

City of Alexandria, Virginia

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

In-Person | March 6, 2025

	Members Present	Members Absent	Staff
1	Aschalew Asabie		Eric Keeler, Housing Deputy Director
2		Yeshewase Ayele	Tamara Jovovic, Housing Program Manager
3		Felicia Brewster	Christopher Do, Housing Analyst
4	Annette Bridges (Zoom)		Jose Gonzalez, Housing Program Manager
5	Michael Butler		Kim Cadena, Housing Analyst
6	Joseph Dammann		Maya Contreras, Planning & Zoning
7		Michael Doyle	Stephanie Sample, Planning & Zoning
8	Betsy Faga		Catherine Miliaras, Planning & Zoning
9	Jon Frederick		Margaret Cooper, Planning & Zoning
10	Michelle Krocke		Kenny Turscak, Planning & Zoning
11	Coss Lumbé (Zoom)		Mayra Jordan, Landlord-Tenant
12	Jan Macidull (Zoom)		Aysha Sarwar, DCHS
13	Shelley McCabe		
14	Melissa Sathe		
15		Peter Sutherland	
16	Anderson Vereyken		
17	Sean Zielenbach		
	Helen McIlvaine*, Housing		
	Ali Coleman Tokarz*, DCHS		
	Guests	Affiliation	
1	Ken Wire	Wire Gill LLP	
2	Megan Rappolt	Wire Gill LLP	
3	Patrick Bloomfield	Blooms Development	
4	Jerry Ricciardi	Blooms Development	
5	Shahin Yavari	Monday Properties	
6	Genee Hayes	Good Shepherd Housing	

*non-voting

1. Introduction and Chair Remarks (Chairs)

Chair Sean Zielenbach called the meeting to order at 7:00 p.m. The Chair welcomed guests and Committee members.

2. Consideration of February 6, 2025 Minutes (Chris Do)

Jon Frederick motioned to approve the February 6, 2025 Minutes; Betsy Faga seconded the motion. The Committee voted unanimously to approve the February 6, 2025 minutes.

3. Consideration of an Affordable Housing Plan for 808 & 802 North Washington (Ken Wire/Kenny Turscak)

Ken Wire presented the Affordable Housing Plan for 808 & 802 North Washington Street. The project proposes 49 condominium units on the site of the former Towne Motel. The project will provide one affordable homeownership unit in exchange for Section 7-700 bonus density.

One member asked about the difference in affordability between committed affordable rental units versus committed affordable homeownership units. Eric Keeler explained that 60% AMI is the threshold for rental units, but 70-100% AMI is the range for homeownership based upon the set purchase price.

Jon Frederick motioned to approve the affordable housing plan; Michelle Krockner seconded the motion. The Committee voted unanimously to approve the Affordable Housing Plan.

4. Consideration of an Affordable Housing Plan for 1900 North Beauregard (Kenny Turscak)

Kenny Turscak presented the affordable housing plan for 1900 North Beauregard. The developer proposes constructing 345 rental units with above grade parking on the site of an existing medical office building. The project is located in the AlexWest Small Area Plan and is part of the Adams Neighborhood.

The project will provide 35 committed affordable rental units in excess of the 12 affordable units required consistent with the Rezoning Housing Contribution policy. The required yield reflects the revised interpretation that the OC zone provides a base density of 1.25 FAR notwithstanding that CDD #21 does not allow any residential density on the site.

One member commented that they did not interpret Section 5-608 of the Zoning Ordinance to bestow underlying zoning to all CDDs in the City and thus, the contribution of 35 units would be mandatory, not voluntary. The member asked what changed in the interpretation of the base zoning for the project and how this interpretation can impact other CDDs. One member noted that it is unlikely to impact the entirety of AlexWest but will affect Monday properties.

One member noted that 35 affordable units were required under the City's original interpretation that CDD #21 provided no base residential density for the project. The member emphasized that this project will establish a precedent that will undermine the ability to generate more affordable housing in AlexWest through CDDs. The member highlighted that AHAAC had submitted comment letters during the AlexWest planning process flagging that underlying zoning could be a potential issue. Another member emphasized that AlexWest envisioned the CDD as a tool to maximize the affordable housing contribution in these commercial areas.

Another member pointed out that the Blake, the property adjacent to this project, provided fewer affordable units under the expectation that more affordable units would be provided in later phases after the Blake catalyzed development.

One member asked what other community concerns had been raised with the project. Mr. Wire responded that neighbors were concerned about the building setback and shadowing of areas behind it. Another member asked about the plans for the park on the site. Mr. Wire noted that the park will be dedicated to the City and the City will determine what is designed on the site.

Ali Coleman Tokarz asked if the set-aside units will prioritize City employees. Ms. McIlvaine explained that the units will be advertised on AlexNet, but will be open for everyone, not just City employees.

Bety Faga motioned to approve the affordable housing plan for 1900 N. Beauregard. Jon Frederick and Anderson Vereyken abstained; Annette Bridges voted in opposition. The remainder of the Committee voted to approve the affordable housing plan.

Subsequent to the vote, the Committee continued to discuss the project. The Co-Chairs clarified that the vote was to approve the project as presented because it proposed to provide 35 affordable rental units. Co-Chair Zielenbach expressed that the Committee had concerns with the interpretation of the base density and the CDD zoning, especially with how it could reduce the affordable housing contribution for future projects.

Michelle Krocker motioned to authorize the Co-Chairs to draft a letter summarizing the Committee's concerns about the interpretation of the underlying zoning and its implications on affordable housing provision in other CDDs. All Committee members voted in favor.

5. Public Hearing on Section 108 (Kim Cadena)

Kim Cadena presented on Section 108. Michelle Krocker motioned to open the public hearing; Betsy Faga seconded the motion. The purpose of the public hearing was to provide an opportunity for the public to provide feedback on the Section 108 application to the Department of Housing and Urban Development. Section 108 is a provision that allows the City to borrow up to five times the amount of its annual Community Development Block Grant (CDBG) allocation. The City proposes a \$5.5 million Section 108 loan to help fund land acquisition for the Sansé affordable housing

project. This loan would be part of the funding package already approved for the Sansé and Naja. The interest rate would be based on the 6-month Treasury Note and would be fixed over 20 years.

One member asked what would be used to repay the loan if CDBG funding is cut. Eric Keeler responded that the City's dedicated affordable housing funds would cover loan repayment in the event CDBG funding is cut.

Mike Butler motioned to close the public hearing; Michelle Krockner seconded the motion. The Chairs closed the public hearing on Section 108.

6. Consideration of Loan Request to Good Shepherd Housing (Jose Gonzalez)

Genee Hayes, the Executive Direct of Good Shepherd Housing, presented a loan request to the Committee. Good Shepherd Housing, an affordable housing non-profit, is seeking a loan of \$195,000 from HOME funds to purchase and preserve a one-bedroom condominium unit in the Park Condominiums. The unit will need an estimated \$7,500 in repairs.

Good Shepherd Housing will provide wraparound services for the resident(s) of the unit. The unit is currently occupied by a voucher holder, who will remain in the unit. Should the existing tenant move out, the rent will be the lesser of 30% of the adjusted income of a household earning 65% AMI or the fair market rent limit for the area.

One member asked if the City owns the unit or if it has a Right of First Refusal. Mr. Keeler explained that the City has the Right of First Refusal and would transfer ownership to another nonprofit if Good Shepherd Housing were unable to maintain ownership of the unit.

One Committee member asked if this loan is the best use of HOME funds to purchase a single unit. Ms. McCabe responded that HOME funds have many restrictions that limit how they can be used. Mr. Keeler added that the cost of acquiring and preserving the unit is significantly less than the cost of building a new unit.

Another Committee member asked if the voucher covers special assessments and HOA fees. Ms. Hayes noted that it does not, but Good Shepherd Housing has reserves and fundraising to cover those costs. Another member asked if the City will find a replacement tenant if the existing tenant moves out. Ms. Hayes explained that Good Shepherd Housing has a long waiting list for units to be filled, but the City can provide referrals.

The Committee voted unanimously to recommend approval of the loan to Good Shepherd Housing. Two Committee members commented that they are hopeful that the scattered site model of affordable housing will expand affordable housing options in the City.

7. Housing 2040 Updates (Staff)

Tamara Jovovic reminded the Committee of the upcoming March 18 Community Meeting. Ms. Jovovic also highlighted the Housing 2040 projects that will be brought back to AHAAC this spring.

8. ARHA Updates (Michelle Krocker)

Michelle Krocker provided an update on ARHA. Erik Johnson is currently looking at staffing at ARHA and systems at the agency. ARHA plans to host an event focused on public housing in the City.

9. Housing Alexandria Updates (Jon Frederick)

Jon Frederick provided an update on Housing Alexandria. Mr. Frederick anticipates that they will begin selling units at Seminary Road in July. Housing Alexandria is working with ARHA on homeownership vouchers. Housing Alexandria will also bring in two properties under its in-house property management which will not impact rental assistance placements.

10. Staff Updates (Staff)

Eric Keeler provided an update on the FY 2026 Budget process. Housing will continue to receive its Meals Tax allocation, which is slightly below the projected amount. Ms. McCabe noted that it is hard to ask for more funding from City Council given the economic uncertainty. Instead, Ms. McCabe plans to highlight alternative tools that could finance affordable housing projects.

11. Information Items (Eric Keeler/Staff)

Staff did not report on information items.

12. Announcements and Upcoming Meetings

[FY 2026 Budget Add Delete Public Hearing Meeting](#)

April 8: 6:00 p.m. – 7:00 p.m.
Council Chambers, City Hall, 301 King Street

[ARHA Redevelopment Work Group Meeting](#)

April 17: 5:30 p.m. – 7:00 p.m.
Council Work Room, City Hall, 301 King Street

[Housing Preservation Panel](#)

April 29: 6:30 p.m. – 8:30 p.m.
Hybrid: In-person at Charles Houston Recreation Center ([register here](#))
[Virtual option](#)

FY 2026 Budget Adoption/Tax Rate Adoption

April 30: 6:00 p.m. – 8:00 p.m.

Council Chambers, City Hall, 301 King Street

13. Adjournment (Chair)

The Committee voted to adjourn the meeting at 9:15 p.m.