

**City of Alexandria, Virginia
FY 2024 Proposed Operating Budget & CIP
Budget Questions & Answers**

April 4, 2023

Question: Is this a Dillion Rule or city ordinance procedure? Is Alexandria able to incentivize developers/landlords if this were able to occur? How would choice of rent control units be established in rental housing options? Is there a ratio of housing units that this would be beneficial for the city to establish - and where? Why those? What is the overall in 10, 20 years in tax base if rent control were to become established?

Response:

Rent control is not allowed in Virginia. The General Assembly would either have to pass a law allowing it (a "VA rent stabilization bill" was proposed this session but did not advance) or authorize a change to the City's Charter that would allow Council to adopt an ordinance setting rent levels. Achieving better compliance with our voluntary rent guidelines would also ease housing cost burden, as would opportunities to moderate ongoing increases in various fees and utility costs. Since many utility costs are prorated (and don't reflect actual household usage), there are few opportunities for renter households to achieve efficiencies and save through conservation.