

RESOLUTION NO. 2726

**2016 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 2017.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Alexandria to be affixed this 10th day of May, 2016.

Adopted: May 10, 2016


ALLISON SILBERBERG MAYOR

ATTEST:


Jacqueline Henderson, MMC City Clerk

The Alexandria Office of Housing's January 2016 Annual Apartment Survey and data provided by Delta Associates indicate that Alexandria's rental market is strong and rents are increasing. From January 2015 to January 2016 the Office of Housing survey indicated an increase in City-wide rents of 6.8 percent with increases by bedroom size of between 2.5 percent in efficiency units to 7.5 percent in two bedroom units.

Year-end data for 2014 and 2015 provided by Delta Associates similarly indicate increases in all Alexandria markets. The City's Annual Apartment Survey collects data for all multifamily apartments in buildings with ten or more units.

Table A - City-Wide Apartment Survey Average Rents

Date	Vacancy	Efficiency	1BR	2BR	3Br	City-wide
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
1/16	3.96%	\$1,235	\$1,583	\$1,968	\$2,043	\$1,705

Source: Office of Housing

Table B - Delta Associates Year End Report for 2014 and 2015

	Vacancy		Effective Rent	
	2014	2015	2014	2015
Alexandria/Arlington Garden A	3.0%	4.9%	\$1,842	\$1,853
Alexandria High Rise Class A	5.3%	5.5%	\$2,011	\$2,080
Old Town Alexandria Garden B	1.5%	1.3%	\$1,443	\$1,485
West Alexandria Garden B	3.0%	5.0%	\$1,467	\$1,533
West Alexandria High B	2.5%	2.3%	\$1,459	\$1,533

Source: Delta Associates