

**2019 VOLUNTARY RENT GUIDELINES RESOLUTION
CITY OF ALEXANDRIA, VIRGINIA**

RESOLUTION NO. 2908

WHEREAS, more than half of the dwelling units in the City of Alexandria are renter-occupied; and

WHEREAS, the Alexandria City Council has expressed its concern for the well-being of the City's tenants and landlords through proposed charter changes, legislation, and establishment of the Landlord-Tenant Relations Board; and

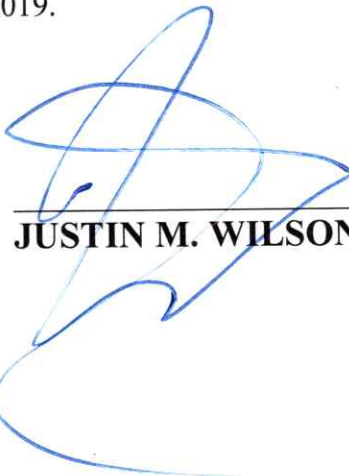
WHEREAS, the Alexandria Landlord-Tenant Relations Board has previously expressed its concern to the City Council regarding excessive rent increases;

NOW, THEREFORE, BE IT RESOLVED that the City Council of Alexandria, recommends a maximum annual rent increase for current tenants of no more than 5%, and calls upon the Alexandria Landlord-Tenant Relations Board to monitor and investigate complaints of rent increases in excess of the following guidelines and to conduct a review of the guidelines.

BE IT FURTHER RESOLVED that the Landlord-Tenant Relations Board will report to City Council on the adequacy of the guidelines if there is a compelling reason for changing the recommended percentage.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Alexandria to be affixed this 22nd day of October 2019.

Adopted: October 22, 2019



JUSTIN M. WILSON MAYOR

ATTEST:



Gloria A. Sitton, City Clerk

Over the years the City's Voluntary Rent Guidelines have been adjusted to reflect market conditions and to encourage compliance, allowing increases in the case of substantial property tax rate or utility cost increases (when paid by the owners and included in rent), renovations, and in other certain other circumstances. The table below illustrates these changes.

Rent Guidelines 2000 - 2018

Year	% for Tenant Paid Utilities	% Utilities Included
2000	5.0%	7.5%
2001 - 2002	5.0%	9.0%
2003 - 2005	5.0%	7.0%
2006	7.0%	9.5%
2007-2008	5.5%	7.5%
2009 - 2018	5.0%	7.0%

The Alexandria Office of Housing's January 2019 Annual Apartment Survey and data provided by Delta Associates indicate that Alexandria's rents have increased over the last year. From January 2018 to January 2019 the survey indicated an increase in City-wide rents of 9.1 percent with increases by bedroom size of between 8.3 percent in one-bedroom units to 14.5 percent in efficiency units.

Year-end data for 2017 and 2018 provided by Delta Associates similarly indicated increases in all submarkets in the City. The City's Annual Apartment Survey collects data for all multifamily apartments in buildings with ten or more units. Delta Associates collects data on a sample of apartment complexes by submarket.

City-Wide Apartment Survey Average Rents

Date	Vacancy	Efficiency	1BR	2BR	3Br	City-wide
1/17	4.33%	\$1,319	\$1,641	\$2,016	\$2,082	\$1,760
1/18	2.2%	\$1,369	\$1,708	\$2,106	\$2,272	\$1,837
1/19	2.4%	\$1,568	\$1,850	\$2,296	\$2,479	\$2,006

Source: Office of Housing

Both class A and class B rents have increased substantially since 2017, as noted in the tables below.

Class A	2017	2018	2019
Efficiency	\$1,662	\$1,804	\$2,004
1BR	\$1,925	\$2,017	\$2,067
2BR	\$2,399	\$2,453	\$2,680
3BR	\$2,907	\$3,207	\$3,268

Class B	2017	2018	2019
Efficiency	\$1,290	\$1,275	\$1,459
1BR	\$1,530	\$1,579	\$1,686
2BR	\$1,788	\$1,947	\$2,080
3BR	\$1,978	\$2,212	\$2,422

Class A		
Unit Size	2017-2018	2018-2019
Efficiency	8.5%	11.1%
1BR	4.7%	2.5%
2BR	2.3%	9.2%
3BR	10.3%	1.9%

Class B		
Unit Size	2017-2018	2018-2019
Efficiency	-1.2%	14.4%
1BR	3.2%	6.8%
2BR	8.9%	6.8%
3BR	11.8%	9.5%

Delta Associates Year End Report for 2017 and 2018

	Vacancy		Effective Rent	
	2017	2018	2017	2018
Alexandria/Arlington Garden A	4.5%	3.7%	1,939	\$1,949
Alexandria High Rise Class A	3.4%	4.8%	2,103	\$2,107
Old Town Alexandria Garden B	0.6%	1.8%	1,506	\$1,541
West Alexandria Garden B	2.4%	3.8%	1,566	\$1,596
West Alexandria High B	3.3%	2.9%	1,572	\$1,597

Source: Delta Associates