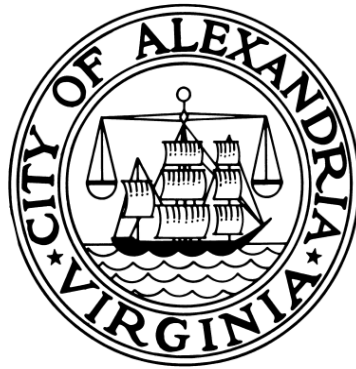


**The Alexandria Housing Affordability
Advisory Committee
FY25 Annual Report**



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 AHAAC 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.