

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE
MEETING**

DATE: September 4, 2025

TIME: 7:00-9:30 P.M.

LOCATION: City Hall, Room 2000

Interpretation will be provided upon advance request

AGENDA

- | | |
|--|-----------|
| 1. Introductions (AHAAC Co-Chairs) | 7:00 p.m. |
| 2. Consideration of July 30, 2025 Minutes (Co-Chairs)
<i>Action Requested: Review and Vote on July Minutes</i> | 7:05 p.m. |
| 3. Consideration of the FY2025 AHAAC Annual Report (Co-Chairs)
<i>Action requested: Review and Vote on Annual Report</i> | 7:10 p.m. |
| 4. Fair Housing Report (Mary Horner) | 7:15 p.m. |
| 5. FY2025 Legislative Accomplishments and FY2026 Legislative Priorities
(Mary Horner and Wendy Ginsberg)
<i>Action requested: Designate Committee member to draft legislative priorities</i> | 7:25 p.m. |
| 6. Coalition Opportunity for Community Health (Natalie Talis) | 7:55 p.m. |
| 7. CAPER Public Hearing (Kim Cadena) | 8:05 p.m. |
| 8. Jamieson Avenue Development Preview | 8:20 p.m. |
| 9. Block 3 Development Preview | 8:30 p.m. |
| 10. Newport Village Briefing | 8:40 p.m. |
| 11. Landmark Mall Block D Briefing | 8:50 p.m. |
| 12. Housing 2040 Master Plan Update | 9:00 p.m. |
| 13. ARHA Updates (Michelle Krockner) | 9:05 p.m. |
| 14. Housing Alexandria Updates (Jon Frederick) | 9:10 p.m. |
| 15. Staff Updates (Staff) | 9:15 p.m. |
| 16. Information Items:
FY2025 Financial Report | 9:20 p.m. |

17. Announcements and Upcoming Meetings

9:25 p.m.

[ARHA Redevelopment Work Group](#)

September 3: 5:30 - 7 p.m.

Room 2000, City Hall, 301 King Street

[Housing 2040 Open House and Community Meeting](#)

September 8: 6 - 9 p.m.

Minnie Howard Campus, 3801 W. Braddock Road

[October AHAAC Meeting](#)

October 15: 6:30 – 9 p.m.

Virtual

18. Adjournment (AHAAC Co-Chairs)

9:30 p.m.

City of Alexandria, Virginia

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

Virtual | July 30, 2025

	Members Present	Members Absent	Staff
1	Aschalew Asabie		Eric Keeler, Housing Deputy Director
2	Felicia Brewster		Tamara Jovovic, Housing Program Manager
3	Michael Butler		Christopher Do, Housing Analyst
4	Joseph Dammann		Kenny Turscak, Planning & Zoning
5	Michael Doyle		
6	Betsy Faga		
7	Jon Frederick		
8	Stephon Hill		
9	Michelle Krockner		
10	Coss Lumbé		
11	Jan Macidull		
12	Shelley McCabe		
13	Melissa Sathe		
14	Peter Sutherland		
15	Anderson Vereyken		
16	Sean Zielenbach		
17	Helen McIlvaine*, Housing		
	Ali Coleman Tokarz*, DCHS		
	Guests	Affiliation	
1	Mary Catherine Gibbs	Wire Gill, LLP	
2	Michelle Chang	Hilco Global	

*non-voting

1. Introduction and Chair Remarks (Chairs)

Chair Sean Zielenbach called the meeting to order at 7:02 p.m. Members of the Committee introduced themselves. Chris Do explained the webinar format and invited members of the public to use the Q&A function.

2. Consideration of June 5, 2025 Minutes (Chris Do)

Michelle Krocker motioned to approve the June 5, 2025 minutes; Jon Frederick seconded the motion. The Committee voted unanimously to approve the June 5, 2025 minutes; Betsy Faga and Mike Butler abstained.

3. Housing 2040 Affordability Targets

Tamara Jovovic provided a [presentation on Housing 2040 Affordability Targets](#). One member asked if the affordable housing pipeline factors in the potential loss of existing affordable housing. Ms. Jovovic noted that it does not, though the Office of Housing collects data on expired committed affordable housing.

One member asked if the City is seeking community-wide partnerships with partners like DCHS and the Chamber of Commerce. Eric Keeler responded that the Office of Housing collaborates with multiple non-profit partners, agencies, and organizations. The Committee member emphasized the importance of finding partners that will address community needs for housing.

One member of the public asked for the breakdown of unit sizes in the committed affordable unit count and the number of affordable units developed by non-profit partners. Staff will compile information to send later.

One Committee member asked if the City was working with Amazon and had alternative funding sources with federal funding cuts. Mr. Keeler noted that the majority of funding for affordable housing comes from local funding, not federal funding.

One member noted that resources already exist for affordable housing and Housing Trust Fund contributions remain steady (staff clarified that developer contributions have trended downward as the number of affordable set-aside units secured as part of development has increased). Regarding targets, the member asked if affordability targets will be designated at 40%, 50%, and/or 60% AMI, noting that it is easier to leverage funding for 60% AMI units while deeper affordability requires greater subsidy. The member also noted the importance of the Pilot Rental Assistance Program in providing deeply affordable units.

One Committee member emphasized the importance of being thoughtful and creative without large amounts of subsidy, citing tax relief and the pilot rental subsidy program as examples. Filtering of affordable units could also help if the stock of middle-income housing between 61-80% AMI increases. At the state level, NVAHA and the Virginia Housing Alliance are pushing for increased state resources and hope the upcoming governor will support affordable housing.

One Committee member asked why there was a reduction in the number of set-aside and pipeline units in the projections after five years. Mr. Keeler responded that the projections were more conservative, and there were more projected in the near future than in 10 to 15 years because those projects are in development. Mr. Keeler emphasized that there is still room to increase these affordable housing numbers.

One member asked if Staff preferred contributions to the Housing Trust Fund or set-aside affordable units. Ms. Jovovic noted that more set-aside units are being created through Section 7-700 bonus density and the Rezoning Contribution Policy. Staff noted that the amount of Housing Trust Fund contributions has declined in recent years compared to the past, around \$600,000 this year compared to peaks of \$3 to \$4 million.

One Committee member commented that the quality of the credit market has dropped, with risk of collections and default. One member asked for data on expiring committed affordable units. Staff explained that almost 900 units are set to expire by 2040, including LIHTC properties and set-aside units, but Staff are working to extend the affordability of these units as part of the City's preservation efforts.

One member asked for the difference in cost for new construction compared to acquisition and preservation. Staff responded that the cost to acquire a property is less per unit, but different funding resources exist for new construction compared to preservation. Staff noted that a key consideration under Housing 2040 is how to prioritize funding for preservation versus new construction.

One member asked about the timeline to finish the Housing 2040 Master Plan. Ms. Jovovic responded that the project should be finished in 2026. The member asked Staff to prepare for a "what if" scenario if the housing markets crash.

One Committee member asked Staff to track which landlords have below standard living conditions and how the Office of Housing will address them. The member noted that the plan seems to be driven by the availability of City resources, and not actual housing needs, but it would be helpful to show gap between what the City can provide and what the housing need is. Mr. Keeler noted that Housing Staff are working with Code and Alex 311 to identify housing needs.

One member of the public asked if the City is supporting Community Land Trusts (CLTs) and cooperatives. Mr. Keeler noted that the City has supported mission driven non-profits that aim to ensure long-term affordability. The City will continue to look at using public land to keep affordability long-term. Christopher Do highlighted that the City has supported the Arlandria-Chirilagua Cooperative, which provides deeply affordable housing.

A member of the public asked if affordable housing projects are maximizing the use of tax credits. Mr. Keeler explained that almost all of the affordable housing projects in the City have relied on LIHTC. A member of the public asked what is happening to the ARHA redevelopments at Samuel Madden and Ladrey. Mr. Keeler responded that ARHA has the right to return to residents in good standing, relocation plans, and the replacement of public housing units under Resolution 2876. Mr. Keeler also noted that in many cases, the number of affordable units is increased in redevelopment projects.

A member of the public commented that federal funding for housing is used to implement unjust immigration policies to threaten communities. A member of the public asked how the City defines affordable housing. Mr. Do explained that affordability is linked to Area Median Income (AMI) and properties have rents that are calculated to

be affordable based on a percentage of this income (ex. 60% AMI means the households makes 60% of the Area Median Income for that household size). Ms. Jovovic added that housing cost burden should not exceed 30% of a household's gross income in order to be defined as affordable.

4. Development Preview: Potomac River Generating Station (Kenny Turscak)

Kenny Turscak and Mary Catherine Gibbs presented a development preview for the [Potomac River Generating Station](#) (PRGS). Blocks B and C are proposing mixed-tenure multifamily developments, totaling over 800 rental and condominium units.

One Committee member asked what AMI levels are planned for the Committed Affordable Units (CAUs). Mr. Turscak noted that the rental units would be 60% AMI while the homeownership units would be eligible to households between 70% and 100% AMI. One Committee member pointed out that the number of CAUs provided in Blocks B and C is only 2% of the total units. Ms. Gibbs noted that the entire project considered together would have a higher number of affordable units, inclusive of a public-private partnership to build an affordable housing project in a later phase. The initial build-out and environmental remediation increases the development cost of the early phases.

One Committed member pointed out that tax abatement could serve as a potential tool to assist in the project's financing. Another Committee member asked if the City prioritized on-site units or a monetary contribution. Mr. Turscak noted the City typically prioritizes on-site units. The monetary contribution could be converted to units within the project, but could be used towards other projects, as well. Ms. Gibbs noted that the public-private partnership project will need additional funding to be feasible, and the monetary contribution could contribute to that.

5. Housing 2040 Updates (Staff)

Tamara Jovovic noted that the work program for Phase II of the Housing 2040 Master Plan will address senior housing and care. One Committee member commented that affordable assisted living facilities should be included as part of that effort.

6. ARHA Updates (Michelle Krockner)

Michelle Krockner provided updates that the settlement for Silver Fox is moving forward and relocation is planned for September. The Samuel Madden North building is under construction. ARHA is looking to fill key personnel roles, including finding a new CFO. ARHA is focused on improving the resident experience and maintaining projects.

7. Housing Alexandria Updates (Jon Frederick)

Jon Frederick reported that Housing Alexandria's construction work continues on the Seminary Road and Sansé projects. Sansé Phase II will begin this summer and will deliver towards the end of 2026. The Seminary Road Project (Cardinal Path) will start to be delivered in the early fall through December. The affordable homeownership application opened on July 14, and Housing Alexandria received 90-95 applications.

Housing Alexandria is working on completing applications and will host a lottery for applicants in August.

8. Staff Updates (Staff)

Shelley congratulated Eric on his retirement from Alexandria and his new opportunity in Loudoun County. Shelley thanked Eric on behalf of the Committee for his service.

9. Information Items (Staff)

Staff did not report on information items.

10. Announcements and Upcoming Meetings

[ARHA Redevelopment Work Group Meeting](#)

September 3: 5:30 p.m. – 7:00 p.m.

City Hall, Sister Cities Room 1101, 301 King Street

[Housing 2040 Community Meeting #4](#)

September 8: 6:00 p.m. – 9:00 p.m.

Minnie Howard Campus, 3775 W. Braddock Road

[October AHAAC Meeting](#)

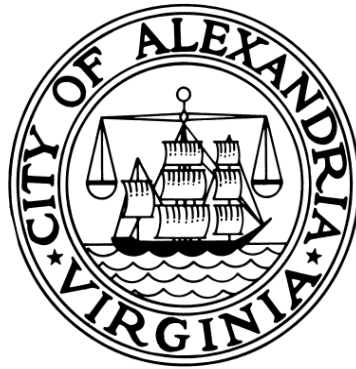
October 15: 7:00 p.m. – 9:00 p.m.

Virtual

11. Adjournment (Chair)

Mike Doyle motioned to adjourn the meeting, Mike Butler seconded the motion. The Co-Chairs adjourned the meeting at 9:00 p.m.

**The Alexandria Housing Affordability
Advisory Committee
FY25 Annual Report**



September 2025 Draft

The Alexandria Housing Affordability Advisory Committee (AHAAC) Fiscal Year 2025 Annual Report, July 2024-June 2025

The Alexandria Housing Affordability Advisory Committee (AHAAC) comprises members appointed by the Alexandria City Council and is staffed by the Office of Housing. A list of the committee positions and members serving during Fiscal Year (FY) 2025 is included at the end of this report. The purpose of the committee is to advise City Council on issues regarding the preservation and creation of affordable housing, to make recommendations on policies governing expenditures of the City's Housing Trust Fund (HTF) and Housing Opportunities Fund monies, to review affordable housing plans, to monitor implementation of the Housing Master Plan and the Beauregard Small Area Plan, and to oversee the administration of the HTF. AHAAC held ten official meetings during the annual reporting period. In addition, the AHAAC Investment Subcommittee met once during the fiscal year.

Two new members were appointed to the Committee during FY25. The Committee had four vacancies at the end of the fiscal year: one vacancy for a landlord of a residential property in the City as of October 2024, one vacancy that remained unfilled during the fiscal year for a representative of the Commission on Persons with Disabilities, one vacancy as of June 2025 for the person who is either an employee of the City or Alexandria City Public Schools (ACPS), one vacancy for representative of an employer in the City who employs at least 100 employees as of April 2025.

FY25 Accomplishments Overview

- Recommended approval of a \$195,000 loan request from Good Shepherd Housing for acquisition of a unit at the Park East Condominium for its scattered-site permanent supportive housing program.
- Recommended approval of the 126 Longview Drive affordable housing plan.
- Recommended approval of the 5216 Seminary Road affordable housing plan.
- Recommended approval of the Eisenhower East Block 20 affordable housing plan.
- Recommended approval of the 808 & 802 North Washington affordable housing plan.
- Recommended approval of the 1900 North Beauregard affordable housing plan.
- Recommended approval of the 5001 Eisenhower Avenue affordable housing plan.
- Recommended approval of The View affordable housing plan.

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

A. Housing Funding Requests: During the reporting period, AHAAC voted on one funding request described below.

1. **Park East Condominium Affordable Housing Loan (Good Shepherd Housing).** In March, AHAAC considered a loan request from Good Shepherd Housing for \$195,000 in federal HOME funds to purchase and preserve a one-bedroom condominium unit in the Park East Condominium. Good Shepherd Housing will complete repairs to the unit and provide wraparound services for residents. **At its March meeting, the Committee voted unanimously to recommend approval of the loan.**

B. Affordable Housing Plans: During the reporting period, AHAAC voted on seven affordable housing plans that were provided as part of the development process.

1. **126 Longview Drive.** The project proposes to construct 19 townhomes in the Taylor Run/Duke Street area. The project is requesting bonus density under Section 7-700, which will result in one committed affordable homeownership unit. The project will also provide a voluntary monetary contribution of approximately \$133,000. **At its September meeting, the Committee voted unanimously to recommend approval of the Affordable Housing Plan.**
2. **5216 Seminary Road.** The project proposes to construct seven townhomes on the site of an existing single-family home. The project is requesting bonus density under Section 7-700, which will result in one committed affordable unit. The project is currently proposed for rental. **At its October meeting, the Committee voted to unanimously recommend approval of the Affordable Housing Plan.**
3. **Eisenhower East Block 20.** Paradigm proposes to construct a 110-unit condominium building, including two committed affordable homeownership units provided instead of a voluntary monetary contribution. **At its November meeting, the Committee voted to unanimously recommend approval of the Affordable Housing Plan with one abstention.**
4. **5001 Eisenhower Avenue.** The City is providing a thirty-year (declining) tax exemption as an incentive to induce the conversion of a long vacant federal office building (the Victory Center) located at 5001 Eisenhower Avenue to residential use. The project proposes to construct 377 rental units, including 82 committed affordable units (CAUs) at 50-60% AMI, 189 units at 80% AMI, and 106 units at 100% AMI. The project will also provide 2,000 square feet of flex space to the City. **At its November meeting, the Committee voted to unanimously recommend approval of the Affordable Housing Plan with two abstentions.**
5. **808 & 802 North Washington.** The project proposes to construct 49 condominium units on the site of the former Towne Motel. The project will provide one affordable homeownership unit in exchange for Section 7-700 bonus density and the value of the calculated monetary contribution. **At its March meeting, the Committee voted to unanimously recommend approval of the Affordable Housing Plan.**
6. **1900 North Beauregard.** The developer proposes to construct 345 rental units on the site of an existing medical office building. The project will provide 35 committed affordable rental units. **At its March meeting, the Committee voted to approve the Affordable Housing Plan, with two votes in abstention and one vote in opposition.**
7. **The View.** The Applicant, Goodwin Living, proposes to add 217 independent living units, 16 assisted living units, and 24 memory care units on the campus of the existing View community.

The project seeks Section 7-700 bonus density, which is based on an equivalency analysis of the developer's Life Plan model, with discounted buy-ins and monthly service fees, yielding a total of seven one-bedroom units. These units will remain affordable for 40 years or with up to five turnovers per unit, whichever comes first. In a revised Affordable Housing Plan presented to the Committee on May 14, the Applicant removed the \$932,862 voluntary monetary contribution citing the cost and requirement to underground utilities along Fillmore Avenue. **At its May meeting, the Committee voted to recommend the Affordable Housing Plan's provision of seven committed affordable units through Section 7-700, with two votes in opposition and two abstentions. In addition, the Committee voted unanimously to reject the Applicant's \$0 voluntary monetary contribution and request that the Applicant re-instate the \$932,862 voluntary monetary contribution.** It is noted that the undergrounding requirement was removed and the project was approved by City Council with the voluntary monetary contribution to Housing reinstated.

C. Housing Trust Fund Overview: FY25

\$1.4 million was pledged, and \$1.1M was received.

D. Housing Master Plan:

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

- Reviewing and providing guidance on a quarterly basis on the implementation of the Housing Master Plan (see Attachment 1).

And is providing oversight and guidance to the Housing 2040 Plan (Update) by:

- Providing feedback on the Housing 2040 Master Plan's kickoff in September;
- Receiving a briefing and providing feedback on the Financial Tools for Affordable Housing project in December;
- Receiving a briefing and providing feedback on the Homeowner Programs project in January;
- Receiving a presentation from ARHA on its affordable housing work in February;
- Providing feedback on the Housing 2040 Master Plan's Principles and Goals in April;
- Receiving a briefing and providing feedback on the Housing Preservation project in April;
- Receiving a briefing and providing feedback on the Homeowner Programs, Financial Tools, Strengthening Condo Communities projects in May; and
- Receiving a briefing and providing feedback on the Tenants Rights and Protections project and Housing 2040 Goals and Targets in June.

E. Small Area Plans and Planning Initiatives:

Members of the Committee frequently serve as liaisons to various planning efforts on behalf of the Committee.

- Received updates and provided input on the Alexandria West Small Area Plan, including information about community engagement, housing contributions, and tenant protections. The Committee submitted a letter to the Department of Planning and Zoning, voicing concerns about affordable housing funding mechanisms, tenant protections, and revised calculations of base density.
- Monitored the implementation of the Landmark Van Dorn Corridor Plan and the Eisenhower West Small Area Plan by sending an AHAAC representative to the Eisenhower West/Landmark Van Dorn Implementation Advisory Group.
- Monitored meetings of the ARHA Redevelopment Work Group.

F. Other

- Received monthly progress reports from ARHA and Housing Alexandria representatives on the Committee.
- Held a public hearing on Consolidated Annual Performance and Evaluation Report (CAPER) & Consultation on the One-Year Action Plan.
- Received a briefing on the City's FY25 Legislative Priorities process and discussed the Committee's FY25 legislative proposals.
- Received a briefing on the Office of Housing's FY2024 financial report.
- Drafted a letter to the City Manager's Office stating the Committee's budget priorities for housing under the FY2026 budget process.
- Received updates on the CLI Elbert Avenue project that received state Housing Opportunity Tax Credit (HOTC) funding.
- Received a briefing on Alexandria Department of Health's Community Health Improvement Plan 2025.
- Voted to approve a letter drafted by the Co-Chairs of the Committee recommending the Committee's FY2025 Legislative Proposals.
- Received a briefing on Current Rental Subsidy Programs, including the Project Based Rental Assistance Program Pilot (PBRAP), State Rental Assistance Program (SRAP), Permanent Supportive Housing (PSH) voucher program, and the Senior Rent Relief Program (SRRP).
- Drafted a letter to Planning Commission and City Council summarizing the Committee's support of the 5001 Eisenhower Avenue project and voicing concerns about the size of the affordable housing provision relative to the tax abatement incentive provided and urging City Council to consider policy to guide the future use of tax abatement as an affordable housing tool.
- Received a briefing on and held a discussion of the City's Local Rental Subsidy Program Study.
- Received a briefing and provided feedback on the Alexandria Redevelopment Housing Authority (ARHA) vision and work plan through 2040.
- Drafted a letter to City Council summarizing the Committee's concerns about the interpretation of the underlying zoning at 1900 North Beauregard and its implications on affordable housing provision in other CDDs.
- Held a public hearing on Section 108 and the application process to the Department of Housing and Urban Development.
- Held a public hearing on the FY2026 Annual Action Plan.

- Received an update on changes to Virginia Housing’s lending requirements on affordable housing projects in the city and the administrative and text amendment actions being implemented to address the requirements.
- Received a briefing on the 2025 Point-in-Time Count and DCHS video featuring Unhoused Alexandrians.
- Drafted a letter to Planning Commission and City Council summarizing the Committee’s concerns regarding the Applicant’s Affordable Housing Plan for The View.
- Received a briefing and provided input on ARHA’s planned acquisition of The Alate (1122 First Street) and its plan to relocate Ladrey residents into the project during the Ladrey renovation
- Drafted a letter to City Council expressing the Committee’s recommendations and concerns about the financial, debt, and tenant implications of ARHA’s request to the City to provide a moral obligation backing debt service payments on the acquisition of the Alate. It is noted that the request for a City guarantee was the subject of the AHAC Investment Subcommittee meeting convened.

G. Attachments

1. FY25 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 (*vacant*)
- 1 Residential tenant in the City
- 1 Homeowner in the City
- 1 Commissioner from the ARHA Board
- 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 (*vacant*)
- 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 (*vacant*)
- 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 (*vacant*)

Voting Members between July 2024 and June 2025:

Shelley Murphy McCabe, Co-Chair
Betsy Faga
Peter Sutherland (né Siderovski)
Jon Frederick
Aschalew Asasbie
Robyn Konkel (*membership ended due to term limit in September 2024*)
Michelle Krockner
Michael Doyle
Annette Bridges (*membership ended in June 2025*)
Anderson Vereyken

Sean Zielenbach, Co-Chair
Felicia Brewster
Michael Jackson (*membership ended due to term limit in September 2024*)
Jan Macidull
Yeshewase Ayele (*membership ended in March 2025*)
Coss Lumbé
Michael Butler
Melissa Sathe
Joseph Dammann

The Committee voted approved this report on September 4, 2025.



OFFICE OF HOUSING

LANDLORD TENANT RELATIONS DIVISION

421 King Street, Suite 215
Alexandria, Virginia 22314
alexandriava.gov

Voice: (703) 746-4990
Fax: (703) 838-4309

August 6, 2025

James Parajon, City Manager
City of Alexandria
301 King St, Suite 3500
Alexandria, VA 22314

RE: Equal Rights Center Redacted Final Testing Report

Dear Mr. Parajon,

The City of Alexandria Office of Housing is committed to ensuring equal housing opportunities for all residents and eliminating discriminatory practices in our local housing market. As part of this ongoing commitment, Alexandria's Fair Housing Testing Program – established by City Council in 1990 – conducts regular evaluations of housing providers across the city to identify and address potential discrimination.

In November 2024, the Office of Housing contracted with the Equal Rights Center (ERC) to conduct comprehensive fair housing testing of Alexandria's rental market. The attached report, redacted to remove confidential information, summarizes the findings from this testing, which covered 40 unique properties managed by 37 different housing providers throughout Alexandria between November 1, 2024, and March 30, 2025. The Office of Housing will use these findings to guide future fair housing education, outreach, and enforcement efforts as we continue our work to maintain Alexandria as a community where all residents have equal access to quality housing opportunities.

Mary C. Horner
Chief, Landlord Tenant Division
City of Alexandria Office of Housing

EQUAL RIGHTS CENTER FINAL TESTING REPORT

CITY OF ALEXANDRIA OFFICE OF HOUSING

The Equal Rights Center (ERC) is pleased to submit this Fair Housing Testing Report, summarizing the findings of rental testing conducted in the City of Alexandria, Virginia between November 1, 2024, and March 30, 2025. Please note the ERC did not conduct statistical analysis of the results.

EXECUTIVE SUMMARY

In November 2024, the City of Alexandria Office of Housing contracted the ERC to conduct fair housing testing of the rental market in the City of Alexandria, Virginia.

This audit testing project was intended to broadly assess the experiences of potential renters in Alexandria in their search for housing. The goal of this initial round of testing was to test all areas of the city and as many different housing providers as possible.

From November 1, 2024, to March 30, 2025, the ERC conducted 43 rental tests of housing providers in Alexandria, covering 40 unique properties managed by 37 different housing providers. The 43 rental tests consisted of:

- 8 single-sided phone tests based on source of funds
- 8 single-sided phone tests based on disability
- 6 matched-pair phone tests based on familial status
- 12 matched-pair phone tests based on national origin
- 6 matched-pair email tests based on national origin
- 3 matched-pair in person tests based on national origin.

The ERC found evidence of potentially discriminatory terms, policies, conditions in two of the 16 single-sided phone tests: one based on source of funds and one based on disability. The ERC found evidence of potential differential treatment between testers in two of the six matched-pair national origin email tests. The remaining tests were inconclusive.

Overall, the results were consistent with fair housing trends in the ERC's fair housing service area of the greater Washington, D.C. metropolitan region. The ERC continues to see discrimination most commonly on the basis of source of funds through misapplied minimum income requirements and disability through the processing of reasonable accommodation requests.

ABOUT THE EQUAL RIGHTS CENTER

The ERC is the only private fair housing organization dedicated to serving the entire greater Washington, D.C. region. The ERC's core strategy for identifying unlawful and unfair discrimination is civil rights testing. When the ERC identifies discrimination, it seeks to eliminate it through the use of testing data to educate the public and business community, support policy advocacy, conduct compliance testing and training, and, if necessary, take enforcement action. The ERC regularly contracts with localities and housing providers to provide testing, training, and technical assistance to detect and prevent future housing discrimination.

The ERC has more than 35 years of fair housing testing experience in the region, which includes conducting tests based on multiple protected classes. The ERC expertly designs tests that capture the myriad ways housing discrimination evolves over time and the subtle ways housing providers attempt to subvert protections for renters or buyers in housing-related transactions.

ABOUT CIVIL RIGHTS TESTING

Civil rights testing is a well-established research and investigative tool used to gather evidence, usually comparing the conduct of housing providers to legal guidance or requirements. Testing is used in investigations by federal agencies and has been recognized by courts as the basis for litigation. It has been approved by the United States Supreme Court as a legitimate means of uncovering otherwise concealed discriminatory housing practices.¹ Tests are designed to be a fair and impartial mechanism for determining whether home-seekers are treated fairly in their search for and access to housing. In fair housing testing, individuals posing as home-seekers inquire about a housing unit and record objective information about their experience on a report form.

FEDERAL, STATE, AND LOCAL FAIR HOUSING LAWS

Fair housing laws afford equal treatment in housing for all individuals. It is illegal to deny someone housing or impose different terms and conditions because of a person's membership in a protected class. The ERC uses its knowledge of federal, state, and local fair housing laws, in addition to HUD guidance and fair housing case law, to assess test results.

The federal Fair Housing Act prohibits discrimination in renting, selling, or financing a home based on race, color, religion, national origin, sex, familial status, and disability. Courts have said that Virginia's fair housing law is "substantially equivalent" to the federal law, while expanding on the protected classes under federal law.² Pursuant to the Virginia Fair Housing Law, it is the policy of the Commonwealth of Virginia to provide for fair housing throughout the Commonwealth, to all its citizens, regardless of race, color, religion, national origin, sex, elderliness, familial status, source of funds, sexual orientation, gender identity, military status, or disability.³ The Virginia Fair Housing Law added source of funds as a protected class in July 2020. In April 2021, the Virginia

¹ *Havens Realty Corp. v. Coleman*, 455 U.S. 363 (1982), <https://supreme.justia.com/cases/federal/us/455/363/>.

² Code of Virginia § 36-96.3(A)(1)

³ *Ibid.*

Real Estate and Fair Housing Boards published guidance about the source of funds protection, which included examples of actions by housing providers that may be considered unlawful discrimination.⁴

The Human Rights Code of the City of Alexandria, Virginia, prohibits discrimination in housing transactions on the basis of race, color, sex, religion, national origin, familial status, disability, as well as marital status, ancestry, age, sexual orientation, gender identity, and transgender status.⁵

FAIR HOUSING TESTING

TESTING METHODOLOGY

Fair housing tests are commonly structured as either single-sided or matched-pair tests. In single-sided tests, the ERC develops one tester profile to speak with a housing provider and inquire about a specific policy related to a protected class. Matched-pair tests compare treatment between two testers based on one variable where all other differences are controlled. The ERC carefully selects testers and develops their profiles, so they are similar in all housing-relevant qualifications, such as income and credit, but differ in one crucial variable, such as race. In some matched pair tests, the ERC will make the Black or Latinx tester profile slightly more qualified than their white counterpart, so analysis can more definitively suggest whether a difference in treatment is due to their race or national origin, rather than their qualifications.

IDENTIFICATION OF TEST SITES

To identify sites, the ERC utilized mapping technology to look at demographic data by census tract, with specific attention to racially segregated areas of the City. For source of funds testing, the ERC cross-referenced census tracts to look for properties with units available below the Housing Choice Voucher payment standards. The ERC used the FY25 Small Area Fair Market Rents established by HUD for the Washington-Arlington-Alexandria Metro area.⁶ The ERC also used demographic data to identify sites for testing based on national origin and, where possible, re-tested properties via phone or in person if evidence of potential discrimination was uncovered via email testing. Tests conducted based on disability and familial status were not based on racial demographic data.

TESTER RECRUITMENT & TRAINING

⁴ See, Virginia Real Estate Board, Guidance Document- Housing Discrimination on the Basis of Source of Funds (2020), available at:

https://townhall.virginia.gov/L/GetFile.cfm?File=C:\TownHall\docroot\GuidanceDocs\222\GDoc_DPOR_6978_v1.pdf

⁵ Human Rights Code of the City of Alexandria, Virginia. (Code 1963, Sec. 18A-1)

⁶ See, FY 2025 Fair Market Rent (FMRs) Documentation System — Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area. (2025), available at:

http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2025_code/2025summary.odn?&year=2025&fmrtype=Final&selection_type=county&fips=5151099999

The ERC recruited from its existing tester pool for this project. The ERC screens and extensively trains all testers to become credible, objective fact finders. Tester training includes basic fair housing information, the history of civil rights testing, the importance of objectivity, accuracy, and timeliness in testing, as well as a thorough review of test procedures, test assignments, and test report forms. After training, each tester completes a field exercise that is strictly evaluated before the tester is added to the tester pool. Tester identities are not included in this report because they are confidential and protected to ensure the integrity of testing projects.

TESTING MATERIALS & TESTER PREPARATION

The ERC prepares various forms for each test and sends all testers an assignment and corresponding report form prior to the test. Assignment forms provide testers with critical information, including the test site, contact information, and a credible tester profile developed by the ERC. The ERC meets with every tester before every test to ensure they understand their assignments. The ERC requires testers to stay in contact with their test coordinator throughout the test and any subsequent contact with a housing provider. Test report forms supplement any electronic files, such as emails, texts, and recordings, and provide a written account of what occurred throughout the test, allowing ERC staff to assess the interaction for possible discriminatory housing practices.

TEST ANALYSIS & OUTCOMES

Written reports, narratives, and electronic communication files allow ERC staff to assess and, where applicable, compare interactions for possible discriminatory housing practices. In matched-pair testing, test coordinators compare report forms and any electronic files from two different testers and look for differences in their experiences or information received. The ERC does not conduct statistical analysis on these tests.

Test results lacking specific conclusions about discrimination do not mean that discrimination does not exist. Tests of housing providers who treated testers differently or disclosed potentially problematic policies, but where additional evidence could be beneficial to enforcement, are considered priorities for further testing. Additional testing may also help demonstrate if a housing provider's behavior is widespread or systemic in nature.

LIMITATIONS

One limitation for source of funds testing in the City of Alexandria is the Virginia Fair Housing law's exemption from the prohibition on source of funds discrimination when the property owner does not own more than four rental dwelling units in the Commonwealth at the time of the alleged discriminatory housing practice.⁷ This limitation was further complicated by Alexandria's relative

⁷ See Virginia Real Estate Board, Guidance Document- Housing Discrimination on the Basis of Source of Funds (2020), available at:

lack of affordable rental housing stock, particularly in areas that are already racially segregated.

The ERC also noticed a substantial increase in the use of virtual leasing assistants both via phone and via text. In many tests, testers faced several hurdles before speaking to a live agent or were sometimes not able to reach a live agent at all. This increasingly widespread practice not only makes it more difficult to compare treatment between testers, but more importantly diminishes transparency for potential applicants.

2025 CITY OF ALEXANDRIA RENTAL TESTING RESULTS

SUMMARIES BY PROTECTED CLASS

DISABILITY

Disability discrimination commonly occurs in the form of a housing provider's refusal to make a Reasonable Accommodation (RA) for a prospective or current tenant with a disability-related need or by conditioning such requests on fees or specific procedures. A reasonable accommodation is "a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces."⁸

Two of the most common reasonable accommodations in housing are for reserved, accessible parking spaces and for assistance animals to be allowed to reside with a person with a disability. Joint guidance from HUD and the DOJ expressly states that housing providers may not refuse to process a RA request if the tenant does not use their preferred forms or procedures, as many of them are burdensome, medically invasive, or may unduly delay the application process.⁹ It further clarifies that housing providers should not ask for additional documentation if a person's disability and/or need for their RA is readily observable or apparent. Housing providers are not allowed to charge any fees for granting an RA. Additional HUD guidance states housing providers may not charge fees or deposits for assistance animals, and that typical "pet rules," such as breed or size restrictions, should not apply.¹⁰

The ERC conducted eight single-sided phone tests based on disability to assess how housing providers treated RA requests at the inquiry stage and/or to discern if they had policies that discriminated against people with disabilities. The eight tests assessed whether a housing provider would grant a common RA and if they would require any fees or additional medical

https://townhall.virginia.gov/L/GetFile.cfm?File=C:\TownHall\docroot\GuidanceDocs\222\GDoc_DPOR_6978_v1.pdf

⁸ See U.S. Department of Justice and U.S. Department of Housing and Urban Development, "Reasonable Accommodations Under the Fair Housing Act" (2004), available at:

https://www.justice.gov/sites/default/files/crt/legacy/2010/12/14/joint_statement_ra.pdf

⁹ *Ibid.*

¹⁰ See, U.S. Department of Housing and Urban Development, "Assessing a Person's Request to Have an Animal as a Reasonable Accommodation Under the Fair Housing Act" (2020), available at:

<https://www.hud.gov/sites/dfiles/PA/documents/HUDAsstAnimalNC1-28-2020.pdf>

documentation to do so. The ERC tested eight different properties managed by eight different housing providers.

In five tests, the tester disclosed the need for a service animal or emotional support animal (ESA) due to a disability.¹¹ In three tests, the tester disclosed a need for a reserved parking space due to a mobility disorder.

The ERC found potential evidence of discrimination in **one of the eight** tests:

1. A housing provider stated a tenant's mother would need to submit her RA request through the third-party website the property uses to conduct pet screenings and "verify" service animals. The agent did not know if there were breed or size restrictions but told the tester her mother would be given a "pet lease" that outlined them.

The tester made additional attempts to clarify if there would be any associated fees, but the housing provider did not respond. At this time, the ERC does not recommend enforcement action but does recommend re-testing this provider under a future testing contract.

While the ERC only considered one test result "Evidence of Discrimination," testers encountered several instances of different agents providing conflicting information and exhibiting general confusion about how to process routine RA requests. The ERC is concerned that this lack of consistency and transparency can make it more difficult for people with disabilities to access housing that fully meets their needs.

SOURCE OF FUNDS

Source of funds discrimination may present as housing providers explicitly refusing to rent to voucher holders. Much more common, however, is discrimination effectuated through the misapplication of minimum income or credit requirements for voucher holders. For example, a housing provider may require a voucher holder to verify income of 3x the total monthly rent, rather than 3x *their portion* of the monthly rent. This misapplied income requirement effectively bars the majority of – or sometimes even all – voucher holders because, by definition, housing voucher recipients cannot afford market-rate rent.¹² Some housing providers may even apply this potentially discriminatory policy when the voucher covers 100% of the rent.

Guidance from the Virginia Real Estate and Fair Housing Boards establishes that minimum income requirements for voucher holders may be discriminatory, particularly when they incorrectly calculate the voucher holder's portion of the rent.¹³ Housing providers also routinely

¹¹ See, Equal Rights Center, "Navigating Life with your Service or Assistance Animal," available at: <https://equalrightscenter.org/wp-content/uploads/assistance-animal-one-pager.pdf>

¹² See, U.S. Department of Housing and Urban Development, "HCV Applicant and Tenant Resources" (2025), available at: https://www.hud.gov/topics/housing_choice_voucher_program_section_8#hcv02

¹³ See Virginia Real Estate Board, Guidance Document- Housing Discrimination on the Basis of Source of

set minimum credit score requirements for voucher holders. Though not directly addressed by the above guidance, the ERC maintains that housing providers lack a legitimate, non-discriminatory reason to consider credit scores and credit history for voucher holders whose vouchers cover 100% of the rent. Credit is typically used as a metric of ability to pay rent, and that becomes irrelevant in a scenario where the rent is fully covered.

Testing based on source of funds has also uncovered housing providers who set different terms and conditions for voucher holders, such as requiring voucher holders to apply in person or by requiring voucher holders to pay more towards a security deposit than other applicants.

A NOTE ON SOURCE OF FUNDS AND RACE

While source of funds discrimination may appear facially neutral, it very likely has a disparate impact on Black renters in Alexandria. In the City of Alexandria, 82%¹⁴ of voucher holders are Black, though the Black population comprises only 21% of the city's population overall.¹⁵

The ERC conducted eight single-sided phone tests to assess if housing providers accepted Housing Choice Vouchers (HCVs), to determine what housing providers disclosed as the income and other eligibility criteria for voucher holders, and to identify if housing providers applied discriminatory terms and conditions to voucher holders. The ERC tested eight different properties managed by eight different housing providers.

The ERC found potential evidence of discrimination in **one of the eight** tests:

1. One housing provider stated that they did not maintain income requirements for HCV holders; however, they further stated that an applicant with a short-term subsidy would need to show ability to afford the rent once the assistance ended, even though their assistance covered the full rent for the entire lease term.

Guidance from the Virginia Real Estate Board expressly states that if a landlord qualifies applicants on their income at the *time of application*, they should do so equally for all applicants. In this case, there was additional income eligibility criteria that was only applied to a short-term subsidy holder, even though the subsidy would have covered the rent for the entire lease term. If a landlord would not require a person with employment income to verify their income will continue beyond the lease term, then they should not require an applicant with a short-term housing

Funds (2020), available at:

https://townhall.virginia.gov/L/GetFile.cfm?File=C:\TownHall\docroot\GuidanceDocs\222\GDoc_DPOR_6978_v1.pdf

¹⁴ See, U.S. Department of Housing and Urban Development, "Picture of Subsidized Households," www.huduser.gov/portal/datasets/assthsg.html

¹⁵ See, Metropolitan Washington Regional Fair Housing Plan – City of Alexandria (2023), available at: https://www.mwcog.org/assets/1/28/ALX_final_withcover1.pdf

subsidy to do so. The ERC therefore recommends the Office of Housing pursue enforcement action against this provider.

In the other seven tests, housing providers appeared to appropriately apply income requirements to voucher holders by only requiring them to show income sufficient to cover their portion of the rent. Housing providers seemed generally familiar with processing voucher holder applications.

FAMILIAL STATUS

Familial status testing helps identify overly restrictive occupancy standards that impact families with children. In 1991, HUD's Office of General Counsel published a memo entitled "Fair Housing Enforcement Policy: Occupancy Cases" (colloquially referred to as the "Keating Memo")¹⁶, which discusses occupancy restrictions that disparately burden families with children. Rather than adopting universal policies such as "no more than two heartbeats per bedroom," the Keating Memo discusses how housing providers should consider additional factors such as the size and layout of the unit and the age of children before refusing to rent a unit to a family with children due to occupancy standards. In 2016, the DOJ successfully litigated two cases based on testing evidence against housing providers who refused to rent one-bedroom apartments to testers with children.¹⁷

The ERC conducted six matched-pair phone rental tests based on familial status. These tests compared housing providers' treatment of a tester who disclosed having an infant to a tester who did not disclose having any children. The ERC tested six different properties managed by six different housing providers.

The ERC determined all six tests were "Inconclusive" but recommends re-testing one housing provider under a future testing contract due to differences in the unit price quoted to the testers.

"Inconclusive" results do not indicate that familial status discrimination in the City of Alexandria is non-existent – only that these specific tests did not capture it. At this time, the ERC does not recommend enforcement action against any providers but recommends continued testing on this basis.

NATIONAL ORIGIN

EMAIL AND PHONE

The ERC's national origin tests were designed based on the demographics of the City of Alexandria and the surrounding region. According to the 2023 Metropolitan Regional Fair Housing

¹⁶ See, U.S. Department of Housing and Urban Development, "Fair Housing Enforcement Policy: Occupancy Standards" (1998), available at: https://www.hud.gov/sites/documents/doc_7780.pdf

¹⁷ *United States v. Parkside East, Inc.* (E.D Mich.) <https://www.justice.gov/crt/case/united-states-v-parkside-east-inc-ed-mich> and *United States v. Kormanik* (E.D PA) <https://www.justice.gov/crt/case/united-states-v-kormanik-wd-pa>

Plan, 27.2% of Alexandria residents were born outside of the U.S.¹⁸ Since 1990, the percentage of foreign-born residents of Alexandria has grown by over 10%. From 2010 to 2019, Alexandria's population with limited English proficiency grew by 36%.¹⁹ The most common non-English language spoken in Alexandria is Spanish. Chinese is the fifth most prevalent spoken language in Alexandria for people with limited English proficiency.²⁰

The ERC conducted six matched-pair email rental tests and 12 matched-pair phone rental tests based on national origin.

All 18 tests compared how housing providers treated a non-Latino white tester compared to a tester who disclosed a different nationality and/or had a discernible accent. The ERC compared the housing providers' initial responses, form of contact, and any information provided at the inquiry stage. The ERC tested 16 different properties managed by 16 different housing providers.

The ERC found potential evidence of discrimination in **two of six email tests**:

1. One agent told both testers the advertised unit was available but only told the non-Latino tester about an additional vacancy at a nearby building. The agent told both testers the same minimum income and credit requirements but only told the Latino tester that they must not have any evictions on their record.
2. One agent responded to the non-Latino tester's inquiry but did not respond to either of the Latino tester's inquiries.

The ERC conducted all six email tests first and flagged the two providers above for re-testing via phone. The ERC re-tested one of those properties via phone but was unable to re-test the other due to no availability at the property. At this time, the ERC does not recommend enforcement action against any providers but recommends monitoring two housing providers for availability in order to conduct additional testing under future testing contracts.

IN-PERSON

The ERC conducted three matched-pair in-person rental tests on the basis of national origin. The ERC assessed how housing providers treated a non-Latino white tester and a Latino tester with a discernable accent while inquiring about and touring available apartments.

The ERC tested three different properties managed by three different housing providers. The ERC assessed the interactions for differences in treatment and/or differences in information provided.

At this time, the ERC does not recommend enforcement action against any providers. This does not indicate that national origin discrimination is non-existent – only that these results did not capture it. Often, discernible differences in treatment of testers during in-person matched-pair testing are more subtle than blatant non-compliance with applicable laws and policies that may

¹⁸ See, Metropolitan Washington Regional Fair Housing Plan – City of Alexandria (2023), available at:

https://www.mwcog.org/assets/1/28/ALX_final_withcover1.pdf

¹⁹ Ibid.

²⁰ Ibid.

be discovered through single-sided policy-focused testing. The ERC recommends continued testing on this basis in the future.

MAP OF TESTS CONDUCTED

The ERC's full final report includes maps showing where rental tests were conducted, color-coded by results.

SUMMARY OF FINDINGS

The ERC can never guarantee specific test results or that any given set of tests will clearly illustrate a picture of widespread discrimination. Initial testing recommendations are based on ERC's expertise in regional fair housing and demographic trends.

This initial round of audit testing was intended to broadly assess the experiences of renters in the City of Alexandria in their search for housing. The ERC identified several housing providers that may have problematic policies for voucher holders or people with disabilities, as well as other providers to monitor for further testing in the future.

In the tests that showed evidence of discrimination, violations were consistent with those seen elsewhere in the ERC's service area. Source of funds and disability continue to be the most common type of complaints the ERC receives. Often, though not always, these complaints stem from the housing providers' lack of knowledge about local or state laws, and/or best practices consistent with HUD guidance.

Potentially discriminatory income requirements for short-term subsidy holders are increasingly preventing some of the most housing-vulnerable applicants from accessing housing. In the ERC's service area, it is increasingly common for housing providers to insist that they will only accept HCVs or other "permanent" subsidies or have prohibitive income eligibility requirements even if the "short-term" subsidy lasts for the entire lease term.

In Alexandria, as in many other areas in the greater Washington, D.C. metropolitan region, source of funds discrimination is inextricably linked with race discrimination, perpetuating the racial and economic segregation that the housing choice voucher program and other housing subsidies were in part created to address.²¹ Even if based in lack of knowledge rather than an intent to discriminate, housing providers' tenancy screening policies and practices can prevent otherwise qualified, and often predominantly Black, applicants from accessing housing.

²¹ See, Equal Rights Center, "In the District, Source of Income Discrimination is Race Discrimination Too" (2018), available at: <https://equalrightscenter.org/source-of-income-and-race-discrimination-dc/>

According to the National Fair Housing Alliance, fair housing complaints based on source of funds continue to not only be the most common type of complaint filed across organizations but also increase year after year nationwide.²² Prohibiting and eliminating source of funds discrimination is one of their top recommendations for protecting access to affordable housing for low-income families and individuals.²³

Testing continues to be an invaluable tool to discern potential ways, outright or subtle, that housing providers create barriers for protected groups seeking housing. These policies or actions may prevent housing-unstable groups from accessing affordable housing that fully meets their needs in a timely manner.

RECOMMENDATIONS & CONCLUSION

Based on the outcomes of the rental testing, the ERC makes the following recommendations.

The ERC recommends pursuing enforcement action through the Virginia Fair Housing Office against the identified housing provider for potential source of funds discrimination since source of funds is a protected class under State, but not local, fair housing law.

Where possible, enforcement action is critical for easing the burden off victims of discrimination for confronting discrimination on their own by bringing forth and pursuing claims. The process of pursuing an individual complaint of discrimination can often be confusing, laborious, and overwhelming, especially for those without an advocate. Individual victims of discrimination may be deterred by having to navigate an unfamiliar administrative process, and often their outcomes are less favorable than those that can be achieved by an agency with subject matter expertise. Agency-initiated enforcement action based on testing evidence ensures that housing providers are not only held accountable for their past discriminatory actions but also helps guarantee changes to discriminatory policies or practices going forward.

The ERC recommends the Office of Housing continue to devote resources to testing in the rental market, with continued attention to housing providers' treatment of applicants with HCVs and other common subsidy programs, such as Rapid Rehousing, SSDI, or HUD-Veterans Affairs Supportive Housing (VASH). The ERC also recommends expanding disability testing to include Accessible Design and Construction (ADC), which ensures that any new construction in the City of Alexandria meets the accessibility requirements of the Fair Housing Act. Alexandria was

²² See, National Fair Housing Alliance, "2023 Fair Housing Trends Report" (2023), available at: <https://nationalfairhousing.org/wp-content/uploads/2023/08/2023-Trends-Report-Final.pdf>

²³ Ibid.

expected to add over 1,000 new rental units in 2024, ranking third for new apartment construction in the D.C. Metro area.²⁴ ADC testing would therefore be incredibly timely.

The ERC also recommends targeted education and outreach to housing providers whose actions, while not explicitly discriminatory, expressed troubling uncertainty about applying policies that disparately impact certain protected classes. The ERC recommends continued outreach and education for tenants about their rights.

The ERC also recommends the Office of Housing publish testing results to increase public awareness about how discrimination manifests in their home community. Public education also provides further incentives for housing providers to stop acting unlawfully and broadens support and monetary resources for fair housing outreach, research, and enforcement.

²⁴ ALXnow, “Alexandria ranked third in apartment production around D.C. region” (2024), available at: <https://www.alxnow.com/2024/08/13/alexandria-ranked-third-in-apartment-production-around-d-c-region/>

FY 2025 Affordable Housing Development Funds

Financial Report

FY25 Highlights

Payments Received	Reference	DSUP or Transaction ID	\$ Amount
Developer Contributions	Tri Pointe Homes	2020 - 10035	\$546,191
	1225 King Street	2022-00092	\$9,236
	Edgewood Towns	2022 - 00004	\$45,327
Multifamily Loan Repayments	AHC, Inc.	The Spire	\$203,147
	ARHA	Quaker Hill	\$174,793
	Landmark Towers	Landmark Towers	\$50,000
	AHC	Development - Jackson Crossing - \$2.5	\$406
		St. James Development	\$51,760
Grand Total			\$1,080,859

New Pledges / Project Name	Developer	Project Type	\$ Pledged
Kings Row	Dechantal Limited Partnership	54-unit condo	\$220,804
N. West Street Townhomes	125 N.West Street LLC	13 towns	\$104,089
Westridge Towns	Old Creek Homes, LLC	19 towns + one single-unit dwelling	\$142,626
The View	Goodwin Living, LLC	Multifamily Residential	\$932,862
Grand Total			\$1,400,381

New Transaction(s)	Fund	Date	\$ Amount
AHDC - Arlandria	Housing Opportunity Fund	7/1/2024	\$10,965,000
		8/18/2024	-\$2,366,022
		8/27/2024	-\$7,110,558
		10/8/2024	-\$3,635,792
		10/22/2024	-\$1,387,900
		11/5/2024	-\$4,203,327
		12/5/2024	-\$4,909,640
		12/18/2024	-\$4,000,000
		1/23/2025	-\$916,833
		3/31/2025	-\$1,649,891
		5/6/2025	-\$2,856,334
		5/23/2025	-\$1,290,324
AHDC - Operating	Housing Opportunity Fund	7/1/2024	\$275,000
		8/1/2024	-\$275,000
AHDC - Seminary	Housing Opportunity Fund	8/15/2024	-\$468,577
		9/10/2024	-\$524,864
		10/10/2024	-\$952,957
		11/12/2024	-\$303,602
Pilot Rental Assistance			-\$365,010
Rebuilding Together Alexandria (RTA)	HTF	7/1/2024	\$50,000
		9/10/2024	-\$50,000
CHP - Witter Place	Housing Opportunity Fund	12/20/2024	-\$10,100,000
Arlandria Chirilagua Housing Coop			-\$1,550,809
Wesley - Parc Square	Housing Opportunity Fund	4/23/2025	-\$160,000
Good Shepherd Housing	Housing Opportunity Fund	3/30/2025	\$195,000
		4/30/2025	-\$195,000
Grand Total			-\$37,787,440

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	\$115,803	\$0	\$600,754
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	\$226,959	\$203,147	\$480,106
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	\$342,762	\$203,147	\$12,498,859

Balance
Available
\$1,013,859

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	-\$26,952	-\$33,245	-\$365,010	\$790,390
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	-\$26,952	-\$33,245	-\$365,010	\$813,663
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	-\$1,649,891	\$0	-\$4,146,658	\$0	-\$23,361,621	-\$1,144,640
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	-\$84,286	-\$109,189	-\$1,550,809	\$853,747
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	-\$1,477,324	-\$514,009	-\$4,230,943	-\$109,189	-\$37,422,430	\$5,364,407

FY 2026 Affordable Housing Development Funds

Financial Report

July and August Highlights

Payments Received	Reference	DSUP or Transaction ID	\$ Amount
Developer Contributions	Tri Pointe Homes	2020 - 10035	\$167,381
Grand Total			\$167,381

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

New Transaction(s)	Fund	Date	\$ Amount
AHDC - Arlandria	Housing Opportunity Fund	7/23/2025	-\$1,338,668
		8/22/2025	-\$1,640,936
AHDC - Operating	Housing Opportunity Fund	8/1/2025	-\$250,000
Pilot Rental Assistance			-\$52,397
Arlandria Chirilagua Housing Coop			-\$5,820
Grand Total			-\$3,287,821

Revenues

	2024						2025						
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	FY Total
Developer Contributions	\$0	\$167,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167,381
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	\$10,789,776	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,789,776
ARPA CIP Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FY Total	\$10,789,776	\$167,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,957,157

Balance Available \$0

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	\$790,390	-\$32,166	-\$20,231	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$52,397	\$737,993
Rebuilding Together Alexandria (RTA)	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
Housing Trust Fund Total	\$863,663	-\$32,166	-\$20,231	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$52,397	\$811,266
Housing Opportunity Fund															
AHDC - Arlandria	-\$1,144,640	\$9,618,489	-\$1,640,936	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,977,553	\$6,832,913
AHDC - Operating	\$0	\$250,000	-\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AHDC - Seminary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$853,747	-\$180	-\$5,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$5,820	\$847,927
CHP - Witter Place	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$0	\$0	\$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	\$131,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,300
Housing Opportunity Fund Total	\$5,364,407	\$9,868,309	-\$1,896,576	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,971,733	\$13,336,140