

# Alexandria Housing Affordability Advisory Committee

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Applicant	Date	Boards	Address	Contact	Status
Shane Thomas	3/14/2026	Alexandria Housing Affordability Advisory Committee <span>Contested</span>	Yes, I am a resident of the City of Alexandria. (NOTE: If your answer is no, a residency waiver is required for positions that are not specific to an organization or profession.): Yes		<span>Validated</span>
Mr. Sean Zielenbach	4/7/2026	Alexandria Housing Affordability Advisory Committee <span>Contested (Incumbent)</span>	Yes, I am a resident of the City of Alexandria. (NOTE: If your answer is no, a residency waiver is required for positions that are not specific to an organization or profession.): Yes		<span>Validated</span>

Shane Thomas

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Status

**Name** Shane Thomas  
**Application Date** 3/14/2026  
**Expiration Date** 10/14/2026  
**Board Member** [Shane Thomas](#)  
**Status** Validated BY: UNKNOWN USER @BEFORE 4/1/2026

Board	Vacancies	Status
Alexandria Housing Affordability Advisory Committee	1	<span>Contested</span>

Basic Information

**Name**  
Shane Thomas  
**Date of Birth**  
REDACTED

Contact Information

**Yes, I am a resident of the City of Alexandria.**  
**(NOTE: If your answer is no, a residency waiver is required for positions that are not specific to an organization or profession.)**  
Yes  
**Email**  
REDACTED  
**Phone**  
REDACTED

Occupation

**Employer (student and youth applicants list school)**  
JP Morgan Chase & Co.  
**Job Title**  
REDACTED

New Applicant or Current Member

New Applicant

What seat are you applying for? (Ex: citizen, architect, youth member, etc.)

Board

Do you currently live in the City of Alexandria? NOTE: If your answer is no, a residency waiver is required for positions that are not specific to an organization or profession.

Yes

How long have you lived in Alexandria?

2

Statement of Interest (Do not include personal information such as phone numbers, addresses, emails, etc.)

I am writing to express my interest in serving on the City of Alexandria's Affordable Housing Committee. As someone who lives and works in the region, I care deeply about ensuring that Alexandria remains an accessible and vibrant community for residents across all income levels. In my professional career, I work in finance and healthcare administration, fields that have given me experience evaluating complex financial structures, long-term planning, and the real-world impact that economic decisions have on communities. Through this work, I have developed a strong appreciation for how housing stability affects economic mobility, workforce participation, and overall community health. Affordable housing is one of the most important issues facing growing cities today. Alexandria's ability to support teachers, healthcare workers, service employees, and young professionals depends on thoughtful policies that balance growth, fiscal responsibility, and community needs. I am particularly interested in contributing to discussions around sustainable funding strategies, public-private partnerships, and long-term planning that can expand access to quality housing while maintaining the character of Alexandria's neighborhoods. I would bring to the committee a pragmatic, data-driven perspective along with a commitment to listening to residents and stakeholders. I value collaborative problem solving and believe effective policy requires both financial realism and empathy for the people directly affected by housing affordability challenges. Serving on the Affordable Housing Committee would be an opportunity for me to contribute my professional experience and civic commitment toward helping Alexandria remain a diverse, inclusive, and economically resilient city. Thank you for your consideration.

Have you ever served the City of Alexandria in any capacity?

No

Have you ever attended a meeting of the Board or Commission for which you are applying?

No

Are you now paid by the City of Alexandria?

No

Do any of your immediate relatives or business associates now serve the City of Alexandria in any capacity?

No

**Attendance Requirements: Sec. 2-4-7 of the City Code requires appointees to attend at least 75% of the yearly committee meetings. Absences may be excused because of personal illness or serious illness of members of the immediate family, death of a family member, unscheduled business trips and emergency work assignments only. All other absences are recorded as unexcused. In light of the aforementioned statement, will you be able to attend at least 75% of the regular meetings of the board which you may be appointed?**

Yes

**If applicable, will you comply with the provisions of the City's conflict of interest requirements in City Ordinance 2867 regarding the completion of a financial disclosure statement?**

Yes

**Educational Background**

Masters in Health Admin & Policy - Univ of Miami Business School B.S. Health Sciences - Drexel University

**References - Please list names, phone number and/or email addresses of three references that support your application.**

REDACTED

**Would you like to complete the Supplemental Questions? Non-Discrimination Data Supplemental Questions For Applications to City Boards, Commissions, and Committees Confidential - NOT FOR PUBLIC INFORMATION Completion of this section is VOLUNTARY. When completed, the section is separated and redacted from your application prior to the application's submission to City Council. COUNCIL AND STAFF DO NOT USE THIS FORM IN DETERMINING APPOINTMENTS. Information provided in this section is treated confidentially and the information is forwarded to the Alexandria Office on Human Rights for compilation of statistics.**

REDACTED

**How did you hear of this vacancy?**

REDACTED

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Mr. Sean Zielenbach

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Status

**Name** Mr. Sean Zielenbach  
**Application Date** 4/7/2026  
**Expiration Date** 11/7/2026  
**Board Member** Sean Zielenbach  
**Status** Validated BY: UNKNOWN USER @BEFORE 4/1/2026

Board	Vacancies	Status
Alexandria Housing Affordability Advisory Committee	1	<span>Contested (Incumbent)</span>

Basic Information

**Name**  
Mr. Sean Zielenbach  
**Date of Birth**  
REDACTED

Contact Information

**Yes, I am a resident of the City of Alexandria. (NOTE: If your answer is no, a residency waiver is required for positions that are not specific to an organization or profession.)**  
Yes  
**Email**  
REDACTED  
**Alternate email**  
REDACTED  
**Phone**  
REDACTED  
**Alternate Phone**  
REDACTED

Occupation

**Employer (student and youth applicants list school)**  
SZ Consulting, LLC  
**Job Title**  
REDACTED

New Applicant or Current Member

Current Member of This Board

How many terms have you served?

1

What seat are you applying for? (Ex: citizen, architect, youth member, etc.)

Financial Professional

Do you currently live in the City of Alexandria? NOTE: If your answer is no, a residency waiver is required for positions that are not specific to an organization or profession.

Yes

How long have you lived in Alexandria?

17 years

Statement of Interest (Do not include personal information such as phone numbers, addresses, emails, etc.)

The shortage of affordable housing remains one of the most pressing and vexing problems facing Alexandria, as well as most other urban areas across the country. Having been involved in efforts to create and preserve affordable housing for nearly 40 years, both locally and nationally, I believe I have a useful perspective to offer AHAAC and the city. I would like to continue the work that AHAAC has done in the past few years, especially on the Housing 2040 plan, and explore ways in which the City can use the various tools at its disposal to increase the availability and affordability of homes for lower-income residents. I am particularly interested in figuring out ways of leveraging various state, local, and private sector resources to ensure more low-income people are able to live in the city.

Have you ever served the City of Alexandria in any capacity?

Yes (Please explain), AHAAC co-chair

Have you ever attended a meeting of the Board or Commission for which you are applying?

Yes

Are you now paid by the City of Alexandria?

No

Do any of your immediate relatives or business associates now serve the City of Alexandria in any capacity?

No

**Attendance Requirements:** Sec. 2-4-7 of the City Code requires appointees to attend at least 75% of the yearly committee meetings. Absences may be excused because of personal illness or serious illness of members of the immediate family, death of a family member, unscheduled business trips and emergency work assignments only. All other absences are recorded as unexcused. In light of the aforementioned statement, will you be able to attend at least 75% of the regular meetings of the board which you may be appointed?

Yes

**If applicable, will you comply with the provisions of the City's conflict of interest requirements in City Ordinance 2867 regarding the completion of a financial disclosure statement?**

Yes

### **Educational Background**

A.B. Politics - Princeton University Ph.D. Political Science - Northwestern University

### **Summary of Work and Experience**

I have been working on issues related to affordable housing, community economic development, and development finance for the past 39 years. I spent four years at the U.S. Treasury's CDFI Fund, where I developed a model for underwriting CDFIs, created a framework for assessing the economic and social impacts of these organizations, and was integrally involved with the design and development of the New Markets Tax Credit (NMTC) program. I previously coordinated fundraising efforts for the Chicago office of the Local Initiative Support Corporation (LISC). I currently consult for CDFIs and other community development organizations throughout the country on issues of strategic planning, impact measurement, and program and product development. I work closely with both for-profit and nonprofit entities in the design and evaluation of their core lending and NMTC programs, as well as in the refinement of successful allocation applications. I have helped structure, write, and refine hundreds of federal grant and tax credit applications resulting in \$6+ billion worth of awards. I have worked with the Urban Institute in its evaluation of the NMTC's overall impact. I also have conducted numerous studies on issues pertaining to affordable housing, small business development, and neighborhood revitalization. For example, I examined the economic impacts of HOPE VI public housing redevelopments on their surrounding neighborhoods. I analyzed the neighborhood effects of the federal Housing Choice Voucher Program (Section 8) in several weaker urban markets. I coordinated studies of the economic benefits of public housing and examined the impacts of Low-Income Housing Tax Credit-financed developments on both their tenants and their surrounding communities. I analyzed the economic development infrastructure in greater Cleveland, with a particular focus on small business and workforce development, and evaluated the impacts of a collaborative CDFI effort to stabilize the Kensington neighborhood in north Philadelphia. I have published numerous articles on affordable housing and community development, as well as a book, *The Art of Revitalization*, that identified key factors associated with neighborhood change in Chicago.

**References - Please list names, phone number and/or email addresses of three references that support your application.**

REDACTED

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REDACTED

**Gender**

REDACTED

**Sexual Orientation**

REDACTED

**Ethnicity**

REDACTED

**Do you have a disability?**

REDACTED

**How did you hear of this vacancy?**

REDACTED