

City of Alexandria, Virginia

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

In-Person | September 4, 2025

	Members Present	Members Absent	Staff
1	Aschalew Asabie		Wendy Ginsberg, City Manager's Office
2	Felicia Brewster		Mary Horner, Landlord-Tenant Division Chief
3	Michael Butler		Tamara Jovovic, Housing Program Manager
4	Joseph Dammann (Zoom)		Christopher Do, Housing Analyst
5		Michael Doyle	Kim Cadena, Housing Analyst
6	Betsy Faga		Kenny Turscak, Planning & Zoning
7	Jon Frederick		Maya Contreras, Planning & Zoning
8		Michelle Krockner	Maggie Cooper, Planning & Zoning
9		Coss Lumbé	Nathan Randall, Planning & Zoning
10	Jan Macidull		
11	Shelley McCabe		
12	Melissa Sathe		
13		Peter Sutherland	
14	Anderson Vereyken		
15	Sean Zielenbach (Zoom)		
16	Stephon Hill		
	Helen McIlvaine*, Housing		
	Ali Coleman Tokarz*, DCHS		
	Guests		
1	Ken Wire	Wire & Gill, LLP	
2	Megan Rappolt	Wire & Gill, LLP	
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*non-voting

1. Introduction and Chair Remarks (Chairs)

Co-Chair Shelley McCabe welcomed the Committee and guests. The Chair designated Andy Vereyken to take notes for the meeting.

2. Consideration of July 30, 2025 Minutes (Chris Do)

Betsy Faga motioned to approve the July 30, 2025 minutes, Jan Macidull seconded the motion. The Committee voted unanimously to approve the July 30, 2025 minutes.

3. Consideration of FY25 AHAAC Annual Report

The Chair commented that the Committee accomplished a lot within the last year. Jon Frederick motioned to approve minutes; Betsy Faga seconded the motion. The Committee voted unanimously to approve the FY2025 Annual Report.

4. Fair Housing Memo (Mary Horner)

Mary Horner presented the initial findings from the [Fair Housing Report](#) conducted by the Equal Rights Center, which found instances of discrimination in Alexandria. Ms. Horner noted that Fair Housing Month is in April and a fair housing training will be offered in October. Ms. Horner noted that the Office of Housing will also host an apartment managers' seminar and will work on issues with landlords.

One Committee member asked if anyone would be cited for instances of discrimination. Mr. Horner noted that training is being offered first. Helen McIlvaine noted that both larger and smaller landlords were out of compliance for source of income discrimination. Another member asked if staff would reach out to HOAs and the general public. Ms. Horner noted that the training is not broadcast to the general public because the training is intended for landlords.

5. FY2025 Legislative Accomplishments and FY2026 Legislative Priorities (Mary Horner and Wendy Ginsberg)

Wendy Ginsberg introduced herself as the new Legislative Director for the City of Alexandria. Mary Horner provided a [presentation on the 2025 Virginia Legislative Session](#).

One Committee member noted that the Faith in Housing bill is being pushed at the federal level by Senator Warner and will likely be strengthened again at the state level. Ms. McIlvaine noted that cities have expressed concerns about circumventing the planning process which outlines infrastructure improvements to support new development. One Committee member noted that without by-right development, developers often cut units to avoid community pushback and prevent costly delays.

One Committee member noted that the legislation governing housing authority appeal bonds would benefit Alexandrians considering ARHA is one of the highest eviction filers. Another Committee member commented that the November governor election could make vetoed bills viable again.

Ms. Ginsberg explained the legislative priority process in the City, noting City priorities may be different from other stakeholders. The City will monitor all bills and advocate for ones that align with their priorities. Ms. Ginsberg asked for proposals that could be

written into bills and advocates who could speak to the impact and importance of the bill.

6. Coalition Opportunity for Community Health (Natalie Talis)

Natalie Talis from the Alexandria Health Department spoke about the ongoing Community Health Improvement Plan process. Ms. Talis explained that data, community walks, and listening sessions have pointed to differences across geographies in the city. The Health Department will be forming three coalitions to address health issues in each area: Arlandria, Van Dorn, and a citywide coalition on mental health. Interested residents are encouraged to sign up for the email list. One member asked if the meetings are in person or virtual. Ms. Talis responded that there will be in-person and virtual engagement opportunities.

7. CAPER Public Hearing (Kim Cadena)

Kim Cadena presented on the [CAPER for FY2025](#), which is a report to HUD on how funding was used. The public comment period for the CAPER is open until September 22. Jon Frederick motioned to open the public hearing; Felicia Brewster seconded the motion. The Committee voted unanimously to open the public hearing.

One Committee member asked about the Comprehensive Plan. Mx. Cadena noted the Comprehensive Plan will be presented in April and will reexamine the City's priorities. One Committee member asked why City funds are being used instead of federal funds for homebuyer programs. Mx. Cadena explained that local funds have higher income limits and loan amounts, so they cover residents outside of the federal funds. Ali Coleman noted that based on the DCHS waitlist, the number of shelter and winter shelter residents will likely increase. This was the first year that the shelter exceeded the contracted number of people served per night. Jan Macidull motioned to close the public hearing, Betsy Faga seconded the motion. The Committee voted unanimously to close the public hearing.

8. Jamieson Avenue Development Preview (Kenny Turscak and Ken Wire)

Ken Wire introduced himself, Megan Rappolt, Nathan Randall, and Maya Contreras. The Jamieson Avenue project is located in the Eisenhower East SAP and is governed by the Carlyle CDD #1. The project proposes 187 units in an office to residential conversion with new construction on four additional floors. The project will be credited with previous developer contributions, consistent with City policy.

The developer is requesting 17 committed affordable units, yielded from Section 7-700 bonus density, be distributed on the first six floors in the original office building while the four-story vertical addition would be entirely market-rate. Staff have stated that the City's policy is to distribute CAUs throughout a project. One Committee member noted that this project would go against the City's policy. Ms. McIlvaine noted that it is not the Committee's responsibility to make the project more feasible but to recommend approval based on the City's policy. One member asked if the Applicant would

consider shifting the proportionality of the unit mix to include more family-sized units as a compromise.

9. 2425 Mill Road, Eisenhower East Block 3 Development Preview (Kenny Turscak and Ken Wire)

Ken Wire presented on Eisenhower East Block 3, which is governed by the Eisenhower East SAP. The Applicant has requested the off-ramp provision permitted by the Rezoning Housing Contribution Policy to reduce the affordable housing contribution from 10% of residential square footage above the base area to 5% of density. Staff calculated that 10% of the residential density would provide 38 CAUs out of the anticipated 770 units; the Applicant is proposing 17 CAUs.

One Committee member asked why the Applicant was granted the ability to trigger the off ramp and its associated third-party analysis. Mr. Wire noted the increased construction costs for steel and concrete and increased interest rates have changed the market.

Another Committee member stated they cannot support the reduction in the CAUs or its justification. One Committee member pointed out that DSUP extensions are approved for three years and conditions will likely change with the market and interest rates during that time. While conditions are tough now, they will likely improve by the time the project begins. The Committee member asked if conditions now justify a modification in the project's affordable housing contribution for a project that will begin in four years.

One member asked if the conditions will be revisited. Tamara Jovovic responded that, based on current policy, housing conditions are not re-examined until the time of second extension requests, and that monetary contributions are locked in at time of concept submission.

10. Newport Village Briefing (Kenny Turscak)

Kenny Turscak provided a briefing on Newport Village. The project was approved in 2021 and an extension was granted in 2023.

The project is seeking to demolish 24 existing units and construct 383 rental units. Originally, the Applicant agreed to provide 12 CAUs at 50% AMI in the new building. The proposal seeks to shift all CAUs from the new building to the existing buildings and will increase the number of family-sized CAUs. The CAUs in the existing building will be renovated. Mr. Turscak asked the Committee to provide input on the change for the City Manager's consideration.

One member asked about the rent price in the existing building. Mr. Turscak noted that rents range from 65% to 80% AMI. One member commented that the project is losing 24 market affordable units to gain 12 CAUs.

One member commented that the policy is to provide 12 units with a proportional unit mix in the new building. The member added that there are two projects: the existing project and the new project. The change would go against policy and would provide 12 units in an older building instead of 12 units in a new building, which is not equivalent even with larger unit types.

One member asked what the market-rate rents are for the new building. Another Committee member replied that the Blake is charging substantially more than the existing units at Newport Village. Mr. Wire explained that the project is not feasible as approved and while the CAUs are not equivalent in value, providing CAUs now with larger unit sizes could make more of an impact than waiting years for new units to be constructed. Mary Horner noted that the Landlord-Tenant team receives the greatest demand for two- and three-bedroom CAUs.

Jan motioned to allow the Committee to draft a letter to the City Manager capturing these concerns; Andy seconded the motion. The Committee voted unanimously to draft a letter to the City Manager's office.

11. Landmark Mall Block D (Kenny Turscak)

Mr. Turscak provided a briefing on the Landmark Mall Block D development, which is part of larger Landmark Mall redevelopment. The CDD envisions frontloading development and adding the affordable housing building later. In addition to the 74-unit affordable project planned for the area, Block D is proposed as a 275-unit multifamily building with income restrictions between 80 and 120% AMI. The project is intended to add to the range of housing options.

Ms. McIlvaine noted that the units would be rent restricted instead of income restricted for compliance purposes.

12. Housing Master Plan Update (Staff)

Staff reported that the next Housing 2040 Community Meeting is planned for September 8 at Minnie Howard and will cover the Landlord-Tenant and Homeownership recommendations. Committee members were encouraged to attend.

13. ARHA Update

Michelle Krockner was not present at the meeting. One Committee member asked about the status of the ARHA CEO, Erik Johnson.

Ms. McIlvaine noted that at that moment, City Council had placed a FOIA request to gather information about the unit rented by Mr. Johnson and modifications made to it. The ARHA Board has placed Mr. Johnson on probation and named Rickie Maddox as acting CEO in the interim. A third-party investigation is being conducted into the matter. The City has no purview, aside from appointing and overseeing the ARHA Board. Staff will continue to keep the Committee updated.

14. Housing Alexandria Update

Jon Frederick updated the Committee that the Seminary Road project (Cardinal Path) will host an upcoming ribbon cutting. Phase II of the Sanse and Naja project is set to close in October. The Fall Festival is planned for Housing Alexandria on Thursday, October 9 from 4 to 8 p.m.

15. Staff Updates (Staff)

Ms. Jovovic reported that eight affordable homeownership units, ranging from one- to three-bedroom units, at the Whitley will be available soon. Applications are open from September 26 to October 24. A Committee member noted that VOICE is hosting a gathering about affordable housing and will send out more information.

16. Information Items (Staff)

Staff did not report on information items.

17. Announcements and Upcoming Meetings

[ARHA Redevelopment Work Group](#)

October 16, 5:30 – 7:00 p.m.

City Council Work Room, 301 King St.

[AHAAC November Meeting](#)

November 6, 7 – 9 p.m.

Room 2000, City Hall, 301 King St.

[Housing 2040 Community Meeting #5](#)

November 17, 7 – 9 p.m. (tentative)

Mark Center Cafeteria

18. Adjournment (Chair)

Jon Frederick motioned to adjourn the meeting. The Co-Chairs adjourned the meeting at 9:36 p.m.