

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE
MEETING**

DATE: May 14, 2025

LOCATION: Virtual

TIME: 7:00-9:00 P.M.

Spanish interpretation will be provided virtually

AGENDA

- | | |
|---|-----------|
| 1. Introductions (AHAAC Co-Chairs) | 7:00 p.m. |
| 2. Consideration of an Affordable Housing Plan for The View
(Kenny Turscak/Cathy Puskar) | 7:05 p.m. |
| <i>Action Requested: Review and Vote on Affordable Housing Plan</i> | |

Housing 2040 Agenda Items will start at 7:45 pm

- | | |
|--|-----------|
| 3. Housing 2040 Project Presentation: Homeowner Programs and Resources | 7:45 p.m. |
| 4. Housing 2040 Project Presentation: Financial Tools | 8:15 p.m. |

AHAAC Agenda Items

- | | |
|---|-----------|
| 5. Consideration of April 3, 2025 Minutes (Co-Chairs) | 8:45 p.m. |
| <i>Action Requested: Review and Vote on April Minutes</i> | |
| 6. ARHA Updates (Michelle Krockner) | 8:47 p.m. |
| 7. Housing Alexandria Updates (Jon Frederick) | 8:50 p.m. |
| 8. Staff Updates (Staff) | 8:53 p.m. |
| a. FY 2026 Budget | |
| 9. Announcements and Upcoming Housing Meetings (Staff) | 8:56 p.m. |

[ARHA Redevelopment Work Group Meeting](#)

May 15: 5:30 p.m. – 7:00 p.m.

Council Work Room, City Hall, 301 King Street

[June AHAAC Meeting](#)

June 5: 7:00 p.m. – 9:00 p.m.

City Hall, Room 1900, 301 King Street

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|-------------------------|-----------|
| 10. Information Items: | 8:58 p.m. |
| • Financial Report | |
| 11. Adjournment (Chair) | 9:00 p.m. |

City of Alexandria, Virginia

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

In-Person | April 3, 2025

	Members Present	Members Absent	Staff
1		Aschalew Asabie	Jose Gonzalez, Housing Program Manager
2	Felicia Brewster		Tamara Jovovic, Housing Program Manager
3	Annette Bridges (Zoom)		Christopher Do, Housing Analyst
4	Michael Butler		Kenny Turscak, Planning & Zoning
5	Joseph Dammann		Aysha Sarwar, DCHS
6		Michael Doyle	
7	Betsy Faga		
8	Jon Frederick		
9	Michelle Krocke		
10	Coss Lumbé		
11	Jan Macidull		
12	Shelley McCabe		
13	Melissa Sathe		
14	Peter Sutherland		
15	Anderson Vereyken		
16	Sean Zielenbach (Zoom)		
17	Helen McIlvaine*, Housing		
	Ali Coleman Tokarz*, DCHS		
	Guests	Affiliation	
1	Cathy Puskar	Walsh, Colucci, Lubeley & Walsh, P.C.	
2	Melissa Kuennen	Resident	
3	John Rebstock	Resident	

*non-voting

1. Introduction and Chair Remarks (Chairs)

Chair Shelley McCabe called the meeting to order at 7:00 p.m. The Chair welcomed guests and Committee members.

2. Consideration of March 6, 2025 Minutes (Chris Do)

Jan Macidull motioned to approve the March 6, 2025 Minutes; Betsy Faga seconded the motion. The Committee voted unanimously to approve the March 6, 2025 minutes with Peter Sutherland abstaining.

3. FY2026 Annual Action Plan – Public Hearing (Kim Cadena)

Jose Gonzalez presented on the [FY 2026 Annual Action Plan](#). Betsy motioned to open the public meeting, Jan seconded the motion. The Committee voted unanimously to open the public meeting.

Mr. Gonzalez explained the distribution of CDBG and HOME funds to programs that fall under the City's three priorities: equitable access to housing, prevent and end homelessness, and maintain housing stability.

One Committee member asked about the activities under the fair housing testing program. Helen McIlvaine responded that the Office of Housing conducts proactive testing for housing discrimination against protected classes and pursues remedial action where problems are detected.

Some Committee members also expressed concern regarding the potential impact of federal cuts to housing programs in the city.

Ali Coleman Tokarz thanked the Office of Housing for providing funding for transitional assistance, allowing first month's rent and security deposit for residents transitioning out of homelessness.

A resident asked who the Action Plan is aimed to serve, noting the struggle for groups at 60% AML, 24 to 32-year-olds leaving the city, service workers, and retirees to afford housing. The resident asked how these groups are addressed in the Action Plan.

Michelle Krocker motioned to close the public hearing, Coss Lumbé seconded the motion. The Committee voted unanimously to close the public hearing.

4. Development Preview: The View (Kenny Turscak and Cathy Puskar)

Kenny Turscak and Cathy Puskar presented a development preview of the affordable housing plan for the proposed expansion of The View. The project, owned by Goodwin Living, seeks to add 257 senior housing units on their existing campus.

One Committee member asked how the Applicant defines "turnover" of units. Ms. Puskar explained that turnover is defined as death or leaving the community. Ms. McIlvaine added that residents will age in place in these units. Ms. Puskar explained that the five turnover figure is based on an average of eight years of residency.

One member asked why one-bedrooms were the only size for the affordable units. Ms. Jovovic explained that staff wanted to maximize the number of units and level of affordability, adding that the Commission on Aging will weigh in on the project as well.

A Committee member asked how this arrangement would be memorialized. Ms. Jovovic explained that a Memorandum of Understanding (MOU) will be developed as a condition of approval. Ms. Puskar noted that every senior housing project has different arrangements and conditions.

Another Committee member asked what happens if there are no available units at the next level of care. Ms. Puskar will discuss this question with the Applicant. Ms. Puskar noted that the project is built for assisted living, including the independent living units.

Another Committee member asked how the total affordable unit cost compares to market-rate units. Ms. Puskar discussed what services, level of care, and programming are covered by the buy-in and monthly fee. She noted that residents will have a mandatory meal allowance (which will be in addition to the monthly fee). Residents' personal insurance (Medicare and Medicaid) will cover their specialized medical needs (including prescriptions, surgery, treatments, etc.).

One Committee member commented that the bonus density gives the Applicant a significant number of market-rate units in exchange for the affordable units that are being "given up." The member emphasized the upside of market-rate units added through bonus density should cover more affordable units than the number of units provided in the model. Staff noted that the bonus density program was not designed to discount care and services which comprise a significant part of the cost of senior housing units. The number of affordable units proposed as part of this project maximizes the yield and discount on the buy in and monthly fee while maintaining the value of the affordable housing contribution.

Committee members underscored the importance of configuring a process to obtain affordability in similar projects considering the shortage of more affordable and moderately priced assisted living and continuum of care options in the city.

5. Virginia Housing Lending Requirements (Helen McIlvaine)

Helen McIlvaine explained the implications of changes to Virginia Housing's lending requirements on affordable housing projects in the city and the administrative and text amendment actions that are being pursued to address the requirements.

6. 2025 Point-in-Time Count and DCHS Video on Unhoused Alexandrians (Ali Coleman Tokarz and Aysha Sarwar)

Ali Coleman Tokarz shared the [DCHS video featuring unhoused Alexandrians sharing their lived experience of homelessness.](#)

Ms. Tokarz and Aysha Sarwar also presented updates on the 2025 Point-in-Time (PIT) Count, during which every jurisdiction counts the number of unhoused individuals on the coldest night of the year. This year's PIT count was conducted on January 22 and will be released on May 15.

One Committee member asked if people living in cars are counted. Ms. Tokarz responded that if Staff see them and talk to them, they will be counted. Another committee member asked how Alexandria compares to other jurisdictions in the region. Ms. Tokarz noted that the results will be released on May 15 for other jurisdictions in the Metropolitan Washington Council of Governments (MWCOG).

One member asked about how the shelter waitlist is organized. Ms. Tokarz explained that it is prioritized based on vulnerability factors, including age, health, history of homelessness, and medical conditions. One member asked if substance abuse and addictions are factors. Ms. Tokarz explained that it is included in comorbidities and medical conditions.

One member asked if cooling shelters are being considered as extreme heat becomes more prevalent. Ms. Tokarz noted that a year-round shelter is being discussed. Another member asked if there has been an increase in teen and foster care homelessness. Ms. Tokarz explained that those numbers are hard to track for anyone under 18. Many teens couch surf or stay with friends.

7. Housing 2040 Updates (Staff)

Tamara Jovovic presented a brief update on the Housing 2040 Master Plan. The draft principles and goals were released at the March 18 meeting. Staff asked Committee members to provide any additional feedback on the draft principles and goals before the April 20 deadline.

Christopher Do presented an update on the Housing Preservation project. The Housing Preservation Panel will be held on April 29 in-person at Charles Houston Recreation Center and virtually via Zoom. A recording of the event will be made available, as well. The panel will kick off the housing preservation project and discuss preservation issues, policies, and solutions in Alexandria. Members of the Committee are invited to attend. Mr. Do also provided a [short presentation introducing housing preservation](#).

8. ARHA Updates (Michelle Krocker)

Michelle Krocker reported that ARHA has seen an increase in rental delinquencies. ARHA is being asked to hold off on evictions, which has primarily affected larger families. ARHA's new leadership is working to establish partnerships with other groups who are involved in eviction prevention.

One member asked if Ladrey habitability issues are being addressed. Ms. Krocker noted that the ARHA Board has met with Ladrey residents to discuss these concerns.

9. Housing Alexandria Updates (Jon Frederick)

Jon Frederick provided a brief update on the Ready to Rent Program which is focused on helping to prepare residents to apply for affordable units in tax credit projects.

10. Budget Updates (Staff)

Helen McIlvaine noted that the Committee received the memos and questions about the budget that pertained to housing.

Ms. McIlvaine also noted that on May 20, AHAAC members are invited to the Witter Place groundbreaking ceremony. Ms. McIlvaine also announced that Karl Moritz will retire as Director of Planning & Zoning at the end of June.

11. Information Items (Staff)

Staff did not report on information items due to the length of the meeting.

12. Announcements and Upcoming Meetings

ARHA Redevelopment Work Group Meeting

May 15: 5:30 p.m. – 7:00 p.m.

Council Work Room, City Hall, 301 King Street

June AHAAC Meeting

June 5: 7:00 p.m. – 9:00 p.m.

City Hall, Room 1900, 301 King Street

13. Adjournment (Chair)

Michelle Krocker motioned to adjourn the meeting, Peter Sutherland seconded the motion. The Committee adjourned the meeting at 9:15 p.m.

FY 2025 Affordable Housing Development Funds

Financial Report

April Highlights

Payments Received	Reference	DSUP or Transaction ID	\$ Amount
Grand Total			

New Pledges / Project Name	Developer	Project Type	\$ Pledged
Grand Total			

New Transaction(s)	Fund	Date	\$ Amount
Pilot Rental Assistance			-\$38,885
Arlandria Chirilagua Housing Coop			-\$159,009
Wesley - Parc Square	Housing Opportunity Fund	4/23/2025	-\$160,000
Good Shepherd Housing	Housing Opportunity Fund	4/30/2025	-\$195,000
Grand Total			-\$552,894

Revenues

	2024						2025						
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	FY Total
Developer Contributions	\$140,952	\$26,429	\$211,429	\$79,712	\$0	\$26,429	\$0	\$0	\$0	\$0	\$0	\$0	\$484,951
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	\$50,000	\$0	\$0	\$0	\$50,000
New Revenue Allocated by City Council	\$11,418,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,418,000
ARPA CIP Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FY Total	\$11,558,952	\$26,429	\$211,429	\$79,712	\$0	\$26,429	\$0	\$0	\$50,000	\$0	\$0	\$0	\$11,952,951

Balance
Available
\$467,951

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	\$23,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,273
Pilot Rental Assistance	\$1,155,399	-\$22,251	-\$24,512	-\$42,011	-\$27,472	-\$22,233	-\$36,336	-\$30,081	-\$6,410	-\$54,622	-\$38,885	\$0	\$0	-\$304,813	\$850,586
Rebuilding Together Alexandria (RTA)	\$0	\$50,000	\$0	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Trust Fund Total	\$1,178,672	\$27,749	-\$24,512	-\$92,011	-\$27,472	-\$22,233	-\$36,336	-\$30,081	-\$6,410	-\$54,622	-\$38,885	\$0	\$0	-\$304,813	\$873,859
Housing Opportunity Fund															
AHDC - Arlandria	\$22,216,981	\$10,965,000	-\$9,476,580	\$0	-\$5,023,692	-\$4,203,327	-\$8,909,640	-\$916,833	\$0	\$0	\$0	\$0	\$0	-\$17,565,072	\$4,651,909
AHDC - Operating	\$0	\$275,000	-\$275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AHDC - Seminary	\$2,250,000	\$0	-\$468,577	-\$524,864	-\$952,957	-\$303,602	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$2,250,000	\$0
ARHA - Redevelopment and Repositioning	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000
ARHA - Samuel Madden	\$3,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,100,000
Arlandria Chirilagua Housing Coop	\$2,404,557	-\$14,365	-\$26,705	-\$21,119	-\$10,072	-\$370,746	-\$86,432	-\$394,535	-\$251,919	-\$22,433	-\$159,009	\$0	\$0	-\$1,357,335	\$1,047,222
CHP - Witter Place	\$10,100,000	\$0	\$0	\$0	\$0	\$0	-\$10,100,000	\$0	\$0	\$0	\$0	\$0	\$0	-\$10,100,000	\$0
CLI - Elbert Avenue	\$170,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$170,000
EHIP	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
Good Shepherd Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$195,000	-\$195,000	\$0	\$0	\$0	\$0
Pendleton Street Project	\$1,950,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,950,000
Wesley - Parc Square	\$291,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$160,000	\$0	\$0	-\$160,000	\$131,300
Housing Opportunity Fund Total	\$42,786,837	\$11,225,635	-\$10,246,862	-\$545,983	-\$5,986,722	-\$4,877,674	-\$19,096,072	-\$1,311,368	-\$251,919	\$172,567	-\$514,009	\$0	\$0	-\$31,432,407	\$11,354,431

Housing Master Plan Progress Report

Period: FY25 Q1-Q3

City of Alexandria, Office of Housing

Updated: 05.05.25

HMP ACTIVITY	FY25 Q1-Q3 Impact (Jul 2024-Mar 2025)			Prior Reported Impact (Jan 2014-Jun 2024)	Total Impact (Jan 2014-Mar 2025)
	Completed	Underway	Pipeline	Prior Completed	Total Completed
Units Created, Converted and Preserved through Partnerships	0	409	683	855	855
Created	Jackson Crossing			78	
	The Nexus at West Alex (Gateway at King and Beauregard)			74	
	The Bloom (Carpenter's Shelter)			97	
	Waypoint at Fairlington (Fairlington Presbyterian Church)			81	
	Friends of Guest House - 120 South Payne			4	
	Housing Alexandria Seminary Project	37.5			
	Sanse (Glebe/Mount Vernon) - also see workforce affordable units	370			
	Naja (Glebe/Mount Vernon)		58		
	Parcview II		154		
	Witter Place		94		
	Elbert Avenue Redevelopment		63		
Converted	New Hope Veterans Home (Aspen Street)			3	
	Ellsworth Apartments			20	
	Parkstone (Avana) Apartments			130	
	Square at 511 (Park Vue)			196	
Preserved	Arbelo Apartments			34	
	Longview Terrace Apartments			41	
	Community Lodgings			7	
	Lynhaven Apartments			28	
	Lacy Court Apartments			44	
	Bellefonte Permanent Supervised Apartments			12	
	Friends of Guest House - 120 South Payne			6	
	The Heritage - Blocks I & 4		140		
	Housing Alexandria Seminary Project	1.5			
	Parcview I		146		
	Elbert Avenue Redevelopment		28		
Units Created through the Development Process	54	23	393	193	247
Alexandria Memory Care Community (Silverado)				2	
Goodwin House			6		
Cambria Square (Pickett's Place/The Delaney)				4	
Notch 8				12	
Station 650 at Potomac Yard				8	
The Bradley (Braddock Station/Braddock Metro Place)				10	
Parc Meridian at Eisenhower Station				33	
The Thornton (Hunting Terrace)				24	
2901 Eisenhower Ave (The Point [Denizen] + South Tower)			8	13	
Raeburn (Oakville Triangle Block A1)	34			4	
Ives (Oakville Triangle Block B)	11				
Oakville Triangle (balance)			16		
Gables Old Town North (ABC/Giant site)				9	
Platform I (Braddock Gateway Phase II)				4	
Dylan (Potomac Yard Landbay Hill)				9	
Sunrise Senior Living				2	
The Foundry (Block 6A)*				2	
Meridian 2250 (EE Block 20)				15	
Grayson (1200 North Henry)				11	
Monday Properties				5	
Silverstone Senior Living				7	
Platform 2 (Braddock Gateway Phase III)				4	
Alexan Florence (600 Royal Street - WMATA Bus Barn)				12	
Alate (Aspire Independent Living)	9				
Aidan Old Town (701 N. Henry)		7			
North Potomac Yard Phase I (Buildings 15 & 19)			14		
Benchmark Senior Living				3	
Newport Village			12		
The Heritage			55		
Braddock West			14		
805 N. Columbus			8		
TideLock			15		
Landmark Overlook			15		
901 N. Pitt		16			
Eisenhower East Block 23			44		
Landmark Redevelopment-Blocks I, K, E, G			45		
Montgomery Center			22		
The Rutherford			25		
South Alfred Street Townhomes (820 Gibbon)			1		
301 Fairfax Condos			2		
1201 East Abingdon			7		
5216 Seminary Road			1		
Silverado Memory Care Expansion			1		
Victory Center - also see workforce affordable units			82		
Beauregard Committed Units	0	0	0	311	311
Created	St. James Plaza (Fillmore)			93	
	The Spire (Church of the Resurrection)			113	
Converted	Southern Towers			105	
Units Created or Preserved through Redevelopment Support to ARHA	0	0	430	52	52
Created	The Lineage (Ramsey Homes)			37	
	Samuel Madden - also see workforce affordable units		174		
	Ladrey - also see workforce affordable units		20		
	The Lineage (Ramsey Homes)			15	
	Samuel Madden		66		
Preserved	Ladrey		170		

* Project also includes three units affordable at 80% AMI.

Housing Master Plan (Jan 2014-Dec 2025)	
Target	Balance
660	-195

336	89
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494	183
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174	122
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HMP TYPE OF ACTIVITY <small>(continued from page 1)</small>	FY25 Q1-Q3 Impact (Jul 2024-Mar 2025)	Prior Reported Impact (Jan 2014-Jun 2024)	Total Impact (Jan 2014-Mar 2025)	Housing Master Plan (Jan 2014-Dec 2025)	
	Loans Closed/Grants Issued	Prior Closed/Issued	Total Closed/Issued	Target	Balance
Rental Accessibility Modification Projects <small>[Grants]</small>	0	23	23	24	1
Homebuyer Loans <small>[individuals served by first-time homebuyer assistance, and individuals receiving SPARC allocations]</small>	7	114	121	72	-49
Homeowner Rehab Loans/RTA Projects <small>[Rebuilding Together DC-Alexandria Grants =>\$5k]</small>	0	143	143	240	97

HOUSING MASTER PLAN PROGRESS REPORT SUMMARY	FY25 Q1-Q3 Impact (Jul 2024-Mar 2025)	Prior Reported Impact (Jan 2014-Jun 2024)	Total Impact (Jan 2014-Mar 2025)	Housing Master Plan (Jan 2014-Dec 2025)	
	Created & Preserved (Completed) Units/Loans Closed/Grants Issued			Target	Balance
TOTAL	61	1691	1752	2,000	248

HMP TYPE OF ACTIVITY	FY25 Q1-Q3 Impact (Jul 2024-Mar 2025)	Prior Reported Impact (Jan 2014-Jun 2024)	Total Impact (Jan 2014-Mar 2025)	Adjusted Housing Master Plan (Jan 2014-Dec 2025)	
Committed Affordable Units Lost Due to Expiration of Affordability	0	-101	-101	2,000	349
101 North Ripley (housing assistance contract expired)		-76	-76		
Northampton Place (set-aside term of affordability expired)		-12	-12		
The Alexander (set-aside term of affordability expired)		-13	-13		

REGIONAL HOUSING INITIATIVE (RHI) ACTIVITY	FY25 Q1-Q3 Impact (Jul 2024-Mar 2025)			Prior Reported Impact (Jan 2014-Jun 2024)	Total Impact (Jan 2014-Mar 2025)
	Completed	Underway	Pipeline	Prior Completed	Total Completed
Workforce Affordable Units (70-80% AMI) Created, Converted from Existing Residential, or Preserved	0	104	428	347	347
The Foundry (Block 6A) - also see above				3	3
Ford + Park				10	10
Sanse (Glebe/Mount Vernon) Workforce Affordable Units		104		0	0
Parcview II (also see above)			73	0	0
Samuel Madden			86		
Ladrey			80		
Victory Center - also see above			189		
Parkstone (Avana) Apartments				114	114
Landmark Towers				154	154
Parc Square				66	66