**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE MEETING**
**DATE: November 5, 2026**
**TIME: 6:45-8:45 P.M.**
**LOCATION: Lee Center Gold Room, 1108 Jefferson Street**

1. Welcome and Introductions (AHAAC Co-Chairs) 6:45 p.m.

2. Consideration of October Minutes (Co-Chairs) 6:50 p.m.
   *Action Requested: Review and vote on October Minutes*

3. Tax Abatement for Elbert Avenue (Staff) 6:55 p.m.

4. RMF Zone Zoning Text Amendment Update (Tamara Jovovic) 7:10 p.m.

5. Pattern Book Update (Chris Do) 7:20 p.m.

6. Housing 2040 Update (Staff) 7:35 p.m.

7. Committee Updates (All) 7:45 p.m.
   a. Viginia Tax Credit Conference Update

8. Committee Letters 8:05 p.m.
   a. FY2028 Budget Letter

9. ARHA Updates (Mike Butler) 8:25 p.m.

10. Housing Alexandria Updates (Jon Frederick) 8:30 p.m.

11. Information Items: 8:35 p.m.
    - November Financial Report

12. Announcements and Upcoming Meetings 8:40 p.m.

    Common Interest Communities Training Series: Cameras & Security
    November 21, 9:30 a.m.
    Virtual (Zoom Registration Link)

13. Adjournment (AHAAC Co-Chairs) 8:45 p.m.

# FY 2027 Affordable Housing Development Funds

## Financial Report

## Fiscal Year To Date Activity

| Date | Payments Received | Reference | DSUP or Transaction ID | $ Amount |
|---|---|---|---|---|
| 8/27/2026 | Developer Contributions | N. West Street Townhomes | 2024 - 10004 | $16,014 |
| 9/24/2026 | Developer Contributions | Tri Pointe Homes | 2020 - 10035 | $70,476 |
| 9/24/2026 | Developer Contributions | N. West Street Townhomes | 2024 - 10004 | $8,007 |
| 9/24/2026 | Developer Contributions | The Mansly | 2022 - 10011 | $45,178 |
| 10/29/2026 | Developer Contributions | Lindsay Company Campus | 2020 - 10019 | $224,280 |
| 10/29/2026 | Developer Contributions | 101 Duke Street | 2021 - 10012 | $76,434 |
| **Grand Total** | | | | **$440,389** |

| Pledged Date | New Pledges / Project Name | Developer | Project Type | $ Pledged |
|---|---|---|---|---|
| 7/1/2026 | 1010 & 1020 Princess Street & 331 North Henry Street Office to Residential Conversion | Old Creek Homes LLC | 4-unit office to residential conversion | $12,084 |
| **Grand Total** | | | | **$12,084** |

## Revenues

| | 2026 | | | | | | 2027 | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | FY Total |
| Developer Contributions | $0 | $16,014 | $123,661 | $300,714 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $440,389 |
| Developer Contributions - Braddock SAP | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Multifamily Loan Repayments | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| New Revenue Allocated by City Council | $11,603,055 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $11,603,055 |
| ARPA CIP Funds | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **FY Total** | **$11,603,055** | **$16,014** | **$123,661** | **$300,714** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$12,043,444** |

**Balance Available**

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## Commitments and Reservations

*The lifecycle of a project often spans more than a single FY. The "Start" column in the table below represents remaining monies already committed and/or reserved for a project on July 1 of the current FY.*

| Fund / Project | Start | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | FY Total | Grand Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Housing Trust Fund** | | | | | | | | | | | | | | | |
| Braddock SAP | $384,038 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $384,038 |
| Pilot Rental Assistance | $379,897 | -$32,162 | -$15,001 | -$38,942 | -$48,900 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | -$135,005 | $244,892 |
| **Housing Trust Fund Total** | **$763,935** | **-$32,162** | **-$15,001** | **-$38,942** | **-$48,900** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **-$135,005** | **$628,930** |
| | | | | | | | | | | | | | | | |
| **Housing Opportunity Fund** | | | | | | | | | | | | | | | |
| AHDC - Naja/Sanse | $4,763,557 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $4,763,557 |
| AHDC - Operating | $200,000 | -$200,000 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | -$200,000 | $0 |
| AHDC - Square @ 511 | $1,514,314 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $1,514,314 |
| AHDC - Hart House | $3,790,000 | -$851,425 | -$196,047 | -$166,873 | -$418,575 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | -$1,632,918 | $2,157,082 |
| Arlandria Chirilagua Housing Coop | $200,117 | -$800 | -$180 | -$1,844 | -$6,990 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | -$9,814 | $190,303 |
| CLI - Elbert Avenue | $3,475,000 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $3,475,000 |
| EHIP | -$105,000 | $0 | $0 | -$11,500 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | -$11,500 | -$116,500 |
| Pendleton Street Project | $1,123,295 | -$27,677 | -$154,250 | -$25,654 | -$232,984 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | -$440,565 | $682,730 |
| **Housing Opportunity Fund Total** | **$14,961,284** | **-$1,079,902** | **-$350,477** | **-$205,871** | **-$658,549** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **-$2,294,798** | **$12,666,486** |