

Congress of the United States
Washington, DC 20515

March 27, 2026

The Honorable Tom Cole
Chairman
House Appropriations Committee
United States House of Representatives
Washington, DC 20515

The Honorable Rosa DeLauro
Ranking Member
House Appropriations Committee
United States House of Representatives
Washington, DC 20515

Dear Chairman Cole and Ranking Member DeLauro:

I am requesting funding for the project named the “Affordable Housing at Elbert Avenue” in fiscal year 2027. The entity to receive funding for this project is the City of Alexandria, located at 421 King Street, Alexandria, Va 22314.

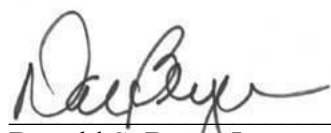
The funding will be used to advance the Elbert Avenue redevelopment in Arlandria, an approved, construction-ready initiative that will expand Alexandria's supply of workforce housing through efficient land use and strategic public-private financing. Leveraging the City’s nationally recognized Residential Multifamily Zone, the project will redevelop an aging 28-unit property into 91 high-quality apartments affordable to households earning 30–60% of Area Median Income. The redevelopment maximizes existing infrastructure, supports nearby employers, and reinforces long-term economic stability while increasing occupancy by 200 percent.

This project is an appropriate use of taxpayer funds because Alexandria faces a deepening housing crisis that threatens the families and economic resilience of the community. Nearly 60% of Alexandrians rent their homes, and almost half of those households are overburdened by housing costs. The average \$2,300 per month rent for a one-bedroom apartment in Alexandria requires an annual income of \$91,000 to meet a standard rule of thumb that housing costs not exceed 30% of a household's gross income. These costs price out teachers, first responders, and the service workers who power our community. This gap persists despite Alexandria leveraging every local tool available to maximize housing production and preservation, including affordable housing, through land use and regulatory tools, and through use of their Housing Trust Fund to expand housing options through nonprofit development partners, rental subsidies, and anti-displacement efforts. This project will help increase the supply of committed affordable and workforce housing in support of economic development and growth.

This project has a federal nexus because the funding provided is for purposes authorized in 42 U.S.C. 5305(a)(1) and 42 U.S.C. 5305(a)(2).

I certify that neither I nor my immediate family has any financial interest in this project.

Sincerely,



Donald S. Beyer Jr.