City of Alexandria, Virginia

# ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

In-Person | June 4, 2026

| | Members Present | Members Absent | Staff |
|---|---|---|---|
| 1 | Todd Perry | | Mary Horner, Landlord-Tenant Division Chief |
| 2 | Annabell Bivens | | Tamara Jovovic, Housing Program Manager |
| 3 | | Michael Butler | Christopher Do, Housing Analyst |
| 4 | Joseph Dammann | | |
| 5 | Michael Doyle | | |
| 6 | Betsy Faga | | |
| 7 | Jon Frederick | | |
| 8 | Carlos Bethencourt (Zoom) | | |
| 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 | | |
| | Aspasia Xypolia*, Housing | | |
| | Ali Coleman Tokarz*, DCHS | | |
| | Guests | | |
| 1 | Michael | Member of the public | |
| 2 | Sarra Mohammed | ARHA | |

*non-voting

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

Co-Chair Sean Zielenbach welcomed the Committee and guests at 7:09 p.m.

**2. Consideration of May 7, 2026 Minutes (All)**

Betsy Faga motioned to approve the May 7, 2026 minutes, Stephon Hill seconded the motion. The Committee voted unanimously to approve the May 7, 2026 minutes.

**3. FY2027 Co-Chair Election (Chris Do)**

The Committee voted on the Co-Chairs for FY2027. Sean Zielenbach and Shelley McCabe were re-elected unanimously.

**4. 2026 State Legislative Update (Mary Horner)**

Mary Horner presented an update on the 2026 Virginia legislative session and the housing bills that were signed into law.

A member of the Committee asked if the affordable housing performance grant program (HB352) was previously allowed. Ms. Horner explained that the Alexandria Economic Development Partnership (AEDP) is exploring options to implement this new authority.

Another Committee member asked what bills are most relevant to understand for AHAAC. Ms. Horner noted that there are new laws related to bonds and tax exemptions that would interest the Committee. Aspasia Xypolia noted that the Right of First Refusal will require the City to pass an ordinance and staff will work on developing a programmatic framework in collaboration with other jurisdictions in the region.

The Committee member asked if the bonding capacity increase for affordable housing will have an impact. Another Committee member responded that it will because Virginia has reached its bond capacity several years in a row.

Another Committee member commented that it will be important to define what buildings fall under the category of "publicly supported," noting that Parkstone was originally funded with tax exempt bonds, but its affordability commitment expired long ago. The Committee member suggested developing a comprehensive list of what projects fall under the Right of First Refusal.

**5. Housing 2040 Update (Tamara Jovovic)**

Tamara Jovovic provided an update on the Housing 2040 process. Planning Commission initiated a Master Plan amendment and recommended approval of the draft Plan. Planning Commission noted the lack of numerical targets and stressed the importance of financial tools and models to implement Housing 2040 recommendations. The Plan will go before City Council on June 13.

A Committee member asked if the Plan has received any opposition. Ms. Jovovic noted that one letter suggested improvements on the wording for parts of the Plan and the development community has been pushing back against Goal 2, Recommendation #4 related to replacement of existing market affordable housing in the case of redevelopment.

Another Committee member asked if City Council had voiced any concerns. Ms. Jovovic replied that Council briefings will be held the following week. Another Committee member noted that funding commitments from City Council are needed to address the pipeline and targets will be added as part of implementation.

**6. Housing Alexandria Update (Jon Frederick)**

Jon Frederick provided updates on Housing Alexandria. The Seminary Road project has sold 27 out of 31 homes. Two buyers dropped out and Housing Alexandria is pulling from the waitlist. The small condo building construction has begun and completion is anticipated in March 2027. The Sheltered Homes of Alexandria permanent supportive housing units received state funding to help project financing.

Sansé is expected to receive Certificate of Occupancy by the end of the month, with the goal of moving people in by August 1. Phase II is anticipated to finish in March 2027. For the 206 units available in Phase I, Housing Alexandria received 3,900 applications for the waitlist, including 700 applicants who qualified for the neighborhood preference policy. 50% of the units were prioritized for residents of the neighborhood or former residents who had been displaced from the neighborhood.

One Committee member asked if the waitlist applicants are all income certified. Mr. Frederick noted that the 3,900 applicants on the waitlist self-certified with some applicants withdrawing due to being under or over income, or due to timing issues with their existing leases. However, the Rent Ready Program reached about 1/3 of neighborhood preference applicants, which means those applicants are better prepared to go through the application process.

Mr. Frederick noted that Naja is anticipated to close on financing in November and scored well on its Housing Opportunity Tax Credit (HOTC) application.

**7. AHRA Updates (Mike Butler)**

Mike Butler was not able to attend the meeting to provide an update. Sarra Mohamed, Director of Real Estate Development at ARHA, provided an update. Samuel Madden North building is under construction and ahead of schedule, with an anticipated

October completion date. The South building will be developed by Fairstead as an affordable mixed-income building.

The rehabilitation of Ladrey is anticipated in the first quarter of 2027. Cameron Valley is being examined as part of the Duke Street Land Use Plan. The Alate is at 93% occupancy after two householders passed away. 11 of the 13 existing market-rate tenants remain in the building.

Ms. Mohamed reported that the Fresh Start program is helping to clear the rent debt of over 300 ARHA households thanks to the fundraising efforts of the Alfred Street Baptist Church. The ARHA Board is also working to find a new CEO after the departure of ARHA's interim CEO.

**8. Information Items (Staff)**

Ms. Jovovic noted the developer contributions for townhouses and two loan repayments from Jackson Crossing and the Spire in the most recent financial report. Ms. Jovovic emphasized that developer contributions will be lower due to an anticipated slow down in construction starts and deliveries in the next year.

A Committee member asked if staff could share the expected timing of developer contributions. Ms. Jovovic noted that staff track anticipated payments with the caveat that the projections are subject to change.

Sean Zielenbach recognized and thanked Mike Doyle for his contributions to contributions to the Committee over the course of almost ten years.

**9. AHAAC FY2027 Discussion**

Christopher Do noted that the Committee is not anticipated to meet formally over the summer. Meetings for FY2027 will resume in September and staff will poll the Committee about its availability.

Sean Zielenbach floated the idea of a summer retreat for members of the Committee to gather informally. Mr. Do noted that the meeting would be publicly noticed in compliance with bylaws.

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

Housing Conditions Clinic
August 31, 6-8 p.m.

William Ramsay Rec Center, 5650 Sanger Avenue

ARHA Redevelopment Work Group
September 17, 5:30-7 p.m.
ARHA Headquarters, 401 Wythe Street

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

Jon Frederick motioned to adjourn the meeting; Sean Zielenbach adjourned the meeting at 8:43 p.m.