

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE
MEETING**

DATE: May 7, 2026

TIME: 7-9 P.M.

LOCATION: Virtual

1. Introductions (AHAAC Co-Chairs) 7:00 p.m.
2. Consideration of April 2026 Minutes (Co-Chairs) 7:03 p.m.
Action Requested: Review and Vote on April 9, 2026 Minutes
3. PRGS Affordable Housing Plan Review (Kenny Turscak) 7:05 p.m.
Action Requested: Review and vote on affordable housing plan
4. Housing 2040 Senior Housing Consultant Findings (Tamara Jovovic) 7:30 p.m.
5. Duke Street Land Use Plan Update (Carrie Beach) 8:05 p.m.
6. Information Items (Staff) 8:35 p.m.
 - FY2027 AHAAC Co-Chair Nominations
 - May Financial Report
 - Housing Master Plan Progress Report
7. Housing Alexandria Update (Jon Frederick) 8:45 p.m.
8. ARHA Update (Mike Butler) 8:50 p.m.
9. Meetings and Announcements 8:55 p.m.

[Common Interest Communities Training: Leasing a Condo](#)

May 16, 9:30-11:30 a.m.

Virtual ([Zoom Registration](#))

[ARHA Redevelopment Work Group Meeting](#)

May 21, 5:30-7 p.m.

ARHA Headquarters, 401 Wythe St.

[Planning Commission Public Hearing](#)

June 2, 7 – 10 p.m.

Del Pepper Community Center, 4850 Mark Center Drive

[June AHAAC Meeting](#)

June 4, 6:45-8:45 p.m.

Lee Center, 1108 Jefferson St.

City Council Public Hearing

June 13, 9:30 a.m. – 4 p.m.

Del Pepper Community Center, 4850 Mark Center Drive

10. Adjournment (Co-Chairs)

9:00 p.m.

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

In-Person | April 9, 2026

	Members Present	Members Absent	Staff
1	Todd Perry		Aspasia Xypolia, Deputy Director
2	Annabell Bivens		Mary Horner, Landlord-Tenant Division Chief
3	Michael Butler		Tamara Jovovic, Housing Program Manager
4	Joseph Dammann		Jose Gonzalez, Housing Program Manager
5	Michael Doyle		Kim Cadena, Housing Analyst
6	Betsy Faga		Christopher Do, Housing Analyst
7	Jon Frederick		
8	Carlos Bethencourt		
9	Jan Macidull		
10	Shelley McCabe (Zoom)		
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			

*non-voting

1. Introduction and Chair Remarks (Chairs)

Co-Chair Sean Zielenbach welcomed the Committee and guests at 7:02 p.m. Committee members and staff introduced themselves.

2. Consideration of March 5, 2026 Minutes

Jan Macidull motioned to approve the March 5, 2026 minutes; Betsy Faga seconded the motion. The Committee voted to approve the March 5, 2026 minutes.

3. FY2027-2031 Consolidated Plan and Annual Action Plan (Kim Cadena and Jose Gonzalez)

Kim Cadena presented on the [FY2027-2031 Consolidated Plan and Annual Action Plan](#). The five-year Consolidated Plan establishes the framework for how the City will spend federal Community Development Block Grants (CDBG) and HOME funds allocated by HUD. Funding is determined using a formula based on population size and housing need, with approximately \$5 million in CDBG and \$3 million in HOME awarded over five years to the City.

One Committee member asked about the amount provided to the winter shelter, noting the amount seemed low. Mx. Cadena explained that the CDBG funds was used to cover part of staff salaries.

Betsy Faga motioned to open the public hearing, Jan Macidull seconded the motion. The Committee voted to open the public hearing.

A Committee member asked how the performance metrics compare to other jurisdictions. Mx. Cadena explained that the metrics are measured by what the City says it can deliver. Every jurisdiction chooses their own activities to spend their funds on and housing staff attend conferences and learn from what other jurisdictions are doing.

Another Committee member asked about changes to funding levels from the federal government. Mx. Cadena explained that the funding formula has not changed and would require substantial action by Congress for it to change. Another Committee member emphasized that the Census and ACS determine the funding for this federal funding, highlighting the importance of reaching people who need City services for Census participation.

Betsy Faga motioned to close the public hearing, Jon Frederick seconded the motion. Co-chair Sean Zielenbach closed the public hearing.

4. Information Items (Staff)

Helen McIlvaine provided updates on the City budget process. From recent discussions, the new round of bond funding is not likely for several years. The pilot rental subsidy

assistance program is seeking additional funding in this budget cycle to support more households.

One Committee member raised the need to hold City Council to its word to address housing as the most important issue in the City. City Council can follow through by funding projects that are waiting in the pipeline.

Another Committee member asked what the Committee would recommend to City Council to address these issues. Ms. McIlvaine noted that tax abatement, fee waivers, and bond issuances are financial tools that have been discussed to fund the pipeline. Ms. McIlvaine noted that the need for deeper levels of affordability has increased the funding needs for affordable housing projects, and need exceeds the resources that the City has.

Staff also announced Helen McIlvaine's retirement on April 30 and the Committee members congratulated Ms. McIlvaine on her years of service and accomplishments.

5. Housing 2040 Update (Staff)

Tamara Jovovic provided a Housing 2040 update to the Committee. Staff are working on revisions to Housing 2040 recommendations in response to public comments and are working on the draft plan. Christopher Do provided an overview of some of the themes in public comments, including comments about increasing housing supply, concerns over density and strain on the City's infrastructure, support for transit-oriented development, and AHAAC's comments asking for numerical targets to implement Housing 2040.

A Committee member asked how the City will prioritize its limited resources to meet the plan recommendations. The Committee discussed housing supply, resource constraints, and which housing needs are priorities.

6. ARHA Update (Mike Butler)

Mike Butler reported on updates from ARHA. At the end of March 2026, the last slot on the ARHA Board was filled. The Board is now focused on finding a CEO to lead the organization long-term.

The ARHA Board formed three subcommittees focused on budget and finance, administration, and housing to review its policies and procedures. The Board is committed to increasing transparency in its operations. Regarding the Alate and

Ladrey, all residents have moved out of Ladrey. The Alate is about 90% occupied with vacancies in its market-rate units.

Alfred Street Baptist Church raised over \$1 million in its congregation to pay off the rental debts of ARHA tenants.

7. Housing Alexandria Update (Jon Frederick)

Jon Frederick provided updates on Housing Alexandria. Cardinal Path is undergoing closings for its for-sale units, which are all under contract. The construction loan is being paid, in part, using Housing Innovations in Energy Efficiency (HIEE) to fund green building provisions in the project. The condo portion of the project will begin construction later in April and those 12 units should be delivered within a year.

Sanse's waitlist opened on April 20 for 206 units that will be available in August. Phase II of the project is ahead of schedule and Naja construction is anticipated to begin in October. Mr. Frederick conveyed how excited the Arlandria community is for the project opening.

8. Announcements and Upcoming Meetings (All)

[Common Interest Communities Training: Leasing a Condo](#)

May 16, 9:30-11:30 a.m.

Virtual ([Zoom Registration](#))

[ARHA Redevelopment Work Group Meeting](#)

May 21, 5:30 – 7 p.m.

ARHA Headquarters, 401 Wythe St.

[June AHAAC Meeting](#)

June 4, 6:45 - 8:45 p.m.

Lee Center, 1108 Jefferson St.

9. Adjournment (Co-Chairs)

The Committee motioned to adjourn the meeting; the Co-Chairs adjourned the meeting at 9:00 p.m.

City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 7, 2026

TO: THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

FROM: KENNY TURSCAK, URBAN PLANNER

SUBJECT: 1300 NORTH ROYAL STREET (POTOMAC RIVER GENERATING STATION), BLOCKS B & C AFFORDABLE HOUSING PLAN

ISSUE: Consideration of the Affordable Housing Plan for 1300 North Royal Street, Potomac River Generating Station, Blocks B (DSUP #2025-10011) & C (DSUP #2025-10012)

ACTION REQUESTED: That the Committee review and endorse the associated Affordable Housing Plan (AHP) (Attachment 1)

BACKGROUND: At its June 2022 meeting, the Alexandria Housing Affordability Advisory Committee reviewed the Affordable Housing Plan for Coordinated Development District #2021-00004 (CDD #30) regarding redevelopment of the Potomac River Generating Station (PRGS) site. HRP Group (the “applicant”), formerly known as Hilco Redevelopment Partners, proposes redevelopment of the 18.9-acre site in the Old Town North plan area into six development blocks. The overall site is anticipated to host a mix of uses including residential, retail, open space, and arts/cultural space, providing up to 2,000 units and 2.5 million square feet of gross floor area. Development of the six blocks will generally take place in a sequential order from Block B to Block F. Block A, reserved for arts and cultural uses, delivery sequencing is yet to be determined but expected to occur prior to Block D. Specific project infrastructure elements and benefits will be delivered alongside each block’s development.



CDD #30 conditions a three-pronged approach to affordable housing, which comprises the overall site's Affordable Housing Strategy, including:

1. **Voluntary monetary contributions to the Housing Trust Fund (HTF)** estimated to at \$8-11 million (2022 \$) depending on final land use mix—residential and commercial floor area are subject to different contribution tiers;
2. **On-site affordable set-aside units** comprising no less than 58,333 square feet (~60 units), secured through application of Section 7-700-like bonus density; and
3. **Units provided through a Public Private Partnership (P3)** for which the applicant is committed to working with the City on an affordable housing project totaling up to 100,000 square feet (~100 units) within the CDD plan area.



Renderings: Blocks B (top) & C (bottom)

The P3 is not a part of this AHP, but it is noted that the applicant has submitted a draft Affordable Housing Strategy to staff consistent with the CDD conditions. The P3 is anticipated to be part of the project's second phase, which includes Blocks D, E, and F, subject to discussion and mutual agreement between the applicant and the City.

DSUP APPLICATIONS: Block B & C DSUPs propose mixed-tenure, mixed-use projects totaling approximately 815 units and approximately 90,000 feet of commercial or non-residential space (including lobby and amenity space) across both blocks. Each block will consist of two towers sharing a common base, each with one rental tower and one condominium tower. Under CDD #30 phasing, each block is required to provide a portion of the phased 58,333 square foot affordable floor area; Block B is required to provide 8,500 square feet

and Block C is required to provide 12,500 square feet as committed affordable floor area.

REQUIRED APPROVALS: The project involves the following applications and modifications:

- Development Special Use Permit with site plan (including subdivision);
- CDD Special Use Permit (SUP) for multifamily and commercial uses in CDD #30;
- Parking reduction SUP; and
- Encroachment for entry lobby canopy.

PROPOSED COMMUNITY DEVELOPMENT AUTHORITY & TAX INCREMENT

FINANCING: Separate, but related to the development proposal, HRP Group has requested to establish a Community Development Authority (CDA) district to finance a portion of the project's anticipated infrastructure costs through tax incremental financing (TIF), which City Council will consider on June 13, 2026. Tax increment financing is a value-capture tool that enables the City to dedicate future increases in real estate tax revenues within a defined area to

fund public improvements. In Alexandria, TIF has been used selectively and strategically, typically as part of a broader financing package that may include special assessment districts, developer contributions, and state or federal funding. Examples of tax incremental financing/use of special assessments within the city are Potomac Yard, which developed the Potomac Yard Metrorail Station, and the Landmark Mall redevelopment.

The City has generally applied TIF to support infrastructure that enables redevelopment and/or address funding gaps for catalytic, high-impact projects, aligning with City Council’s [strategic priorities](#) and the City’s [ALX Forward Economic Growth Strategic Framework](#). The proposed [PRGS redevelopment](#), which requires demolishing a decommissioned coal-fired power plant, remediating contaminated land, and providing the infrastructure required for a mixed-use development, aligns with the City’s precedents for leveraging TIF. Additionally, in conjunction with the TIF agreement, the City and applicant have negotiated proposed alternative contributions to open space, Capital Bikeshare, public art, historic interpretation elements, and affordable housing to ensure the project’s financial viability.

PROPOSED AHP: Consistent with City policy, on-site committed affordable units (CAUs) should be provided proportionally by both unit mix and tenure. Since Block B and Block C are mixed-tenure projects with both condominium and rental units, the resulting CAUs would proportionally reflect both tenures under the City’s standard affordable housing policies and procedures. The applicant states, however, that the project is unable to support the provision of affordable for-sale units and instead proposes all CAUs be provided as rental units affordable at 60 percent of the Area Median Income (AMI). The City, with a limited exception to the standard affordable housing policies and procedures, supports the applicant’s proposal for an all-rental tenure within Blocks B & C to facilitate this catalytic project.

Through the project’s use of bonus density, staff estimate that the applicant must provide 19 on-site CAUs within Blocks B & C. Based on the proposed agreement between City and the applicant and the project’s most recent site plans, staff estimate the committed affordable rental unit mix below (Table 1).

Table 1: Provision of Committed Affordable Rental Units

Block B Rental Unit Mix			
Unit Type	Unit Mix	Percent of Project	Proportional Aff. Unit Mix
Studio	52	26%	2
One-bedroom	49	24%	2
One-bedroom + Den*	12	6%	1
Two-bedroom	58	28%	2
Two-bedroom + Den*	29	14%	1
Three-bedroom	4	2%	0
Subtotal Block B	204	100%	8
Block C Rental Unit Mix			
Studio	22	5%	1
One-bedroom	132	33%	4
One-bedroom + Den*	71	18%	2

Two-bedroom	118	30%	3
Two-bedroom + Den*	43	11%	1
Three-bedroom	12	3%	0
Subtotal Block C	398	100%	11
GRAND TOTAL	602	100%	19

**Note: Non-traditional unit types, including units with dens, will rent at their closest equivalent; one-bedroom + dens will rent at a one-bedroom 60 percent AMI rate and two bedroom + den units will rent at a two-bedroom 60 percent AMI rate.*

Staff have calculated the voluntary monetary HTF contribution for Block B & C to total \$5,385,129 based on the 2025 Tier II and nonresidential contribution rates. Typically, per the City’s standard conditions, voluntary monetary contributions are due prior to receipt of a Certificate of Occupancy (CO). In order to support the financing of the contemplated on-site affordable housing P3 project, the affordable housing contributions provided by the applicant may, at the sole discretion of the City, be used as a source of funding for the P3 project.

Subject to the proposed TIF agreement between the applicant and City Council, the applicant may fulfill Block B & C’s \$5,385,129 voluntary monetary Housing Trust Fund contribution at a time later than CO issuance, the City’s standard deadline for payment, to coincide with the affordable housing P3 project but no later than June 30, 2034, a timeline that may be extended by up to 12 months by the City Manager if the applicant is making good-faith progress on the on-site affordable housing P3 project. If the applicant fulfills its HTF contribution at a date later than CO issuance for Blocks B & C, the contribution value will be escalated based on the Consumer Price Index for Housing or three percent annually, whichever is greater, up to a maximum of five percent annually.

AHAAC received a development preview at its July 30, 2025, meeting. Discussion topics included tax abatement, the proportion of CAUs relative to the project’s total units, and the value of monetary contributions versus on-site units.

FISCAL IMPACT: \$5,385,129 (2025 \$) to the Housing Trust Fund, escalated annually if paid later than the time of Certificate(s) of Occupancy issuance

ATTACHMENT:

- (1) Proposed Affordable Housing Plan, Blocks B & C of the Redevelopment of the Potomac River Generating Station, dated April 27, 2026

STAFF:

Aspasia Xypolia, Acting Director, Office of Housing
 Tamara Jovovic, Housing Program Manager, Office of Housing

**Proposed Affordable Housing Plan
Blocks B & C of the
Redevelopment of the Potomac River Generating Station**

1. An overview of the project, to include:

1.1 Its name, address, and application number;

Potomac River Generating Station site redevelopment – 1300 North Royal Street

DSUP # 2025-10011 (Block B) and

DSUP # 2025-10012 (Block C)

1.2 A brief description of the proposed development program;

The project involves the abatement and deconstruction of the former Potomac River Generating Station, and remediation and redevelopment of the 18.87-acre former coal-fired power plant site. The property was rezoned to a Coordinated Development District (CDD-30) and a CDD Concept Plan was approved on July 5, 2022, both of which are in general accordance with the Old Town North Small Area Plan (OTNSAP), for a mixed-use redevelopment with up to 2.5 million Gross Floor Area (GFA) (2.15 million GFA base density and 350,000 GFA bonus density split between an affordable housing density bonus (275,000 GFA) and an arts/cultural use density bonus (75,000 GFA)) (the “Project”). In this case, GFA is equal to gross square feet.

HRP Potomac, LLC, (HRP) the owner of the site, sought and obtained approval of a development site plan for the infrastructure on the site (roads and utilities) on June 6, 2023. HRP is now seeking DSUP approval of the first two blocks of the development, Blocks B and C, for a mix of uses under the approved CDD Concept Plan. In addition, HRP is seeking DSUP approval of the two publicly accessible Open Spaces in and around the site, the Waterfront Open Space and the Rail Corridor Open Space.

Block B is proposed as an approximately 450,000 GFA (453,839 square feet currently) mixed-use block with two levels of retail, the second level proposed as commercial or retail space, and two residential buildings. One building is proposed as a for-sale condominium building with approximately 117 units, with a mix of unit types. The other building is proposed as a for-rent apartment building with approximately 204 units, with a mix of unit types. Unit count and unit mix will continue to evolve as design progresses and will be finalized with staff during the Final Site Plan (FSP) process. It is agreed that all of the affordable set-aside units for Block B will be located in the rental building and that the unit mix will be commensurate with the overall unit mix of the rental building.

Block C is proposed as an approximately 664,000 GFA (663,611 square feet) mixed-use block with one level of retail and two residential buildings. One building is proposed as a for-sale condominium building with approximately 96 units, with a mix of unit types. The other building is proposed as a for-rent apartment building with approximately 398 units, with a mix of unit types. Unit count and unit mix will continue to evolve as design progresses and will be finalized with staff during the FSP process. It is agreed that all of the affordable set-aside units for Block C will be located in the rental building and that the unit mix will be commensurate with the overall unit mix of the rental building.

1.3 Requested zoning changes or waivers; and

The property was rezoned to CDD-30 at the time of the approval of the CDD Concept Plan, so no zoning changes are anticipated. A parking reduction to reflect the affordable on-site units is anticipated as part of an overall request for a parking reduction for both Blocks B and C.

1.4 A brief discussion on how the affordable housing goals and recommendations of its applicable small area plan are being addressed by the AHP.

The CDD Concept Plan identified a unique method to increase the amount of affordable housing, providing 4-8 times more than typical developments in Old Town North. The plan will provide affordable housing benefits to the City in three ways:

- 1. Provide a monetary contribution to the Housing Trust Fund based on the 2.15 million GFA base density, minus any allowable deductions under the zoning code, multiplied by the City's Voluntary Monetary Affordable Housing Contribution Rates for each land use type. The contribution will be calculated for each block of development based on the uses and base GFA in each block, excluding allowable deductions under the zoning code, at the time of each block's DSUP approval.**
- 2. In exchange for 175,000 GFA of the affordable housing density bonus, provide no less than 58,333 GFA of committed affordable housing within the CDD Plan area in the form of on-site affordable set-aside units located within market-rate residential buildings to be delivered in a phased fashion:**
 - a. 8,500 GFA in Block B.**
 - b. 25,000 GFA in Blocks C and D.**
 - c. The balance in Blocks E and F.**

It must be noted that if the conditions of DSUP approval of any block reduce the GFA requested by the applicant, the required affordable housing GFA will also be reduced by one-third of the amount of the reduction.

3. Using the remaining 100,000 GFA of the affordable housing density bonus, proactively work with the City to develop, through a public private partnership (PPP), a potential committed affordable housing building up to 100,000 GFA within the CDD Plan area that will leverage multiple affordable housing development finance tools that could include federal LIHTCs and Alexandria's Housing Trust Fund. It is estimated that such a project could yield approximately 100 committed affordable rental units, with a range of affordability levels averaging up to 60% of the area median income.

2. The number, type (rental/for-sale), size (number of bedrooms), level of affordability (percent of area median income), location, and length and terms of affordability of existing CAUs being demolished as part of redevelopment.

NA

3. The status of tenant engagement efforts.

NA

4. The status of tenant relocation planning efforts and outreach to the Landlord-Tenant Relations Board.

NA

5. The number, type (rental/for-sale), size (number of bedrooms), level of affordability (percent of area median income), location, and length and terms of affordability of proposed CAUs.

Applicant seeks to use 55,000 GFA in Block B and 115,000 GFA in Block C of the approved 275,000 GFA affordable housing density bonus in exchange for the provision of on-site affordable units in Blocks B and C. The applicant will satisfy the required 8,500 GFA in Block B as described in Section 8 below. The applicant will satisfy the required 12,500 GFA in Block C as described in Section 8 below. These affordable rental units will be provided for a period of 40 years.

6. A description of existing and proposed affordable housing financing agreements with third parties (including the Department of Housing and Urban Development).

NA

7. An equivalency analysis that compares the value and location of CAUs proposed to be provided off-site to that of CAUs constructed on-site.

NA

8. A description of how proposed CAUs will be incorporated into the overall project to create a successful mixed-income community, including whether CAU residents will have access to amenities available to residents of market-rate rental units.

Applicant proposes to include the affordable housing set-aside units within the market rate rental buildings in Blocks B and C and other rental buildings in future phases until the full 58,333 GFA obligation is met, absent any reductions required in the DSUP approval process. Residents of the affordable units will have access to the same amenities as the other residents of the rental buildings. It is infeasible to include affordable set-aside units in the for-sale condominium buildings due to the limited purchase price allowed in the City's guidelines and the significant expenses that will be included in future condominium owner assessments.

Applicant proposes to provide the below affordable set-aside rental unit types; the exact unit mix may continue to evolve as design progresses and will be finalized during the FSP process subject to review and approval of the Office of Housing.

Block B:

Block B will provide 8 set-aside units in the Block B rental building: Two studios, Two one-bedrooms, One one-bedroom+den, Two two-bedrooms and One two-bedroom+den.

Block C:

Block C will provide 11 set-aside units in the Block C rental building: One studio, Four one-bedrooms, Two one-bedroom+den, Three two-bedrooms and One two-bedroom+den.

9. Information on proposed phasing and implications such phasing would have on the delivery of proposed CAUs.

The first 8,500 GFA of CAUs will be provided in the Block B rental building, which is likely to be the first residential block to be constructed, and 12,500 GFA of CAUs will be provided in the Block C rental building, which is likely the second residential block to be constructed. Block C is not the entirety of the required 25,000 GFA for Blocks C & D.

10. Information on contributions proposed to be made to the Housing Trust Fund.

Contributions to the Housing Trust Fund have been calculated based on the actual uses proposed with each DSUP. The breakdown of those calculations is as follows:

See attached spreadsheet of calculations for each block.

11. An estimate of the types and number of jobs to be created by mixed-use projects (for informational purposes only).

Early estimates indicate that approximately 2,000 construction-related jobs and approximately 1,000 permanent jobs (depending on final land uses) may be generated by all phases of this Project.

12. Other information the Applicant deems relevant to the AHP.

The redevelopment of this former coal fire power plant involves significant investment and coordination of many complex issues including: abatement and deconstruction of the former coal-fired power plant, remediation of soil and groundwater conditions, planning and execution around site constraints related to existing electrical infrastructure that will remain, the provision of all new on-site utility and roadway infrastructure, including significant bicycle, pedestrian and transit facilities, the provision of significant new and /or improved public open space, significant improvements to existing public roadway infrastructure, coordination with many public and private stakeholders, and planning for aggressive sustainability goals. Additionally, the Applicant seeks to balance the competing demands of other City policies with these important affordability guidelines. The Applicant believes implementation of the Affordable Housing conditions in the CDD Concept Plan strikes the right balance.