



# Landlord-Tenant Issues

## Housing 2040 Master Plan

### Tenant Displacement

**82%** of **renter households making under \$75,000** are cost-burdened, approximately **15,500 households** in Alexandria.

**77%** of Housing Survey respondents are concerned or very concerned about the **cost of rent**

**71%** of Housing Survey respondents are concerned or very concerned about **displacement**

Rent prices are too high for working people

Middle-income workers can't afford housing

Single parents struggle to find affordable apartments

Assistance programs miss many who need help with housing

Yearly rent increases force residents to move

Finding safe, affordable housing feels impossible for many

### Living Conditions

**68%** of Housing Survey respondents are concerned or very concerned about **unit conditions**

**65%** of Housing Survey respondents are concerned or very concerned about **building conditions**

**1966** the median year that a multifamily rental building was built in Alexandria

Hard to hold landlords responsible for poor conditions

Broken heating and cooling systems go unrepaired

Buildings have mold and air quality issues

Many units have pest problems that don't get fixed

High rent does not match housing quality

Landlords often don't fix problems when reported

### Eviction Prevention & Tenant Rights

**over 90%** of eviction cases are due to **non-payment of rent**

**4,126** Number of evictions summons issued in 2024

**47%** of Housing Survey respondents are concerned or very concerned about **evictions**

Tenants need stronger legal protections from eviction

Eviction records make it hard to find housing

Rent deposits are too high for most working people

Housing laws aren't well enforced to protect renters

Extra fees make renting unaffordable

Unclear lease terms confuse renters about their rights

### Fair Housing and Accessibility

**65%** of Housing Survey respondents are concerned or very concerned about **housing options for people with disabilities**

**54%** of Housing Survey respondents are concerned or very concerned about **housing discrimination**

**1990** the year the Americans with Disabilities Act (ADA) was passed and set new accessibility standards for housing

Not enough housing for people with disabilities

People with disabilities struggle to find rental help

Wheelchair-accessible units are hard to find

Many do not know their rights under disability law

Disability accommodations are often denied by landlords

Buildings lack accessibility features