

City of Alexandria, Virginia

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

Virtual | May 7, 2026

	Members Present	Members Absent	Staff
1		Todd Perry	Tamara Jovovic, Housing Program Manager
2	Annabell Bivens		Jose Gonzalez, Housing Program Manager
3		Michael Butler	Christopher Do, Housing Analyst
4		Joseph Dammann	Kenny Turscak, Planning & Zoning
5	Michael Doyle		Catherine Miliaras, Planning & Zoning
6	Betsy Faga		Michael Swidrak, Planning & Zoning
7	Jon Frederick		Carrie Beach, Planning & Zoning
8	Carlos Bethencourt		Melissa Symmes, Planning & Zoning
9	Jan Macidull		Andra Schmitt, Planning & Zoning
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		
	Aspasia Xypolia*, Housing		
	Ali Coleman Tokarz*, DCHS		
	Guests		
1	Mary Catherine Gibbs	Wire Gill LLP	
2	Ken Wire	Wire Gill LLP	
3	Michelle Chang	HRP Group	
4	Siobhan Steen	HRP Group	
5	Melissa Shrock	HRP Group	
6	Alisha Sanders	Trilogy Connect	
7	Jane King	Commission on Aging	
8	Mary Lee Anderson	Senior Services of Alexandria	
9	Sarra Mohammed	Member of the public	
10	Zion Abebe	Member of the public	

11	Jessica Kraus	Member of the public
12	Eric Lawrence	Member of the public
13	Amelia Alcivar	Member of the public
14	Michael Schuster	Member of the public
15	Kernst Pierre-Louis	Member of the public
16	Coraima Rosales	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 noted the Q&A function is available for members of the public listening.

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

Jan Macidull motioned to approve the April 9, 2026 minutes, Betsy Faga seconded the motion. The Committee voted unanimously to approve the April 9, 2026 minutes.

3. Potomac River Generation Station (PRGS) Blocks B and C Affordable Housing Plan (Kenny Turscak)

Kenny Turscak introduced the [Potomac River Generating Station Presentation](#) to the Committee. HRP Group proposes affordable housing through set-aside units across all residential development, a public-private partnership (PPP) in a later block with approximately 100 affordable units, and a voluntary monetary contribution to the Housing Trust Fund. Blocks B and C propose 19 affordable units at 60% AMI and an estimated \$5,385,129 voluntary monetary contribution across the 602-unit development.

Mr. Turscak noted that the project will defer payment of the monetary contribution beyond the delivery at certificate of occupancy, but the amount will be benchmarked to inflation. This provision was made as a condition of the tax-increment financing (TIF) that was approved by City Council for the project.

A Committee member asked if the project will have accessible affordable units. Michelle Chang noted that the project will adhere to state code, which requires 5% of units be mobility accessible and 2% of units be sensory units. The CAU mix will reflect the unit mix of the building.

A Committee member asked when the project is expected to move forward. Mary Catherine Gibbs, representing the Applicant, noted Blocks B&C are anticipated to start construction in late 2027 or early 2028 pending approvals. Construction completion is expected three years after starting. The TIF comes with performance obligations starting in 2032. The affordable public-private partnership is anticipated in the next phase. Ms.

Gibbs noted that the TIF agreement has a 30-day comment period and the project has a June public hearing date before City Council.

Another Committee member clarified that the Committee is only voting on the affordable housing plan for Blocks B&C, noting the change from some affordable for-sale units to all affordable rental units from the original proposal, yielding an additional two affordable rental units. [It is noted that this increase is due to the rental units being smaller in size, on average, than the for-sale units.] Another Committee member noted the deferral of the monetary contribution was a condition of the TIF and is not part of the affordable housing plan. Ms. Gibbs clarified that the monetary contribution will escalate at the Consumer Price Index (CPI) rate plus 1% (not to exceed 5% annually). As part of the TIF agreement, if the project-private partnership does not move forward by 2034, the monetary contribution will be made to the City instead of the PPP.

A Committee member asked what is being used as collateral to secure the monetary contribution. Ms. Gibbs explained that the DSUP conditions require the contribution and the project cannot obtain a Certificate of Occupancy without it.

Another Committee member emphasized how the voluntary monetary contribution policy, Section 7-700 bonus density, and public-private partnerships are generating affordable housing in this CDD. They also commented on how important it is to get affordable housing on-site in an area with a concentration of wealthy residents.

A Committee member raised concerns about how much City funding the public-private partnership will receive compared to projects waiting in the pipeline. The Committee member noted that using the voluntary monetary contribution for the future affordable housing project on-site keeps that money in the community. Another Committee member raised that with over 1,000 units waiting in the pipeline, the City could use the monetary contribution on other projects. Another Committee member asked if the deferred monetary contribution has been accepted in other projects. Ms. Gibbs responded that this CDD has obligations that other projects do not have and committing the monetary contribution to the future public-private partnership is reassurance that the project can go forward.

A member of the public commented that the future affordable project does not foster a mixed-income community. Aspasia Xypolia responded that mixed income communities can occur at multiple levels, including the building level and neighborhood level. At the neighborhood level, the project would add to a mix of incomes and the project will blend in seamlessly with market-rate developments. Staff also clarified that most affordable projects contain a variety of household incomes. Another member of the public commented that the number of affordable units is too low compared to the total project. The Applicant noted that HRP has worked hard with

staff and City Council to get affordable housing throughout the project and is adhering to the City's housing policies.

Andrea Ponsor motioned to approve the affordable housing plan for Blocks B&C, Mike Doyle seconded the motion. The Committee voted all in favor to approve the affordable housing plan, Andy Vereyken abstained.

4. Senior Housing Study (Tamara Jovovic)

Tamara Jovovic introduced Alisha Sanders, the consultant from Trilogy Connect who has been working on the senior housing + care study for the City, and welcomed members of the Commission on Aging who were joining.

Alisha Sanders provided a [presentation on senior housing plus care](#) with evaluation of models around the region and the country for independent living, services for older adults, and assisted living.

A Committee member asked if neighboring jurisdictions have successfully implemented any of these recommendations. Ms. Sanders noted that Fairfax County has leveraged land donations in two projects in partnership with their housing authority, and Chesterbrook in McLean built on land donated by a faith-based group. Co-chair Shelley McCabe added that Chesterbrook uses a diversity of income and vouchers for the lowest-income residents to subsidize its operations. She added that in Alexandria, there is a need for vouchers or more funding for auxiliary grants to tackle this complex issue.

Another Committee member added that in their experience, there are two variables to the problem. The first is free land needed to build an assisted living facility. The second is vouchers to support at least one-third of the units for low-income seniors. Ms. Sanders added that a mixed income model is needed to fund services. The role of a municipality is also to provide support and coordinate among service providers.

Another Committee member added that in jurisdictions where Medicaid waivers can be used to pay for assisted living, health care providers are able to coordinate services and housing. The Committee member asked if that is an option in Virginia. Ms. Sanders responded that cities have worked with housing authorities to provide subsidy in projects but could play a larger role in bringing together service providers and organizations to achieve the scale needed to save on operating costs.

Mary Lee Anderson of Senior Services of Alexandria added that their organization has formed partnerships to provide services to low-income seniors, including exercise and

art classes. Ms. Anderson added that funding for companion care is missing to provide support for bathing, dressing, and medication management to people in their homes.

5. Duke Street Land Use Plan (Carrie Beach)

Carrie Beach, Andra Schmitt, and Melissa Symmes presented an [update on the Duke Street Land Use Plan](#). The plan has released draft recommendations for opportunity areas and areas targeted for preservation of existing affordability.

One Committee member asked if Duke Street included the Beauregard area. Ms. Beach responded that it is covered under the AlexWest Plan. The Committee member also asked what the relationship between development and the bus rapid transit (BRT) corridor will be. Ms. Beach noted that the BRT is being built in phases and some parts of the BRT will not run through the center running.

A Committee member asked how properties were designated in the affordability and growth areas. Ms. Symmes responded that properties in these areas have existing affordability and the rents in these areas generally fall below 80% AMI. Ms. Beach added that in contrast, areas of opportunity would not involve displacement of residents if redevelopment were to occur.

Another Committee member asked what the community feedback has been related to housing for the plan. Ms. Beach noted that there is appetite for more affordable homeownership opportunities and larger family-sized units.

6. AHRA Updates (Mike Butler)

Mike Butler was not able to attend the meeting to provide an update.

7. Housing Alexandria Update (Jon Frederick)

Jon Frederick provided an update on Housing Alexandria. Sansé's waitlist for its first 206 units has 3,896 registered households, including 679 households that fall under the neighborhood preference policy for households who displacement or were displaced from Arlandria-Chirilagua.

8. Housing 2040 Update (Staff)

Tamara Jovovic noted that the draft Housing 2040 Plan will be released on May 22 and the Plan will go before Planning Commission on June 2 and City Council on June 13. AHAAC members were encouraged to attend.

9. Information Items (Staff)

The Committee nominated Sean Zielenbach and Shelley McCabe for the Co-Chair election. The election will be held during the June meeting.

Tamara Jovovic provided updates on the Housing Master Plan Progress Report, noting updated numbers from the Whitley and Cardinal Path.

10. Announcements and Upcoming Meetings (All)

[Planning Commission Public Hearing](#)

June 2, 7 p.m.

Del Pepper Community Center, 4850 Mark Center Drive

[City Council Public Hearing](#)

June 13, 9:30 a.m.

Del Pepper Community Center, 4850 Mark Center Drive

[ARHA Redevelopment Work Group Meeting](#)

June 18, 5:30-7 p.m.

ARHA Headquarters, 401 Wythe St.

12. Adjournment (Co-Chairs)

Jon Frederick motioned to adjourn the meeting; the Co-Chairs adjourned the meeting at 9:10 p.m.