

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

In-Person | February 5, 2026

	Members Present	Members Absent	Staff
1	Todd Perry		Aspasia Xypolia, Deputy Director
2		Felicia Brewster	Mary Horner, Landlord-Tenant Division Chief
3		Michael Butler	Tamara Jovovic, Housing Program Manager
4	Joseph Dammann		Christopher Do, Housing Analyst
5	Michael Doyle		Kenny Turscak, Planning & Zoning
6	Betsy Faga		Ryan Freed, Office of Climate Action
7	Jon Frederick		
8		Carlos Bethencourt	
9	Jan Macidull		
10	Shelley McCabe		
11	Melissa Sathe		
12	Anderson Vereyken		
13		Sean Zielenbach	
14	Stephon Hill		
15	Cesar Madison		
16		Rachel Dixon	
17	Unique Coleman		
18	Andrea Ponsor		
	Helen McIlvaine*, Housing		
	Ali Coleman Tokarz*, DCHS		
	Guests		
1	Nicolas Vaden-Lump	Wesley Housing	
2			

*non-voting

1. Introduction and Chair Remarks (Chairs)

Co-Chair Shelley McCabe welcomed the Committee and guests at 6:48 p.m. Ms.

McCabe noted that the agenda would be re-arranged from what was published. Ms. McCabe welcomed new Committee members, Andrea Ponsor and Todd Perry.

2. Consideration of January 7, 2026 Minutes

Jan Macidull motioned to approve the January 7, 2026 minutes; Betsy Faga seconded the motion. The Committee voted to approve the January 7, 2026 minutes; Todd Perry and Andrea Ponsor abstained.

3. Potomac Yard Landbay G-G Update (Wesley Housing/Aspasia Xypolia)

Aspasia Xypolia and Nicolas Vaden-Lump from Wesley Housing [presented an update on the Potomac Yard Landbay G-G project](#). The project is seeking a Pilot Rental Assistance subsidy and designation as a revitalization area, which will improve its competitiveness for LIHTC applications.

A Committee member asked what a revitalization area is. Ms. Xypolia explained that a revitalization area is a site of economic activity that does not have sufficient housing for low-income workers. Designation as a revitalization area adds 15 points in the competitive LIHTC application.

Another Committee member asked for an explanation of how the rental subsidy works. The subsidy bridges the gap between rent-burdened tenants' incomes and the LIHTC rent, usually targeting households earning 10% to 20% below the LIHTC rent maximum. The subsidy is documented in the agreement with the developer. Having the City rental subsidy adds 40 points to the LIHTC application, which helps Alexandria projects compete with other jurisdictions that offer Project-Based Vouchers competitively. The City is committing \$10,000 per unit per year for 9 units over 5 years and will use referrals from DCHS to find eligible households. The subsidy can also be used to bridge gaps when rents increase from rehabilitation or redevelopment.

Melissa Sathe motioned to recommend approval of the pilot rental assistance subsidy request and revitalization designation, Cesar Madison seconded the motion. The Committee voted unanimously to approve the project requests.

4. Information Items (Tamara Jovovic)

Tamara Jovovic explained the January 2026 financial report and the different funding sources mentioned. Ms. Jovovic also explained the ongoing projects that are receiving City funds.

One Committee member asked about the Meals Tax and if it is included in the \$12 million estimated annual revenue towards the City's housing funds. Ms. McIlvaine responded that housing receives 1% of the added 5% Meals Tax. This Meals Tax allocation has increased from about \$5 million to \$6.5 million. Housing staff are also considering other ways to address the pipeline, including bond proceeds.

Tamara explained the Housing Master Plan progress report. One Committee member asked if it is known which AMI units are being lost. Ms. Jovovic responded that the units lost in the progress report are set-asides at 60% AMI.

One Committee member asked if the report can break down affordable units at different AMI levels moving forward. Ms. McIlvaine responded that the focus on deeper levels of affordability emerged after the Beauregard Plan; the focus on deeper affordability of housing units was not present 10 to 15 years ago. Another Committee member remarked that 30% AMI was expected to be covered by vouchers. Ms. McIlvaine noted that the progress reports will be revised under Housing 2040 from their current form.

Another Committee member asked if the City is tracking the loss of market affordable units. Ms. Jovovic noted that the annual Rental Housing Survey documents loss of market affordable units. One Committee member added that loss of market affordable units has been related to rents increasing faster than incomes, but moving forward, market affordable units could start being lost to redevelopment.

5. Housing 2040 Update (Staff)

Tamara Jovovic presented [Housing 2040 updates](#). Ms. Jovovic explained recommendations and strategies for Goal 7, housing for seniors and persons with disabilities. Chris Do presented Goal 10, sustainability recommendations, while Ryan Freed presented on the Green Building Plan.

The [Green Building Plan](#) prioritizes meeting Energy Use Intensity (EUI) targets, electrification, and 3% renewable energy goals for new developments. The Plan acknowledges the overperformance of affordable housing compared to market-rate developments and does not intend to trade off affordability in exchange for sustainability. The Office of Climate Action is also working with the National Center for Healthy Homes to address health and sustainability.

One Committee member asked if the plan is moving towards a building standard. Mr. Freed explained that it is not following a particular standard. Another Committee

member noted the pushback the plan received from developers about what could be done and what EUI would be achievable.

One Committee member asked if full recommendations are being presented to the Commission on Aging. Ms. Jovovic explained that they will be discussed at the March meeting. One Committee member provided feedback that housing for a lifetime, from young families to seniors, is a model that housing can strive for.

One Committee member asked what the priorities are for Housing 2040. Ms. McIlvaine responded that senior housing, building more housing, and tenant protections are some of the recommendations that are resonating in the City. Another Committee member noted that it is important for the City to cover an array of topics and issues over the next 15 years.

6. Development Updates (Staff)

Tamara Jovovic provided updates that development review staff are working on multiple projects that were previously discussed before the Committee and will likely come forward in the spring.

7. Staff Updates (Staff)

Christopher Do thanked Committee members for responding to the poll and noted that the next AHAAC meeting will be scheduled on April 9. Staff are trying to find a venue for the meeting.

8. ARHA Update (Helen McIlvaine)

Ms. McIlvaine reported that the City is working to fill the vacancies on the ARHA Board. ARHA continues to operate under the leadership of its interim CEO.

9. Housing Alexandria Update (Jon Frederick)

Jon Frederick reported that Sanse construction continues. The Naja project will be coming to the Committee next month with a loan request.

10. Announcements and Upcoming Meetings (All)

Staff invited members of the Committee to attend the February 28 Open House, which will be held in-person at the Lee Center from 10 a.m. to 3 p.m. All Committee members and members of the public are welcome to attend. The format of the event will be an

open house with boards related to all 10 goals and their recommendations and strategies, coupled with breakout sessions on select topics.

[FY2027 Budget Public Hearing](#)

March 9, 5:30 – 8 p.m.

Del Pepper Community Center, 4850 Mark Center Drive

[ARHA Redevelopment Work Group Meeting](#)

March 19, 5:30 – 7 p.m.

ARHA Headquarters, 401 Wythe St.

April AHAAC Meeting

April 9, 7 – 9 p.m.

Location TBD

[Add/Delete Public Hearing](#)

April 18, 9:30 – 11:30 a.m.

Del Pepper Community Center, 4850 Mark Center Drive

12. Adjournment (Co-Chairs)

The Committee motioned to adjourn the meeting; the Co-Chairs adjourned the meeting at 8:43 p.m.