



The Coalition For A Livable Alexandria Inc.

2025 ANNUAL REPORT

Website: <https://livablealexandria.org>

Alexandria, VA

TABLE OF CONTENTS

ABOUT US	3
Who We Are	3
Purpose	3
Mission	3
Focus	3
MESSAGE FROM THE CHAIR	4
Financials	5
Statement of Financial Position	5
Statement of Income & Expenses January 1, 2025–December 31, 2025	5
Description of Expenses	5
GOVERNANCE	6
Leadership	6
Organization	6
OPERATIONAL HIGHLIGHTS	7
Key Events and Accomplishments	7
LOOKING AHEAD	8

ABOUT US

Who We Are

The Coalition For A Livable Alexandria, Inc. (the “Coalition” or “CLA”) was incorporated by the Commonwealth of Virginia on July 17, 2023, as a nonprofit corporation organized under section 501(c)(4) of the Internal Revenue Code. We are a City of Alexandria grassroots organization and are not affiliated with any other regional or national civic social advocacy organization.

Purpose

The Coalition was founded by a group of community members who recognized the need for a local organization dedicated to: the quality of life of all residents of the City of Alexandria, truth and transparency in City government, balanced and informed debate on policy and procedural issues, and ensuring that the voices of all residents are given equal weight in policy formulation and decisions; all reflecting and in furtherance of the principals of representative democracy.

Mission

To promote equal opportunities for residents, foster informed debate and discussion, and facilitate a balanced understanding of policy and procedural issues being considered by the City of Alexandria.

“Together we can create an Alexandria that works for everyone.”

Focus

CLA is committed to championing a more livable Alexandria—one where quality of life, thoughtful housing and development, vibrant neighborhoods, balanced transportation management, economic opportunity, strong schools, public health and safety, reliable infrastructure, environmental stewardship, recreation, and sensible density all work together to serve residents across the City.

MESSAGE FROM THE CHAIR



CLA plays a vital role in Alexandria's civic life by bringing informed, independent analysis to public issues and ensuring that residents' voices are heard, respected, and reflected in local decision-making. That role grew out of the concerns of Alexandria residents from a wide range of social, political, and demographic backgrounds. When CLA formed in 2023, it reflected a growing call from residents for greater transparency, more meaningful public engagement, and stronger accountability in the development and implementation of City policy.

That commitment to transparency, accountability, and resident participation has also shaped CLA's support for the ongoing litigation, *Phyllis Burks, et al. v. City of Alexandria, et al.*, which seeks to restore single-family zoning protections and safeguard residents' rights affected by the City's Zoning for Housing legislation. Since January 2024, CLA has led fundraising efforts for the case. Although this work has closely associated CLA with opposition to ZFH and the related litigation, it reflects a broader commitment to transparent, accountable, and resident-centered governance.

Guided by that same commitment, CLA will broaden its advocacy in the year ahead to include economic development, transportation, infrastructure, and governance. We will continue to offer well-grounded alternative perspectives when public debate becomes one-sided and will press City officials to fully consider the interests and concerns of all residents. Through this broader work, our central objective is to strengthen CLA's capacity as an independent advocacy organization dedicated to representing Alexandrians whose interests are too often overlooked.

Roy R Byrd

Chair

The Coalition For A Livable Alexandria, Inc.

FINANCIALS



**The Coalition
For A Livable
Alexandria, Inc.**

EMPOWERING VOICES, SHAPING OUR CITY

Statement of Financial Position

The Coalition For A Livable Alexandria operates as a 501(c)(4) nonprofit. The Coalition is unaffiliated with, and does not receive funding from, any regional, state, or national organization. Presently, CLA collects no membership dues; instead we rely solely on the non-tax-deductible donations of individual supporters.

Statement of Income & Expenses January 2025—December 31, 2025

- Opening Balance: \$ 10,044.00
- Income: \$ 114,605.12
- Expense: \$ 111,548.72
- Ending Balance: \$ 13,100.40

Description of Expenses

DESCRIPTION	EXPENSES
PayPal	\$ 1,643.82
Bank Fees	\$ 25.00
Marketing	\$ 2,730.87
IRS & VA SCC Filing & Registration	\$ 104.00
ZFH Legal Fees	\$ 107,045.03
TOTAL:	\$ 111,548.72

GOVERNANCE

Leadership



The graphic features a large white circle on a black background. Inside the circle, the text "2025 LEADERSHIP TEAM" is written in white. To the left of the circle are three wavy lines, and to the right is a small square grid of dots. A small orange ring is positioned at the top right of the circle.

Chair: Roy R Byrd
Treasurer: William Shen
Director: Sylvia Alimena
Director: John Fehrenbach
Director: David Rainey
Director: Jana Mckeag

Organization

The Board of Directors is the administrative body of CLA and in accordance with the corporation bylaws consists of not less than five (5) or more than seven (7) Directors including three (3) Officers: Chair, Treasurer, Secretary. During 2025 the CLA Board maintained a six (6) member Board including two (2) Officers, the Chair and Treasurer, with the remaining Directors alternating as acting Secretary.

“CLA serves to encourage the full an open dissemination of all sides of major issues affecting the welfare of residents of the City of Alexandria with a focus on quality of life and livability.”

OPERATIONAL HIGHLIGHTS

Key Events and Accomplishments

The Coalition for a Livable Alexandria remained closely associated with opposition to Alexandria's Zoning for Housing/Housing for All reforms, with public attention centered on the lawsuit challenging the City's 2023 zoning changes, the court's November ruling in favor of the City, and the plaintiffs' subsequent move toward appeal.

-  **Arlington's Expanded Housing Option/Missing Middle Housing Litigation.** CLA highlighted developments in Arlington's EHO litigation. A Virginia Court of Appeals panel first reversed a trial court ruling voiding EHO on June 24, 2025, before reversing course after a rehearing on July 7, 2025, reinstating the finding that Arlington's EHO zoning was invalid. Then, in September, the Appeals Court reinstated its original stance, effectively putting the EHO ordinance back on the books. Arlington plaintiffs are appealing to the Supreme Court of Virginia.
-  **Alexandria ZFH Case Reached Summary Judgment in November.** On November 12, 2025, retired Judge Thomas Padrick Jr. ruled in favor of the City of Alexandria in the Zoning for Housing case, granting summary judgment after the parties agreed there was no factual dispute and the issue was purely legal.
-  **ZFH Plaintiffs Pursued an Appeal.** The Plaintiffs announced that they filed a notice of appeal on December 12, 2025, seeking review by the Virginia Court of Appeals and asking that the Zoning for Housing ordinances be declared invalid.
-  **Fundraising.** With community support, CLA raised \$107,045 to cover all 2025 plaintiff litigation expenses and preserve the possibility of an appeal.

Alexandria's Next Test, Managing Prosperity Under Pressure

Alexandria's Next Test, Managing Prosperity Under Pressure

Alexandria is entering a period in which its strengths—location, livability, civic identity, and proximity to federal employment—also create new pressures. The City faces a complex mix of fiscal uncertainty, office market disruption, housing affordability concerns, infrastructure needs, and rising service expectations. The core management challenge is not simply to fund more programs, but to coordinate land use, economic development, schools, transportation, climate resilience, and human services in a way that is transparent, disciplined, and sustainable. Alexandria’s future viability will depend on whether it can adapt its tax base, convert underused assets, retain a mixed-income workforce, and make credible tradeoffs without losing public confidence.



One-Party Rule Has Contributed To Affordability Challenges

Alexandria's affordability challenges have worsened over the past 15 years as housing costs, rents, taxes, and other living expenses have risen faster than many residents' incomes. While these pressures are driven in part by regional market forces, limited land, strong demand, and proximity to Washington, D.C., the City's prolonged period of one-party control has also

shaped the policy environment. One-party rule did not cause Alexandria's affordability crisis by itself, but it may have contributed to it by reducing electoral accountability, narrowing policy debate, slowing housing-supply reforms, and allowing City leaders to manage affordability pressures without fully solving them.

Alexandria At A Crossroads

Alexandria has many of the assets that cities envy: walkable neighborhoods, historic character, proximity to Washington, D.C., a strong civic identity, and major employment anchors in government, education, health care, and technology. Yet those advantages now come with a management challenge. However, the City's policies and growth trajectory risk undermining the very qualities that make the City attractive.



