

RESOLUTION NO. 2680
2015 VOLUNTARY RENT GUIDELINES RESOLUTION
CITY OF ALEXANDRIA, VIRGINIA

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

WHEREAS, the Alexandria City Council has continually 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 Council of the City of Alexandria, Virginia 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 every six months and forward recommendations to Council at a minimum of every 12 months:

- If the tenants pay all utilities, not more than five percent cumulatively per year;
- If all utilities are included in the rental amount, not more than seven percent cumulatively per year;

PROVIDED, however, that Board investigators will recognize and take into account any unusual costs, capital improvements and major repairs to the property (which should be substantiated by the owner), and extraordinary increases (more than 50%) in assessments;

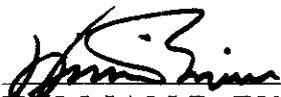
PROVIDED, further, that the landlord may apportion increased real estate taxes in an equitable manner;

PROVIDED, further, that when a landlord converts utilities to a sub-metered or individually metered system, the amounts of monthly rents, plus annualized utility costs, shall remain within these guidelines.

BE IT FURTHER RESOLVED that the Landlord-Tenant Relations Board will report to City Council on the adequacy of the above guidelines in 2016.

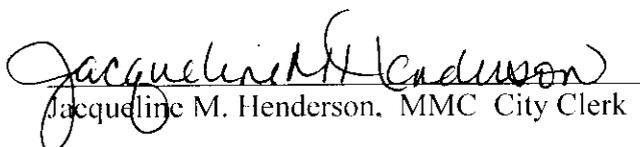
IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Alexandria to be affixed this 23rd day of June, 2015.

Adopted: June 23, 2015



WILLIAM D. EULLE MAYOR

ATTEST:



Jacqueline M. Henderson, MMC City Clerk

The Alexandria Office of Housing's January 2015 Annual Apartment Survey and data provided by Delta Associates indicate that Alexandria's multifamily rental market is recovering and that recently declining rents are on the way back up. From January 2013 to January 2014 the Office of Housing survey indicated a decrease in City-wide rents of 3.3% with decreases by bedroom size of between 3.1% in efficiency units to 5% in one and three bedroom units. From 2014 to 2015 rents increased 4.7% according to the annual apartment survey.

Year-end data for 2013 and 2014 provided by Delta Associates similarly indicate increases in all Alexandria markets except in Alexandria's west end where rents continued to decline slightly. The City's Annual Apartment Survey collects data for all multifamily apartments in buildings with ten or more units.

City-Wide Apartment Survey Average Rents

Date	Vacancy	Efficiency	1BR	2BR	3Br	City-wide
1/13	4.11%	1,144	1,472	1,837	2,005	1,577
1/14	3.59%	1,108	1,399	1,753	1,903	1,525
1/15	3.19%	1,204	1,474	1,830	1,925	1,596

	Size	2014	2015	Increase
Class B/C	Eff	1,044	1,144	7.4%
	1 BR	1,307	1,350	3.2%
	2 BR	1,590	1,621	1.9%
	3 BR	1,838	1,865	1.5%
Class A	Eff	1,676	1,686	0.1%
	1 BR	1,763	1,865	5.8%
	2 BR	2,267	2,391	5.5%
	3 BR	3,025	2,970	-0.2%
Class A-C	Eff	1,108	1,204	8.7%
	1 BR	1,399	1,474	5.4%
	2 BR	1,753	1,830	4.4%
	3 BR	1,903	1,925	0.1%

Source: Office of Housing

Delta Associates Year End Report for 2013 and 2014

	Vacancy		Growth		Effective Rent	
	2013	2014	2013	2014	2013	2014
Alexandria/Arlington Garden A	3.00%	3.00%	-4.90%	2.4%	1,762	1,842
Alexandria High Rise Class A	5.30%	5.30%	-3.30%	3.6%	1,955	2,011
Old Town Alexandria Garden B	4.70%	1.5%	1.40%	1.30%	1,425	1,443
West Alexandria Garden B	6.2%	3.0%	-0.30%	-1.70%	1,492	1,467
West Alexandria High B	7.0%	2.5%	-4.4%	-2.2%	1,481	1,459

Source: Delta Associates