

Goal 3: Tenant Protections and Resources

What the Data Shows

Renters are under pressure:

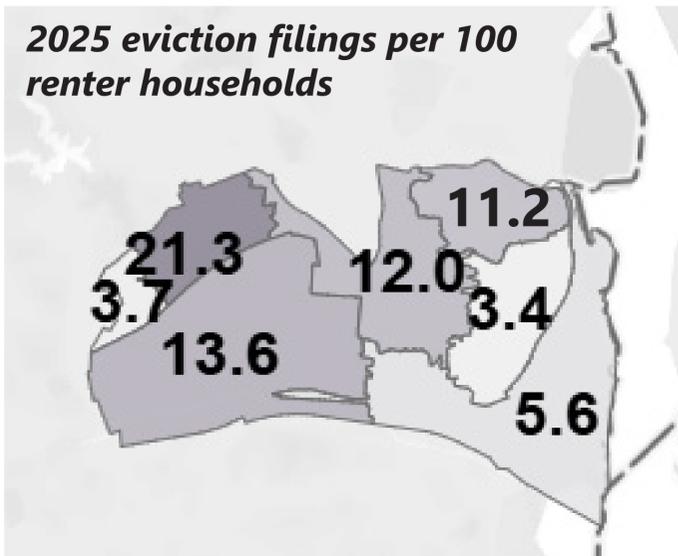
- 58%** of Alexandrians are renters, about 43,000
- 82%** of renter households earning under \$75,000 are cost-burdened (about 15,000 households)
- 11,700** households earning below 40% AMI are housing cost-burdened
- 4,000** average eviction filings in Alexandria each year

Sources: ACS 5-year Estimates 2023, City of Alexandria

High housing costs, rising rents, and eviction risk are reshaping stability for Alexandria renters.

Affordability Challenges

2025 eviction filings per 100 renter households

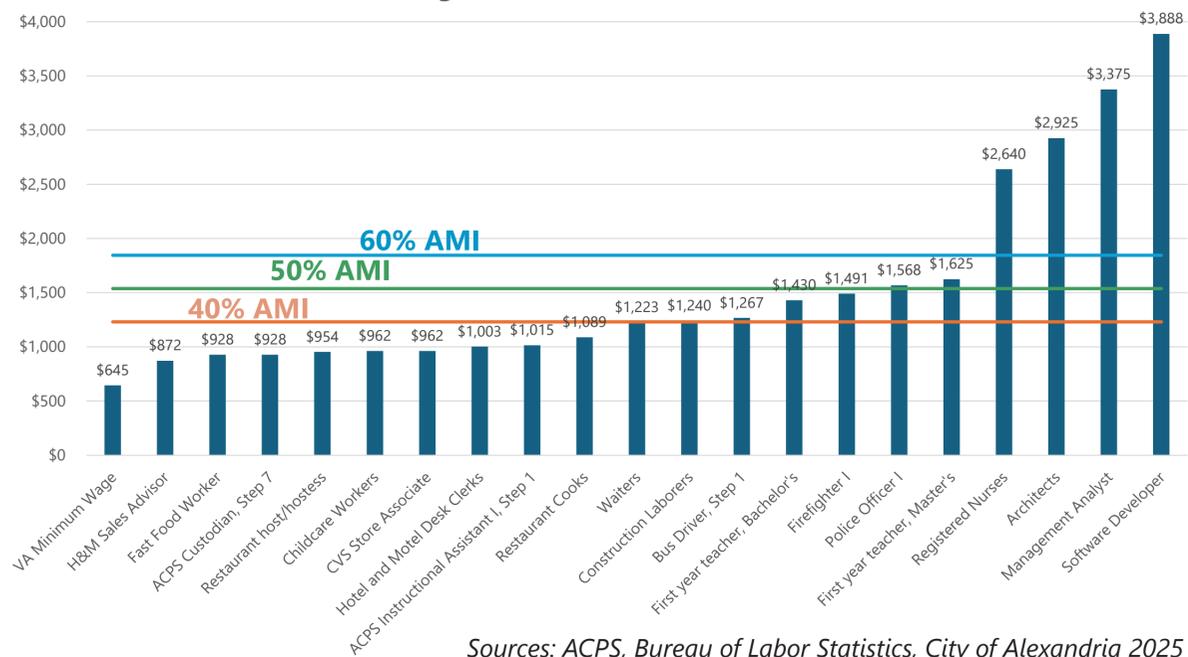


Who is most at risk of housing instability?

Households facing the highest risk often share these characteristics:

- Lower household incomes
- Limited savings or generational wealth
- Single-income households
- Renters in older multifamily buildings
- Workers in low-wage industries
- Households already spending more than 50% of income on rent

What can a single worker afford in Alexandria in 2025?



Sources: ACPS, Bureau of Labor Statistics, City of Alexandria 2025

The Eviction Crisis

- 5,058 eviction cases filed in 2025 (+17% from 2024)
- In 2024, 97% of landlords had representation in court during eviction proceedings. Only 0.9% of tenants had representation.
- Evictions are concentrated in the West End

Sources: City of Alexandria

The Affordability Gap

Average 2025 market-rate rents (includes utilities)

- 1-bedroom: **\$2,284**
- 2-bedroom: **\$2,903**

Many essential workers (retail, food service, childcare) cannot afford these rents without being housing cost burdened.

What the City is already doing



Emergency Rental Assistance (**256 households served in FY 2025**)



Utility Assistance Programs



Landlord tenant mediation and assistance (**about 130 households served every month**)



Courthouse outreach and navigation (**3,810 individuals served from January 2023 to July 2025**)



Legislative advocacy



New affordable units created in market-rate developments through land use and zoning tools



New affordable units created through public-private partnerships and City investment



Fair Housing testing



Housing repair and rehabilitation assistance for low-income families



Proactive rental inspections (**961 inspections in FY2025**)



Rent subsidies (**102 units subsidized**)

- **55 Project-Based Rental Assistance** units in select LIHTC-subsidized properties
- **12 units within the State Rental Assistance Program** for individuals with intellectual and developmental disabilities
- **35 Permanent Supportive Housing** units for individuals with Serious Mental Illness (SMI) who are chronically experiencing homelessness
- **143 Alexandrians** receiving Rent Relief for Older Adults and Adults with Disabilities as of February 2026