



# Station #2

## Housing 2040 Master Plan

### Principle #2

Support housing stability and create opportunities to grow generational wealth across its communities.

#### Goal #1

**EXPAND** housing options that are affordable and accessible to households at all income levels, life stages, and abilities.

#### Goal #2

**PRESERVE** committed affordable and market-rate rental housing where habitability and affordability commitments can be secured.

#### Goal #3

**STRENGTHEN** tenant protections and resources.

#### Goal #4

**CREATE** new committed affordable rental housing, with investment focused on housing affordable to households with incomes at 60% of the area median income and below.

#### Goal #5

**EXPAND** committed affordable homeownership opportunities.

#### Goal #7

**SUPPORT** more options for seniors and persons with disabilities to live within the city.

#### Goal #9

**EMPOWER** residents with resources to attain housing stability and economic mobility.

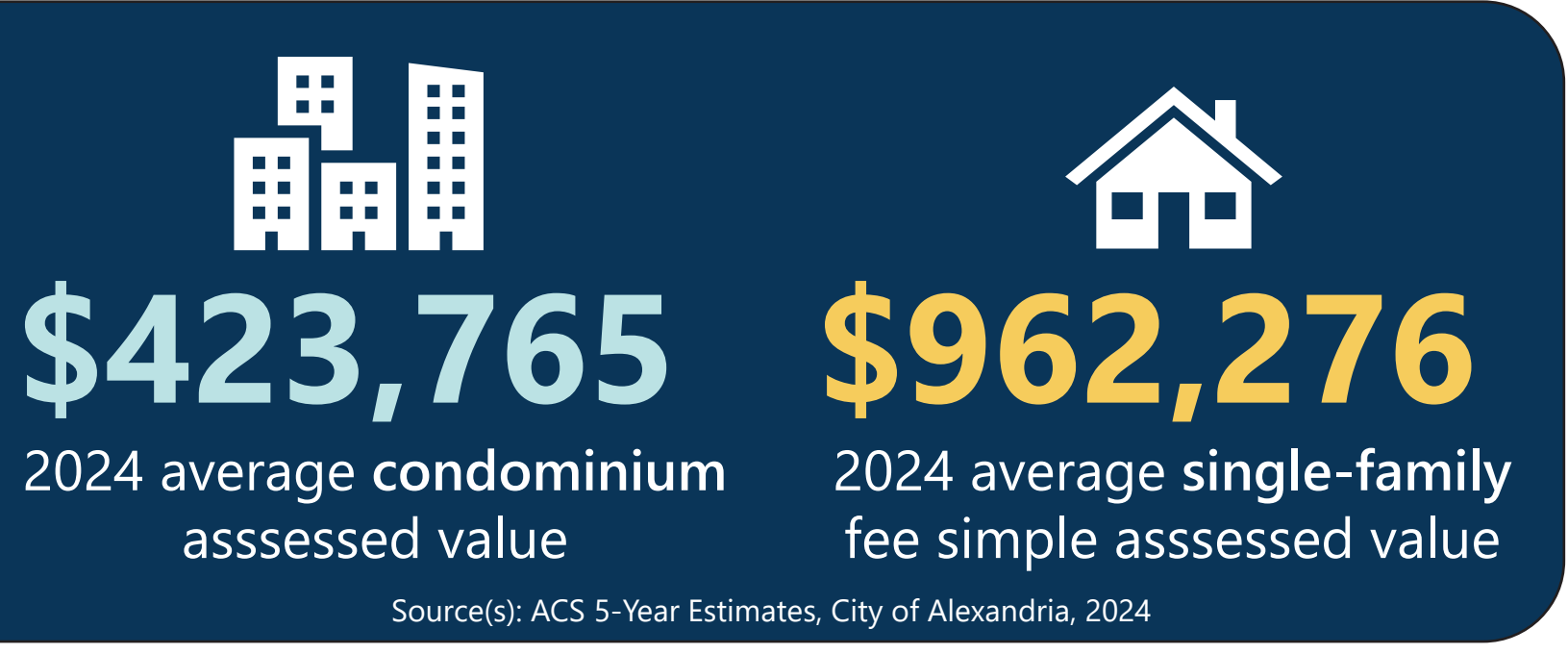




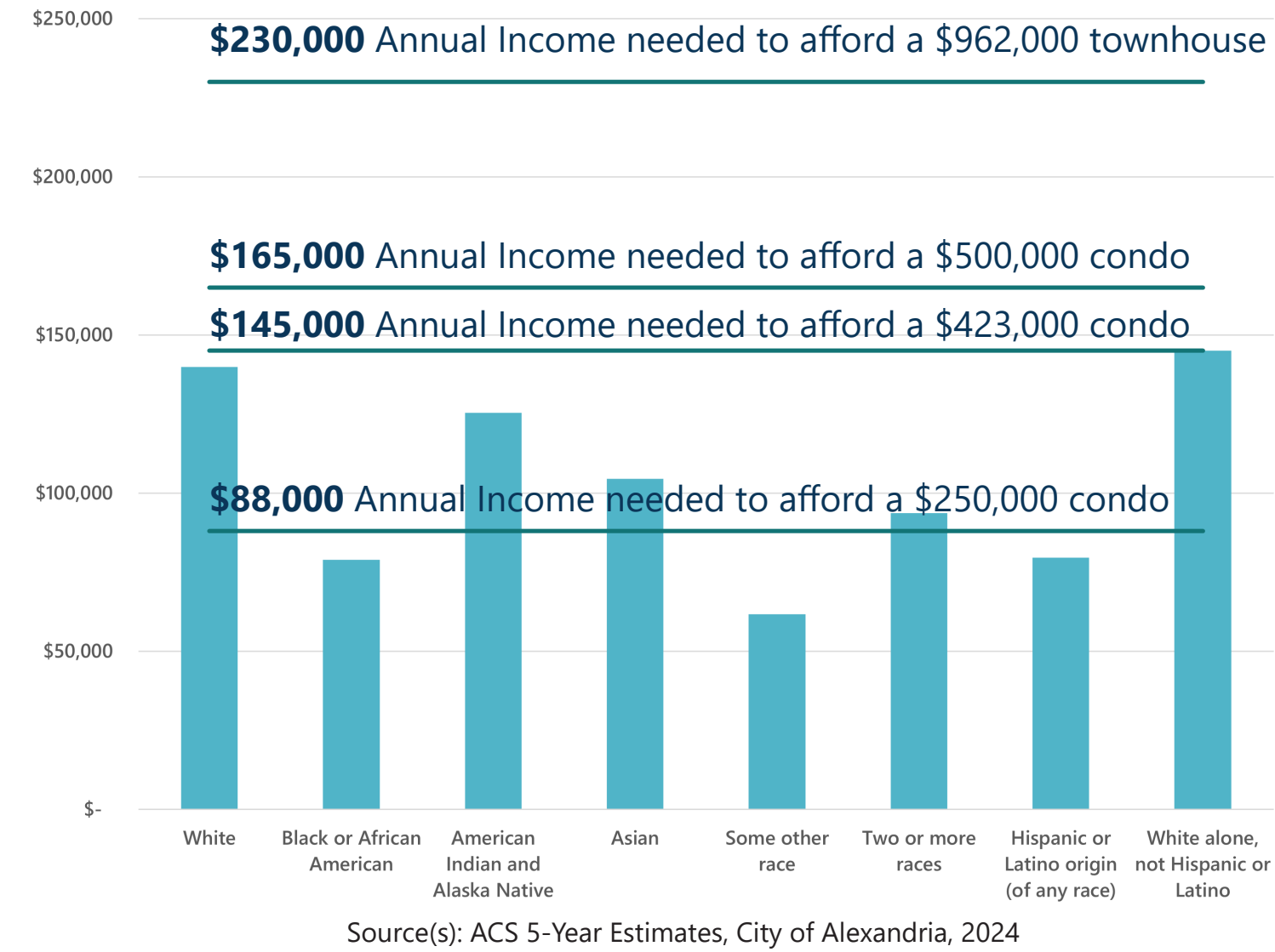
# Station #2

# Housing 2040 Master Plan

## Homeownership Attainability



### Homeownership Attainability by Median Household Income, Race & Ethnicity



## Rent, Fees, and Utilities

These are citywide trends based on average rents collected annually 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.

Change in average July rents, adjusted for utilities	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%

Source(s): CoStar, City of Alexandria, 2024

**\$500-800+**

Typical monthly condominium fee, excluding special assessments

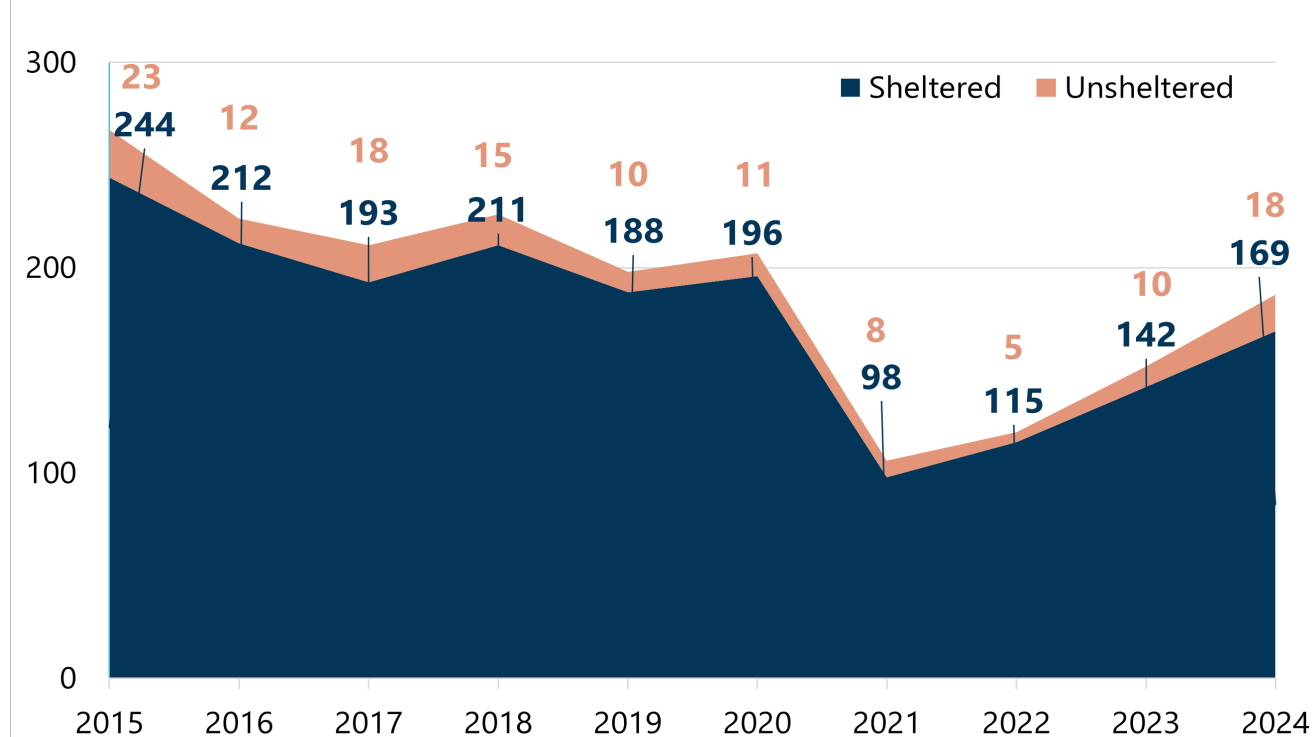
**\$100-400+**

Typical monthly multifamily rental utility costs and mandatory fees

Utility costs and fees can significantly impact how much housing a household can afford.

## Unhoused Alexandrians

### Annual Point-in-Time (PIT) Count



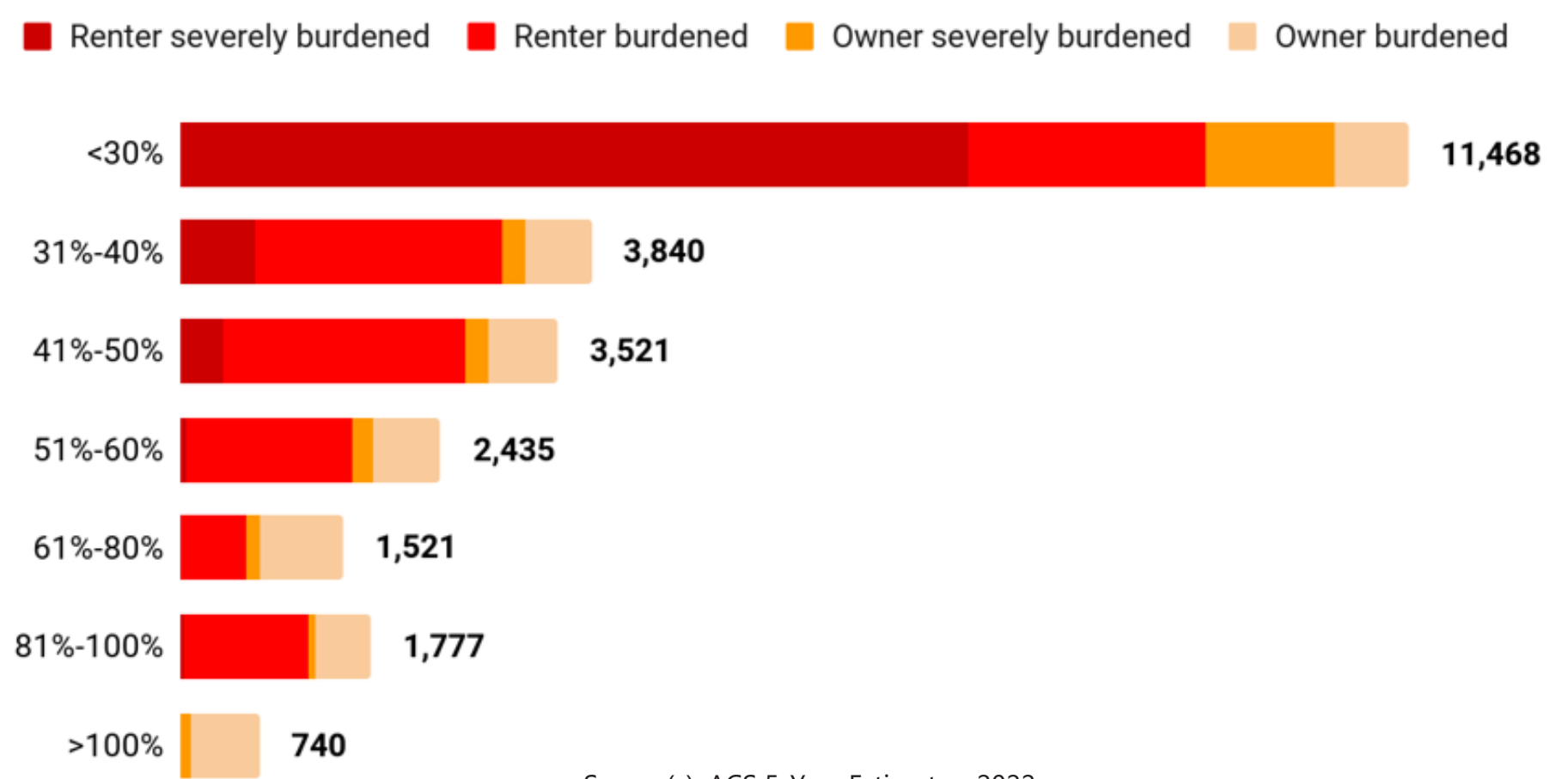
### 2025 Housing Needs of Shelter Residents

Household Size	AMI	Unit Size	# Households / Units Needed
1	<30%	Studio	101
2	<30%	1 BR	4
3	<30%	2 BR	2
4	<30%	3 BR	3
<b>TOTAL</b>			<b>120</b>

Source(s): City of Alexandria DCHS, 2025

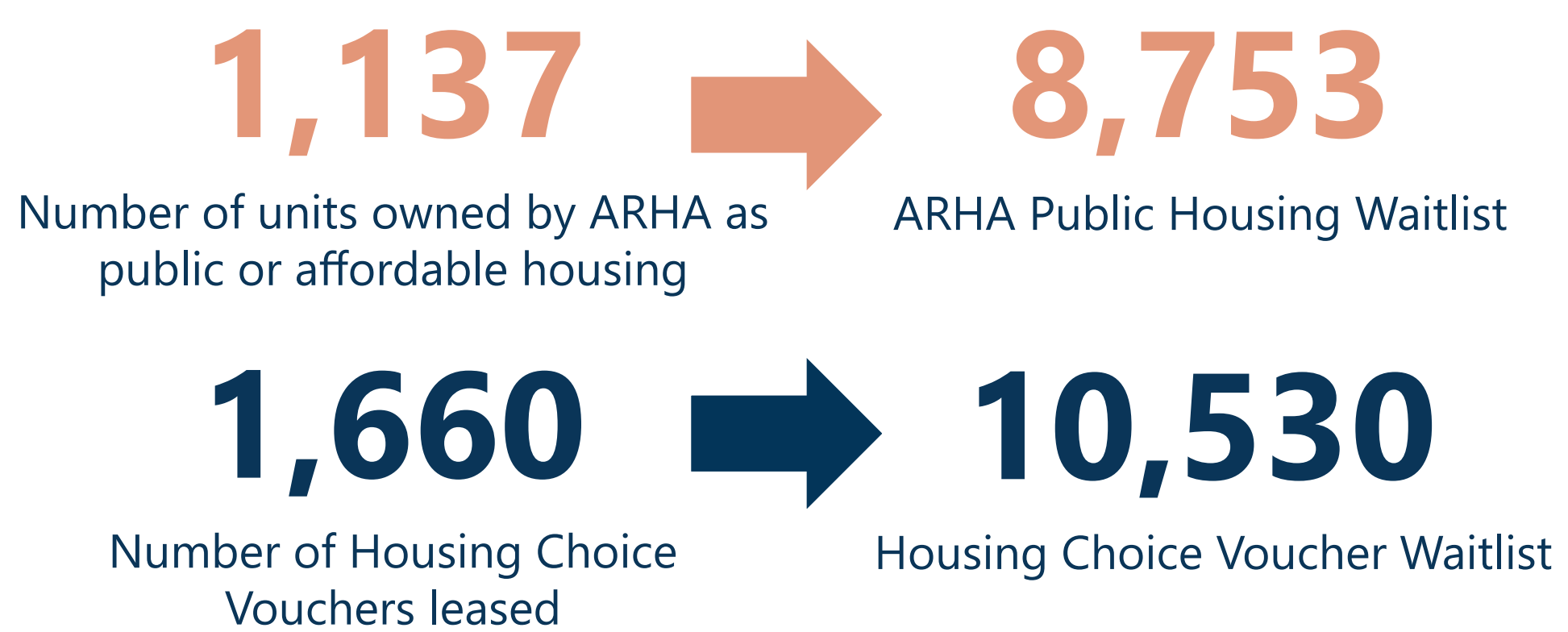
## Housing Cost Burden by AMI

**Housing cost burden** occurs when a household pays more than 30% of its income (before taxes) on housing costs, including rent mortgage, utilities, property taxes, and insurance.



Source(s): ACS 5-Year Estimates, 2022

## ARHA 2025 Data



Source(s): ARHA, 2025

## Department of Community and Human Services

- 148** residents served by the Rent Relief for Older and Disabled Adults Program in 2025
- 489** residents sought emergency shelter from July 2023 and June 2024
- 1,091** residents requested emergency rental assistance from July 2023 and June 2024
- 4,400** residents accessed behavioral health services from July 2023 and June 2024

Source(s): City of Alexandria DCHS, 2025

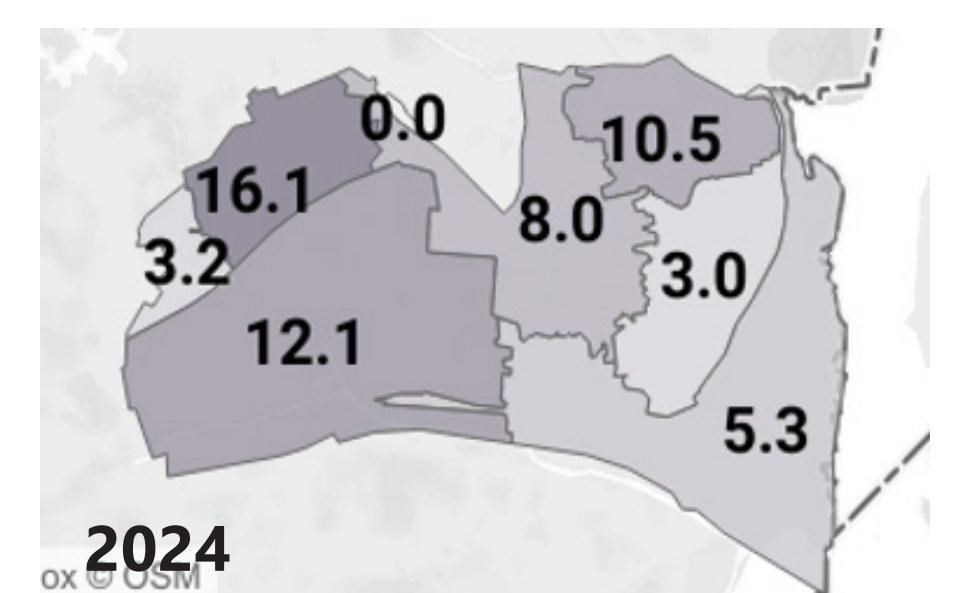
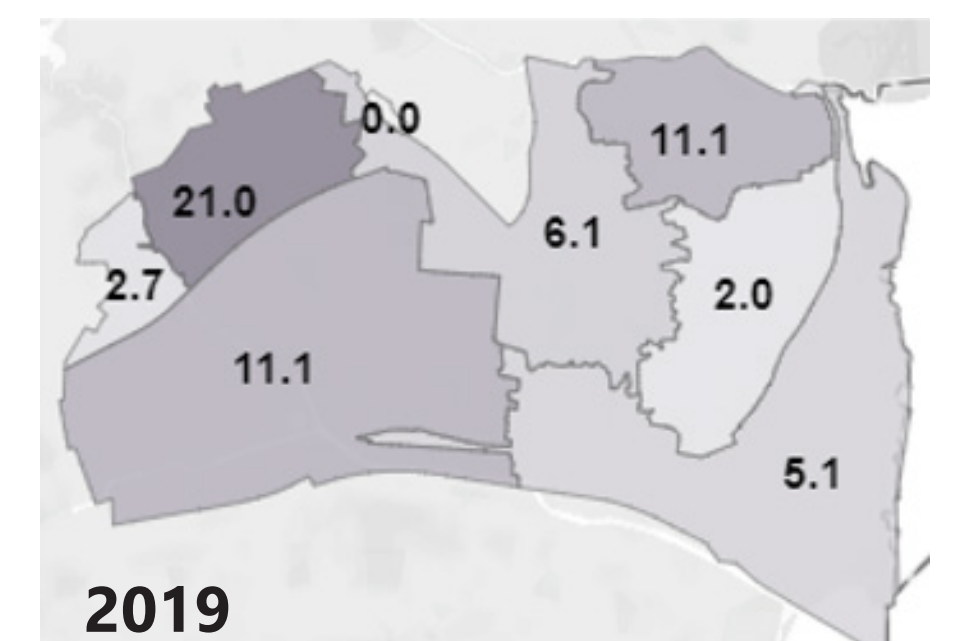
## Eviction Data

### Alexandria Eviction Trends

Year	Summons issued	Writs of eviction 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	4,126	1,788	\$5,624
2025 YTD (March 11)	1,001	336	\$6,118

- 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.
- 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.

### Number of unlawful detainers filed per 100 renter households



Source(s): City of Alexandria, 2025