

# Housing 2040 Master Plan

# ALEXANDRIA'S EVICTIION LANDSCAPE

**October 24, 2024**

Katherine Clardy Key, Performance Analyst, Office of Performance Analytics  
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# Agenda

- Impact of Evictions
- Housing Data Summary
- Eviction Process & Timeline
- Eviction Data
- Eviction Diversion Initiatives
- Looking Ahead

# Impact of Evictions

Eviction can have serious **social** and **health** consequences, including

- Interrupt employment or lead to underemployment,
- Worsened physical health, and
- Increased rates of homelessness and mental health disorders such as depression and suicide

The impact of evictions on **child health** include

- Adverse birth outcomes,
- Increased rates of food insecurity among young children, and
- Poor physical and mental health in adolescents and young adults

Evictions can lead to increased **demand for social services** and strain on local resources

Eviction proceedings can become part of a tenant's housing record, making it **harder to find future housing**

Evictions disproportionately affect marginalized populations, highlighting **systemic inequalities**

# HOUSING DATA SUMMARY

# Quick Facts

There are approximately **43,000** renter households in Alexandria

**57%** of households are renters

**44%** of all renters in Alexandria are **housing cost-burdened**

For households making under \$75,000, **82%** of renters are **housing cost-burdened** – approximately **15,500** households

For households making under \$50,000, **93%** of renters are **housing cost-burdened**

# What is **Housing Cost Burden**

and why is it so important to understand?



Households are considered **housing cost-burdened** when they spend more than 30% of their income (before taxes) on rent, utilities, property taxes, insurance, and other housing costs.

# Market-Rate Rental Housing

## What Income is Needed to Afford Average Rent in Alexandria in 2024?

Unit Type	2024 Average utility-adjusted rents*	Income to afford average rent
Studio	<b>\$1,760</b>	<b>\$ 70,400</b>
One Bedroom	<b>\$2,200</b>	<b>\$ 88,000</b>
Two Bedroom	<b>\$2,780</b>	<b>\$ 111,200</b>
Three Bedroom	<b>\$3,060</b>	<b>\$122,400</b>

\*This means that tenants pay for utilities in addition to rent

A tenant would be cost burdened if making less than the income to afford the average rent (if paying that rental amount)

# Rent Trends and the Impact of Utilities/Fees

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 pay rent.

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

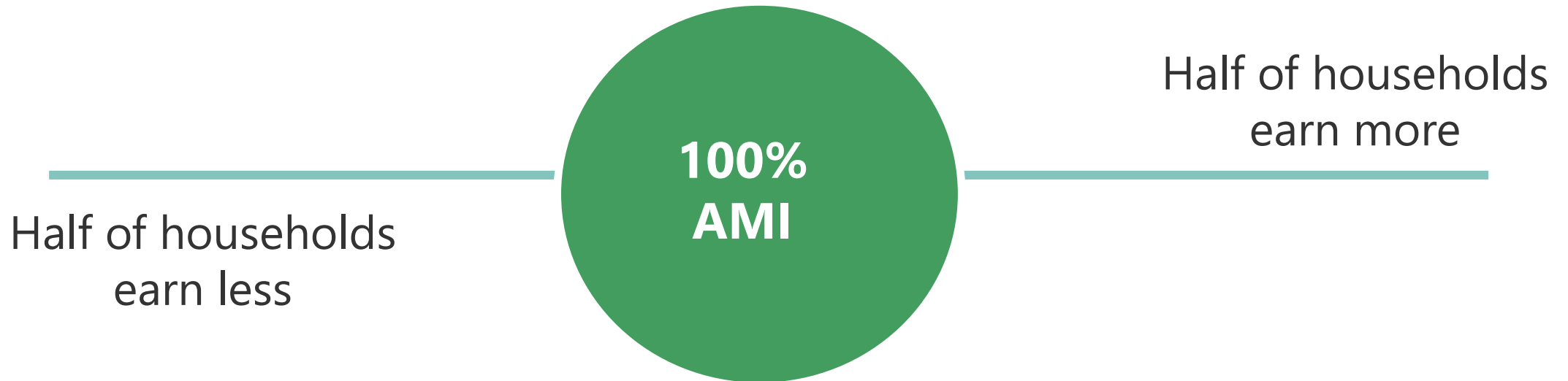
**\$100-\$400+**  
Typical monthly multifamily utility costs & mandatory fees

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.



# Area Median Income (AMI)

Income levels that are established annually by the Department of Housing and Urban Development for households of different sizes, **where half of the households in the region earn more and half earn less.** [2024 AMIs by household size](#), along with associated maximum rents, are available online.



In 2024, the Area Median Income (AMI) for the Washington, DC region for a 1-person household is **\$108,300**, for a 2-person household is **\$123,800**, and for a 4-person household is **\$154,700**.

# Area Median Income (AMI)

\*AMI is often used to determine eligibility for subsidized housing

%AMI	1 Person	2 People	3 People	4 People	5 People	6 People
<b>30%</b>	\$ 32,500	\$ 37,150	\$ 41,800	\$ 46,400	\$ 50,150	\$ 53,850
<b>40%</b>	\$ 43,320	\$ 49,520	\$ 55,720	\$ 61,880	\$ 66,840	\$ 71,800
<b>50%</b>	\$ 54,150	\$ 61,900	\$ 69,650	\$ 77,350	\$ 83,550	\$ 89,750
<b>60%</b>	\$ 64,980	\$ 74,280	\$ 83,580	\$ 92,820	\$ 100,260	\$ 107,700
<b>80%</b>	\$ 86,640	\$ 99,040	\$ 111,440	\$ 123,760	\$ 133,680	\$ 143,600
<b>100%</b>	\$ 108,300	\$ 123,800	\$ 139,300	\$ 154,700	\$ 167,100	\$ 179,500
<b>120%</b>	\$ 129,960	\$ 148,560	\$ 167,160	\$ 185,640	\$ 200,520	\$ 215,400

# 2024 Salaries/Incomes

(assuming full-time employment)

## Salaries/Income below 30% AMI

**\$11,304** Supplemental Security Income (SSI)

**\$24,960** Virginia Minimum Wage

**\$27,040** McDonald's Crew Member

## 31-40% AMI Salaries

**\$36,219** Retail Salesperson

**\$36,704** Hotel/Motel Desk Clerk

**\$36,879** Childcare Worker

**\$37,107** ACPS Cafeteria Aide (Step 10)

**\$37,107** ACPS Custodian (Step 7)

**\$38,480** CVS Store Associate

**\$38,559** Restaurant Cook

**\$39,520** Aldi Cashier/Stockier

**\$41,600** NVCC Administrative Assistant

**\$41,808** ACPS Security Officer (Step 1)

## 41-50% AMI Salaries

**\$44,663** Hairstylist

**\$46,343** Construction Laborer

**\$47,029** ACPS Administrative Assistant I (Step 1)

**\$50,669** ACPS Bus Driver (Step 1)

**\$50,694** Exercise/Personal Trainer

## 51-60% AMI Salaries

**\$57,207** ACPS First-Year Teacher, Bachelor's (195-day contract)

**\$57,332** AFD Firefighter I (starting)

**\$60,359** DCHS Community Services Specialist II

**\$61,057** Library Assistant II

**\$61,503** APD Police Officer I (starting)

## 61-80% AMI Salaries

**\$64,988** ACPS First-Year Teacher, Master's (195-day contract)

**\$86,546** City of Alexandria HR Compensation Analyst

## Salaries above 80% AMI

**\$101,038** Registered Nurse

**\$105,471** Architect

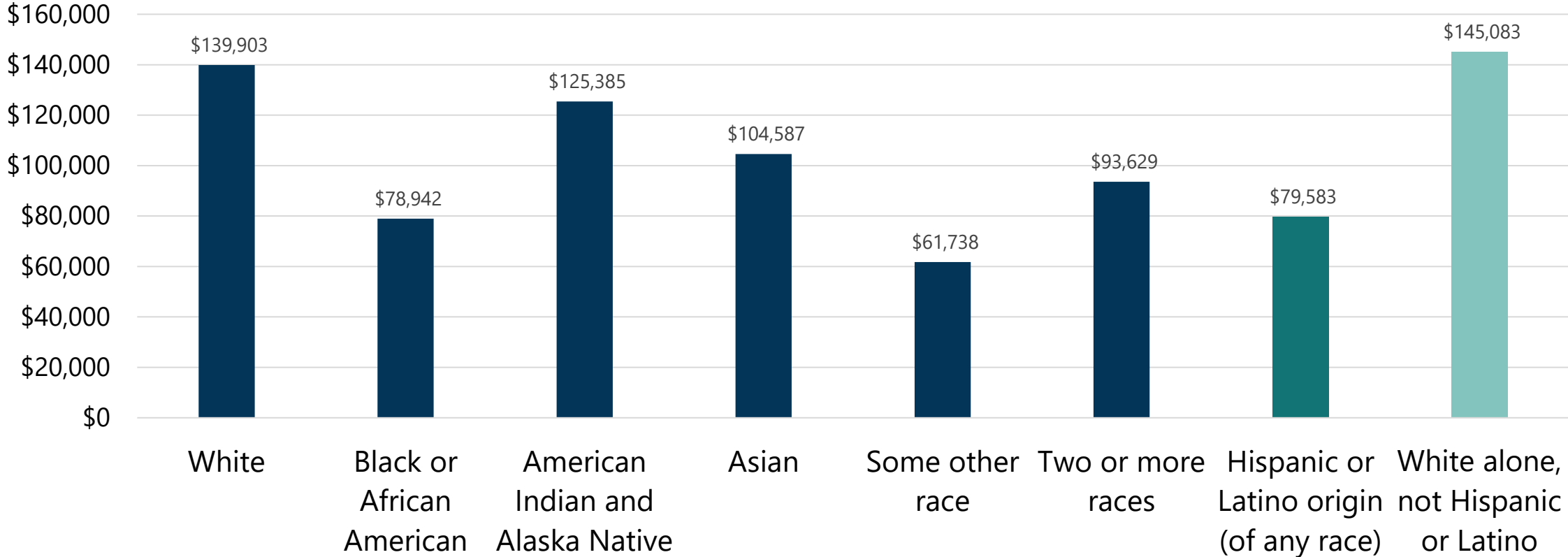
**\$123,184** Management Analyst

**\$145,897** Software Developer

**\$189,189** Lawyer

# Household Income by Race and Ethnicity

Alexandria Median Household Income by Race and Ethnicity



Source: ACS 5-Year Estimates, 2022

# ARHA

1,137

units owned by ARHA as public or affordable housing serving the city's lowest income residents

+360

Net new units in the development pipeline for the Ladrey and Samuel Madden communities

8,787

Public Housing waitlist\*

1,660

housing choice vouchers leased out of **1,996** allocated; the remainder of the vouchers are unfunded due to the high cost of housing in Alexandria

10,600

Housing Choice Voucher waitlist\*

In 2020, Virginia passed a law that prevents rental properties with more than four units from discriminating based on **source of income**. This means properties cannot refuse to rent to a potential tenant simply for being a Housing Choice Voucher holder and must treat them as they would any other prospective tenant.

\*ARHA, August 2024



# What can contribute to Housing Instability?

**Unanticipated job changes**, including loss of hours

**Changes in family relationships**, which can result in loss of income and/or housing

**Changes in personal health conditions** or the health of a family member

**Poor housing conditions**, which can impact health and result in loss of income

**Unexpected new expenses** (ex. loss of vehicle which impacts access to employment or childcare)

**High costs and fees**, including utility costs, condo fees, special assessments, and new fees

**Annual rent increases** that exceed annual increases in wages

**Disabling conditions**, which can limit job opportunities

# Eviction Process Steps & Timeline

# What is Eviction?

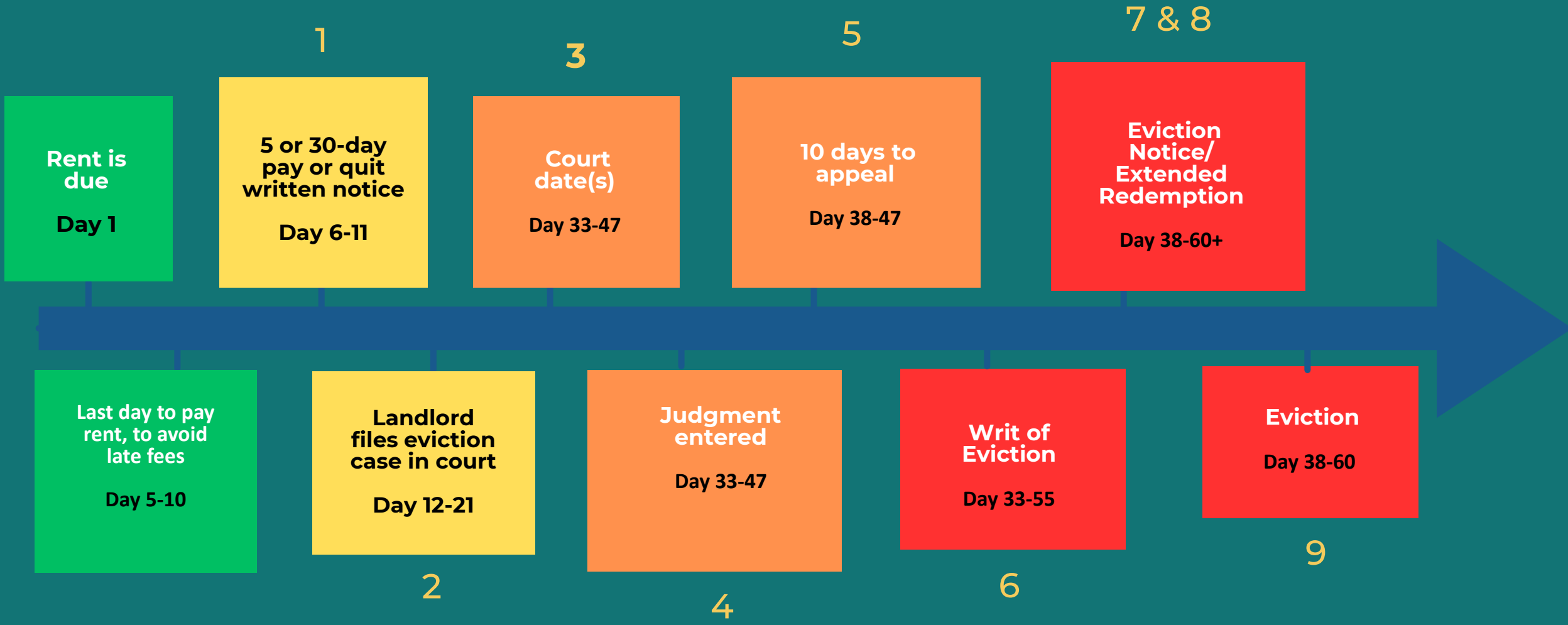
- Eviction is the legal process through which a landlord removes a tenant from a rental property for failing to comply with lease terms, such as non-payment of rent.
- An eviction filing does not always result in eviction.

Once judgment is entered, it can be harder to obtain housing in the future.



# The Eviction Process in Virginia

- 1 Notice of Default or Termination
- 2 Summons for Unlawful Detainer
- 3 Court Date
- 4 Judgment for Possession
- 5 Appeal Period
- 6 Writ of Eviction
- 7 Eviction Notice
- 8 Extended Redemption
- 9 Eviction by Sheriff



**Rent is due**  
**Day 1**

**5 or 30-day pay or quit written notice**  
**Day 6-11**

**Court date(s)**  
**Day 33-47**

**10 days to appeal**  
**Day 38-47**

**Eviction Notice/ Extended Redemption**  
**Day 38-60+**

**Last day to pay rent, to avoid late fees**  
**Day 5-10**

**Landlord files eviction case in court**  
**Day 12-21**

**Judgment entered**  
**Day 33-47**

**Writ of Eviction**  
**Day 33-55**

**Eviction**  
**Day 38-60**

1

3

5

7 & 8

2

4

6

9

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**Last day to pay rent, to avoid late fees.**  
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**Second court date (if applicable)**  
**Day 38-47**

**Writ of Eviction**  
**Day 33-55**

**Eviction**  
**Day 38-60**



**5 or 30-day pay  
or quit written  
notice.**

**Day 6-11**

**court**

**34**

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date (if  
applicable)**

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Eviction**

**Day 33-55**

**Eviction**

**Day 38-60**

- Once given, tenant typically has either 5 or 30 days (CARES Act) to pay to avoid court
- Landlord can still file case if rent is paid outside of that timeframe
- Early in eviction process - does **NOT** mean tenant is being evicted

4/07/2022

**RE: 5-DAY NOTICE TO PAY RENT OR TERMINATE LEASE; 30-DAY NOTICE TO VACATE**

You are hereby notified that you are in default of your lease due to your failure to pay rent, late fees, additional rent and/or any other monies owing under your lease in the total amount of \$2328.89 as itemized below:

DATE	DESCRIPTION	TOTAL CHARGE	PAYMENT/CREDIT	AMOUNT DUE
10/01/2022	October late fee	\$183.30	\$0.00	\$183.30
10/01/2022	08/21/22 - 09/21/22 - PVI INSURANCE	\$10.75	\$0.00	\$10.75
10/01/2022	5361-202 Service Fee (08/01/2022 - 08/31/2022)	\$2.90	\$0.00	\$2.90
10/01/2022	5361-202 Gas (08/01/2022 - 08/31/2022)	\$31.07	\$0.00	\$31.07
10/01/2022	5361-202 Electric (08/01/2022 - 08/31/2022)	\$82.27	\$0.00	\$82.27
10/01/2022	5361-202 Water (08/01/2022 - 08/31/2022)	\$158.40	\$0.00	\$158.40
10/01/2022	Rent (10/2022)	\$1833.00	\$0.00	\$1833.00
10/01/2022	Trash Pick Up Fee (10/2022)	\$15.00	\$0.00	\$15.00
<b>TOTAL</b>				<b>\$2328.89</b>

You have five (5) days from the date of service of this notice to pay the total amount of rent listed above. Payment can be made online via the RENTCafe Resident Portal, through the WPS program at your local provider, or by Cashier's Check or Money Order in the Management Office. If rent is not paid in full within the five-day period, we may terminate your lease. In the event your lease is terminated, you must vacate the premises no earlier than thirty (30) days from the date of service of this notice ("Vacate Date"). Otherwise, should you remain in the premises after the Vacate Date we will proceed to regain possession of the premises as provided in § 55.1-1261 by filing an unlawful detainer action. As part of such action, we will simultaneously seek judgment for possession as well as for all unpaid rent, damages and any other amounts due as well as an award for our reasonable attorney's fees and court costs as part of any action we file for possession as provided in § 55.1-1261.

Any partial payment of rent made before or after a judgment of possession is ordered will not prevent your landlord from taking action to evict you. However, full payment of all amounts you owe the landlord, including all rent as contracted for in the rental agreement that is owed to the landlord as of the date payment is made, as well as any damages, money judgment, award of attorney fees, and court costs made at least 4 hours before the scheduled eviction will cause the eviction to be cancelled, unless there are bases for the entry of an order of possession other than nonpayment of rent stated in the unlawful detainer action filed by the landlord. Nothing herein shall be construed by a court of law or otherwise as requiring landlord to give you subsequent written notice in order to evict you from the leased premises. This notice and our rights hereunder are not affected or waived by the issuance of a separate notice that is or may be served upon you regardless of if such notice is served before, with or after this notice and/or regardless of if such notice's termination date is effective prior to or after the termination date herein. Additionally, pursuant to § 55.1-1254 of the Virginia Code, any items of personal property left within the leased premises or on any other portion of our property after your lease has terminated and we regain possession will be considered abandoned and may be disposed of by our office as we see fit or appropriate 24-hours thereafter without further notice to you. If you are in the active service of any division of the U.S. Military, please contact our office immediately so we can update our records.

Title: \_\_\_\_\_

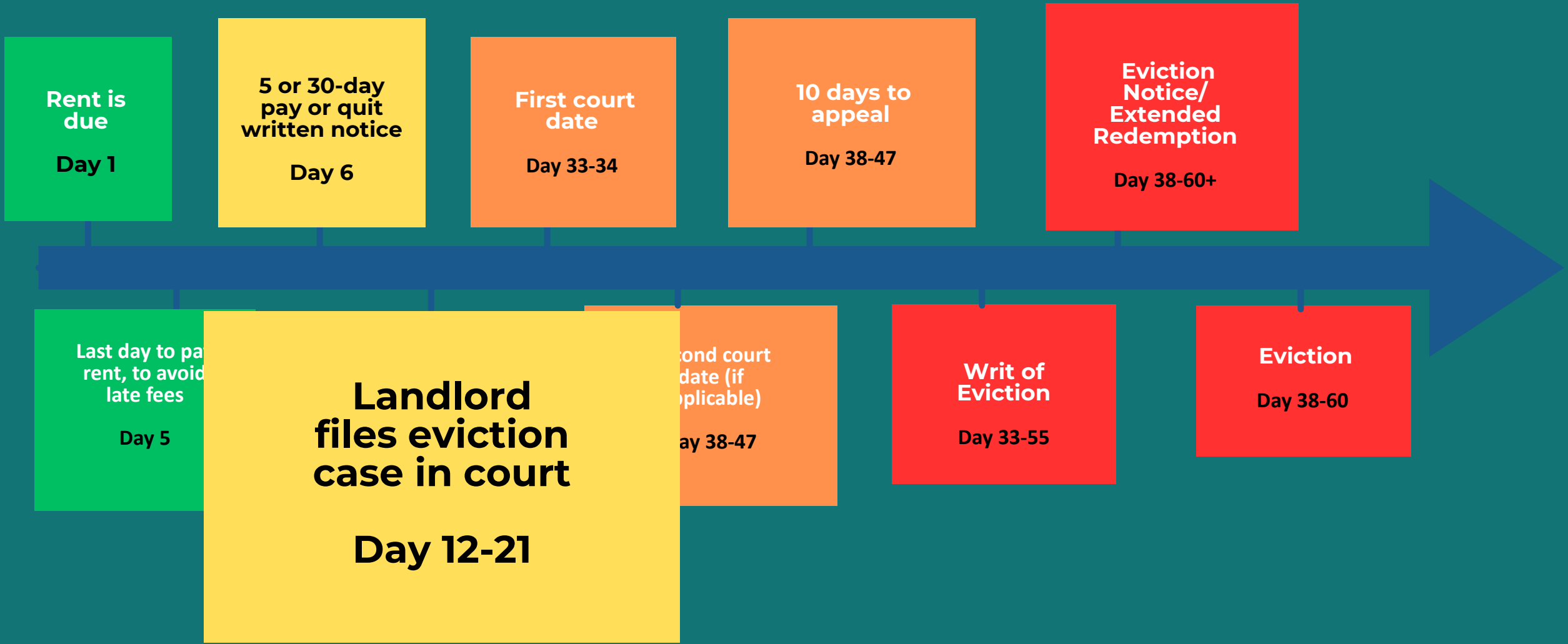
**CERTIFICATE OF SERVICE**

I hereby certify that this notice was served as follows:

Personally delivered to the tenant, or being unable to personally serve, a copy was delivered to the following married \_\_\_\_\_

Delivered to a family member age 18 or older. Use name, age of recipient, and relation of recipient in party named above \_\_\_\_\_

Yvonne Logan  
 1.936.524.8249  
 yvonne.valentine@rentcafe.com



**Rent is due**

**Day 1**

**5 or 30-day pay or quit written notice**

**Day 6**

**First court date**

**Day 33-34**

**10 days to appeal**

**Day 38-47**

**Eviction Notice/ Extended Redemption**

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**Last day to pay rent, to avoid late fees**

**Day 5**

**Landlord files eviction case in court**

**Day 12-21**

**Second court date (if applicable)**

**Day 38-47**

**Writ of Eviction**

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**Eviction**

**Day 38-60**

**SUMMONS FOR UNLAWFUL DETAINER (CIVIL CLAIM FOR EVICTION)**

Commonwealth of Virginia

VA. CODE § 8.01-126

General District Court

CITY OR COUNTY

STREET ADDRESS OF COURT

TO ANY AUTHORIZED OFFICER: Summon the Defendant(s) as provided below:  
TO THE DEFENDANT(S): You are commanded to appear before this Court on

RETURN DATE AND TIME to answer this civil claim.

DATE ISSUED

[ ] CLERK [ ] DEPUTY CLERK [ ] MAGISTRATE

**CLAIM AND AFFIDAVIT:** That Defendant(s) unlawfully detains and withholds from Plaintiff(s):

ADDRESS/DESCRIPTION OF DETAINED PROPERTY

and that the Defendant should be removed from possession based on the following:

[ ] unpaid rent [ ] and further that rent is due and owing and damages have been incurred as follows:

\$ RENT rent due for PERIOD and \$ late fee

and \$ damages for with interest

and \$ costs and \$ civil recovery and \$ attorney's fees.

[ ] Plaintiff requests judgment for all amounts due as of the date of the hearing.

[ ] This summons is filed to terminate a tenancy not governed by the Virginia Residential Landlord and Tenant Act, § 55.1-1200 et seq. of the Code of Virginia.

All required notices have been given. I state under penalty of perjury that the foregoing is true and correct.

[ ] PLAINTIFF(S) [ ] PLAINTIFF'S ATTORNEY [ ] PLAINTIFF'S AGENT

**CASE DISPOSITION**

[ ] JUDGMENT that Plaintiff(s) recover against [ ] named DEFENDANT(S).  
[ ] possession of the premises described above pursuant to § 8.01-128.

[ ] A hearing shall be held on to establish final rent and damages.

[ ] Immediate writ of eviction [ ] ordered pursuant to Va. Code § 8.01-129 upon request of Plaintiff.  
[ ] granted pursuant to Va. Code § 55.1-1250(C).

DEFENDANT(S) PRESENT? [ ] YES [ ] NO

DATE

JUDGE

[ ] Rent, in the sum of \$ and \$ late fee

and \$ damages with interest and \$ costs and \$ civil recovery and \$ attorney's fees

[ ] and \$ costs for Servicemembers Civil Relief Act counsel fees.

HOMESTEAD EXEMPTION WAIVED? [ ] YES [ ] NO [ ] CANNOT BE DEMANDED

[ ] JUDGMENT FOR [ ] NAMED DEFENDANT(S) [ ]

\$ costs and \$ attorney fees awarded to Defendant(s)

[ ] NON-SUIT [ ] DISMISSED DEFENDANT(S) PRESENT? [ ] YES [ ] NO

DATE

JUDGE

**HEARING DATE AND TIME**

CASE NO.

PLAINTIFF(S) NAME(S) (LAST, FIRST, MIDDLE)

TELEPHONE NUMBER

v.

DEFENDANT(S) NAME(S) (LAST, FIRST, MIDDLE)

TELEPHONE NUMBER

**TO DEFENDANT:** You are not required to appear, however, if you fail to appear, judgment may be entered against you. See the additional notice on the reverse about requesting a change of trial location and your right to prevent this unlawful detainer action through payment of amounts owed.

[ ] To dispute this case, you must appear on the return date to try this case

[ ] To dispute this case, you must appear on the return date for the judge to set another date for trial.

If you fail to appear and a default judgment is entered against you, a writ of eviction may be issued immediately for possession of the premises.

Bill of Particulars ordered

DUE DATE

Grounds of Defense ordered

DUE DATE

ATTORNEY FOR PLAINTIFF(S)

ATTORNEY FOR DEFENDANT(S)

TELEPHONE NUMBER

TELEPHONE NUMBER

**DISABILITY ACCOMMODATIONS** for loss of vision, hearing, mobility, etc. Contact the court ahead of time.

[ ] Redemption tender presented; continued to:

HEARING DATE AND TIME

[ ] Defendant must pay:

\$ RENT OWED into the court to be held in escrow by

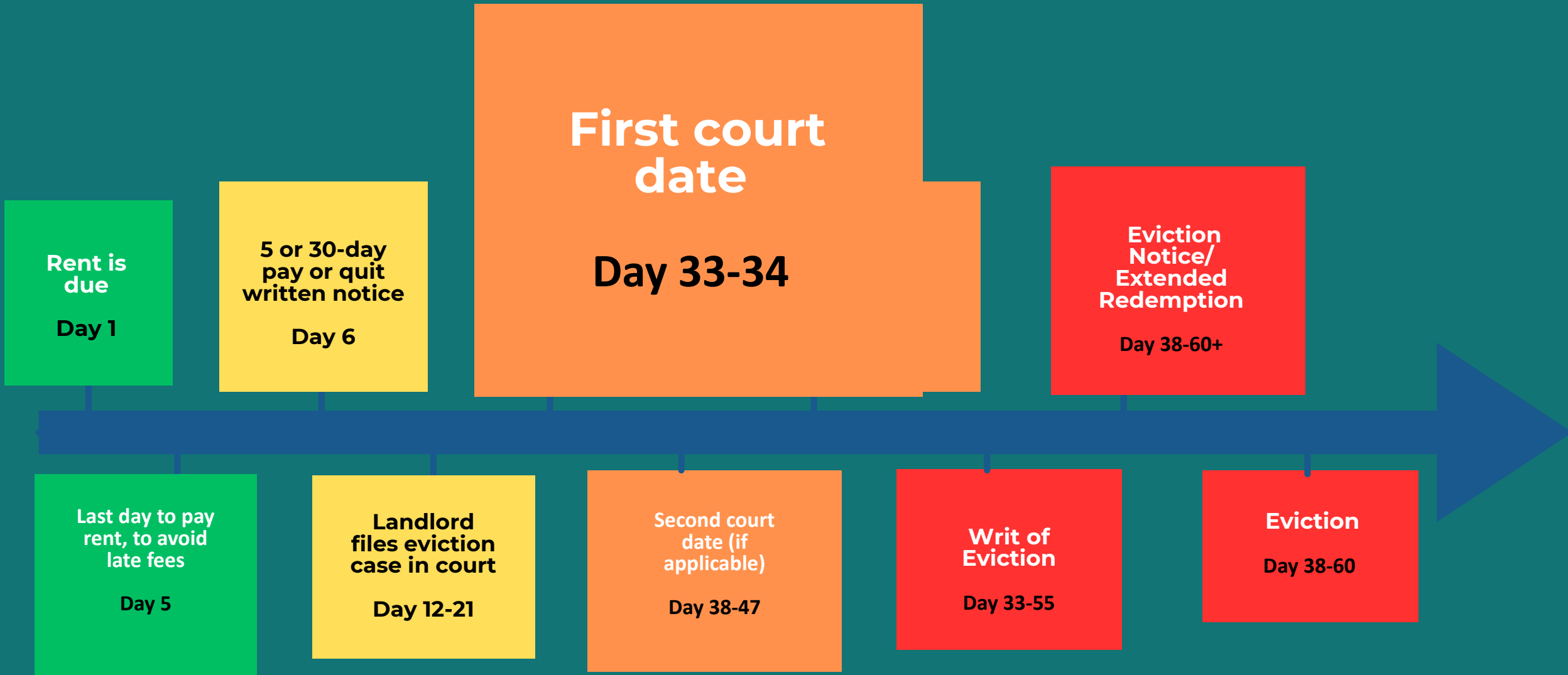
DATE and any rents coming due prior to the next hearing date must also be paid into the court.

JUDGE'S INITIALS

MONEY JUDGMENT PAID OR SATISFIED PURSUANT TO ATTACHED NOTICE OF SATISFACTION

DATE

CLERK



**Rent is due**

**Day 1**

**5 or 30-day  
pay or quit  
written notice**

**Day 6**

**First court  
date**

**Day 33-34**

**Eviction  
Notice/  
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**Second court  
date (if  
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**Eviction**

**Day 38-60**



If a tenant does not go to court and still owes money, a **default judgment** is entered

# First Return

"Do you agree or disagree that you owe the money?"

**1**

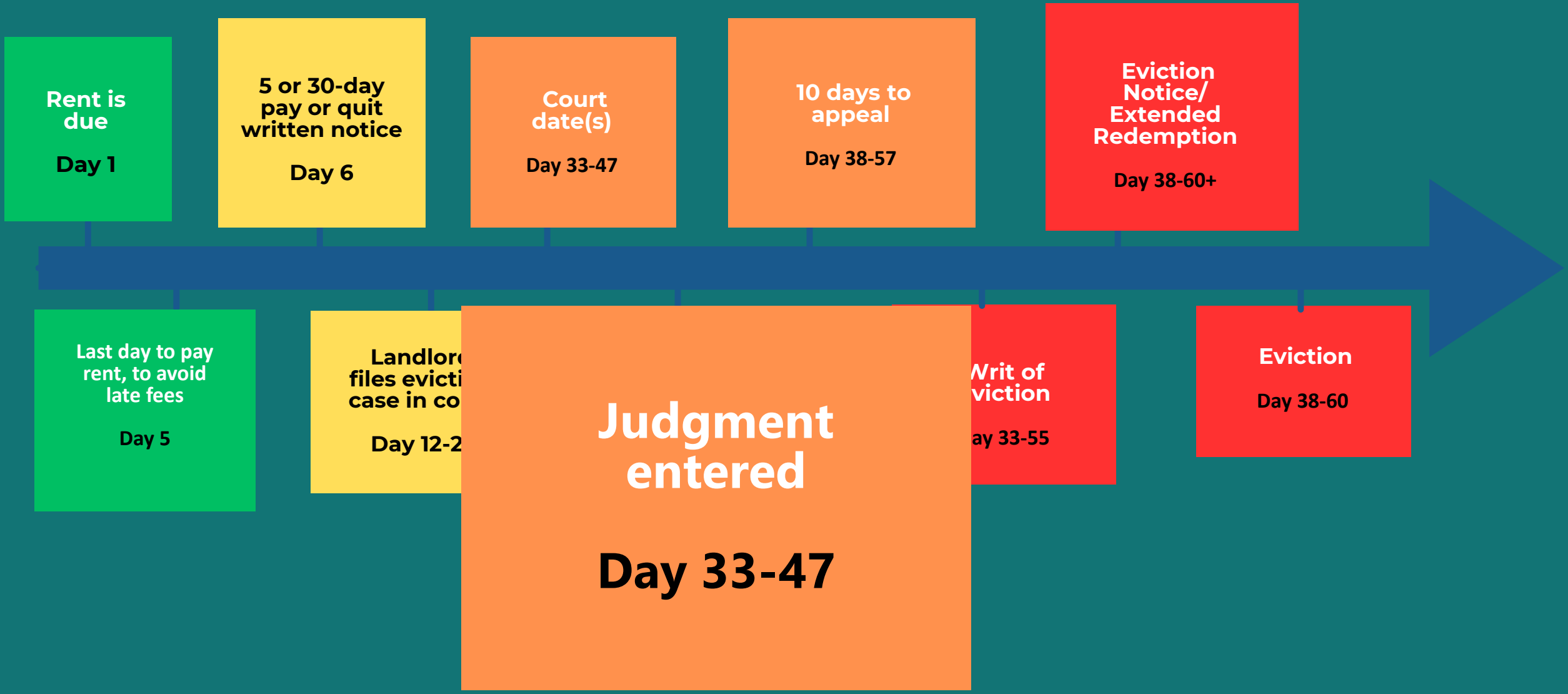
The first court hearing is NOT a trial date. The judge does not want to hear evidence

**2**

If tenant AGREES that they owe the money, or do NOT ask for a trial, judgment will likely be entered

**3**

If tenant DISAGREES and/or asks for a TRIAL, they will get another court date (trial date)



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**Day 1**

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**Day 6**

**Court date(s)**  
**Day 33-47**

**10 days to appeal**  
**Day 38-57**

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**Day 12-20**

**Judgment entered**  
**Day 33-47**

**Writ of eviction**  
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**Eviction**  
**Day 38-60**



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**REQUEST FOR WRIT OF EVICTION IN UNLAWFUL DETAINER PROCEEDINGS**

Commonwealth of Virginia Va. Code § 8.01-471

..... [ ] General District Court [ ] Circuit Court  
CITY OR COUNTY

**TO THE COURT:**

I/we, the plaintiff(s) in this proceeding, request that this court issue a writ of eviction against the defendants with regard to the following premises: .....

This request is made upon a judgment for possession dated: .....

I/we present that, following the entry of the judgment for possession, the landlord has not entered into a new written rental agreement with the tenant.

[ ] This writ of eviction is requested pursuant to the Virginia Residential Landlord and Tenant Act. The landlord has provided the required notice set forth in Virginia Code § 55.1-1250.

DATE ..... [ ] PLAINTIFF [ ] PLAINTIFF'S ATTORNEY [ ] PLAINTIFF'S AGENT  
.....  
PRINTED NAME OF [ ] AGENT [ ] ATTORNEY

**WRIT OF EVICTION**

Va. Code §§ 8.01-470, 8.01-472

**TO ANY AUTHORIZED OFFICER:**

You are hereby commanded in the name of the Commonwealth to cause the Plaintiff(s) to have possession of the following premises from the defendant(s): .....

You are further commanded to make a return before me within 30 days of this date as to the day and manner of executing this writ.

DATE ..... [ ] CLERK [ ] JUDGE

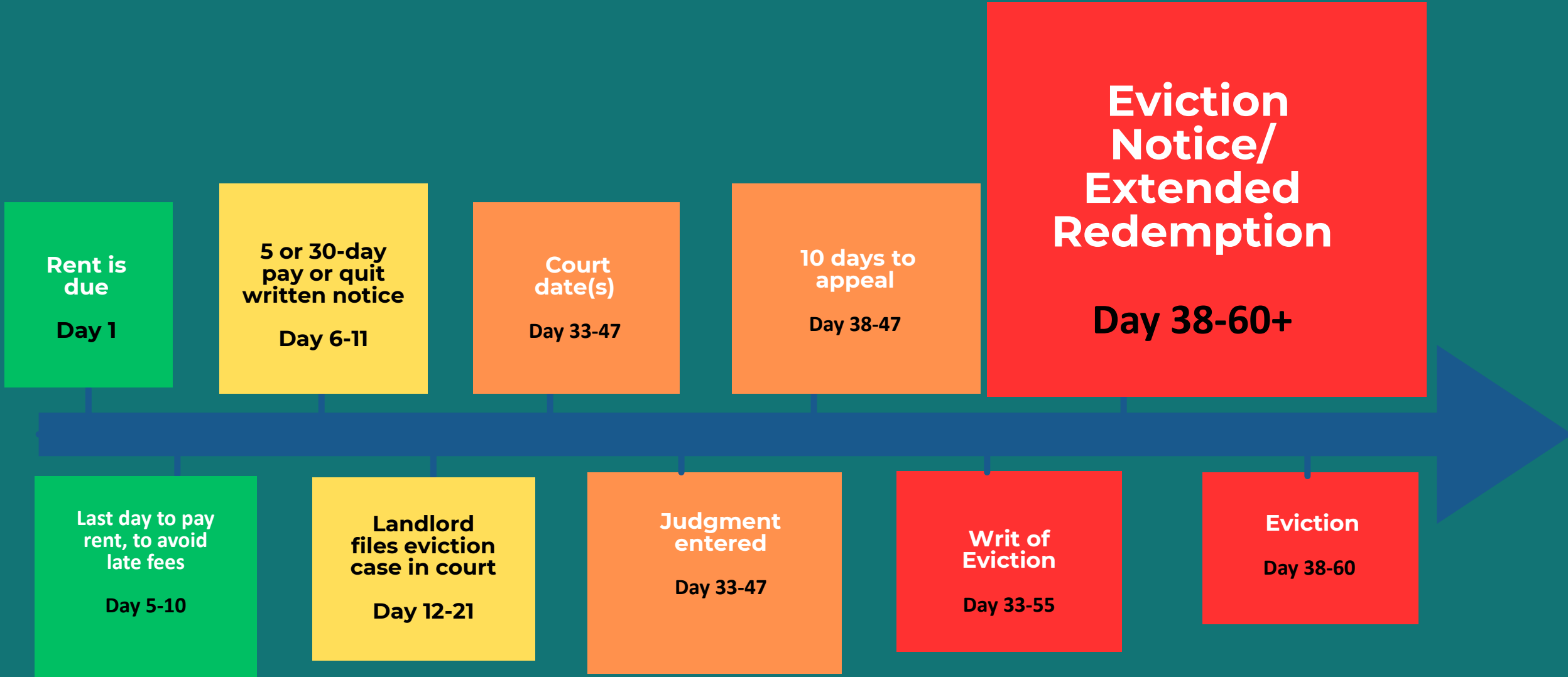
**Notice to Defendant (Tenant):**

If the landlord has checked the box above that this writ of eviction is requested pursuant to the Virginia Residential Landlord and Tenant Act, and the only reason for the entry of an order of possession was nonpayment of rent, then you, or someone on your behalf, may pay the landlord, the landlord's attorney or the court all amounts claimed on the Summons for Unlawful Detainer, including current rent, damages, late fees, costs of court, any civil recovery, attorney fees and sheriff fees, including the sheriff fees for service of the writ of eviction if payment is made after issuance of the writ, no less than 48 hours before the date and time scheduled by the sheriff for the eviction, in order to avoid the eviction. You may pay by cashier's check, certified check or money order. If you appeal the unlawful detainer case and pay any required bond, writ tax and costs after the sheriff has served the notice of intent to execute the writ of eviction, you must notify the sheriff of your appeal.

CASE NO. \_\_\_\_\_  
PLAINTIFF(S) (LAST NAME, FIRST NAME, MIDDLE INITIAL) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
V.  
DEFENDANT(S) (LAST NAME, FIRST NAME, MIDDLE INITIAL) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CAME TO HAND  
DATE AND TIME \_\_\_\_\_  
\_\_\_\_\_, SHERIFF

EXECUTED by taking into possession the within-named premises and delivering possession of it to the plaintiff(s).  
DATE \_\_\_\_\_  
\_\_\_\_\_, SHERIFF  
by \_\_\_\_\_  
DEPUTY SHERIFF



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The tenant has the right to pay and stay  
(when the case is about rent).

BUT, once a judgment is entered, it stays  
in the court record for **10 years** and can  
make it much harder to obtain housing in  
the future.

# Eviction Data

# Eviction Data Sources

- Eviction Lab – Eviction Tracker
- Legal Services Corporation – Civil Court Data Initiative
- Alexandria, VA Eviction Trends



# Eviction Trends

Data for 2024  
(Period To Date)

Choose a Date Level:  
Year

Need a primer on the eviction process in Alexandria? [Click here.](#)

## Alexandria, VA Eviction Trends 2019 - Current

Summons Filed

**3,203**

(▼ -3% from previous year)

Writs of Eviction Issued

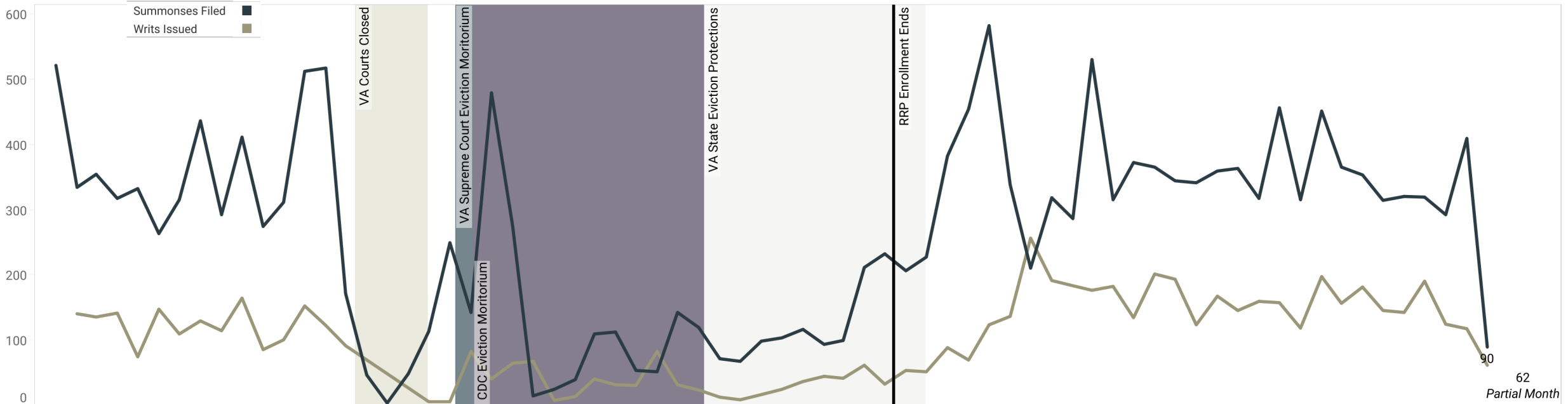
**1,412**

(▼ -11% from previous year)

Average Time from Summons to Writ of Eviction

**47 Days**

(▼ -18% from previous year)



Percentage of Tenants  
Receiving Legal Information  
**17%**

Landlord Judgment Rate  
**34%**  
(▲ 4% from previous year)

Average Amount of Unpaid Rent  
**\$5,571**  
(▼ -17% from previous year)

Percentage of Cases for Unpaid Rent  
**96%**  
(▼ -1% from previous year)

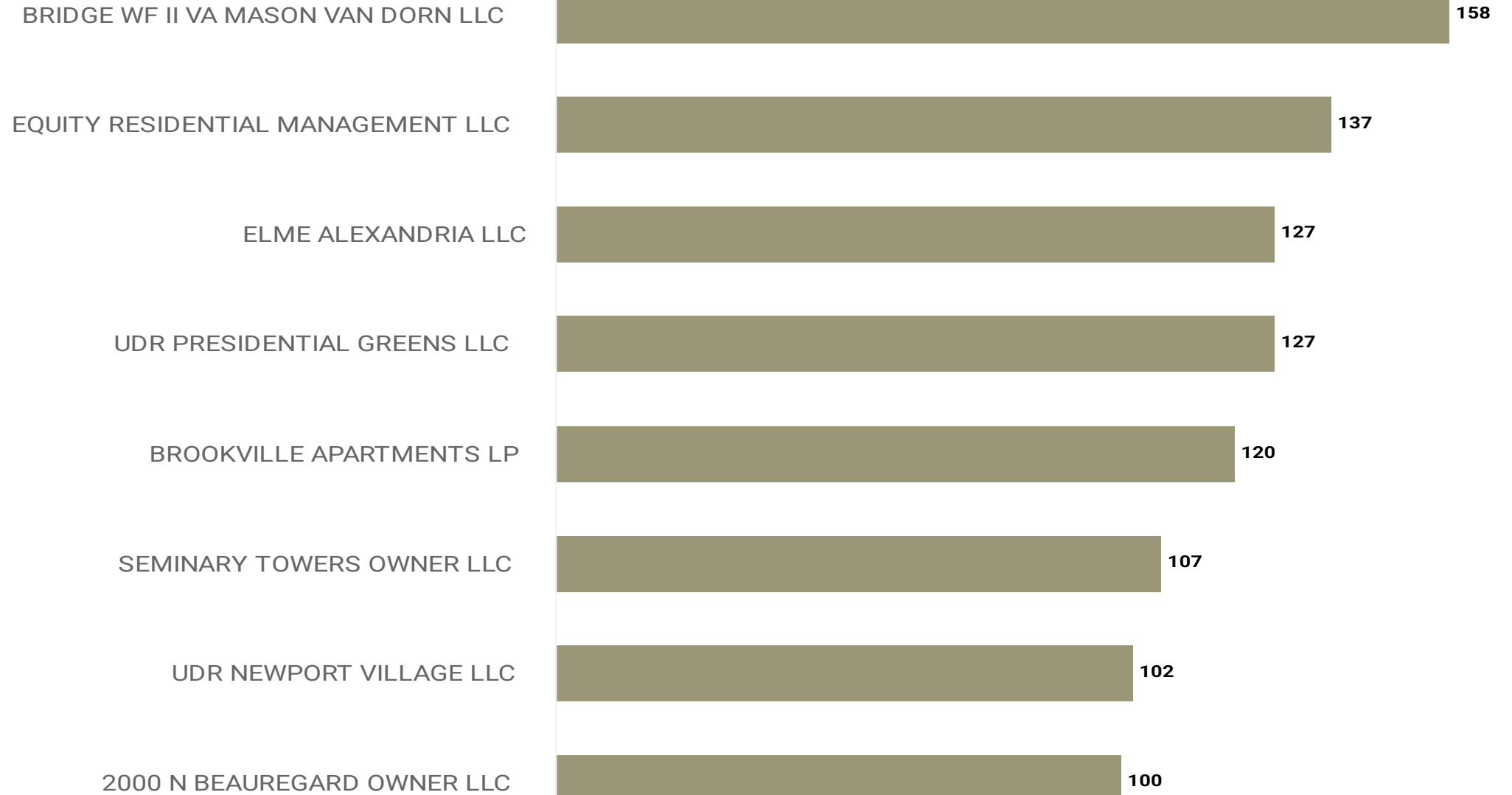
# Eviction Trends

- The number of summons issued serves as an indicator of housing instability; many households can pay rent, but not always in full or on time.
- Reduction in 2021 rate reflects COVID-19 eviction moratoriums and efficacy of coordinated response to pandemic such as support to access rental assistance and courthouse navigation.

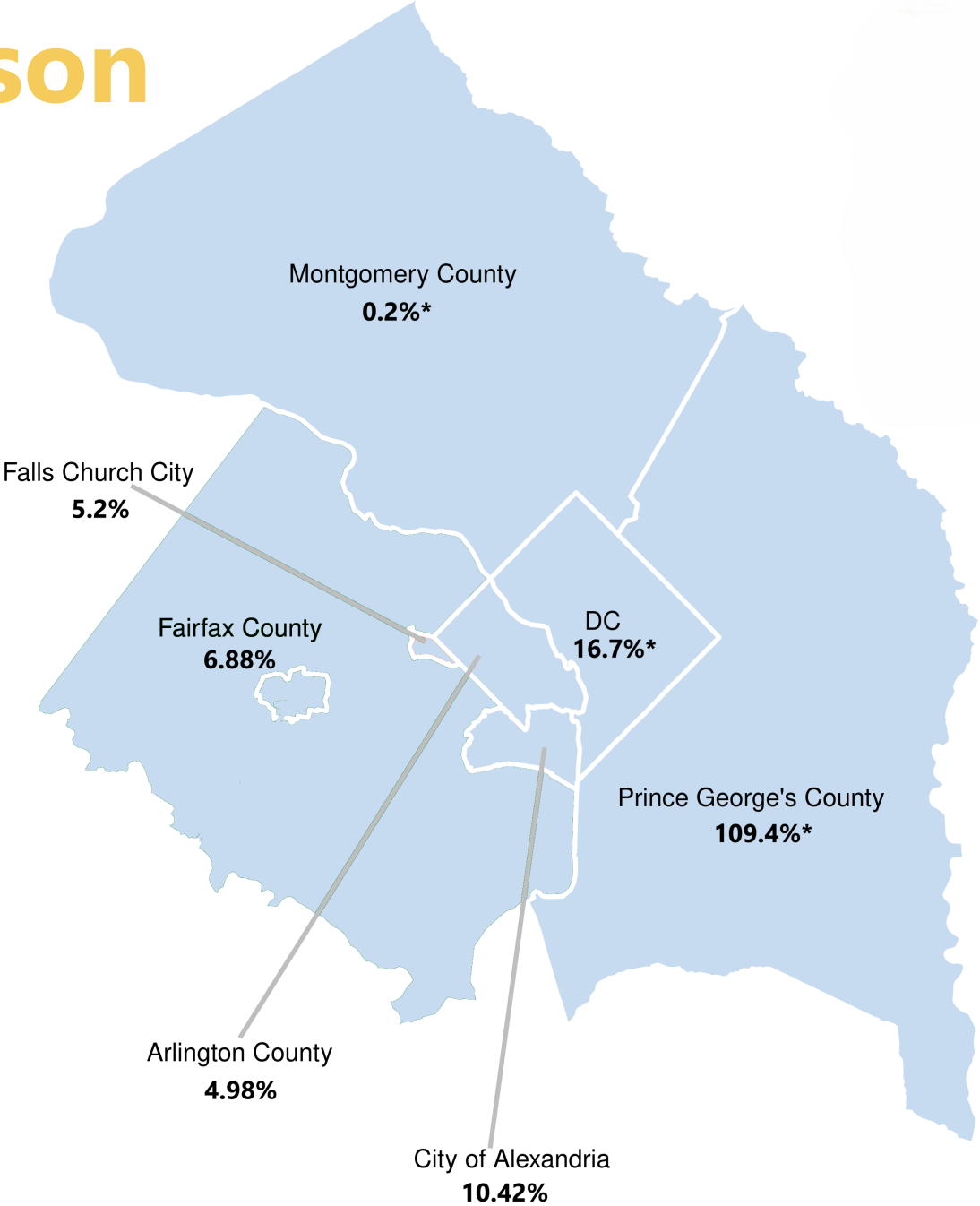
Year	Summons issued	Writs issued	Average judgment amount
2019	4,206	1,540	\$3,383
2021	1,002	329	\$8,486
2023	4,458	2,046	\$6,367
2024 YTD	3,203	1,412	\$5,571

- Eviction filing rates have reverted to pre-pandemic levels and continue to be concentrated in the West End.
- Average judgment amounts have increased since 2019 reflecting increase in rental costs and fees.

# Top Eviction Filers (2024)



# Regional Comparison



# Impact on Homelessness

Housing Needs of Shelter Residents			
Household Size	AMI	Unit Size	# Households / Units Needed
1	<30%	Studio	118
2	<30%	1 BR	15
3	<30%	2 BR	4
4	<30%	2 BR	4
5	<30%	3 BR	1
<b>TOTAL</b>			<b>142</b>

In FY24, 33% of new shelter entrants specifically cited an eviction as the reason for entering shelter.

An additional 15% cited no affordable housing as their reason for experiencing homelessness.

Current waitlist for emergency shelter: 103 singles and 40 families (including 71 children)

# In Summary

- Most eviction cases are for non-payment of rent
- Rent, utilities, and other fees have increased each year
- Alexandria has a higher eviction rate when compared to peer jurisdictions in Northern VA
- Tenant protections and coordinated distribution of rental assistance helped lower eviction rates during COVID; most protections and resources have expired or been exhausted
- Eviction and lack of affordable housing account for nearly half of new entrants into shelter

# Eviction Diversion Initiatives

# Alexandria Eviction Prevention Task Force (EPTF)

Subcommittees include Steering Workgroup, Tenant Education and Community Outreach, Landlord Outreach, and Legislative Advocacy

**Focused on reducing the impact of the current evictions crisis and developing long-term prevention strategies.**

*Work done through collaboration among the City, state government agencies, businesses, non-profits, landlords, tenants, faith community and community advocates.*

## Goals:

- Provide a clear understanding of the eviction landscape, who is being evicted, the eviction process, and current services, resources, and policies.
- Identify and resolve gaps in eviction prevention services.
- Engage stakeholders in the work.
- Identify actionable recommendations for City Council, service providers, and other stakeholders.
- Develop long term strategies to reduce evictions.



# COVID-Era & Continuing Efforts

- Creation of Eviction Prevention Task Force and subcommittees
  - Strengthened partnership amongst variety of stakeholders, including Sheriff's Office, City agencies, landlords, and non-profits
- Improved data tracking
- Distribution of docket information and available resources to community partners on a weekly basis for targeted, direct outreach (2020 – Current)
- Weekly community and on-site outreach
- Consolidated housing dockets (Tuesday and Wednesday afternoons)
- Tenant Rights Sessions, Landlord Trainings, Community Presentations

# Continuing Eviction Prevention Efforts

- City-funded positions (Performance Analyst (OPA), Service Navigator, Housing Relocator & legal aid attorney)
- Local and state rental assistance (RRP) and grants (VERP)
- Courthouse outreach (began July 1, 2020)
  - Since July 1, 2022, LSNV staff has assisted approximately **4,000 individuals facing eviction** through courthouse outreach, and helped tenants file approximately **1,700 eviction expungements** for eviction cases that were dismissed for non-suited

Beginning in 2022, eviction cases that result in a **non-suit** or **dismissal** (meaning judgment is avoided) may be expunged from the court record using a court form. For cases filed after July 1<sup>st</sup>, this now occurs **automatically**.

# EPTF Today

The Steering Workgroup convened this year to focus on building out direction of Task Force post-COVID

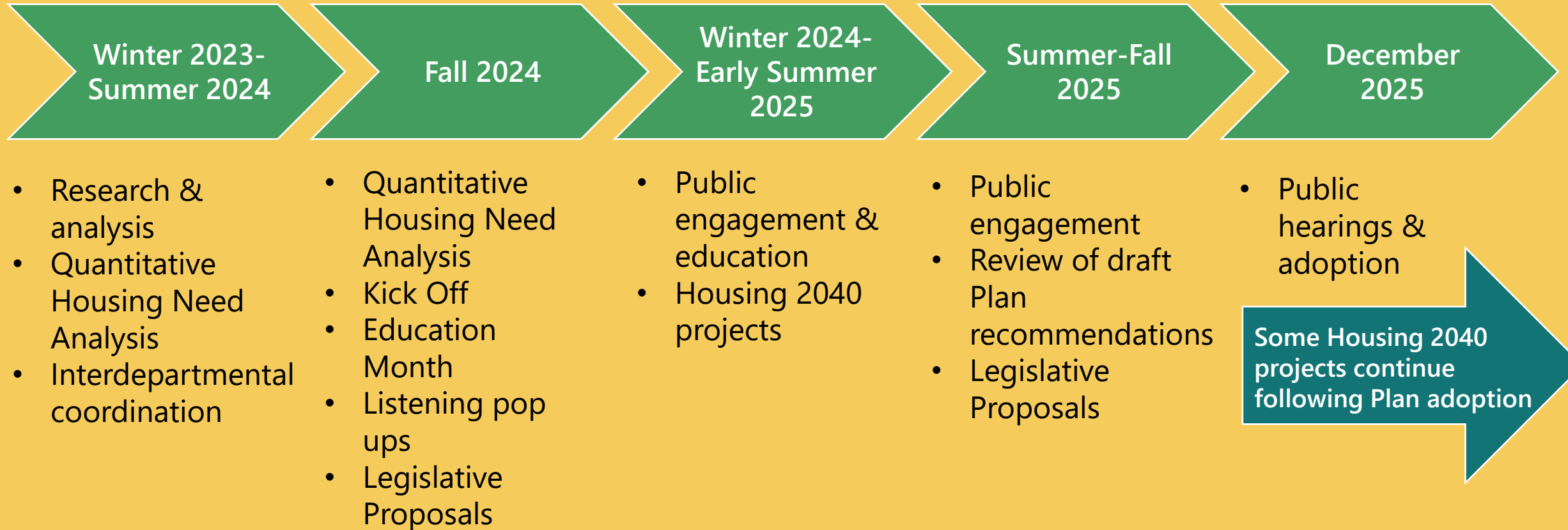
- The Tenant Education and Community Outreach Subcommittee (led by LSNV) continues to administer weekly courthouse outreach to support households entering Court due to eviction
- The Legislative Committee met several times to review 2025 General Assembly priorities. The list of priorities was shared with Boards and Commissions for consideration

The Legislative Committee also celebrated three housing stabilization bills that were signed into law and enacted on July 1<sup>st</sup>, 2024:

- [HB1487](#) (DHCD; translation of certain forms and documents into five non-English languages on website, etc.),
- [HB73](#) (Unlawful detainer; expungement of action, entering of an order without further petition or hearing), and
- [SB405 / HB967](#) (Virginia Residential Landlord and Tenant Act; fee disclosure statement).

# Looking Ahead

# Housing 2040 Timeline



# Next Steps (continued)

## Ways to Engage

- Attend a pop-up listening sessions (October-November)
- What's Your Housing Story (coming soon!)
- Public Comment Form
- Housing 2040 Project Activities and Meetings

Learn more through **Housing Education Month**  
in October! [alexandriava.gov/housing/housing-2040-education-month](https://alexandriava.gov/housing/housing-2040-education-month)

- Open Houses: The Nexus (10/28), Southern Towers (10/29), The Waypoint and The Lineage (10/30), and The Spire (10/31)

# For more information

Visit us at [alexandriava.gov/HousingPlan](https://alexandriava.gov/HousingPlan)

## Follow us at

X - [@HousingAlexVA](https://twitter.com/HousingAlexVA); Facebook – [HousingAlexandriaVA](https://www.facebook.com/HousingAlexandriaVA)

#AlexHousing2040

## Sign up for eNews

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## Contact Us!

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Housing 2040 Master Plan  
WhatsApp group



Scan or upload this QR code using the WhatsApp camera to join this group

## Join our WhatsApp Group!

If you prefer communication in another language, free interpretation and translation are available! Please call 703.746.3960 or email [LanguageAccess@alexandriava.gov](mailto:LanguageAccess@alexandriava.gov).

# Questions?