

## **PROCLAMATION**

**WHEREAS**, the City of Alexandria is a community that recognizes housing affordability and stability are essential elements of the City's economic sustainability, quality of life, and diversity; more than 25% of the City's housing stock is comprised of condominium homes, a common interest community type that is currently the most affordable entry point into Alexandria's market for first time buyers; and

**WHEREAS**, common interest communities, like homeowner associations, condominium associations and housing cooperatives, among others, are a legal structure guiding how residential developments steward, maintain, and protect assets enjoyed and held in common by neighbors, and ensure that housing investment, opportunity, and livability are equally and equitably safeguarded for all community members; and

**WHEREAS**, the successful governance and management of common interest community associations – typically conducted by volunteer directors who serve on their community's board but may lack the experience or expertise in complex financial and legal matters that challenge these communities - is critical to the affordability, accessibility, stability, and harmony of Alexandria's housing stock; and

**WHEREAS**, David Mercer and Pia Trigiani (Dave and Pia) founding partners of Mercer Trigiani, have provided a decade of pro bono service to the City, offering more than 40 classes to help leaders and members of common interest communities understand the unique challenges, rights and responsibilities of this legal structure; these classes have included the participation of a diverse range of persons representing homeowners, homebuyers, property managers, realtors, lenders, housing counselors, and affordable housing advocates living in the City of Alexandria, Arlington County, Fairfax County, and beyond; and

**WHEREAS**, Dave and Pia remained committed to the program during the pandemic, and quickly pivoted from an in-person breakfast meeting-style format to Saturday morning Zoom sessions that continued to provide useful and timely information, like how to conduct Virtual Condominium Association meetings in compliance with new Virginia legal requirements. The change to a virtual format resulted in a significant increase and expansion of the program's attendance and geographic reach; and

**WHEREAS**, Dave and Pia were acclaimed as "Housing Heroes" in 2017 for their many pro bono contributions in support of the Office of Housing but are richly deserving of further recognition for their extraordinary personal and professional commitment to the City's condominium governance education program over the past decade.

**NOW THEREFORE, I, JUSTIN M. WILSON**, Mayor of the City of Alexandria, Virginia, and on behalf of the Alexandria City Council, hereby commend:

### **"DAVID MERCER and PIA TRIGIANI"**

for their service strengthening our common interest communities, helping to preserve housing affordability, stability, access, and equity.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of Alexandria to be affixed this 27<sup>th</sup> day of June 2023.

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**MAYOR JUSTIN M. WILSON**  
On behalf of the City Council  
of Alexandria, Virginia

ATTEST:

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Gloria A. Sitton, CMC    City Clerk

