

# ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

In-Person/Hybrid | February 6, 2025

	Members Present	Members Absent	Staff
1	Aschalew Asabie		Eric Keeler, Housing Deputy Director
2		Yeshewase Ayele	Tamara Jovovic, Housing Program Manager
3	Felicia Brewster		Mary Horner, Landlord-Tenant
4	Annette Bridges (Zoom)		Mayra Jordan, Landlord-Tenant
5	Michael Butler		Christina Mattocks, Landlord-Tenant
6	Joseph Dammann		Kim Cadena, Housing Analyst
7	Michael Doyle		Christopher Do, Housing Analyst
8	Betsy Faga		Jose Gonzalez, Housing Program Manager
9	Jon Frederick		Maya Contreras, Planning & Zoning
10	Michelle Krocker		Stephanie Sample, Planning & Zoning
11	Coss Lumbé		Kenny Turscak, Planning & Zoning
12	Jan Macidull		
13	Shelley McCabe		
14	Melissa Sathe		
15	Peter Sutherland		
16	Anderson Vereyken		
17	Sean Zielenbach [Zoom]		
	Helen McIlvaine*, Housing		
	Ali Coleman Tokarz*, DCHS		
	Guests	Affiliation	
1	Lester Simpson	ARHA	
2	Aysha Sarwar	DCHS	
3	Elijah St. Dennis	Landlord-Tenant Relations Board	

\*non-voting

## 1. Introduction and Chair Remarks (Chairs)

Chair Shelley McCabe called the meeting to order at 7:02 p.m. The Chair welcomed people attending virtually and in-person, including members of Landlord-Tenant Relations Board. Chris Do explained the format of the hybrid meeting and how members of the public can participate virtually.

## **2. Consideration of December 5, 2024 Minutes (Chris Do)**

Coss Lumbe motioned to approve the December 5, 2024 Minutes; Anderson Vereyken seconded the motion. The Committee voted unanimously to approve the December 5, 2024 minutes with Peter Sutherland abstaining.

## **3. ARHA Presentation + Q&A (Erik Johnson)**

Erik Johnson, CEO of the Alexandria Redevelopment Housing Authority (ARHA), provided a [presentation on ARHA's vision for 2040](#). Mr. Johnson noted that ARHA's current goals include development, capital improvement, improved resident and customer service, drafting a new Memorandum of Understanding with the City, and re-engaging with the Resident Council.

A Committee member asked about opportunity zones and whether housing or commercial development would occur in these zones. Mr. Johnson explained that both types of development will likely be allowed under the new administration. One member pointed out that LIHTC does not currently align with Opportunity Zones. Mr. Johnson anticipated that workforce affordability will likely be emphasized.

Another Committee member asked about ARHA's bond capacity. Mr. Johnson explained that ARHA needs a rating in order to issue bonds that can be underwritten. Another member asked how cuts to federal programs could impact ARHA. Mr. Johnson responded that Section 8 subsidies were not identified in budget cuts, NEPA and Davis Bacon Act requirements are likely to become easier, and HOME funding will likely be used to strengthen homeownership. Mr. Johnson also anticipates cuts to CDBG funding and increased restrictions on what programs and activities CDBG can be used on.

Another member asked how ARHA is planning to address high rates of evictions and residents struggling to pay rent. Mr. Johnson responded that ARHA will focus on building better communication with residents, especially during recertification, provide better systems and services to reach residents, reconstitute the Resident Council as a forum for tenant voices, and partner with legal aid groups to ensure eviction notices are understandable.

One member asked about providing affordable homeownership units. Mr. Johnson responded that homeownership requires subsidies to cover the cost of development.

Another Committee member asked about the status of Samuel Madden and the ALIVE! Food Hub. Mr. Johnson replied that utility work should begin in April and that ARHA is focused on relocation. One member asked if Class B office conversions could increase housing supply. Mr. Johnson noted that conversions are hard, and acquisition is expensive for these projects.

Another member asked for the pipeline of future ARHA projects and what City resources would be needed. Mr. Johnson noted that the redevelopment of Andrew Adkins is likely three years out and that Ladrey is addressing financing issues and a

lawsuit. AHRA will be focused on infill projects, including both larger projects and 20-30 unit projects.

A member of the public asked if public housing will continue to exist. Mr. Johnson noted that under RAD conversions, ARHA is transitioning to Section 8 subsidies and will phase out public housing. Affordability restrictions will remain in place.

Another community member asked how people are selected for the Housing Choice Voucher (HCV) and public housing waitlists and how people are contacted when they are off the waitlist. Mr. Johnson explained that there is a site-based waiting list for properties and as people leave, others are moved off the waitlist using multiple criteria. Mr. Johnson advised that people on the HCV and public housing waiting lists should keep their contact information updated via the ARHA website.

Another member of the public asked if victims of domestic violence are protected from eviction? Mr. Johnson responded that ARHA follows the regulations under the Violence Against Women Act and any incidents can be reported to Lester Simpson.

The Chair thanked Mr. Johnson for the presentation. Chris Do thanked members of the public for participating and noted that the ARHA portion of the meeting had ended.

#### **4a. Development Preview: 1900 North Beauregard (Kenny Turscak)**

Kenny Turscak presented a development preview for 1900 North Beauregard. The developer proposes constructing 340-350 rental units with above grade parking on the site of an existing medical office building. The project is located in the AlexWest Small Area Plan and is part of the Adams Neighborhood. The Committee discussed the affordable housing contribution associated with the proposal.

#### **4b. Development Preview: 808 and 802 N. Washington Street**

Kenny Turscak provided a development preview for 808 and 802 North Washington Street, the site of the former Towne Motel. The construction on the project was delayed by 5 years and was originally approved as a 98-room hotel. The Applicant now proposes a 49-unit, five-story condominium project with the retained historic townhouse. The project is utilizing Section 7-700. The Committee discussed the affordable housing contribution associated with the proposal.

#### **5. Housing 2040 Update and Workplan (Tamara Jovovic)**

The update to the Housing 2040 Plan was postponed until the March meeting.

#### **6. Staff Updates (Staff)**

Tamara Jovovic reminded the Committee to check the AHAAC packet for additional information on upcoming budget sessions.

#### **7. ARHA Updates (Michelle Krockner)**

No update was provided.

## **8. Housing Alexandria Updates (Jon Frederick)**

No update was provided.

## **9. Information Items (Eric Keeler/Staff)**

Information items will be discussed at the next meeting.

## **10. Announcements and Upcoming Meetings**

### [Public Presentation of FY 2026 Proposed Budget](#)

February 27: 7:00 p.m. – 9:00 p.m.

In-person or virtual: Charles Beatley, Jr. Central Library, 5005 Duke Street

[Virtual registration](#)

### [FY 2026 Budget Work Session #2 ACPS](#)

March 5: 7:00 p.m. – 9:00 p.m.

ACPS Central Office, 1340 Braddock Place

### [City Council Public Hearing: FY 2026 Budget](#)

March 10: 5:30 p.m. – 8:00 p.m.

Council Chambers, City Hall, 301 King Street

### [FY 2026 Budget Work Session #3](#)

March 12: 7:00 p.m. – 9:00 p.m.

Council Work Room, City Hall, 301 King Street

### [Housing 2040 Community Meeting #3](#)

March 18: 7:00 p.m. – 9:00 p.m.

Patrick Henry Elementary School Cafeteria

### [FY 2026 Budget Work Session #4](#)

March 19: 7:00 p.m. – 9:00 p.m.

Council Work Room, City Hall, 301 King Street

### [ARHA Redevelopment Work Group Meeting](#)

March 20: 5:30 p.m. – 7:00 p.m.

Council Work Room, City Hall, 301 King Street

### [Common Interest Communities Training Series: Building a Budget](#)

March 22: 9:30 a.m. – 11:30 a.m.

[Virtual](#)

### [FY 2026 Budget Work Session #5](#)

March 26: 7:00 p.m. – 9:00 p.m.

Council Work Room, City Hall, 301 King Street

[FY 2026 Budget Add Delete Public Hearing Meeting](#)

April 8: 6:00 p.m. – 7:00 p.m.

Council Chambers, City Hall, 301 King Street

**11. Adjournment (Chair)**

The Committee voted to adjourn the meeting at 9:15 p.m.