City of Alexandria, Virginia

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

In-Person | September 3, 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		Jose Gonzelez, Housing Program Manager
5	Betsy Faga (virtual)		
6		Jon Frederick	
7	Carlos Bethencourt		
8	Jan Macidull		
9		Shelley McCabe	
10	Melissa Sathe		
11	Anderson Vereyken		
12	Sean Zielenbach		
13		Stephon Hill	
14		Cesar Madison	
15		Rachel Dixon	
16	Unique Coleman		
17	Andrea Ponsor (virtual)		
	Aspasia Xypolia*, Housing		
	Stefan Caine*, DCHS		
	Guests		
1	Cheryl Malloy	Member of the public	
2	Annemarie Hay	ARHA	

*non-voting

1. Introduction and Chair Remarks (Chairs)

Co-Chair Sean Zielenbach welcomed the Committee and guests at 6:56 p.m.

2. Consideration of June 4, 2026 Minutes (All)

Mike, Jan, and Melissa abstained; all others in favor.

3. Consideration of the FY2026 AHAAC Annual Report (Chris Do)

Sean added that AHAAC has also met with City Council, the Mayor, and the City Manager's Office to advocate for affordable housing. Subcommittee members have also explored municipal bonds as a tool to address the affordable housing pipeline. Joe noted that a correction needs to be made to reflect the Committee opposed the affordable housing plan for Eisenhower East Block 3.

Mike Butler moved to approve the FY2026 Annual Report as amended; Andy seconded the motion. The Committee voted all in favor to approve the FY2026 Annual Report; no members abstained.

4. FY2026 CAPER Public Hearing (Jose Gonzalez)

Question about how city dramatically exceeded goal for rental rehabilitation; Jose answers it's due to a large multi-year rehab project finishing this year. Jan asks why the city failed to meet some of its annual goals; Jose answers that the report will contain narratives explaining failures, and specifically that the City not meeting homeless amelioration goals is due to in-progress projects that have not yet "closed."

Jose points out that the CAPER tracks the past five years of spending, meaning that it captures data from the tail-end of the pandemic. Betsy mentions that the CAPER lists a goal of building 300 new units over 5 years, and the city appears to have built 0 units over the past five years using CDBG funds. Jose explains that's because the Sanse, which will deliver 400+ units, was funded by CDBG and has not closed yet.

Joe asks what triggers closing; Jose explains it's an involved procedural process that is triggered when you submit a request for reimbursement following project completion and are asked to provide demographic/ impact information. Jan suggests adding a column that says "underway but not completed" to the report. Jose says they'll consider it, but the contents of the report are set out by HUD and they don't have much discretion to vary from them.

5. YIGBY Law Briefing (Catherine Miliaras)

Catherine begins presentation on the city's YIGBY zoning text amendment. In response to mentioning that the city is researching whether it can add an open space requirement to SB 388, Jan asked whether that open space had to be ground floor. Catherine answered no. Jan asked if SB 388 applies to affordable elder housing. Catherine answered yes. Question about whether language in SB 388 stating that "[a]ll housing built is subject to local real property taxation following completion" prevents

the city from applying abatements to YIGBY-built properties. Catherine says the city isn't sure and it will look into the issue. Sean asks how many churches have expressed interest in utilizing YIGBY. Catherine says none currently, but more is expected going forward. Tamara asks whether YIGBY will change anything about AHAAC's role in reviewing development proposals for the city. Catherine answers that AHAAC will still have some role, but that role may not involve a formal affordable housing plan, and that the new 40-day admin approval process probably won't include a presentation to AHAAC.

6. PIT Count Update (Stefan Caine)

Stefan begins providing an update on the Point in Time ("PIT") count. Jan asks a question about whether the data captures what portions of the unhoused population are seniors. Stefan answers that seniors do not represent a large portion of the overall unhoused population, but that their share is increasing as the city's overall population ages. Chris asks whether the city is tracking how many unhoused people are dying while unhoused. Stefan answers yes, and that there are not a significant number of unhoused people dying while unhoused.

7. AHRA Updates (Mike Butler)

Mike shares ARHA update. Joseph asks if the Samuel Madden Phase II has JV partners. Michael answers yes, a number of partners including Community Housing Partners. Jan asks if the JV partners are nonprofits. Mike says no but they work with nonprofits. Jan asks if Ladrey will stay in place after the rehabilitation. Mike says yes. Joe asks what the occupancy of the Alate currently is and whether it can service its debt. Mike answers that occupancy is at 82% and that the building is currently servicing its debt, but only due to reserves that were specifically set aside to service debt in the first couple of years.

Melissa asks whether the Ladrey rehab project still includes increasing the number of units. Mike says no, that was proposed as a previous full teardown project that now has fallen by the wayside. Jose asks whether the interim ARHA CEO could be brought on full-time. Mike answers no, the interim CEO is "doing his duty" but has no interest in staying on.

8. Legislative Priorities (Staff)

Sean mentions that he had a conversation with state rep Kirk McPike where Kirk noted that there's a lot of affordable housing units being proposed but not delivered, i.e., are "stuck." Kirk explained that this was not due to a lack of political will – Alexandria is a pro-housing jurisdiction – but is instead an issue of revenue. There's no more room to

raise residential taxes and there has been a loss in commercial tax revenue. Kirk is set to propose legislation that would allow localities to bifurcate their property taxes, allowing localities to tax land separate from the improvements upon them rather than tax them together in a single figure. Additional state revenue for affordable housing is not forthcoming and the federal government has not dedicated additional funds.

Regarding the bonding issue, the city does not have the capacity to issue more bonds in support of affordable housing until 2034, and Kirk suggests that the city is being protective of its AAA bond rating (superior to Virginia's). The purchase structure of the Alate, which involved the city backstopping $50M+ of debt if the Alate can't pay its loan, counts against the city's balance sheet and affects its bond rating despite serving as a backstop. As for IDA bonds, because the IDA doesn't have assets itself, any bonds the IDA issued would still ultimately be backstopped by the city and thus would again affect the city's bond rating. Melissa asked about how the 2034 date came around; Sean doesn't know.

Sean begins discussion of AHAAC's state legislative priorities. Todd mentions that separating out taxation between land and improvements could help improve tax revenue without costing the city anything. Tamara mentions that the Office of Housing's priorities include additional financial tools, eviction diversion, and creating region-wide pots of money to pull from for affordable housing that would encourage collaboration between jurisdictions. Andrea mentions that that federal policy priorities include creating a preservation fund and rethinking the process of resyndicating LIHTC properties at Year 15 (maybe a new product that would extend commitments another 5 years for properties in good enough shape for resyndication to not make sense).

Aspasia mentioned the city would like to expand ROFR applicability to NOAH properties in addition to dedicated-affordable housing and wants to find better ways to provide very low-income housing. Aspasia further encouraged the city to take some time to digest and implement existing legislative changes before making additional ones. Question about how the city will pay for the properties it exercises ROFR for. Aspasia provides context that there are methods – ex. subordinating debt– that would allow the city to acquire ROFRed properties without having to pay out of pocket.

Mike suggests allowing individuals to buy LIHTCs in addition to corporations and revisiting the QAPs to take out extraneous requirements. Joe points out that because QAPs are largely applicable to 9% deals, this may be way we're seeing a pivot to 4% deals. Mary mentioned that a legislative proposal of the landlord-tenant division is creating a rental registry of existing multifamily properties to track property management identity and get a sense of how rents are moving.

9. AHAAC FY2027 Discussion

Tamara provides Office of Housing staff updates.

10. Announcements and Upcoming Meetings (All)

Duke Street Land Use Plan Community Meeting
September 29, 7-9 p.m.
Patrick Henry Rec Center, 4653 Taney Ave.

ARHA Redevelopment Work Group Meeting
October 15, 5:30-7 p.m.
ARHA Headquarters, 401 Wythe St.

12. Adjournment (Co-Chairs)

Motion to adjourn by Todd, the Committee adjourned at 8:53 p.m.