

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.