

HOUSING COMMISSION

DRAFT MEETING NOTES – June 9, 2022

Attendance			
	Present		Present
Berkey, Eric	Y	Rubalcava, Sara	Y
Bray, Holly	Y	Serfis, Karen	Y
Browne, Paul	Y		
Edwards, Laura Saul	Y	Staff:	
Hemminger, Michael		McMillen, Alex	Y
Jackson, Angel	Y	Planning Comm. Liaison:	
Lee, Eric	Y		
Macbeth, Kellen			
McGilvray, Margaret	Y	Disability Advisory Comm Liason	
Montgomery, Anika		Ray, Doris	Y
Norris, Haley	Y		

Held in: Virtual public meeting held through electronic communication. This meeting was recorded and is available on the Housing Commission website.

Other Staff Present: Richard Tucker of the Housing Division, Department of Community Planning, Housing and Development (CPHD), Matt Mattauszek of the Planning Division, CPHD, Nicole Harmon of the Housing Assistance Bureau of the Department of Human Services (DHS).

Public Comment

Susan Land spoke on behalf of the Arlington Tree Action Group (ATAG) concerning the Missing Middle Study. She said that with the new zoning proposal the tree canopy coverage rate will be 10%, as opposed to the current 20% threshold. She hoped the Missing Middle team can maintain tree canopy coverage rates.

Alice Hogan spoke on behalf of the Alliance for Housing Solutions. She said there is a housing supply problem in the market. Missing Middle will add supply to the stock and will hopefully help take pressure off the market. She also said this type of housing will be transit oriented and help create options in the middle of the income range. She also said this proposal will further the community's equity work.

Approval of Notes

Laura Edwards moved approval of the May 5, 2022, meeting notes, Eric Berkey seconded, and the motion passed unanimously.

The Haven/Ballston Macy's

Staff presented the item, which contains three proposals by the Applicant. They are a Neighborhoods Form Based Code (N-FBC) Amendment, a Transfer of Development Rights (TDR) Use Permit, and a Site Plan Application. Staff introduced The Haven Apartments site, which is a garden style complex located on the Western end of Columbia Pike in the Arlington Mill neighborhood. It was built in 1950 and contains 118 units, 87 of which are family sized. The property is Market Rate Affordable (MARKs) for those earning up to 60% Area Median Income (AMI) and 80% AMI. It is listed as Notable

on the Historic Resources Inventory. Staff also introduced the Ballston Macy's site and showed aerial views of the site, as well as renderings of the proposed buildings.

Staff then went through the three separate proposals that are concurrently working their way through the County's process. The first is the preservation of The Haven Apartments through a N-FBC Amendment. This would designate The Haven as a "Conservation Area" in the N-FBC. It would involve changes to some text and maps in Parts 3 and 7 of the N-FBC. It would also limit/restrict redevelopment. The second proposal is to approve a TDR through a Use Permit. The Applicant can request to transfer the 118 units at a 2x multiplier to the Ballston Macy's site. This would allow them to earn 236 units of density at the Ballston Macy's site. In exchange for the TDR, The Haven would become Committed Affordable Units (CAFs) up to 60% AMI for 30 years. Units would need to meet Housing Quality Standards set by the Department of Housing and Urban Development (HUD). There will also be a Historic Preservation Easement placed on the property. The third proposal is a Site Plan Application for the Ballston Macy's site. They are proposing a 16-story mixed-use building with 555 residential units and a ground floor grocery store.

Karen Serfis asked how many units the Applicant would provide as work-force housing at the Ballston Macy's site. Sarah Davidson answered it would be about 12 units. Karen Serfis also noted that there is a concentration of affordable units on the Western end of Columbia Pike.

Paul Browne asked what could happen to The Haven if this proposal was to not go through. Andrew Painter answered that 435,000 square feet of new development could be developed. Paul Browne asked if there would be affordable housing as part of that new development. Andrew Painter answered 85-90 units would be required as affordable based on the max build they could propose for the site.

Holly Bray said she is happy to see a Developer use the TDR policy.

Margaret McGilvray asked for clarification on if The Haven was already CAFs. Andrew Painter clarified that they are MARKs, not CAFs, currently.

Eric Berkey asked if The Haven is converted into CAFs at 60% AMI, what would happen to tenants that are over income. Andrew Painter said they are working with staff to make sure existing tenants are not displaced. Alex McMillen reiterated that avoiding any displacement is a top priority and that current residents will be grandfathered in.

Eric Berkey also asked what has been communicated to the current residents, keeping in mind the possibility of self-eviction. Sarah Davidson answered they haven't engaged with the residents at this point in the process but will be looking into how to do that effectively. Eric Berkey requested that the Applicant work with staff to communicate to current residents that they will be okay and do not need to self-evict or start looking for new housing.

Eric Berkey also asked that the Applicant consider a property management company that is well versed in being a CAF property. He also said he is excited to see the TDR policy in use.

Housing Grants Program Overview

Staff presented the Housing Grant Program, which is a county funded rental assistance program. It has specific eligibility criteria and asks renters to pay 40% of their income towards rent. Staff spoke to the application process, noting that it is an open and rolling admissions program. Staff went over the maximum allowable rents for the program and shared data on the program, including the

number of households served and the average subsidy provided. Staff also mentioned that the program is currently being studied to determine effectiveness and improvements that can be made.

Paul Browne said the Housing Grants Program is an amazing program. He also asked if utilities are included in the calculation. Nicole Harmon answered that utilities are technically not calculated in, however, since 90% of housing grants recipients are in CAFs, those CAF rents are already adjusted to include a utility allowance. Therefore, only about 10% of housing grants recipients truly pay utility costs on top of their rent payment.

Doris Ray echoed Paul Browne's statement that it is a wonderful program. She also asked what qualifies as a permanent and total disability. Nicole Harmon answered that there must be documented evidence of the disability to qualify for the program. Doris Ray also asked staff about the residency requirement for the program. Nicole Harmon answered the program was designed to aid Arlingtonians, but asked Doris to be a representative for the Housing Grants Program Study to help give insight on how to improve the program.

CAF Strategies Document

This item was deferred to the July meeting.

2608 Shirlington Road

Staff presented the Unified Commercial Mixed-Use Development (UCMUD) project. The site is in the Green Valley Village Special Revitalization District and about 0.34 acres. It is currently used as a gravel and asphalt parking lot. The Use Permit application is to build a 4-story residential building with 30 units. The proposal is considered as an UCMUD project based on its location and zoning. For the Applicant to earn an additional 0.5 FAR of density they must offer 10% of units as CAFs for 60% AMI for 30 years. Thus, the Applicant is designating 3 units as CAFs, 1 1BR and 2 2BR units. There is no base affordable housing requirement for Use Permit projects.

Paul Browne asked if the project would be a rental building. Alex McMillen answered it would be rental. Paul Browne also said it was good to get more family sized units than one-bedroom units.

Holly Bray asked if the police had reviewed the building design. Alex McMillen answered that the Fire Department does review the proposals but is unsure if the Police Department reviews the proposals.

Sara Rubalcava asked why the developer built more one-bedroom units than two-bedroom units. Alex McMillen answered that does not know why the developer chose the specific unit breakdown.

Eric Berkey made a motion to approve the proposal as presented by County Staff. Haley Norris seconded the motion. The motion passed unanimously.

Subcommittee Reports

Eric Berkey stated that Commissioners MacBeth and Hemminger of the Joint Subcommittee on the Status of Aging Properties are looking to have a report finalized and distributed prior to the July meeting.

Laura Edwards summarized the Tools and Trends Subcommittee meeting on the Missing Middle Study. She also mentioned that they are looking for some clarification on lot splitting, how ADUs are treated, parking ratios, and accessibility. The six Commissioners in attendance voted in favor of the Missing Middle Study.

Eric Berkey attended a Site Plan Review Committee (SPRC) meeting on the Missing Middle Study. Planning Commissioners asked about limiting unit sizes in the Missing Middle zoning. Staff answered that they are limiting sizes to limit prices.

Margaret McGilvray attended the Melwood Long Range Planning Committee (LRPC). She reported that they will amend the General Land Use Plan (GLUP) to bring it up to date. They plan to add affordable housing above the new Melwood facility.

Margaret McGilvray is also the new Housing Commission representative for the Community Development Citizens Advisory Committee (CDCAC). At her first meeting CDCAC mostly talked about the new hybrid meeting guidelines.