The Alexandria Housing Affordability Advisory Committee FY26 Annual Report



September 2026

The Alexandria Housing Affordability Advisory Committee (AHAAC)
Fiscal Year 2026 Annual Report, July 2025-June 2026

The Alexandria Housing Affordability Advisory Committee (AHAAC) comprises members appointed by the City Council and is staffed by the Office of Housing. A list of the committee positions and members serving during Fiscal Year (FY) 2026 is included at the end of this report. The purpose of the committee is to advise City Council on issues and policies regarding the preservation and creation of affordable housing, to make recommendations regarding expenditures of the City's Housing Trust Fund and Housing Opportunities Fund monies, to review staff recommendations on affordable housing plans, to monitor implementation of the Housing Master Plan, to represent interests of affordable housing before other City boards and commission, and to serve as an advocate for the promotion of affordable housing. AHAAC held eleven official meetings during the annual reporting period. In addition, the AHAAC Investment Subcommittee met once during the fiscal year.

Eight new members were appointed to the Committee during FY26. The Committee had one vacancy and one position paused at the end of the fiscal year.

FY26 Accomplishments Overview

- Recommended approval of a $450,000 Pilot Rental Assistance subsidy request from Wesley Housing for the Potomac Yard Landbay G-G project.
- Recommended approval of a $4 million Housing Opportunity Fund loan, $400,000 Pilot Rental Assistance subsidy, and $5.3 million Section 108 loan for the Naja affordable project.
- Recommended approval of the Jamieson Avenue affordable housing plan.
- Recommended denial of the Eisenhower East Block 3 affordable housing plan and submitted a letter to Planning Commission and City Council regarding the project.
- Recommended approval of the 4880 Mark Center Drive affordable housing plan.
- Recommended approval of the Olde Towne West affordable housing plan.
- Recommended approval of the Potomac Yard Landbay G-G affordable housing plan.
- Recommended approval of the Duke-Quaker Towns affordable housing plan.
- Recommended approval of the 333 N. Fairfax Street affordable housing plan.
- Recommended approval of the Potomac River Generation Station Blocks B and C affordable housing plan.

During the past fiscal year, AHAAC considered the following funding requests, affordable housing plans, and issues:

A. Housing Funding Requests

1. **Potomac Yard Landbay G-G Rental Assistance:** In February, the Committee considered a request for a $450,000 Pilot Rental Assistance subsidy (serving nine units over five years) and a revitalization area designation for Potomac Yard Landbay G-G. The proposed development will construct 88 units of housing affordable to households between 30% and 80% of Area Median Income (AMI). AHAAC unanimously recommended approval.

2. **Naja Housing Opportunity Fund, Rental Assistance, and Section 108 Loans:** In March, Housing Alexandria requested a $4 million Housing Opportunity Fund loan, $400,000 in rental assistance for eight units over five years, and a $5.3 million Section 108 loan supported by future Community Development Block Grant funding to finance

the Naja. The project will provide 79 committed affordable units affordable between 40% and 80% AMI in addition to neighborhood-serving community space. The project is part of the larger Sansé and Naja development, which is constructing 495 committed affordable units in total in the Arlandria-Chirilagua neighborhood. AHAAC unanimously recommended approval, with one abstention.

B. Affordable Housing Plans

1. **Jamieson Avenue:** The project proposes converting an office building and a four-floor addition, into a multi-family building with 187 rental units. The project includes 17 committed affordable units at 60% AMI and a $114,547 voluntary monetary contribution. In October, the Committee unanimously recommended approval of the Affordable Housing Plan.

2. **Eisenhower East Block 3:** The project proposes constructing approximately 750 rental units in a 31-story building. The project includes 19 committed affordable units at 60% AMI, using an off-ramp provision in the Eisenhower East Small Area Plan which allows for a reduction in the required percentage of affordable units based on a third-party analysis, and a voluntary monetary contribution of $1,469,480. In October, the Committee voted to oppose the affordable housing plan as presented, with one member voting in favor and two members abstaining.

3. **4880 Mark Center Drive:** The project proposes constructing 402 multifamily rental units, including one committed affordable unit in exchange for additional density beyond what is envisioned in the small area plan. The project includes a $1,344,660 voluntary monetary contribution. In October, the Committee recommended approval of the Affordable Housing Plan, with one member opposing and two members abstaining.

4. **Olde Towne West:** The project proposes redeveloping 34 existing units into 145 affordable rental units, including 34 project-based voucher replacement units, as part of the community's first phase of redevelopment. The project also included a relocation plan, which will be updated by a third-party consultant once the project nears construction. In November, the Committee unanimously recommended approval of the Affordable Housing Plan.

5. **Potomac Yard Landbay G-G:** The project proposes 88 units affordable to households between 30% and 80% AMI. The project involves a land donation from JBG Smith as part of a three-part Potomac Yard development. In November, AHAAC recommended approval of the Affordable Housing Plan, with one abstention.

6. **Duke-Quaker Towns:** The project proposes constructing 11 townhouse-style condominium units, including one four-bedroom affordable for-sale unit in exchange for bonus density. In January, AHAAC unanimously recommended approval of the Affordable Housing Plan.

7. **333 N. Fairfax Street:** The project proposes constructing 32 townhomes, including two affordable for-sale units. The project includes a voluntary monetary contribution of $339,543. In March, the Committee recommended approval of an amended Affordable Housing Plan that would direct staff and the applicant to explore options to include elevators in the affordable units, with two abstentions.

8. **Potomac River Generating Station Blocks B and C:** The project proposes building 602 mixed-tenure units as part of the redevelopment of the former Potomac River Generating Station site. This project proposes 19 affordable rental units at 60% AMI and an estimated $5,385,129 voluntary monetary contribution, whose payment will be deferred and benchmarked to inflation. The overall project will receive tax-increment financing as approved by City Council. In May, the Committee recommended approval of the Affordable Housing Plan, with one abstention.

C. Housing Trust Fund Overview: FY26

$9.5 million was pledged, and $1.4M was received**.**

D. Housing Master Plan

As stewards of the Housing Master Plan, the Committee helped monitor implementation of the 2013 plan by:

- Reviewing and providing guidance on a quarterly basis on the implementation of the Housing Master Plan.

The Committee provided oversight and guidance during the Housing 2040 Plan process by:

- Receiving a briefing and providing feedback on how to approach setting Housing 2040 affordability targets;
- Received a briefing on draft recommendations for the Common Interest Communities project and provided input and feedback to staff;
- Received a briefing on draft Affordable Housing Preservation recommendations and provided input and feedback to staff;
- Received a briefing on the Financial Tools project and provided input and feedback to staff;
- Received a briefing on recommendations related to sustainability in housing and provided feedback to staff;
- Received a briefing on a senior housing + care study conducted by a third-party consultant and provided feedback on senior housing + care for staff.

E. Small Area Plans and Planning Initiatives

- Received updates and provided input on the Duke Street Land Use Plan, including information about community engagement, housing preservation, housing growth areas, and tenant protections.
- Monitored meetings of the ARHA Redevelopment Work Group.

F. Other

- Received a briefing on the Fair Housing Report conducted by the Equal Rights Center;
- Received a briefing on the City's FY2026 legislative priorities and process for legislative proposals and submitted the Committee's draft legislative proposals for the FY2026 legislative session;
- Received a briefing on the Community Health Improvement Plan (CHIP) process and opportunities for public input;

- Held a public hearing on Consolidated Annual Performance and Evaluation Report (CAPER) & Consultation on the One-Year Action Plan.
- Received a briefing on the Newport Village revised affordable housing plan, which was approved administratively by the City Manager's Office, and submitted a letter providing feedback on the implications of the revision;
- Received a briefing on Landmark Mall Block D, which will provide income-restricted units affordable between 80% to 120% of AMI;
- Received a briefing on the Age-Friendly Plan;
- Discussed and submitted a letter to the City Manager's Office outlining the Committee's FY2026 budget priorities;
- Received a briefing on the City's affordable housing pipeline and discussed strategies to fund projects waiting in the pipeline;
- Held a public hearing on the FY2027-2031 Consolidated Plan and FY2027 Annual Action Plan;
- Received a briefing on the FY2026 legislative session and housing bills that were passed during the session;
- Received monthly progress reports from ARHA and Housing Alexandria representatives on the Committee;
- Received updates on the Office of Housing's FY2025 Financial Report;
- Drafted a letter to the City Manager's Office to share the Committee's concerns with the revised Affordable Housing Plan for the Newport Village redevelopment and the lost housing value, erosion of the City's inclusionary housing policy goals, and impact of moving affordable units into older housing versus new construction. The Committee also conveyed the problems with the findings from the off-ramp provision for Eisenhower East Block 3 and the resulting loss of affordable housing;
- Drafted a letter expressing the Committee's concern regarding the interpretation of a project's underlying density and its impact on affordable housing in the Eisenhower East Block 3 and 4880 Mark Center Drive applications;
- Drafted a letter to City Council regarding the Committee's concerns with using additional funding beyond the voluntary monetary contribution towards the affordable public-private partnership;
- Drafted a letter to the City Manager's Office to share the Committee's budget priorities for FY2027;
- Drafted a letter commenting on the FY2027 proposed budget and its impact on the City's housing needs;
- Met with the Mayor, City Council, and the City Manager's Office to advocate for affordable housing funding and financial tools;
- Investment subcommittee members educated themselves on municipal bonds and bonding authority and reported to the Committee on the viability of bonds as a financial tool for addressing the City's affordable housing;
- Drafted a letter to City Council and Planning Commission expressing the Committee's support for the draft Housing 2040 Plan and emphasizing the need for affordable housing targets and additional funding for the pipeline.

G. Attachments

1. FY26 Attendance Report

Committee Composition (voting members): 19

1 Builder or developer of residential property
1 Real estate professional with knowledge and experience in residential real estate
1 Landlord of residential property in the City
1 Residential tenant in the City
1 Homeowner in the City
1 Commissioner from the ARHA Board (*vacant)*
1 Representative of the City's faith community
1 Representative of a civic association in the City
1 Representative who is employed by or affiliated with an organization that promotes and maintains affordable housing
2 Financial professionals with knowledge and experience in the field of finance
1 Representative of an employer in the City who employs at least 100 employees
1 Licensed and practicing attorney
1 Person designated by, but who need not be a member of the Commission on Aging
1 Person who is either an employee of the City or the Alexandria City Public Schools
1 Person who represents housing consumers under 30 years of age
2 Representatives of the City's small business community, including the retail, restaurant, or hospitality sectors
1 Person designated by, but need not be a member of, the Commission on Persons with Disabilities

Voting Members between July 2025 and June 2026:

Shelley Murphy McCabe, Co-Chair
Betsy Faga
Peter Sutherland (né Siderovski) (*term ended September 2025)*
Jon Frederick
Aschalew Asasbie (*term ended January 2026*)
Carlos Bethencourt
Michelle Krocker (*resigned October 2025*)
Michael Doyle (*term ended June 2026*)
Stephon Hill
Rachel Dixon
Anderson Vereyken
Sean Zielenbach, Co-Chair
Felicia Brewster (*term ended December 2025*)
Unique Coleman
Michael Todd Perry
Jan Macidull
Cesar Madison Topuria
Coss Lumbé (*resigned November 2025*)
Michael Butler
Melissa Sathe
Joseph Dammann
Molly Ann Bivens
Andrea Ponsor

The Committee voted to approve this report on September 3, 2026.