ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE MEETING
DATE: December 3, 2026
TIME: 7-9 P.M.
LOCATION: Virtual

1.	Introductions (AHAAC Co-Chairs)	7:00 p.m.
2.	Consideration of November Minutes (Co-Chairs) *Action Requested: Review and vote on June Minutes*	7:05 p.m.
3.	Public Hearing for Consolidated Plan and Annual Plan Amendment—HOPWA (Lesa Gilbert and Jose Gonzalez) *Action Requested: Provide feedback*	7:10 p.m.
4.	ParcView Housing Opportunity Fund Application (Tamara Jovovic) *Action Requested: Review and vote on HOF application*	7:40 p.m.
5.	Housing 2040 Plan Updates (Staff)	8:05 p.m.
6.	ARHA Updates (Mike Butler)	8:15 p.m.
7.	Housing Alexandria Updates (Jon Frederick)	8:25 p.m.
8.	Staff Updates (Staff)	8:30 p.m.
9.	Information Items: FY2026 Financial Report	8:45 p.m.
10.	Announcements and Upcoming Meetings	8:50 p.m.

ARHA Redevelopment Work Group Meeting
December 7, 5:30-7 p.m.
ARHA Headquarters, 401 Wythe St.

January AHAAC Meeting (confirmed)
January 7, 6:45-8:45 p.m.
Lee Center Gold Room, 1108 Jefferson St.

Common Interest Communities Training Series: Assessments
January 9, 9:30 a.m.-12:30 p.m.
Virtual (register here)

February AHAAC Meeting (tentative)

February 4, 7-9 p.m.
Zoom (virtual)

March AHAAC Meeting (tentative)
March 4, 6:45-8:45 p.m.
Lee Center Gold Room, 1108 Jefferson St.

April AHAAC Meeting (tentative)
April 1, 7-9 p.m.
Virtual (Zoom)

May AHAAC Meeting (tentative)
May 6, 6:45-8:45 p.m.
Lee Center Gold Room, 1108 Jefferson St.

June AHAAC Meeting (tentative)
June 3, 7-9 p.m.
Virtual (Zoom)

11. Adjournment (AHAAC Co-Chairs) 9:00 p.m.

City of Alexandria, Virginia

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

In-Person | November 5, 2026

	Members Present	Members Absent	Staff
1	Todd Perry		Tamara Jovovic, Housing Program Manager
2		Annabell Bivens	Christopher Do, Housing Analyst
3		Michael Butler	
4	Joseph Dammann		
5		Betsy Faga	
6	Jon Frederick		
7		Carlos Bethencourt	
8	Jan Macidull		
9	Shelley McCabe		
10	Melissa Sathe		
11		Anderson Vereyken	
12	Sean Zielenbach		
13	Stephon Hill		
14	Cesar Madison		
15		Rachel Dixon	
16	Unique Coleman		
17	Andrea Ponsor		
		Aspasia Xypolia*, Housing	
		Ali Coleman Tokarz*, DCHS	
	Guests		
1	Natalie Vaca-Flores	Member of the public	
2	Samuel Copelan	Member of the public	

*non-voting

1. Introduction and Chair Remarks (Chairs)

Co-Chair Shelley McCabe welcomed the Committee and guests at 6:49 p.m.

2. Consideration of October 1, 2026 Minutes (All)

Jan motioned to approve the October 1, 2026 minutes; Todd seconded the motion. The Committee voted unanimously to approve the October minutes.

3. Tax Abatement for CLI Elbert Avenue (Staff)

The committee discussed the proposed use of a partial tax abatement for the CLI Elbert Avenue project. The Committee discussed the idea of using abatements in a tiered manner, with larger abatements used for projects with more units carrying affordability set-asides for households further down the income ladder.

Committee members noted that the Elbert Avenue project, along with the previously approved 5100 Eisenhower project, could be seen as precedents.

Jan noted the potential ramifications of tax abatement for the city's tax base. Tamara Jovovic explained that the City would continue to receive the tax revenue from the value of the existing 28 units, while the value of the new units would be abated. Jon emphasized the need for standardization around the use and calculation of the abatement, particularly because developers and their lenders need to be able to adjust their financial underwriting accordingly.

The committee ultimately expressed strong support for the use of an abatement for the Elbert Avenue project and unanimously passed a resolution for Shelley and Sean to write a letter of support on AHAAC's behalf - with a request to include some language about the need for City Council and the Office of Housing to develop guidelines for standardizing the use of abatements across different types of properties. Jan Macidull made the motion to approve, and Andrea Ponsor seconded it.

4. RMF Zone Zoning Text Amendment (Tamara Jovovic)

Ms. Jovovic provided the Committee with background on a proposed amendment to the RMF zoning text. In the case of a foreclosure and subsequent sale of a publicly financed property, 20% of the units in the property would be required to remain affordable to low-income households. She emphasized that such a scenario represented the worst case, one in which the various parties to the transaction ultimately agreed that nothing could be done to ensure the project's continued viability as affordable housing.

There was some question as to what would happen to any tax abatements that might be associated with the project in such a scenario, and usually tax abatements are tied to the affordability covenants.

Following the discussion, the committee unanimously approved a motion for Shelley and Sean to write a letter on behalf of AHAAC in support of the revised RMF zoning language. Andrea made the motion to approve, and Stephon seconded it.

5. Pattern Book Update (Chris Do)

Chris reported to the committee on the status of the Pattern book. The Office of Housing has contracted with a consultant to analyze opportunities to create 3- and 4-unit properties in neighborhoods that were formerly zoned as single-unit. The consultant, a local architect, will design potential triplexes and quadplexes for different neighborhoods, tailoring the designs to meet the neighborhoods' particular zoning requirements.

6. Housing 2040 Update (Staff)

Tamara provided an update on the implementation of the Housing 2040 plan. The Office of Housing is negotiating with a consultant to help the Office set tangible benchmarks associated with the plan's various goals. A preliminary report likely will come to AHAAC in early 2027 for review and recommendations. The Office is also developing a public dashboard that will enable City residents to track progress toward meeting the Housing 2040 goals.

In response to legislation signed earlier this year by the governor, the Office is working to design a process for implementing its Right of First Refusal (ROFR), which gives the City the ability to match an offer to acquire affordable housing properties within two years of its affordability expiration.

The City will identify the number of properties that may be affected by the legislation and establish procedures and standards for analyzing and addressing those properties. It is working to identify appropriate nonprofit partners to help in the process and ensure that the process is sufficiently responsive to the needs of the community. The Office hopes to collaborate with other jurisdictions in northern Virginia to create a common ROFR for properties with expiring affordability restrictions.

Ms. Jovovic noted that the City launched a webpage for mold resources for tenants and landlords.

7. Committee Updates (All)

Andrea and Jon reported on their takeaways from the most recent Virginia Tax Credit Conference. Andrea noted that there is considerable momentum around the housing legislation that has been passed this year, but there still remains widespread need for

capital to acquire properties for development and rehabilitation. Virginia is still a leader in the ability to provide housing capital.

Preservation has increased in importance among those in the affordable housing industry, increasingly on par with new construction in terms of public priorities. There are efforts underway to streamline Virginia's Qualified Allocation Plan for Low-Income Housing Tax Credits. Among other things, the requirement to use renewable energy in LIHTC-financed projects has been eliminated, and all projects receiving 9% credits must use income averaging.

There is less emphasis on smaller scale developments and a reduction in 9% and 4% credit pairings. LIHTC pricing has dropped considerably, which in concert with rising construction costs and interest rates, is making it tougher for projects to obtain the financing they need. One of the ramifications of lowering the threshold of required private activity bond financing (from 50% to 25%) in 4% LIHTC credit deals is that there is less pressure on the price of the tax credits. One key takeaway is that developers are under increased pressure for their projects to be profitable, since developer fees are being squeezed in order to attract the necessary construction capital.

8. Committee Letters (Staff)

Chris, Shelley, and Sean encouraged committee members to respond to the survey on budget priorities by the end of the week. The committee unanimously approved a resolution for Shelley and Sean to use the survey responses to draft a letter on AHAAC's behalf to the City Manager outlining the committee's housing-related recommendations and priorities for the FY28 budget. Jan made the motion, and Stephon seconded it.

Regarding the Duke Street Land Use Plan comment letter, the Committee noted that it would add a note about "not recommending zoning changes" in the language of the plan, which could be misconstrued. One member noted that the Plan should commit to a stronger way to implement zoning changes.

9. ARHA Updates (Mike Butler)

In Mike Buter's absence, there was no formal ARHA update. Shelley had said in on the City Council legislative session on ARHA and offered her takeaways. Among other things, HUD's cuts in the funding it provides for building maintenance has generated interest on the part of ARHA to request City Council to float bonds for public housing maintenance. ARHA is missing its financial benchmarks to which it committed on the Alate building, which is raising concerns about the City's financial liability for the property. The City is closely monitoring the performance of the Alate.

10. Housing Alexandria Updates (Jon Frederick)

Jon provided an update on Housing Alexandria's activities. The organization is starting to move people into its Sanse development on Mt. Vernon Avenue and expects to have 60-65 tenants in place by the end of the year. While that is somewhat behind schedule, he expects to be on or ahead of schedule on move-ins by early in 2027. The organization expects to receive a certificate of occupancy for phase 2 of the project in mid March. Housing Alexandria will be conducting a number of open houses for the property throughout November.

11. Information Items: November Financial Report

Ms. Jovovic noted that the City received $440,000 worth of developer contributions between late August and late October for the Housing Trust Fund. Staff do not expect much additional revenue in the coming months, however.

12. Announcements and Upcoming Meetings

Ms. Jovovic noted that Newport Village units is marketing affordable units at 40% and 50% AMI. The condo interest communities training series is continuing with its next training on security and cameras.

ARHA Redevelopment Work Group Meeting
December 7, 5:30-7 p.m.
ARHA Headquarters, 401 Wythe St.

January AHAAC Meeting (confirmed)
January 7, 6:45-8:45 p.m.
Lee Center Gold Room, 1108 Jefferson St.

Common Interest Communities Training Series: Assessments
January 9, 9:30 a.m.-12:30 p.m.
Virtual (register here)

12. Adjournment (Co-Chairs)

Motion to adjourn by Jon, Shelley McCabe adjourned the meeting at 8:33 p.m.

wesley housing
2311 Huntington Avenue • Alexandria, VA 22303 • (703) 642-3830 • wesleyhousing.org
building up

Application for Renovation Funds:
ParcView Apartments
11.25.2026

I. Project Description

ParcView Apartments is an existing 14-story, 149-unit multifamily building in the Landmark area of Alexandria. The 3-acre site is located at 5380 Holmes Run Pkwy, in the West End neighborhood of Alexandria, within minutes of both Old Town Alexandria and Downtown Washington, D.C., and served by multiple bus lines. The building was built in 1973 and purchased by Wesley Housing in 2006, at which point it underwent moderate renovation work, consisting primarily of upgraded finishes. The site includes free off-street parking and a laundry facility. The building sits on a 3-acre lot, surrounded by surface parking.

In advance of a forthcoming extensive renovation, Wesley Housing requests City of Alexandria financial support to address interim needs that can be addressed imminently which will continue to maintain the building as habitable and reduce the scope of the future rehabilitation. Wesley Housing staff began planning for an extensive rehabilitation of the current building to replace aging building infrastructure systems, enhance resident amenity spaces, and increase the number of committed affordable units. Wesley Housing invested significant resources in design, consultant, and third-party reporting fees to bring the rehabilitation plans up to a 4% tax credit submission level.

II. Renovation Funds Use/Budget

High-priority building needs that can be addressed with minimal impact to residents and do not require relocation are included in Wesley Housing's interim request for $500,000. Where possible, work is prioritized that will not have to be redone with the future, full-scope rehabilitation. Addressing these interim repair needs now will simultaneously maintain the building as habitable for a longer period of time and the scope itself of the more extensive rehabilitation will be reduced. Please note that the overall future rehabilitation project will not be reduced on a dollar for dollar basis given the Davis Bacon and BABA requirements of CDBG funds.

The proposed use of funds will primarily address repairs across the Building Envelope, HVAC, Plumbing, and Security systems.

While the total budget will not exceed $500,000, the allocation across the categories is subject to change pending final vendor proposals.

Category	Est. Budget	Scope Included
Building Envelope/Grounds	$50,000	Awning replacement and parking lot repair
HVAC	$60,000	Rooftop HVAC compressor
Plumbing	$250,000	Camera and jet the vertical and horizontal sanitary lines, replace aging water shutoff valves
Security	$90,000	Secure door replacements, security system upgrades
Contingency	$50,000	
Total	**$500,000**	

III. Project Budget

The budget for the above interim scope of work was estimated through collaboration by the property manager, S.L. Nusbaum, construction management consultant, JDC, and general contractor, Harkins Builders, based on conversations and preliminary estimates with subcontractors and material suppliers. The team will solicit final proposals ahead of the City's expected funds availability date in early 2027.

The budget includes escalation for compliance with Davis Bacon and federal requirements for CDBG funds that are required.

IV. Project Schedule

This schedule is based on the Wesley Housing understand that funds are estimated to be available as early as February 2027 and substantially deployed by the end of April 2027. Each project is projected to take 6-10 weeks to complete, to be confirmed by final proposals, and can be performed concurrently.

Milestone	Date
Notice of City Funds Available	TBD, ongoing
Bids for Proposed Work Received (valid for 60 days)	Within 30 days of the available funding source
Signed/Notice to Proceed No Later Than	TBD
Materials Arrive 30-60 days later	TBD
Project Complete	TBD

V. Tenant Relocation

The ParcView interim scope of work has been selected to avoid tenant relocations and disruptions to the day-to-day life at the property. There may be some disruption to tenants, but none of the selected projects will necessitate relocation.

VI. Organizational Structure and Capacity

Wesley Housing's connection to the City of Alexandria is significant and meaningful. First, the organization had its first offices at Fairlington Methodist Church at 3900 King Street. Over Wesley Housing's 52+ year history, the organization developed and managed high-quality affordable housing properties in the City. Wesley Housing has acquired and rehabilitated four Alexandria properties: the original ParcView Apartments (5380 Holmes Run Parkway), Beverly Park (613 Notabene Drive), ParcSquare Apartments (525-527 Four Mile Rd), and Lynhaven Apartments (3521 Commonwealth Avenue) and built The Waypoint at Fairlington. Wesley Housing owns both the land and building at the ParcView property.

OFFICE OF
HOUSING

Draft Amendment FY 2027-2031 Consolidated Plan and One-Year FY 2027 Annual Action Plan

FOR HOUSING AND COMMUNITY DEVELOPMENT

December 3, 2026

Why is the Plan being amended?

- Add the HOPWA program funding to the FY2027-2031 Annual Action Plan
  - Fiscal 2026 Appropriation: $3,630,673 (3 years to spend the full grant)
- Add additional HOPWA program-eligible activities and Goal Outcome Indicators in the FY2027-2031 Consolidated and Annual Plans
- Accept the funds and execute the HOPWA contract to serve eligible residents of the new Metropolitan Division

What is Housing Opportunities for Persons With AIDS (HOPWA)?

- HUD's only federal program dedicated exclusively to housing assistance for low-income people living with HIV/AIDS and their families
- Established in 1990; administered nationally by HUD's Office of HIV/AIDS Housing
- To receive formula funding, HUD must approve the grantee's Consolidated Plan

HOPWA eligibility guidelines

- Household member has documented HIV/AIDS diagnosis (can include children)
- Total gross income equal or below to 80% Area Median Income (AMI) for most eligible activities, with tighter limits (typically 50% AMI) applied to rental assistance activities, such as tenant-based rental assistance
- Household must reside within an ESMA

What does HOPWA funding cover?

- Short-term emergency housing
- Short-term rent, mortgage, and utility assistance to prevent homelessness
- Tenant-based rental assistance
- Housing placement services
- Housing information services (counseling, referrals)
- Resource identification (locating housing/service resources)
- Supportive services
- Operating and program administration costs

Why Alexandria? What do we have to do?

- HUD created a new Arlington-Alexandria-Reston, VA-WV Metropolitan Division for HOPWA funding
- The City of Alexandria is the new grantee for HOPWA formula funds
- The City is assuming responsibilities for the Eligible Metropolitan Service Area (EMSA) from DC, which had previously been the grantee
- The City will administer the funding for the entire EMSA

What jurisdictions does our EMSA include?

Arlington County, VA; Clarke County, VA; Culpeper County, VA; Fairfax County, VA; Fauquier County, VA; Loudoun County, VA; Prince William County, VA; Rappahannock County, VA; Spotsylvania County, VA; Stafford County, VA; Warren County, VA; City of Alexandria, VA; Fairfax City, VA; Falls Church City, VA; Fredericksburg City, VA; Manassas City, VA; Manassas Park City, VA; and Jefferson County, WV

- Comments accepted through January 4, 2027, until 5 p.m. via Written comments may be emailed to kimberly.cadena@alexandriava.gov or sent via postal mail to the Office of Housing.

Kim Cadena | kimberly.cadena@alexandriava.gov
100 N Pitt St, Suite 425, Alexandria, VA 22314

FY 2027 Affordable Housing Development Funds

Financial Report

Fiscal Year To Date Activity

Date	Payments Received	Reference	DSUP or Transaction ID	$ Amount
8/27/2026	Developer Contributions	N. West Street Townhomes	2024 - 10004	$16,014
9/24/2026	Developer Contributions	Tri Pointe Homes	2020 - 10035	$70,476
9/24/2026	Developer Contributions	N. West Street Townhomes	2024 - 10004	$8,007
9/24/2026	Developer Contributions	The Mansly	2022 - 10011	$45,178
10/29/2026	Developer Contributions	Lindsay Company Campus	2020 - 10019	$224,280
10/29/2026	Developer Contributions	101 Duke Street	2021 - 10012	$76,434
11/12/2026	Developer Contributions	Restaurant Depot	2022 - 10018	$64,101
11/12/2026	Developer Contributions	425 Montgomery	2021 - 10030	$666,669
11/24/2026	Developer Contributions	N. West Street Townhomes	2024 - 10004	$8,007
Grand Total				**$1,179,166**

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

Revenues

2026 | 2027

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	FY Total
Developer Contributions	$0	$16,014	$123,661	$300,714	$738,777	$0	$0	$0	$0	$0	$0	$0	$1,179,166
Developer Contributions - Braddock SAP	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Multifamily Loan Repayments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
New Revenue Allocated by City Council	$11,603,055	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,603,055
ARPA CIP Funds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FY Total	**$11,603,055**	**$16,014**	**$123,661**	**$300,714**	**$738,777**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$12,782,221**

Balance Available

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Commitments and Reservations

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

Fund / Project	Start	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	FY Total	Grand Total
Housing Trust Fund															
Braddock SAP	$384,038	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$384,038
Pilot Rental Assistance	$379,897	-$32,162	-$15,001	-$38,942	-$48,900	$0	$0	$0	$0	$0	$0	$0	$0	-$135,005	$244,892
Housing Trust Fund Total	**$763,935**	**-$32,162**	**-$15,001**	**-$38,942**	**-$48,900**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**-$135,005**	**$628,930**
Housing Opportunity Fund															
AHDC - Naja/Sanse	$94,479	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$94,479
AHDC - Operating	$200,000	-$200,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	-$200,000	$0
AHDC - Square @ 511	$1,514,314	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,514,314
AHDC - Hart House	$3,790,000	-$851,425	-$196,047	-$166,873	-$418,575	-$355,120	$0	$0	$0	$0	$0	$0	$0	-$1,988,039	$1,801,961
Arlandria Chirilagua Housing Coop	$200,117	-$800	-$180	-$1,844	-$6,990	-$22,254	$0	$0	$0	$0	$0	$0	$0	-$32,068	$168,049
CLI - Elbert Avenue	$3,475,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,475,000
EHIP	-$105,000	$0	$0	-$11,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	-$11,500	-$116,500
Pendleton Street Project	$1,123,295	-$27,677	-$154,250	-$25,654	-$232,984	-$4,150	$0	$0	$0	$0	$0	$0	$0	-$444,715	$678,580
Housing Opportunity Fund Total	**$10,292,205**	**-$1,079,902**	**-$350,477**	**-$205,871**	**-$658,549**	**-$381,524**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**-$2,676,321**	**$7,615,883**