148,892	146,294	+1.8%	150,006	-0.7%	209,077	1,130,924	438,580	5,950,214	316,128,839
Age 0-4	7.5%	7.5%	-	8.0%	-6.3%	6.0%	6.7%	8.0%	6.7%	6.3%
Age 5-17	10.2%	10.2%	-	10.4%	-1.9%	10.6%	17.3%	20.4%	16.7%	17.0%
Age 65+	9.5%	10.0%	-5.0%	10.7%	-11.2%	9.4%	11.1%	7.9%	11.0%	14.1%
Median Age	36.0	35.8	+0.6%	35.1	+2.6%	33.8	37.3	33.7	36.3	37.5
Births per 1000 women age 15 to 50	67	43	+55.8%	47	+42.6%	48	53	63	53	52
Households ²	65,595	65,468	+0.2%	63,734	+2.9%	98,973	391,784	137,636	2,133,062	116,291,033
Single-person Households	43.0%	41.4%	+3.9%	47.2%	-8.9%	38.6%	22.4%	17.9%	26.5%	27.7%
Average Household Size	2.25	2.22	+1.4%	2.35	-4.3%	2.24	2.86	3.16	2.74	2.65
Family Households	46.5%	49.3%	-5.7%	43.8%	+6.2%	48.6%	71.0%	77.8%	66.4%	65.9%
Families with Own Children Under 18	23.1%	19.2%	+20.3%	17.0%	+35.9%	19.9%	34.0%	44.5%	31.5%	28.6%
Average family size	3.18	3.06	+3.9%	3.49	-8.9%	3.00	3.39	3.59	3.34	3.21
Residence one year ago for population 1 year old and older										
Same house	77.9%	78.5%	-0.8%	76.6%	+1.7%	80.4%	84.8%	84.1%	84.8%	85.0%
Different house in the U.S.	19.5%	18.0%	+8.3%	22.0%	-11.4%	17.9%	13.6%	14.8%	14.0%	14.4%
Same county	5.9%	5.8%	+1.7%	7.2%	-18.1%	6.9%	7.5%	6.9%	7.3%	8.9%
Different county	13.6%	12.2%	+11.5%	14.8%	-8.1%	11.1%	6.2%	7.9%	6.7%	5.5%
Same state	7.7%	5.5%	+40.0%	5.4%	+42.6%	3.4%	2.8%	4.3%	2.7%	3.2%
Different state	5.9%	6.8%	-13.2%	9.5%	-37.9%	7.6%	3.4%	3.5%	4.0%	2.3%
Abroad	2.7%	3.5%	-22.9%	1.3%	+107.7%	1.6%	1.5%	1.1%	1.3%	0.6%
Place of Birth										
Native	70.5%	72.4%	-2.6%	77.1%	-8.6%	78.6%	70.0%	77.2%	78.0%	86.9%
Born in United States	68.1%	70.0%	-2.7%	73.9%	-7.8%	74.3%	67.5%	74.5%	76.0%	85.5%
Born in state of residence	20.8%	22.0%	-5.5%	23.3%	-10.7%	19.4%	27.1%	35.4%	31.6%	58.8%
Different state	47.4%	48.0%	-1.3%	50.7%	-6.5%	54.9%	40.4%	39.1%	44.4%	26.7%
Puerto Rico, U.S. Islands, abroad to American parent(s)	2.3%	2.4%	-4.2%	3.2%	-28.1%	2.4%	2.5%	2.7%	2.0%	1.4%
Foreign born	29.5%	27.6%	+6.9%	22.9%	+28.8%	23.3%	30.0%	22.8%	22.0%	13.1%
Race and Ethnicity										
People identifying with one race	96.9%	96.3%	+0.6%	95.7%	+1.3%	97.2%	96.0%	96.0%	96.8%	97.0%
White alone	64.7%	64.7%	-	63.2%	+2.4%	71.3%	63.6%	65.3%	40.9%	73.7%
Black or African American alone	22.6%	21.9%	+3.2%	21.2%	+6.6%	8.7%	9.7%	21.2%	48.8%	12.6%
Asian alone	6.7%	6.6%	+1.5%	5.0%	+34.0%	9.5%	18.3%	7.8%	3.6%	5.1%
All others	3.0%	3.1%	-3.2%	6.5%	-53.8%	7.7%	4.4%	1.9%	3.6%	5.7%
More than one race	3.1%	3.7%	-16.2%	4.3%	-27.9%	2.8%	4.0%	4.0%	3.2%	3.0%
Hispanic (of any race)	16.9%	16.8%	+0.6%	14.7%	+15.0%	15.6%	16.2%	21.5%	14.7%	17.1%
Non-Hispanic white	52.3%	52.5%	-0.4%	56.2%	-6.9%	63.3%	52.5%	46.6%	47.4%	62.4%

1. American Community Survey intercensal estimates of total population for Alexandria are different from City estimates of population. The Census Bureau recommends that the American Community Survey be used as an estimate of the percent share of various components of population, not numbers of people.
2. Definitions and methods of measurement differ between the American Community Survey and the 2010 Decennial Census. Comparison of Decennial Census data to American Community Survey data on some population characteristics including housing occupancy and household size can be misleading.

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AMERICAN COMMUNITY SURVEY 2013 CONTINUED

Technology, Labor and Economy, Housing	Alexandria 2013	Alexandria 2012	Change from 2012	Alexandria 2009	Change from 2009	Arlington County	Fairfax County	Prince Wm County	DC Metro Area	United States
Computers and Internet Use										
Households with a computer	92.6%					94.6%	95.0%	94.4%	91.5%	83.8%
Households with broadband internet	85.1%					88.5%	90.7%	88.9%	84.2%	73.4%
Worker Data by Place of Residence										
Civilian Labor Force Unemployed	4.5%	4.4%	+2.3%	6.1%	-26.2%	3.5%	5.1%	5.9%	6.7%	8.4%
Commuting by Single-Occupant Vehicle	58.3%	58.4%	-0.2%	58.7%	-0.7%	54.1%	72.4%	73.0%	66.1%	76.4%
Commuting by Public Transportation	21.4%	22.7%	-5.7%	20.7%	+3.4%	26.8%	9.6%	5.5%	14.2%	5.2%
Worked at Home	4.8%	4.5%	6.7%	4.5%	+6.7%	6.4%	6.1%	4.4%	6.4%	4.4%
Mean Travel Time to Work (minutes)	30.9	29.8	3.7%	29.5	+4.7%	27.6	31.6	37.8	34.1	25.8
Worker Data by Place of Employment										
Workers 16 years of age and older	106,666	103,600	3.0%	95,807	+11.3%	190,106	630,614	139,084	3,281,246	142,962,379
Commuting by Single-Occupant Vehicle	63.7%	65.1%	-2.1%	68.6%	-7.1%	56.9%	80.0%	76.6%	66.3%	76.4%
Commuting by Public Transportation	12.0%	13.1%	-8.0%	11.0%	+9.7%	22.4%	3.6%	1.7%	14.3%	5.2%
Type of Worker										
Private wage and salary workers	74.2%	75.2%	-1.3%	72.9%	+1.8%	67.9%	77.3%	69.1%	70.9%	74.9%
Government workers	20.8%	19.9%	4.5%	22.4%	-7.1%	29.2%	17.8%	26.3%	24.5%	14.6%
Self-Employed in own non-incorp business	4.9%	4.8%	2.1%	4.5%	+8.9%	2.8%	4.8%	4.5%	4.5%	5.9%
Unpaid family workers	0.1%	0.0%		0.2%	-50.0%	0.0%	0.1%	0.1%	0.1%	0.2%
Mean Travel Time to Work (minutes)	34.1	33.8	0.7%	34.2	-0.4%	38.7	34.3	28.9	35.3	25.8
Median Household Income ³	\$86,775	\$81,839	+6.0%	\$83,790	+3.6%	\$102,501	\$111,079	\$95,268	\$90,149	\$52,250
Median Family Income ³	\$107,793	\$103,930	+3.7%	\$112,584	-4.3%	\$142,161	\$128,066	\$106,139	\$104,561	\$64,030
Percent of Population in Poverty	8.2%	7.6%	+7.9%	9.9%	-17.2%	9.8%	5.8%	7.0%	8.5%	15.8%
Percent of Families with Children in Poverty	9.0%	10.6%	-15.1%	12.0%	-25.0%	13.2%	5.8%	8.3%	8.8%	18.5%
Percent of Under-18 in Poverty	13.8%	11.0%	+25.5%	18.2%	-24.2%	15.9%	7.3%	10.7%	11.1%	22.2%
Median Owner Costs, Units With Mortgage ³	\$2,326	\$2,524	-7.8%	\$2,728	-14.7%	\$2,662	\$2,364	\$2,136	\$2,176	\$1,436
Owners with mortgage paying 30% or more of income	22.7%	24.3%	-6.6%	32.4%	-29.9%	23.8%	26.9%	25.5%	29.4%	31.7%
Median Rent ³	\$1,592	\$1,487	+7.1%	\$1,473	+8.1%	\$1,820	\$1,764	\$1,487	\$1,481	\$905
Renters paying 30% or more of income	44.9%	47.2%	-4.9%	51.6%	-13.0%	37.4%	44.1%	53.3%	48.0%	51.5%
Percent Owner Households	45.4%	40.0%	+13.5%	45.8%	-0.9%	44.0%	67.3%	69.1%	62.7%	63.5%
Percent Renter Households	54.6%	60.0%	-9.0%	54.2%	+0.7%	56.0%	32.7%	30.9%	37.3%	36.5%
Ownership vacancy rate	0.6%	0.0%		1.9%	-68.4%	0.2%	0.6%	0.8%	1.0%	1.9%
Rental vacancy rate	5.9%	2.9%	+103.4%	5.4%	+9.3%	4.9%	4.2%	4.3%	5.1%	6.5%

1. American Community Survey intercensal estimates of total population for Alexandria are different from City estimates of population. The Census Bureau recommends that the American Community Survey be used as an estimate of the percent share of various components of population, not numbers of people.
2. Definitions and methods of measurement differ between the American Community Survey and the 2010 Decennial Census. Comparison of Decennial Census data to American Community Survey data on some population characteristics including housing occupancy and household size can be misleading.
3. Dollar values for earlier years are adjusted to 2013 dollars.