



THE CITY OF ALEXANDRIA AND THE WASHINGTON REGION: A LOOK AT ECONOMIC AND DEMOGRAPHIC CHARACTERISTICS

JUNE 2006

In Focus: City of Alexandria

Welcome to the tenth issue in a series of in-depth analyses on member jurisdictions in the Washington region. This newsletter contains economic and demographic data on the City of Alexandria, placed in the context of the Washington region.

Population

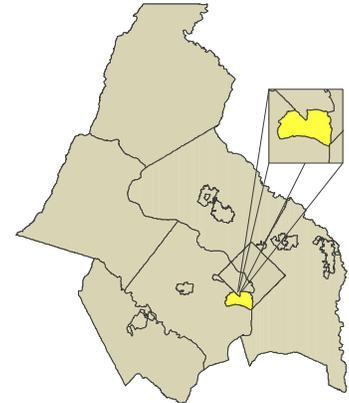
The population of the City of Alexandria, according to the 2000 Census, is 128,300 people. Alexandria's residents constitute **three percent** of the Washington region's 4.5 million people.

Between 2000 and 2030, Alexandria's population is anticipated to grow by more than **41,100 people**, an increase of **32 percent**, while the region is expected to grow by more than 2 million people or 45 percent.

Seventeen percent of the population in the City of Alexandria is under 18 years old. This percentage of children is lower than the regional average of 25 percent.

The City's nearly 12,000 'seniors' age 65 and older account for **nine percent** of the population. This represents the same proportion of seniors as in the Washington region as a whole.

Sixty percent of Alexandria's population is white; 23 percent is black or African-American; and six percent is Asian. Nearly 19,000 people—15 percent of Alexandria's population—also indicated that they are Hispanic or Latino. Regionally, 56 percent of the population is white; 28 percent is black or African-American; and eight percent is Asian. One out of ten people in the Washington region is Hispanic or Latino.

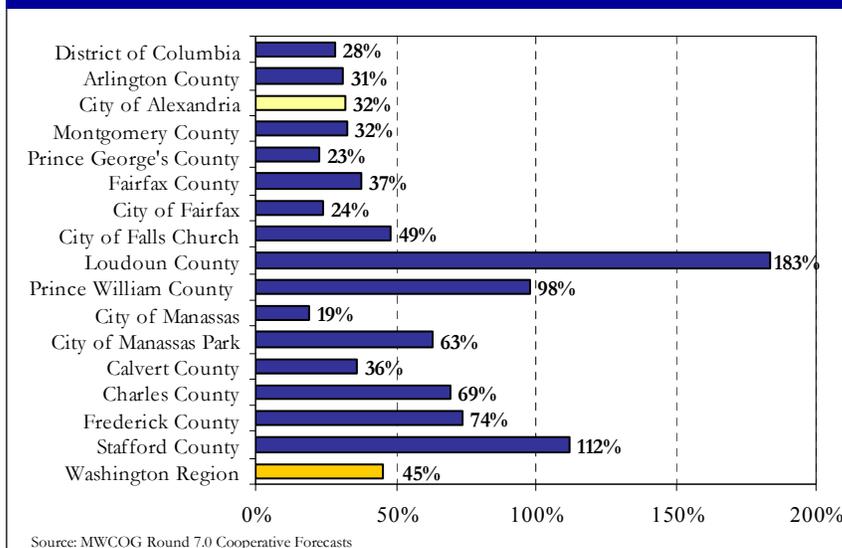


Land Area

The City of Alexandria covers **15.75 square miles** and comprises less than one percent of the Washington region's land area. The City has a population density of nearly **8,146 people** per square mile. It is more densely populated than the regional average of 1,395 people per square mile.



Percent Population Growth by Jurisdiction
Forecast 2000–2030



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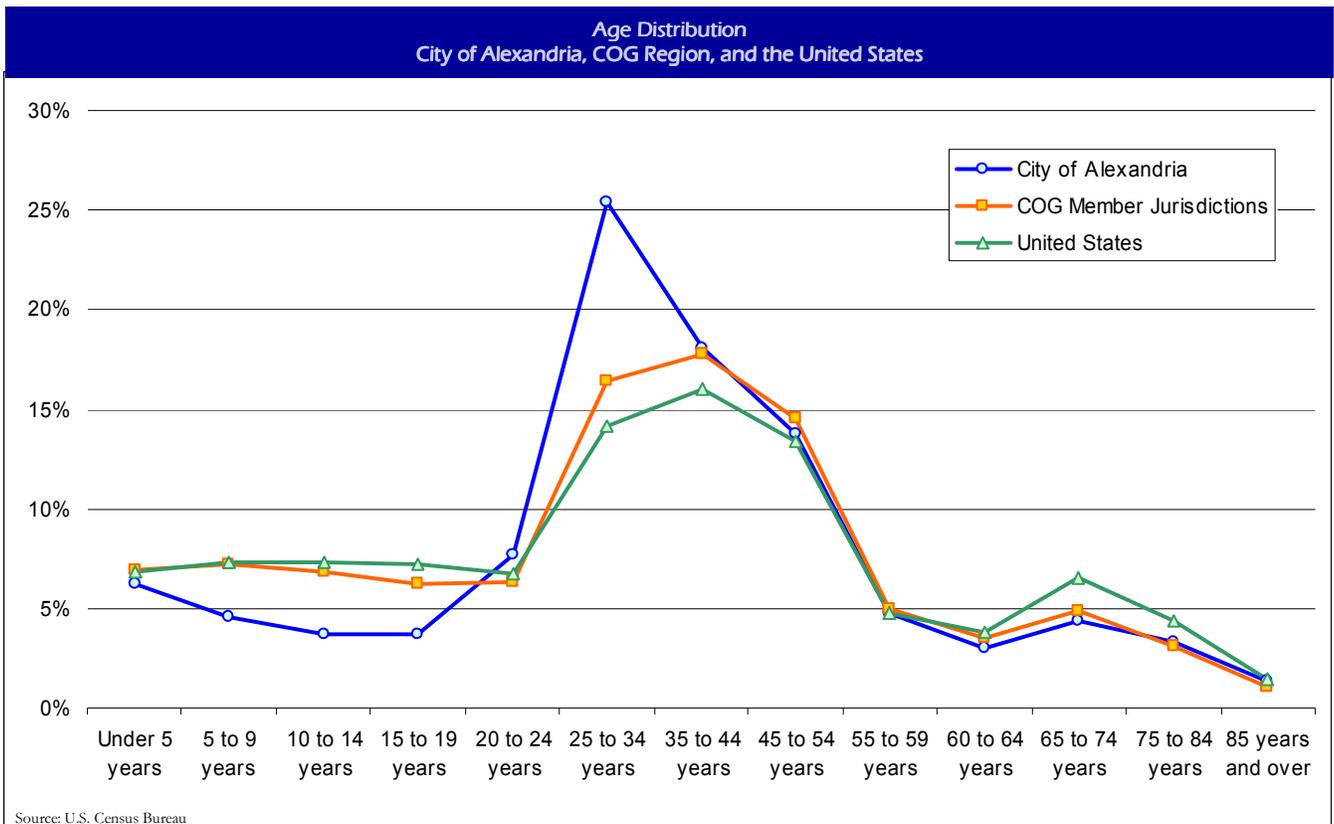
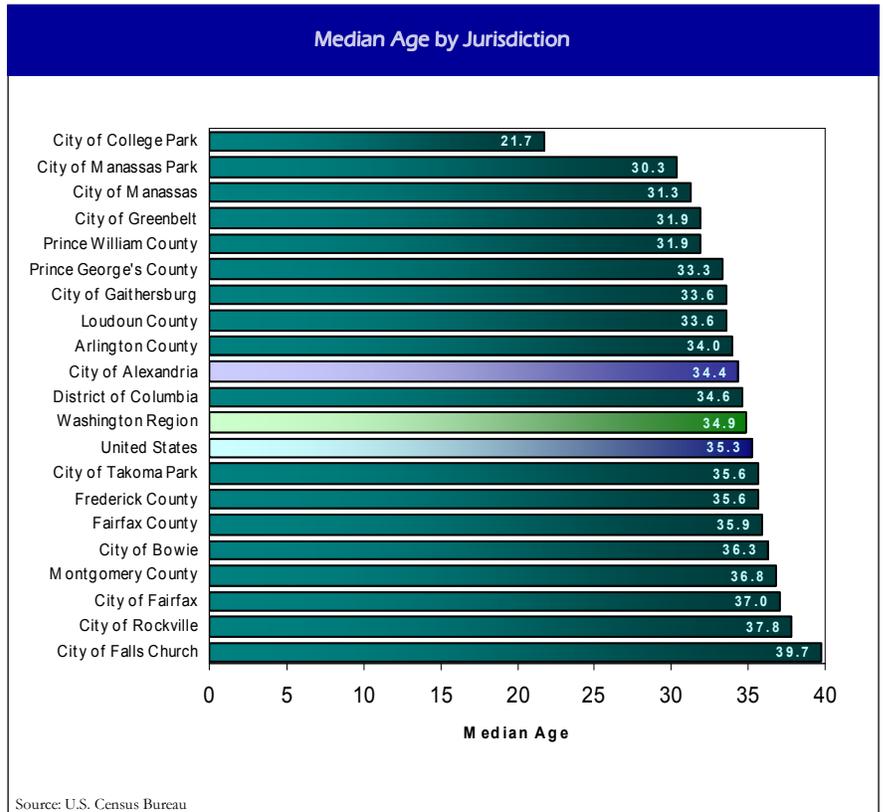
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Population (continued)

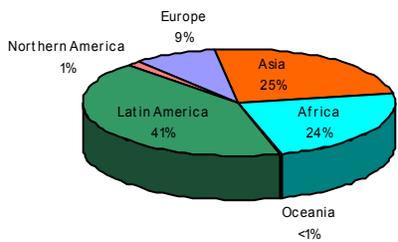
The median age of Alexandria residents is 34.4 years, slightly younger than the median age in the Washington region (34.9 years), and the United States (35.3 years.)

Compared to the United States and the Washington region, the City of Alexandria has a lower proportion of children between five and 14 years old, and teenagers between 15 and 19 years old. **One-quarter** of Alexandria residents are between 25 and 34 years old.

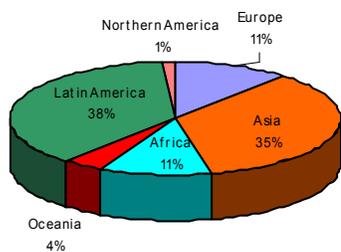




Region of Birth of Foreign Born in the City of Alexandria



Region of Birth of Foreign Born in the Washington Region



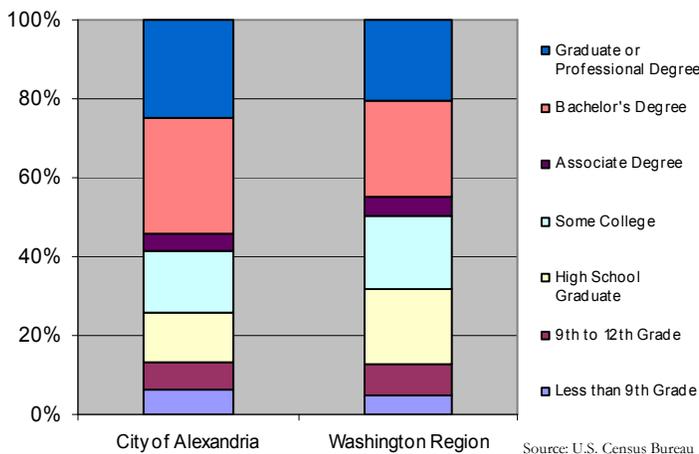
Note: Oceania refers to Australia, New Zealand, and the islands of the Pacific Ocean
Source: U.S. Census Bureau

Foreign Born

The City of Alexandria has a higher percentage of foreign born residents compared to other jurisdictions in the Washington region. **Twenty-five percent** of the City’s population was born in another country, compared to the regional average of 19 percent. Of the foreign born, **41 percent** originate from Latin America, 25 percent from Asia, 24 percent from Africa, and nine percent from Europe.

Several foreign languages are spoken by Alexandria residents—**30 percent** of the population speaks a language other than English at home. Fourteen percent of Alexandria residents speak Spanish, six percent speak another Indo-European language, and three percent speak an Asian or Pacific Island language.

Educational Attainment



Education

More than **26,500 people** in the City of Alexandria (**21 percent** of the population) are enrolled in school. Sixty-one percent of these enrollees are school age children, and 39 percent are college or graduate students.

Fifty-four percent of Alexandria residents over age 25 have a bachelor’s degree or higher, compared to 45 percent in the Washington region. **Twenty-five percent** of the City’s residents have a graduate or professional degree, compared with 21 percent of the region’s population.

Marital Status

The City of Alexandria has a higher percentage of ‘singles’ (those never married, as defined by the Census Bureau)— **39 percent** of the population 15 years and older— compared to 32 percent of the region’s population.

Residence

Alexandria residents move or relocate at a rate higher than the regional average. **Fifty-four percent** of the City’s residents moved between 1995 and 2000, compared with 44 percent of the region’s population.



Employment

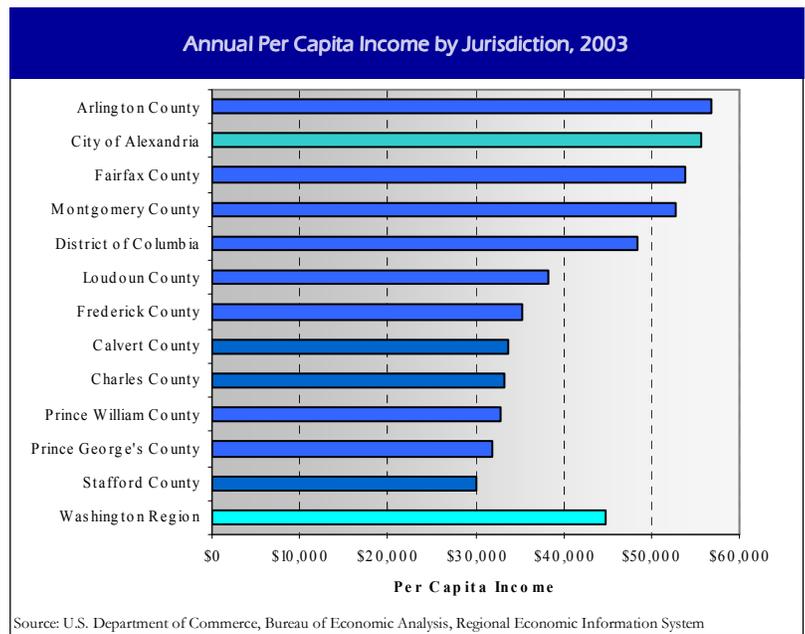
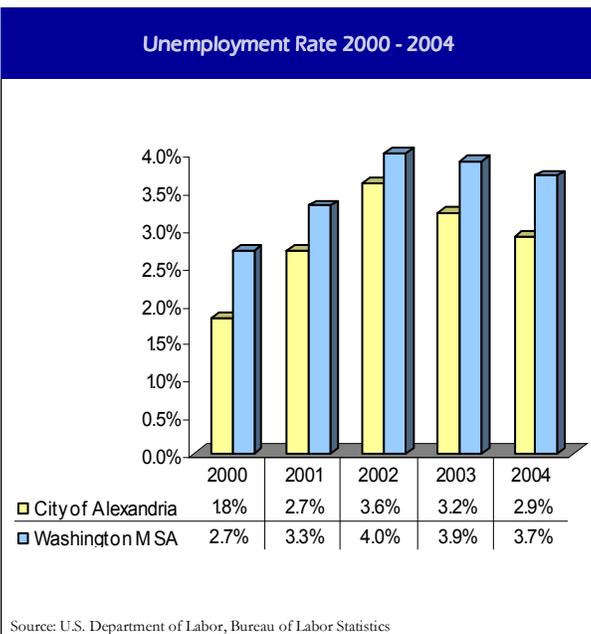
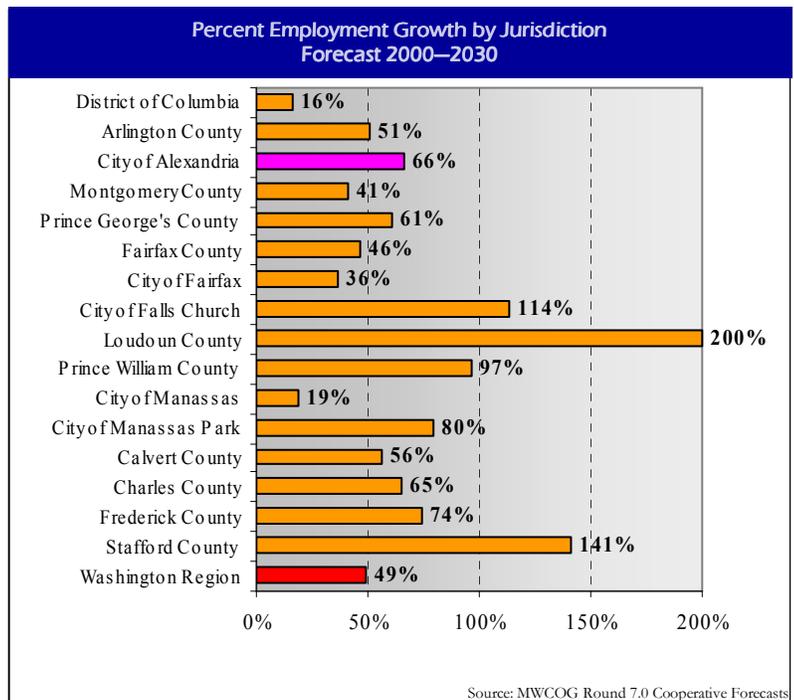
Between 2000 and 2030, the City of Alexandria is projected to add **58,700 jobs**, or an increase of **66 percent**. During the same period, the region is expected to add nearly 1.4 million jobs or an increase of approximately 49 percent.

Income

The City of Alexandria had a per capita income of **\$55,690** in 2003. The per capita income for the Washington region was \$44,757.

Unemployment Rate

Over the last five years, Alexandria has enjoyed an unemployment rate lower than the regional average. In 2004, the City had an unemployment rate of **2.9 percent**, while the regional unemployment rate was 3.7 percent.

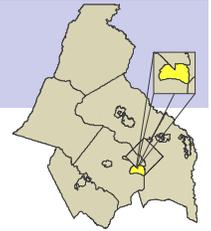


Construction

Nearly **6.9 million square feet** of commercial development was constructed in the City of Alexandria over the last five years—this represents four percent of all commercial development in the Washington region.

Federal Spending

In Fiscal Year 2003, the City of Alexandria received nearly **\$643 million** in salaries and wages from the federal government. This figure represents approximately two percent of the region's federal salaries and wages. Alexandria was home to **\$1.8 billion** in federal procurement, capturing four percent of the region's federal contract awards.



Home Sales

The number of homes sold in the City of Alexandria increased **30 percent** between 2000 and 2004, compared with the regional average of 42 percent. A total of **15,551 homes** were sold in the City during that time period, which is approximately three percent of the total home sales in the region.

Housing

The City of Alexandria has the highest percentage of renter-occupied housing in the Washington region. More than 37,100, or **60 percent**, of the County's housing units are renter-occupied, compared with 38 percent of the Washington region's housing units.

Alexandria residents pay a higher median gross rent than the regional median. In 2000, the median gross rent in the City of Alexandria was **\$861 a month**, \$40 higher than the regional median gross rent of \$821 per month.

The average household size in Alexandria is lower than the regional average of 2.59 people per household. At **2.04 people per household**, the City of Alexandria has the lowest household size in the Washington region.

Commuting

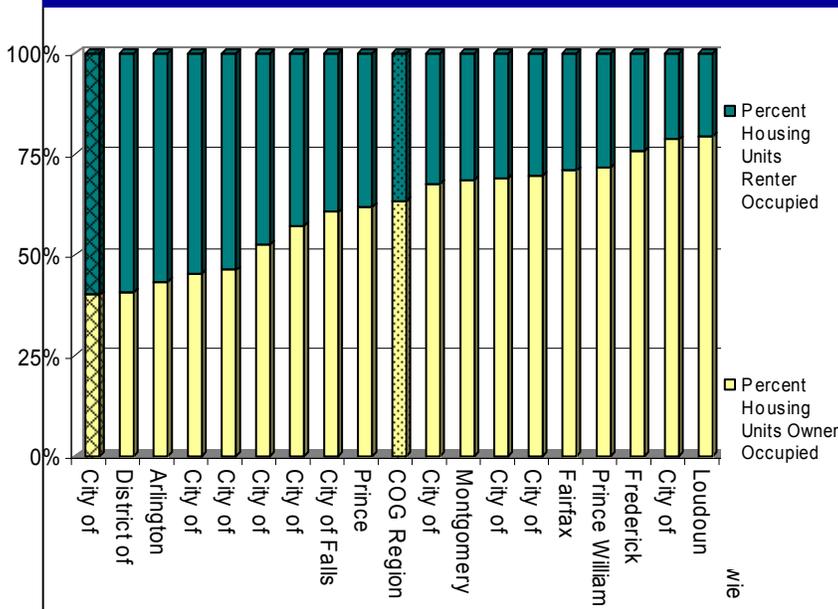
Sixty-three percent of Alexandria resident workers commute to work by driving alone, compared with 68 percent of the Washington region's workers. **Sixteen percent** of the City's resident workers use public transportation, compared with 11 percent of the Washington region's workers. **Thirteen percent** of resident workers of the City of Alexandria use carpooling as a means of transportation to their jobs, which is the same percentage of the region's workers.

Seventy-five percent of Alexandria residents commute to work in less than 45 minutes. In comparison, 72 percent of the region's workers have a travel time of less than 45 minutes.

Vehicle Ownership

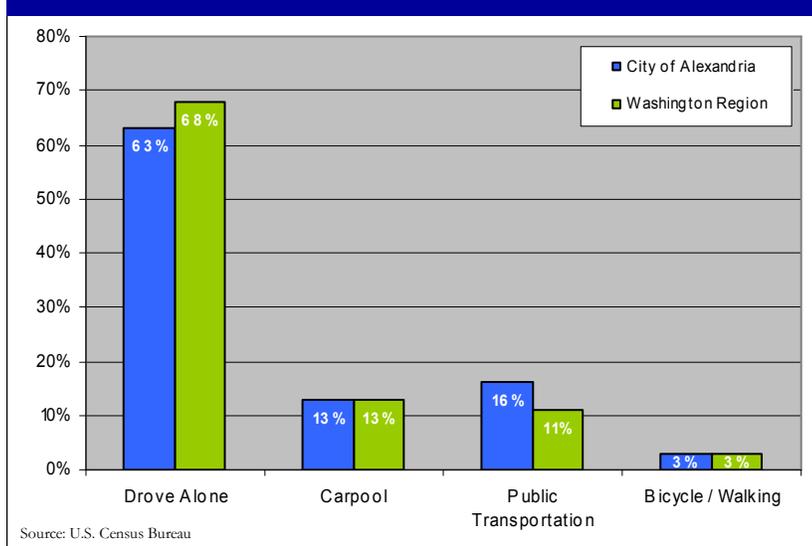
Of the 61,889 occupied housing units in the City of Alexandria, **11 percent** (6,953 housing units) do not have vehicles. For renter-occupied housing units, approximately **16 percent** do not have vehicles. Eleven percent of the region's occupied housing units and 23 percent of the renter-occupied units do not have vehicles.

Owner-Occupied and Renter-Occupied Housing Units

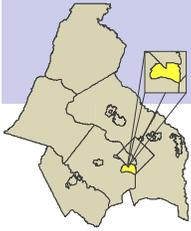


Source: U.S. Census Bureau

Means of Transportation



Source: U.S. Census Bureau

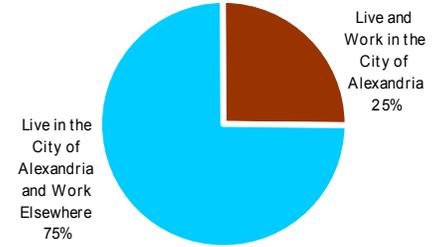


Commuting Patterns

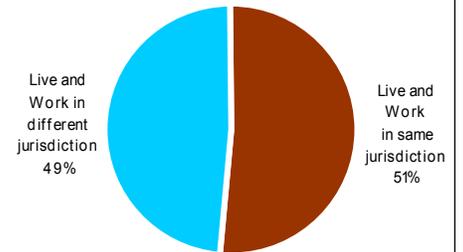
Of the **81,367** workers employed in the City of Alexandria, 24 percent (19,473 workers) live in the City. Thirty-four percent of workers employed in Alexandria commute from Fairfax County. There are **77,190** resident workers in the City of Alexandria. One-quarter of Alexandria's resident workers are employed in the City. The largest percentage of residents who commute to jobs located outside the City work in the District of Columbia (30 percent) and Fairfax County (19 percent) .

Place of Residence for the City of Alexandria's Workforce		Place of Work for the City of Alexandria's Residents		
COG Region	Fairfax County	27,641	District of Columbia	23,292
	City of Alexandria	19,473	City of Alexandria	19,473
	Prince George's County	7,372	Fairfax County	14,643
	Prince William	6,184	Arlington County	10,755
	Arlington County	4,962	Montgomery County	2,484
	District of Columbia	4,040	Prince George's County	1,813
	Montgomery County	2,685	City of Fairfax	818
	Loudoun County	757	Loudoun County	666
	City of Manassas	320	Prince William County	486
	City of Fairfax	302	City of Falls Church	418
Outside COG Region	City of Falls Church	190	City of Manassas	150
	Frederick County	151	City of Manassas Park	19
	City of Manassas Park	77	Frederick County	15
	Stafford County	1,319	Stafford County	110
	Spotsylvania/Fredericksburg	737	Spotsylvania/Fredericksburg	79
	Fauquier County	298	Fauquier County	39
	Culpeper County	124	Warren County	30
	Warren County	66	Culpeper County	6
	King George County	42	King George County	5
	Clarke County	7	Clarke County	0
Other	Other Virginia Jurisdictions	663	Other Virginia Jurisdictions	294
	Baltimore PMSA	1,499	Baltimore PMSA	486
	Charles County	1,087	Charles County	104
	Calvert County	353	Calvert County	16
	Other Maryland Jurisdictions	260	Other Maryland Jurisdictions	82
	Pennsylvania	173	Pennsylvania	100
	West Virginia	142	West Virginia	25
	Elsewhere	443	Elsewhere	782
	Total Jobs	81,367	Total Resident Workers	77,190
	Live and Work in the City of Alexandria	19,473	Live and Work in the City of Alexandria	19,473
Work in the City of Alexandria and Live Elsewhere	61,894	Live in the City of Alexandria and Work Elsewhere	57,717	
Total Jobs	81,367	Total Resident Workers	77,190	

Place of Work for the City of Alexandria's Residents



Location of Workers in the COG Region



Source: U.S. Census Bureau

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