

Housing 2040 Master Plan

Landlord Tenant Relations Board



Agenda

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A faint, light blue line-art map of a city street grid is visible in the background. The grid is dense and irregular, with many small blocks and some larger open spaces. A river or canal winds through the lower portion of the map.

01

Introduction

Goals

A housing master plan establishes **a vision, goals, tools, and policy recommendations** to address community housing needs.

After a multi-year process, the City adopted its first Housing Master Plan in January 2014 as a chapter of the City's Comprehensive Plan. The HMP established affordability goals through 2025.

The City is undertaking an update to the HMP to shape the City's housing principles, goals and workplan through 2040.

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.

Today's Goal

Based on what we know, what we have heard, and what we have supported:

What **policy, legislative, or other changes** at the local or state level could help address this issue or protect tenants more effectively?

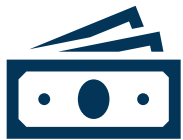


02

What We Know

What We Know:

Unit Type	Average Rent Adjusted for Utilities	Average level of affordability
Studio	\$2,257	61-80% AMI
One Bedroom	\$2,742	81-100% AMI
Two Bedroom	\$3,674	101-120% AMI
Three Bedroom	\$4,887	120%+ AMI

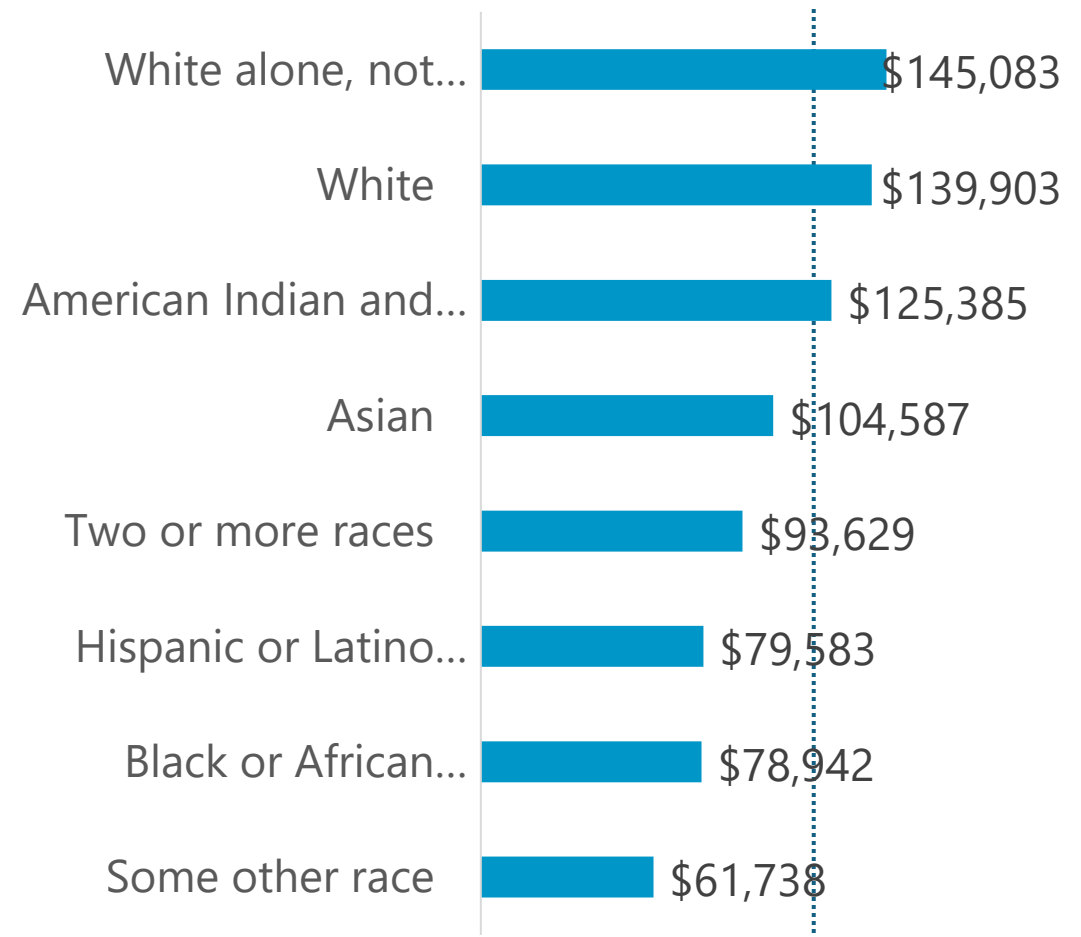


The Area Median Income for the Washington DC Metro is **\$114,800** for a single person household. This represents a **6% rise from 2024**.



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 We Know:

2.1

Average **household size** in Alexandria

30%

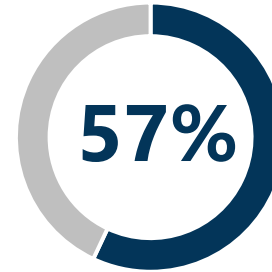
Percent of Alexandrians (5+ years of age) who speak **a language other than English** at home

\$29,661

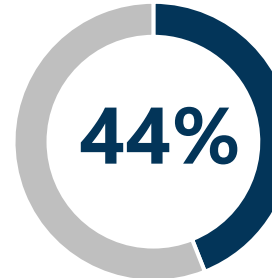
Median income of a worker with a **high school diploma** or GED

\$85,725

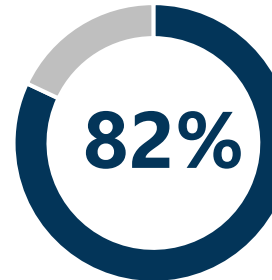
Median income for a worker with a **Bachelor's Degree**



Households in Alexandria who are **renters (about 43,000 people)**



Renters who are housing **cost burdened (about 19,000 people)**



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

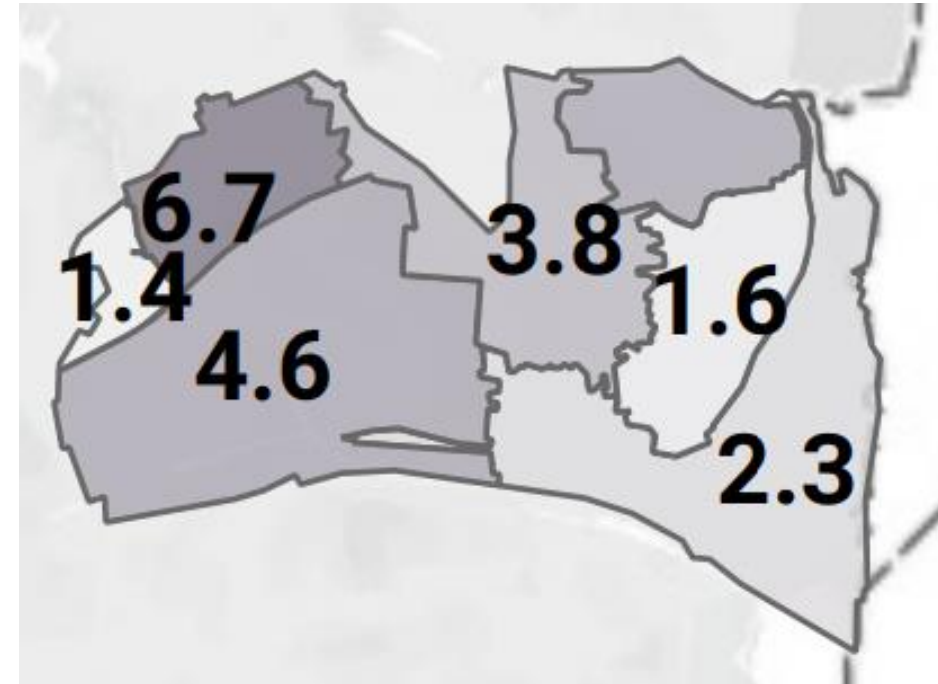
What We Know:

Eviction Trends:

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)	1,692	571	\$5,577

Average judgement amounts have increased since 2019, reflecting 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.**

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03

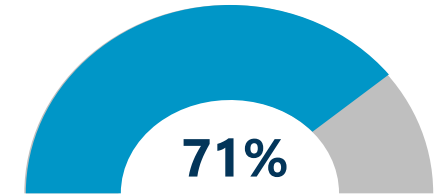
What We Heard

What We Heard: *Community Feedback*

1

Tenant Displacement & Eviction Prevention

- Need for rental assistance and multilingual notices
- Calls for rent stabilization and stronger tenant protection
- Concerns about relocation impacts during repairs and redevelopments

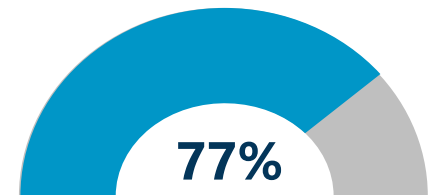


Survey respondents concerned or very concerned about **annual rent increases**

2

Affordability & Rent Burdens

- Rent increases, fees (parking, pets), and limited affordability
- Push for units affordable below 60% AMI
- Housing should balance quality, affordability, and wealth-building



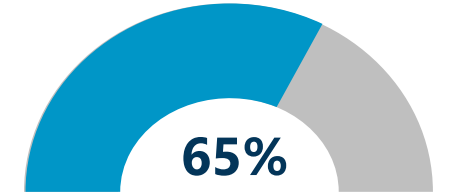
Survey respondents concerned or very concerned about **cost of rent**

What We Heard: *Community Feedback*

3

Landlord Oversight & Property Maintenance

- Frustration with poor upkeep and mold cover-ups
- Calls for stronger landlord requirements and maintenance enforcement
- Interest in outreach to smaller landlords

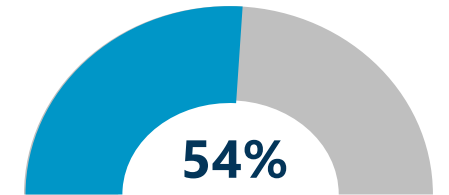


Survey respondents concerned or very concerned about **building conditions**

4

Tenant Rights & Legal Access

- Need for clearer renter protections and state-level policy changes
- Expanded language access for legal processes and documents
- Support for innovative local approaches (e.g., ROFR, zoning tools)



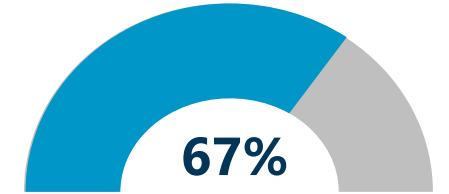
Survey respondents concerned or very concerned about **housing discrimination**

What We Heard: *Community Feedback*

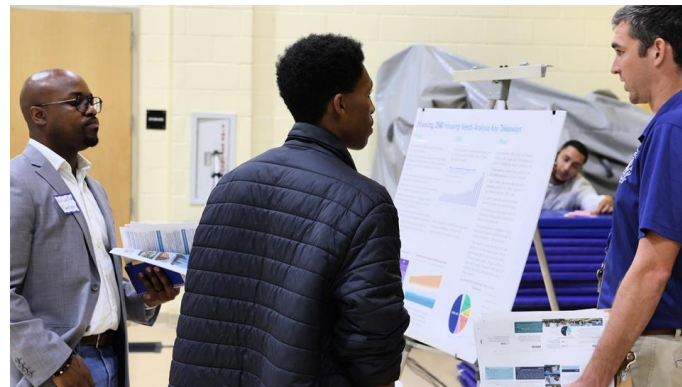
5

Health, Safety, & Aging in Place

- Calls for safer, healthier housing design and upkeep
- Support for senior housing, communal living, and pet-inclusive spaces
- Concerns about mold, fire risk, aging infrastructure, and laundry access



Survey respondents concerned or very concerned about **aging in place**



What We Heard: *Eviction Prevention Task Force*

In your opinion, which tenant population is currently most underserved? In a few words, why?

- Immigrants and Undocumented Residents
- Households earning below 40-50% AMI
- African-American women with children
- People with disabilities and seniors
- Non-English speakers

Overall Goals:



Keep renters in their homes



Center equity and community voice



Strengthen tenant protections and legal support

What helps renters to stay in their homes?

Education & Empowerment

Financial literacy, know-your-rights, eviction process training

Policy & Program Changes

Limit rent increases, invest in deeply affordable housing

Stabilization Support

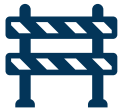
Utility assistance and stabilization for families

What We Heard: *Eviction Prevention Task Force Summary*



Lack of awareness and understanding of rights

- Many renters, especially immigrants and non-English speakers, are unaware of their **legal rights**.



Barriers to accessing legal support

- Legal aid is limited and **hard to access** in times of crisis, and language access is inconsistent



Eviction process lacks fairness and support

- Tenants often go to court without **legal representation**, increasing default judgements.



Desire for stronger local protections

- Support for new **tenant protections**, including right of first refusal (ROFR), increased fee transparency, just cause eviction policies, and rent stabilization



Support for organizing and empowerment

- Tenants want to form **associations** to educate and organize but face resistance from landlords

Today's Goal

Based on what we know, what we have heard, and what we have supported:

What **policy or legislative changes** at the local or state level could help address this issue or protect tenants more effectively?

What types of **programs, services, or operational changes** could directly support tenants facing this issue?

Discussion

1

Tenant Displacement and Eviction Protection

2

Tenants Rights

3

Landlord Oversight and Property Maintenance

What **policy, legislative, or other changes** at the local or state level could help address this issue or protect tenants more effectively?

Discussion

12:00

1

Tenant Displacement and Eviction Protection

What **resources** do displaced currently have access to, and what additional support might be helpful?

How can the City **support landlords in avoiding displacement** and evictions while also protecting tenants?

Discussion

12:00

2

Tenant Rights

What **additional authority** might be needed to effectively address repeated tenant complaints about the same properties or landlords?

How could information about tenant rights **be more effectively shared** with renters who may not know what protections exist?

Discussion

12:00

3

Landlord Oversight & Property Maintenance

How might we create a more **collaborative process** between property owners, tenants, and our board to identify and resolve maintenance concerns?

What authority would help our **board serve as an effective liaison** between property owners and tenants when maintenance disputes arise?