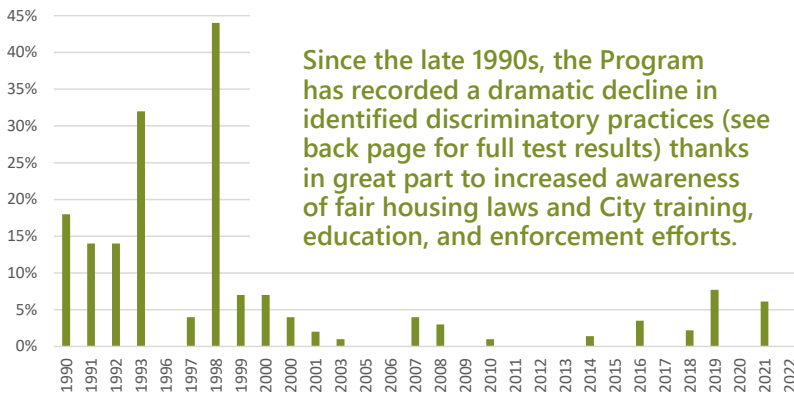


# THE CITY OF ALEXANDRIA'S FAIR HOUSING TESTING PROGRAM

ENSURING ALEXANDRIA IS A WELCOMING  
COMMUNITY TO ALL!

**1,941**  
the number of  
fair housing tests  
conducted by the  
City since 1990

The City of Alexandria's Fair Housing Testing Program identifies and helps eliminate discriminatory housing practices in real estate sales, lending, and rental housing based on race, national origin, familial status, disability, sexual orientation, and source of income (Housing Choice Voucher) in accordance with the City's Human Rights Ordinance.

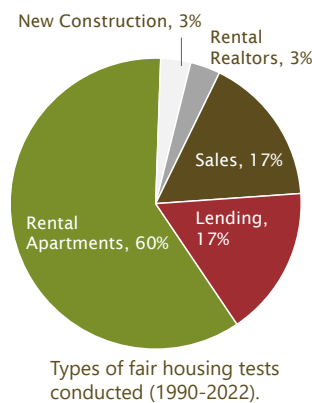


Since the late 1990s, the Program has recorded a dramatic decline in identified discriminatory practices (see back page for full test results) thanks in great part to increased awareness of fair housing laws and City training, education, and enforcement efforts.

Percentage of sites with identified fair housing problems (1990-2022). No testing was conducted in 1994-1995. Two protected classes were tested in 2000.

### How the Program works

The Office of Housing conducts Fair Housing Testing annually using pairs of trained testers to identify evidence of discrimination in the provision of housing by the rental, sales, and mortgage lending industries. Testers are closely matched in all variables other than the selected characteristic being tested. The control tester is assigned a slightly lower income so that he/she is modestly less qualified than the tester representing the protected class.



When potential discriminatory practices are detected, sites are retested with new testers. If an identified issue is repeated, a complaint is filed with the Alexandria Office of Human Rights for further investigation. The Office of Housing pursues remedial actions for all problem sites regardless of whether or not a complaint is filed/settled.

In the case of rental complexes where problems are encountered, property managers must agree to disclose all available units to *all* prospective renters, provide fair housing training to all staff, follow fair housing advertising regulations, and display fair housing posters visible to the public in their rental offices.

## THE EVOLUTION OF FAIR HOUSING LAW IN THE CITY

- 2020** Virginia Fair Housing Law is amended to prohibit discrimination in the sale or rental of housing on the basis of source of income.
- 1996** City Code prohibits discrimination in commercial real estate.  
City Code prohibits discrimination against families with children and augments the protection for the "physically handicapped" to cover all disabilities.
- 1991** Virginia fair housing laws prohibit discrimination against elderliness.
- 1990** The Office of Housing starts the Fair Housing Testing Program.  
City Code prohibits discrimination against sexual orientation.
- 1988** The Fair Housing Act is amended to include people with disabilities and families with children.  
The City of Alexandria passes one of the first human rights ordinances in Virginia prohibiting discrimination in employment, housing, public accommodation, credit, health and social services, education, and city contracts on the basis of race, color, sex, age, religion, national origin, ancestry, marital status, or physical handicap.
- 1975** The Fair Housing Act is amended to include gender.  
Congress passes the Fair Housing Act (Title VIII of the Civil Rights Act of 1968) to prevent discrimination based on race, religion, and national origin; President Johnson signs the Act into law.
- 1968** The Fair Housing Act is first put before Congress.

### DID YOU KNOW?

The Office of Housing's Landlord-Tenant Relations Division provides training on federal, state and local fair housing laws to real estate and property management companies and visits apartment properties to ensure on-site staff are aware of City resources available to landlords and tenants.

The Executive Committee of the Alexandria Human Rights Commission provides oversight to the Fair Housing Testing Program. The Office of Human Rights investigates complaints of discrimination under the City's Human Rights Code and applicable federal and state laws.

City of Alexandria, Office of Housing

421 King Street, Suite 215  
Alexandria, VA 22314  
703.746.4990

[alexandriava.gov/Housing](http://alexandriava.gov/Housing)



## Celebrating Fair Housing Month in Beauregard!

In April 2016, students from William Ramsey Elementary School participated in the City's first Fair Housing Poster Contest under the theme "Diversity Makes Alexandria Strong".

*"Join us on the street of friendship", a heartfelt invitation displayed on the poster of a fifth-grader*

Students learned about Fair Housing and how Fair Housing laws ensure that people who rent or sell homes do not prevent potential renters or homebuyers from living where they want to based on how they may look or

talk, how they choose to worship, the language they speak at home, or a disability.



*Fair housing through the eyes of a kindergartener at William Ramsey Elementary*

## FAIR HOUSING TESTING SUMMARY RESULTS (1990-2022)

A comparison of past test results helps us measure progress in industry compliance with fair housing laws and evaluate the effectiveness of City programs including testing, fair housing education, outreach, and enforcement activities. The sustained downward trend in the number of identified problems is a reflection of the City's commitment to making Alexandria a welcoming community to all.

Fiscal Year	Market/Test Type	Protected Class	Sites Tested	Tests Completed (including retests)	Identified Problems	Sites with Problems	Action
1990	Rental Apartments	Race/National Origin (Hispanic)	79	96	19	14	1 Complaint/ 1 Settlement
1991	Rental (Realtors)	Race/National Origin (Hispanic)	21	24	3	3	Remedial Action
1992	Rental Apartments	Familial Status	71	93	10	10	1 Complaint/ 1 Settlement
1993*	Rental Apartments	Disability	78	291	28	25	3 Complaints/ 3 Settlements
1996	Rental Apartments	Race	20	20	0	0	No Problems Found
1997	Rental Apartments	Sexual Orientation	75	79	3	3	Remedial Action
1998	Sales	Race/National Origin (Hispanic)	16	62	14	7	3 Complaints/ 2 Settlements
1999	Rental Apartments	Disability	70	218	6	5	Remedial Action
2000	Lending	Race/National Origin (Hispanic)	13	14	1	1	Remedial Action
	Rental Apartments	Race/National Origin (Hispanic)	72	75	3	3	Remedial Action
2001	Rental Apartments	Familial Status	85	87	2	2	Remedial Action
2003	Rental Apartments	Multiple Bases	83	84	1	1	Remedial Action
2005	Sales	Race/National Origin (Hispanic)	12	12	0	0	No Problems Found
2006	Lending	Race/National Origin (Hispanic)	11	11	0	0	No Problems Found
2007	Rental Apartments	Race/National Origin (Middle-Eastern/Asian)	73	77	3	3	Remedial Action
2008	Rental Apartments	Race/National Origin (Hispanic)	64	66	2	2	Remedial Action
2009	Lending	Race	8	8	0	0	No Problems Found
2010	Rental Apartments	Disability	67	68	1	1	Remedial Action
2011	Rental Apartments	Familial Status	67	67	0	0	No Problems Found
2012	New Construction	Race	13	13	0	0	No Problems Found
2013	Lending	Race	13	13	0	0	No Problems Found
2014	Rental Apartments	Sexual Orientation	70	71	1	1	Remedial Action
2015	Sales	Race	9	9	0	0	No Problems Found
2016	Rental Apartments	Disability	57	59	2	2	Remedial Action
2017	Lending	Race/National Origin (Hispanic)	16	16	0	0	No Problems Found
2018	Rental Apartments	Race/National Origin	87	89	2	2	Remedial Action
2019	Sales	Disability (mobility)	12	13	1	1	Remedial Action
2020	Rental Apartments	Sexual Orientation/Trangender/Queer	87	87	0	0	No Problems Found
2021	Rental Apartments	Housing Choice Voucher Status	98	104	6	6	Remedial Action
2022	Sales	Race/National Origin	13	15	0	0	No Problems Found

\* No testing was conducted in 1994-1995.