

Housing 2040 Master Plan

AHAAC / LTRB Joint Meeting

06/05/2025



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01

Introduction

Goals

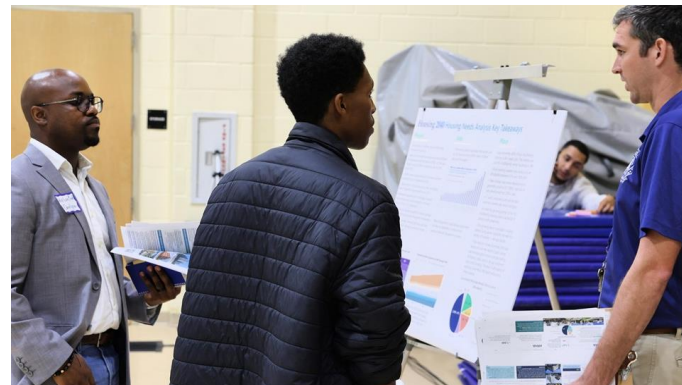
Today we will focus on the following goals:



STRENGTHEN tenant protections and resources.



ENHANCE housing quality, safety, and livability to support resident health and wellbeing.





02

What We Know

What We Know:

2.1

Average **household size** in Alexandria

30%

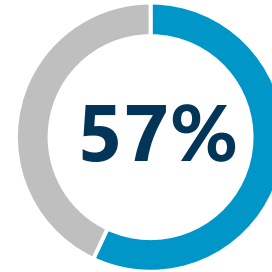
of Alexandrians (5+ years of age) **speak a language other than English** at home

\$29,661

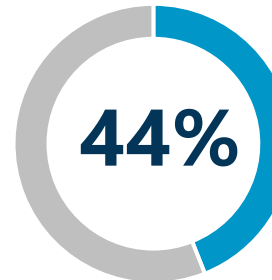
Median income of a worker with a **high school diploma** or GED

\$85,725

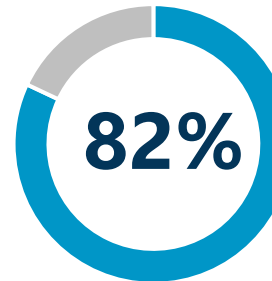
Median income for a worker with a **Bachelor's Degree**



of households in Alexandria are **renters** (about **43,000 people**)



of renters are housing **cost burdened** (about **19,000 people**)



of renters **make less than \$75,000** a year and are cost burdened. (**15,500 Households**)

Rent Trends and the Impact of Utilities/Fees

Change in average July rents, adjusted for utilities	2022-2023	2023-2024
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Studio	4.2%	9.3%
1-bedroom	6.7%	7.3%
2-bedroom	6.6%	8.2%
3-bedroom	9.4%	8.1%

These are citywide trends based on average rents collected in July. Rent increases charged to individual households will vary widely depending on lease terms and conditions and a property/landlord’s approach to pricing and utility management.

Utility costs and fees can significantly impact how much housing a household can afford. For example, unanticipated fluctuations in costs or the application of new fees can jeopardize a household’s ability to make rent.

\$100-\$400+
Typical monthly multifamily utility costs & mandatory fees

\$500-\$800+
Typical monthly multifamily condominium fee, excluding special assessments

What We Know:

Unit Type	2024 Average Rent (all market-rate)	Market-rate rental units delivered since 2020
Studio	\$1,760	\$2,257
One Bedroom	\$2,200	\$2,742
Two Bedroom	\$2,780	\$3,674
Three Bedroom	\$3,060	\$4,887

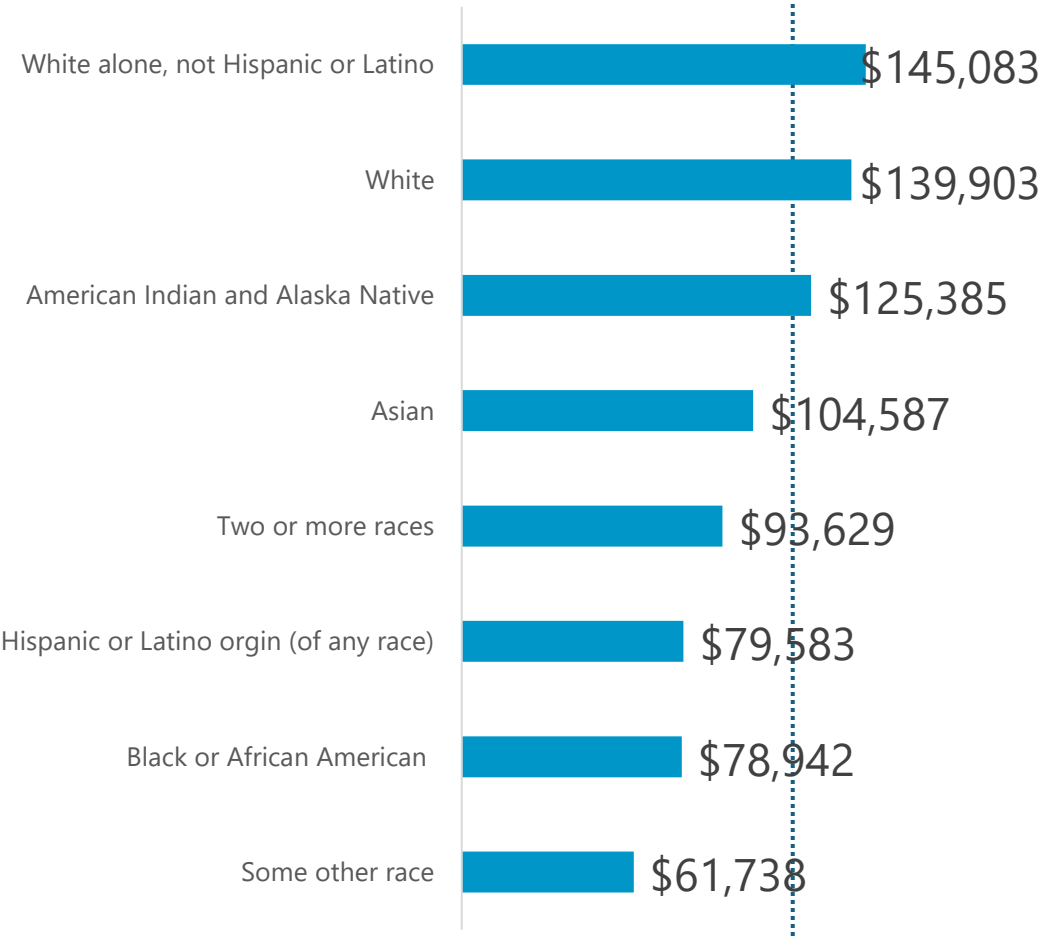


The 2025 Area Median Income for the Washington DC Metro is **\$114,800** for a single person household. This represents a **6% rise from 2024**.



The age of our residents is, on average, increasing. **Seniors are experiencing the greatest growth;** younger adults (20-34) are experiencing the largest decline.

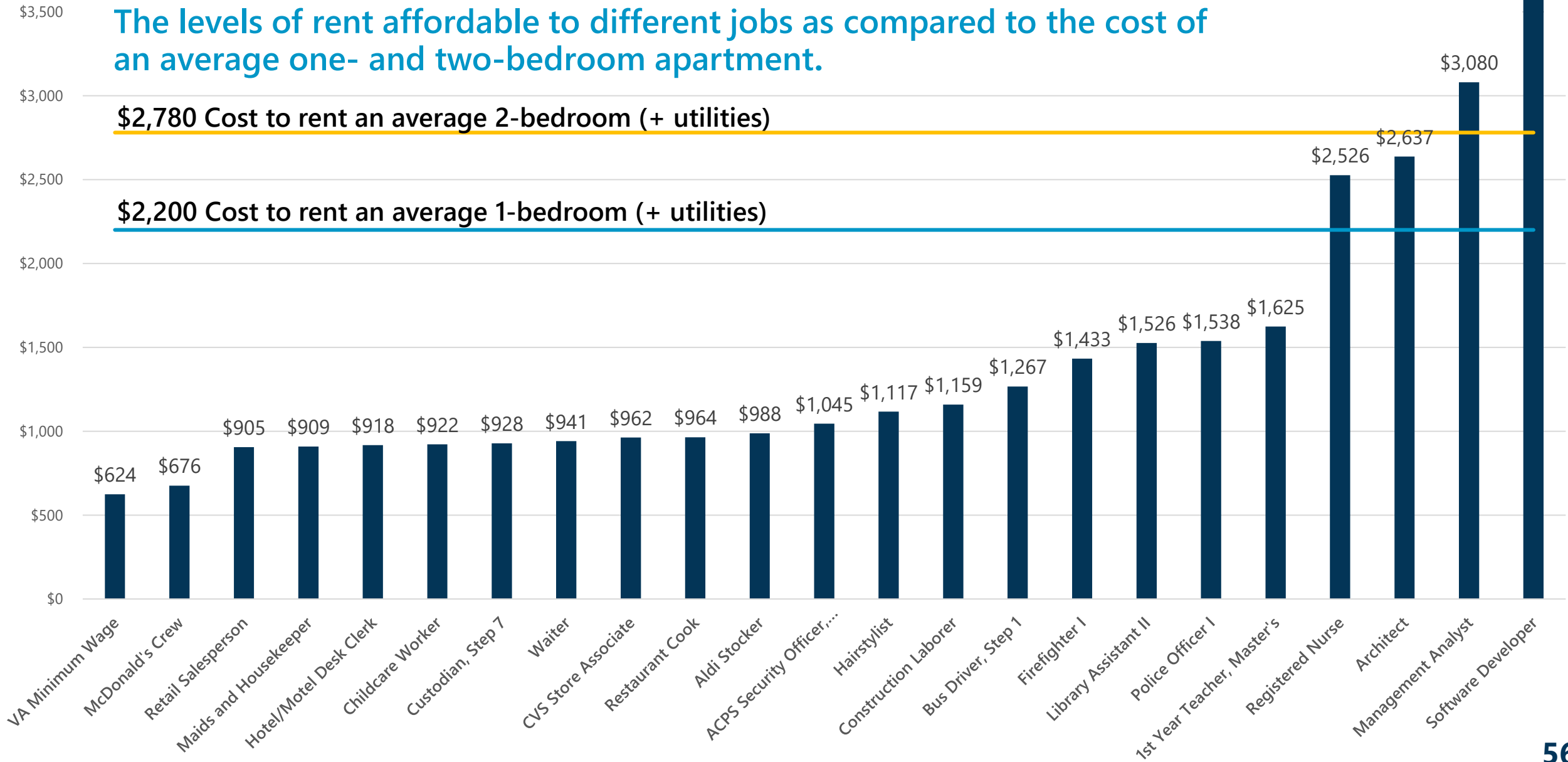
Alexandria Median Household Income by Race and Ethnicity



..... Washington DC Metro Area 2025 AMI, 1-Person: \$114,800

What can a worker afford in Alexandria in 2024?

The levels of rent affordable to different jobs as compared to the cost of an average one- and two-bedroom apartment.

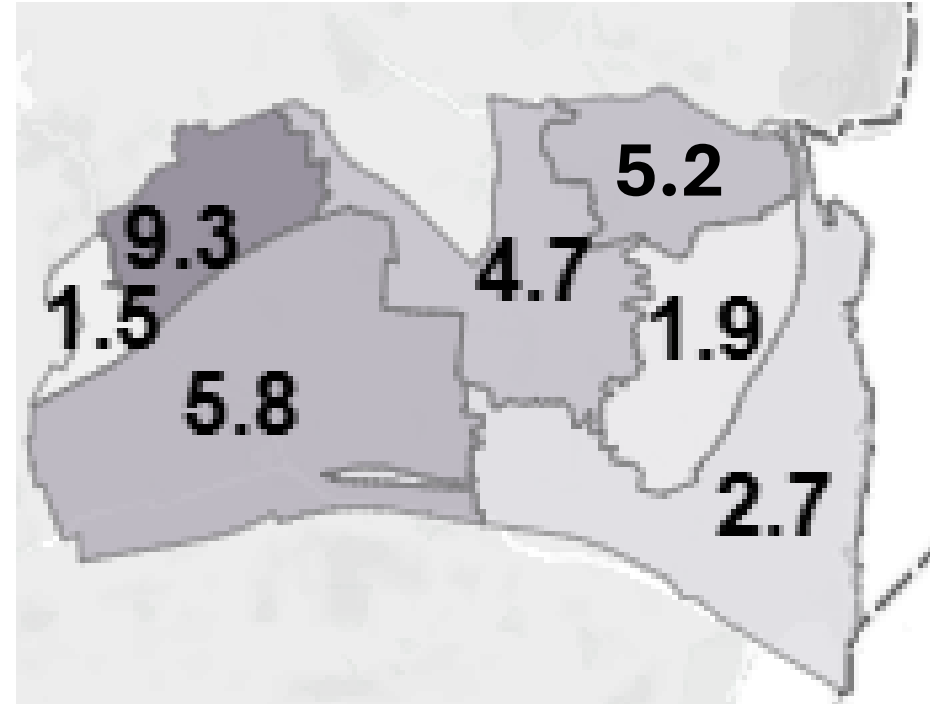


What We Know:

Year	Summons Issued	Writs of eviction issued	Average judgment amount
2019	4,206	1,504	\$3,383
2023	4,458	2,046	\$6,357
2024	4,126	1,788	\$5,947
2025 (YTD)	2,135	682	\$5,424

Average judgment amounts have increased since 2019, reflecting an increase in rental costs and fees.

Number of unlawful detainers filed per 100 households



Eviction filing rates have reverted to pre-pandemic levels and continue to be **concentrated in the West End.**

Over **95%** of eviction cases are for **non-payment of rent.**



03

What We Heard

Sources of Feedback

Quantitative
Housing Needs
Assessment

Public Survey
and Meetings

Stakeholder
Focus Groups

Existing
Small Area
Plans and
Regional
Framework

Targeted
Literature
Review



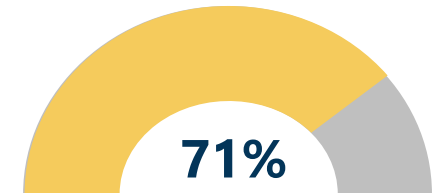
What We Heard: *Deeper Dive*

Financial concerns create unstable housing conditions.

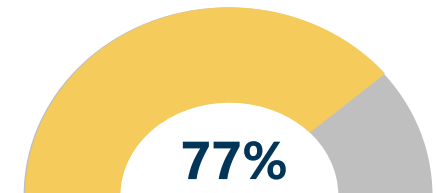
- Unrestricted **rent increases** (often due to algorithmic pricing) require frequent moving
- Excessive **fees** (i.e., pet rent, amenity fees, parking, etc.) continually increase and cloud actual monthly payments
- Losing housing creates **ripple effects** such as missed work, school disruption, and instability

"This year my rent increased by \$400+ and I can't even access the building from the handicap parking space in the garage. I will have to move further away from my job and the city."

-ACPS Employee



Survey respondents concerned or very concerned about **annual rent increases**



Survey respondents concerned or very concerned about **cost of rent**

What We Heard: *Deeper Dive*

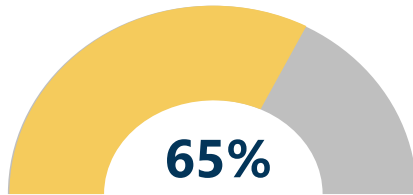
The eviction process feels confusing, unfair, and stressful.



In the City of Alexandria, **over 90% of landlords are represented in court** by an attorney, but only a handful of tenants are.

What We Heard: *Deeper Dive*

Tenants face unsafe conditions and uneven oversight.



Survey respondents
concerned or very
concerned about
building conditions

*“[There are] inadequate
resources to hold landlords
accountable for humane
living conditions.”*

-City Resident

- Reports of **mold, rodents, and poor air quality**
- **Maintenance requests** go unaddressed even as rents increase
- Tenants fear **retaliation or maintenance fees** for reporting issues
- Some landlords appear **unresponsive** until there is external pressure

What We Heard: *Deeper Dive*

Gaps in education or communication leave tenants and landlords unsupported.

- Tenants don't **know their rights** or find out too late.
- Notices and policies aren't available in **residents' languages**.
- Landlords and tenants rarely interact outside of conflict, leaving little room for **relationship-building**.
- **Landlords lack support** and information to navigate programs or resolve issues early.

"Landlord responsiveness is such a huge problem!"

-City Resident

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04

Draft Recommendations

1

Draft Recommendations



Expand educational resources and outreach for tenants and landlords.

Example Strategies:

- Create digital Know Your Rights (KYR) trainings and self-help materials
- Expand fair housing outreach, education and training

2

Draft Recommendations



Advocate for state-level legislative reforms.

Example Strategies:

- Prioritize legislative actions focused on enhancing tenant protections, including increasing the pay or quit notice (5 to 14 days), local authority to enforce habitability requirements and just cause eviction protection
- Support legislation that would help stabilize rental housing costs. For example: limits on pet rent, amenity fees, parking fees, application fees, holding fees, etc.

3

Draft Recommendations



Promote the implementation of comprehensive eviction prevention, diversion, and legal support programs.

Example Strategies:

- Continue to support Courthouse Outreach and adopt Eviction Diversion Pilot Program. (Va. Code § 55.1-1260)
- Work to increase access to legal support for tenants in court.

4

Draft Recommendations



Support initiatives and programs that enhance housing quality and habitability standards.

Example Strategies:



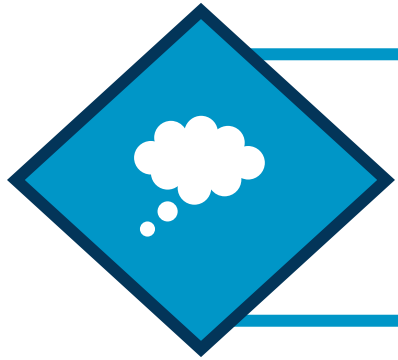
Support the Healthy Homes initiative to support landlords and tenants with housing condition issues.



Continue partnerships with Code and Health departments in education and awareness, focusing on under-served communities.

5

Draft Recommendations



Strengthen communication and relationships between landlords and tenants.

Example Strategies:



Strengthen collaboration and communication with Alexandria Redevelopment and Housing Authority (ARHA) and other properties.



Identify methods for tracking property management changes and maintain regular communication.

6

Draft Recommendations



Expand housing affordability protections and anti-displacement strategies.

Example Strategies:

- Administer and continue to expand Permanent Supportive Housing units and locally funded rental assistance program.
- Expand protections that would require relocation assistance and tenant right to return policies.

7

Draft Recommendations



Build community engagement and address housing disparities.

Example Strategies:



Continue to include people with lived experience in program design and policy development.



Utilize culturally appropriate communication methods (WhatsApp, in-person outreach, etc.).

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05

Next Steps

Next Steps - Landlord Tenant

- **Summer:** Stakeholder review of draft *recommendations* (focus groups, one-on-ones, community engagement)
- **Late Summer / Early Fall:** Development of draft *Strategies*
- **Fall:** Community meeting and review of draft *strategies*
- **Late Fall / Winter:** Refine and finalize Housing 2040 *recommendations* and *strategies*



Thank You!

Comments?

