

City of Alexandria, Virginia

# ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

Virtual | March 5, 2026

	Members Present	Members Absent	Staff
1	Todd Perry		Aspasia Xypolia, Deputy Director
2	Annabell Bivens		Jose Gonzalez, Housing Program Manager
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		Catherine Miliaras, Planning & Zoning
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	Ken Wire	Wire & Gill	
2	Jack Lester	EYA	
3	Mika Gelfond-Gross	EYA	
4	Matthew Rhodes	Housing Alexandria	
5	Maura Barry Garland	Housing Alexandria	
6	Mark Jinks	ARHA	
7	Sarra Mohammed	ARHA	
8	Melodie Seau	Member of the Public	

\*non-voting

## **1. Introduction and Chair Remarks (Chairs)**

Co-Chair Shelley McCabe welcomed the Committee and guests at 7:02 p.m. Christopher Do introduced Committee members, staff, and other panelists.

## **2. Consideration of February 5, 2026 Minutes (All)**

Jan Macidull motioned to approve the February 5, 2026 minutes, Betsy Faga seconded the motion. The Committee voted to approve the February 5, 2026 minutes; Mike Butler, Sean Zielenbach, and Annabell Bivens abstained.

## **3. 333 N. Fairfax Street Affordable Housing Plan (Kenny Turscak)**

Kenny Turscak presented the affordable housing plan for [333 N. Fairfax Street](#). The project proposes constructing 32 townhomes, two of which will be affordable for-sale units. The project will provide a \$330,000 voluntary monetary contribution. Ken Wire introduced himself, Jack Lester, and Mika Gelfond-Gross from EYA.

The two affordable for-sale units were not envisioned to include elevators, though the rest of the units in the project will have elevators. Helen McIlvaine asked for clarification if the elevators make the units accessible. Mr. Wire responded that the units are not accessible. The route into the home, the hallways, bathrooms, and kitchen counters do not meet accessibility requirements. The elevators are envisioned to be small, about 6 x 6 feet. Mr. Wire explained that buyers expect elevators at this price point. Mr. Wire proposed collaborating with future buyers to design the unit if they have accessibility needs. Ms. McIlvaine asked if the units could be retrofitted with elevators. Mr. Lester responded that they would need to evaluate the unit floor plans. Staff noted that the ANSI Type-A mobility unit at the Aidan did not have significant demand.

A Committee member commented that the Committee does not want to set a precedent that affordable housing units do not have the same amenities as market-rate units in a project. Other Committee members expressed reservations about the cost of maintaining elevators for affordable homebuyers. Another Committee member asked if the City has programs to assist low-income homebuyers, which Christopher Do explained that there is a Home Rehabilitation Loan Program for homeowners at or below 80% AMI.

Another Committee member asked about the selection process for these affordable units and how they are marketed. Tamara Jovovic explained that there is a lottery for eligible homebuyers after the Office of Housing markets the units. There will likely be a minimum household size requirement due to the size of the units.

The Committee voted to approve the affordable housing plan with the condition that the option to provide elevators in the affordable units will be explored. The Committee voted unanimously to approve the affordable housing plan as amended, with Mike Doyle and Andy Vereyken abstaining.

#### **4. Housing Opportunity Fund Loan Request (Aspasia Xypolia and Jon Frederick)**

Aspasia Xypolia presented the [Naja request from the Housing Opportunity Loan Fund](#). The project is seeking a \$4 million loan from the Housing Opportunity Fund, plus \$400,000 for a pilot rental assistance subsidy for eight units over five years. The project is also seeking a Section 108 loan of \$5.3 million, which will be tied to the next five years of CDBG funding. Ms. Xypolia introduced Maura Garland and Matthew Rhodes from Housing Alexandria, who provided an update on Sanse construction and Naja's proposed development of 79 committed affordable units plus community space.

Ms. McIlvaine explained that the project is applying for the Virginia Housing Tax Credit (HOTC) program, among other sources of funding being pursued to lower the amount requested out of the Section 108 loan. Ms. Xypolia explained that the first three years of payment are interest-only and will be paid for by the project. Subsequent payments will be partially covered by project cash flow. The remaining balance will be the City's responsibility, likely drawing from CDBG funds. The City receives an annual allocation of about \$1 million from CDBG. Housing Alexandria will use \$350,000 of their developer fee to help pay for repayment of the Section 108 loan.

A Committee member emphasized that this loan was included in the comfort letter that the City provided for the project during its initial approval and is only a portion of the \$10 million set aside for this phase. A Committee member asked about cash flows from Sanse. Mr. Frederick noted that the Sanse portion is under budget and on time. Another Committee member asked when the \$350,000 developer fee comes in. Mr. Frederick responded that it comes in upon completion, usually when converting to permanent financing.

#### **5. Section 108 Loan Public Hearing (Aspasia Xypolia)**

Andrea Ponsor motioned to open the public hearing, Sean Zielenbach seconded the motion. The Committee voted all in favor of the motion with Jon Frederick abstaining.

Ms. Xypolia explained that City Council would approve use of the Section 108 loan. For recipients of CDBG funds, HUD allows loans that amount to five years-worth of CDBG allocation for eligible uses. The loan is must-pay debt for the City, though the project borrowing the money does not have must-pay obligations to the City. Ms. McIlvaine

noted that the docket item will be circulated to AHAAC once it is presented to City Council.

Betsy Faga motioned to close the public hearing, Sean Zielenbach seconded the motion. The Committee voted unanimously in favor to close the public hearing, with Jon Frederick abstaining.

Mike Doyle motioned to approve the \$4 million Housing Opportunities Fund loan, \$400,000 rental subsidy request for eight units, and Section 108 loan request; Andy Vereyken seconded the motion. The Committee voted unanimously to approve the loan requests, with Jon Frederick abstaining.

## **6. AHRA Updates (Mark Jinks)**

Mark Jinks, the new ARHA Board Commissioner, presented the ARHA update. The newly appointed ARHA Board members bring an array of experiences. The Board has dedicated time to understanding how ARHA operates and has formed committees to tackle issues and improve processes for redevelopment, operations and resident experiences, and finances and audits. The ARHA Board is committed to transparency and working with City Council using the ARHA Redevelopment Work Group in compliance with open meeting policy and FOIA laws.

ARHA is currently working with residents to address overdue rent balances and develop a long-term capital improvement plan for ARHA units. The Ladrey rehabilitation is underway and the building is now 100% empty after existing tenants were relocated primarily to the Alate. Samuel Madden's construction of the North building is underway. Cameron Valley is next to be redeveloped, and the Duke Street Land Use Plan is setting up the framework for the project.

A committee member asked what the plans are for finding a permanent CEO. Mr. Jinks responded that ARHA has waited for a full board to be appointed and now will likely form a search panel comprised of a variety of stakeholders.

Another Committee member asked about the Alate and what units need to be filled. The building is about 90% occupied, but many existing residents of the building left. The first batch of residents relocated from Ladrey will file for Housing Choice Vouchers, with a second batch anticipated in March.

Ms. McIlvaine explained that ARHA and City staff are working collaboratively. In addition to the Redevelopment Work Group meetings, there is a monthly staff-to-staff

meeting and a biweekly call with senior management. Mary Horner and Aspasia Xypolia also attend the ARHA Board meetings.

## **7. Housing Alexandria Update (Jon Frederick)**

Jon Frederick announced that Housing Alexandria has closed on the first townhouse at the Seminary Road/Cardinal Path development on Monday. The rest of the homes will close in the next four weeks.

## **8. Housing 2040 Update (Staff)**

Tamara Jovovic provided an update on Housing 2040. The February 28 Housing 2040 Open House was successful, and Ms. Jovovic thanked the AHAAC members who attended. The public comment period for the draft Housing 2040 recommendations will close on March 22.

A Committee member asked if staff could evaluate condo sizes and see which ones are more affordable. Another Committee member commented that the plan should address how to handle resource allocation, especially with limited resources and competing priorities. The Committee member also recommended adding outcomes and targets to guide decision-making as the draft recommendations are process-oriented. Another Committee member echoed the importance of having numbers to make the plan actionable.

Another Committee member commended staff on being comprehensive in the Housing 2040 recommendations. The Committee member highlighted that the plan could use two different approaches to targets: what can be accomplished with funding constraints or what housing is needed. Another Committee member highlighted the importance of communicating the plan, including key takeaways, priorities, and the urgency of affordable housing needs.

## **9. Financial Report (Staff)**

Staff did not report on this item.

## **10. Announcements and Upcoming Meetings (All)**

[ARHA Redevelopment Work Group Meeting](#)

April 16, 5:30 – 7 p.m.

ARHA Headquarters, 401 Wythe St.

[FY2027 Budget Add/Delete Public Hearing](#)

April 18, 9:30 – 11:30 a.m.

Del Pepper Center, 4850 Mark Center Drive

[FY2027 Budget Adoption](#)

April 29, 6 – 8 p.m.

Del Pepper Center, 4850 Mark Center Drive

[May AHAAC Meeting](#)

May 7, 7 – 9 p.m.

Virtual (Zoom)

**12. Adjournment (Co-Chairs)**

Jon Frederick motioned to adjourn the meeting; the Co-Chairs adjourned the meeting at 9:08 p.m.