

**Citizens Advisory Commission on Housing
Hybrid Meeting Notes**

The Housing Commission convened its meeting at **7:03pm** on **November 3, 2022**.

PRESENT (IN-PERSON)	Chair Eric Berkey Vice Chair Kellen MacBeth Commissioner Sara Rubalcava Commissioner Laura Saul Edwards Commissioner Anika Montgomery Commissioner Holly Bray Commissioner Haley Norris Commissioner Margaret McGilvray Commissioner Michael Hemminger Commissioner Karen Serfis
PRESENT (VIRTUALLY)	Disability Advisory Commission Liaison Doris Ray Commissioner Paul Browne Commissioner Angel Jackson
ABSENT	Commissioner Eric Lee due to a personal matter.
STAFF	Alex McMillen, Melissa Danowski, Marc McCauley

View the Meeting Recording Here

Public Comment on Items Not on the Agenda

There were no public comments for items not on the agenda.

Approval of Notes – Action

Eric Berkey made a motion to accept the notes and Laura Saul Edwards seconded the motion. The motion passed unanimously 11-0.

- [View the October 2022 Housing Commission notes here](#)

Crystal Plaza 5 – Action

The Applicant presented the item, beginning with the location of the site and the existing conditions. They shared renderings of the proposed buildings, a program overview of the site and the proposed affordable housing contribution. Staff then presented reiterating the requested site plan application, affordable housing program and other community benefits that will be delivered.

- [View the Crystal Plaza 5 handout here](#)

Kellen MacBeth asked what the Applicant is getting in exchange for the 35 off-site units. Kedrick Whitmore answered that in 2020 the Phased Development Site Plan (PDSP) approved these off-site units in exchange for density as part of a larger package. Kellen MacBeth also asked why the Applicant will be meeting the base affordable housing ordinance through a cash contribution instead of providing units. Kedrick Whitmore answered that it is due to their cost analysis based on high rise apartment costs.

Anika Montgomery asked why there were no 3-bedrooms units as part of the affordable housing package. The Applicant answered that there are no 3-bedroom units in the RiverHouse James building. They also mentioned that a new project in the same area is in the pipeline that will deliver a significant number of 3-bedroom units.

Laura Saul Edwards asked what percentage of units in the new buildings will be family sized units. The Applicant answered about 20% of the units will be family sized. She also asked what percentage of the new construction units will be accessible. The Applicant answered they will be meeting all minimum ADA requirements. Laura Saul Edwards also asked about the parking ratio and the proposed off-site parking. The Applicant answered the parking ratio is in line with previous projects in transit rich areas and that it will take residents about 8 minutes to walk from the off-site parking to the new buildings.

Holly Bray asked if the Applicant owns the off-site parking garages. They answered they do. Holly Bray also asked if those parking spaces will be in place long term and not redeveloped (losing the parking in the future). The Applicant answered that as part of the conditions that parking must remain. Holly Bray asked what condition the RiverHouse units are in. The Applicant answered they are older vintage but with that comes larger floorplans than are seen in typical new construction units.

Anika Montgomery asked what amenities are present at RiverHouse. The Applicant answered that they have a full-length pool among other amenities.

Michael Hemminger confirmed there would be no Committed Affordable Units (CAFs) at the new building. He also asked why the county only negotiates 30-year terms for CAFs and not for a longer period. He also stated that by having no CAFs at the new construction building this proposal is similar to modern day redlining in that high income earners live in one place and poverty is concentrated in another area. Eric Berkey said he is appreciative of Michael Hemminger's remarks but doesn't have the same depth of concerns. He said during the Pentagon City Sector Plan this discussion occurred and the county may be able to add more total units this way. The Applicant also mentioned that with the PDSP only 77 units out of the 1600+ units are RiverHouse are CAFs.

Kellen MacBeth asked about renovations at RiverHouse. The Applicant answered there are minimum maintenance standards for all CAFs. The Applicant also said the renovations that had previously occurred were in a different RiverHouse building. Kellen MacBeth asked if they anticipate coming back to the county for AHIF funding in renovating units in the future which the Applicant said is not in their plans.

Paul Browne asked if any of the CAFs in the RiverHouse James building will be Type-A accessible. The Applicant answered that the units were built prior to ADA requirement and therefore do not meet those standards. Dorris Ray added that she is disappointed that there will be no Type-A accessible units. She also asked if they will be meeting federal ADA requirements. The Applicant answered they will be.

Sara Rubalcava asked what the rents will be at the new building. The Applicant answered that they have not set rents yet.

Haley Norris asked what the construction timeline is. The Applicant answered it is something they are still evaluating.

Anika Montgomery asked why the parking ratio was so low. The Applicant answered it is in line with transit rich areas and that it is part of the vision for what the area will look like, accessible without needing cars.

Paul Browne asked when the units at the RiverHouse James building would become CAFs. The Applicant answered that they must be delivered before certificates of occupancy are granted. Paul Browne said they should adapt some of the RiverHouse units to be Type-A accessible.

Michael Hemminger asked is there will be on-site bike shares or other multimodal services. The Applicant answered there will be a bike room and bike share.

Anika Montgomery asked if any of the units will be available for homeownership. The Applicant answered that there will not be due to their ownership structure as well as the size of the buildings not being very favorable to condo execution.

Eric Berkey made a motion to approve the staff recommendation as is. Holly Bray seconded the motion. Paul Browne made a friendly amendment to the motion to ask the Applicant to adapt 5% of the RiverHouse CAFs to be Type-A accessible. The Commission voted to approve the amendment to the motion 12-0. The Commission then voted to approve the motion with the amendment 12-0.

Barcroft Master Financing and Development Plan (MFDP) – Information

Marc McCauley introduced the item, stating that the proposal put forth was done by the Jair Lynch Real Estate Partners team. He noted this is where the county's public engagement and review process begins. The Jair Lynch team then presented the MFDP. The presentation discussed plan goals, resident outreach and engagement, commitments to residents, the financing plan, and the proposed master development plan of the site.

- [View the Barcroft Master Financing and Development Plan here](#)

Kellen MacBeth asked if all units for those making under 30% AMI will be held at that affordability level going forward. The Jair Lynch team answered that the 30% AMI units are something they have explored keeping and that income averaging is one method that could help accomplish this. Melissa Danowski added that this is where staff review begins and will explore the best methods to keep deep affordability at the site.

Margaret McGilvray asked how they are defining families that are unable to make the 3% increase in rent payments. The Jair Lynch team answered they base it on several factors. They meet one on one with the residents, verify their incomes, and then adjust accordingly. But those that are unable to take on higher rent payments will not see their rents increased.

Kellen MacBeth commented it will be more helpful to look at actual incomes instead of AMI levels. The Jair Lynch team agreed and stated they asked for exact incomes in their survey to find this data.

Holly Bray asked how many buildings would be demolished based on the development proposal. The Jair Lynch team said 330 units would be demolished and 1,004 units would be preserved. They also stated that it is cheaper from a gap financing perspective to build new units instead of renovating and preserve current units. The total proposal calls for about 3,500 units on the site after all redevelopment.

Holly Bray asked if they have considered including condos in the proposal. The Jair Lynch team answered they are looking at many different options and have not made any designations or commitments but are keeping that option open.

Haley Norris asked if there would be market rate units in the new developments. The Jair Lynch team answered there would be market rate units in the new building.

Eric Berkey commented that more than just housing staff should be involved as this is a tremendous opportunity. Marc McCauley stated that it is a large interdepartmental group that is evaluating this proposal.

Margaret McGilvray asked what the plan is to deal with the steep grade on the site. The Jair Lynch team said that is a large obstacle, but their engineering team will be able to deliver the proposal despite the challenges of the site. The Jair Lynch team added they are considering adding additional heights to the site, which the steep grade may be able to help ease those height transitions.

Michael Hemminger asked what analysis is being done on if the current buildings will be able to survive another 99 years. The Jair Lynch team answered most of the buildings have good bones and that the rehab will help bring new life to the preserved buildings.

Anika Montgomery asked if there are plans to upgrade or renovate the commercial nodes that were acquired in the acquisition. The Jair Lynch team answered that the commercial nodes are part of the proposed redevelopment areas so they will be replaced with new buildings.

Michael Hemminger asked what precautions will be taken in demolishing the buildings when it comes to environmental and other impacts. The Jair Lynch team answered it will be part of the construction management plan and that all standard precautions will be taken with renovations and demolition.

Eric Berkey asked about the possibility of including bump outs. The Jair Lynch team said they are studying the two previous examples of bump outs in the county. However, they restated that new construction will be a cheaper way to build larger family sized units.

Subcommittee Reports – Information

Karen Serfis provided an update on the homeownership subcommittee. She stated who was on the subcommittee, others who attended in-person and that there were 20 virtual participants as well. She described the agenda and the barriers to homeownership report, which the subcommittee spent most of its time on. Michael Hemminger added he appreciated how Arlington is looking at other jurisdictions from around the county to find the best practices going forward.

Laura Saul Edwards asked if the report looks at transitions in homeownership. Karen Serfis stated that the report focuses on the barriers into housing, not transitions from one type of homeownership to another. Sara Rubalcava asked if the report looks at multigenerational homeownership. Karen Serfis answered that the report focuses on the barriers into housing.

Kellen MacBeth provided an update on the Plan Langston Boulevard (PLB) Long Range Planning Commission (LRPC). He stated there seemed to be support for the Preliminary Concept Plan (PCP) even though there are lower heights than what was initially envisioned. One concern he brought up was that the PCP won't meet the goals of the Affordable Housing Master Plan (AHMP). He also recommended to staff that public engagement happen after Missing Middle is over, but it does not seem that will happen due to the length of time that PLB has already taken.

Eric Berkey provided an update on the Missing Middle LRPC. He stated the meeting was to recap the framework and engagement that had taken place thus far. Most of the discussion was about parking and equity. There was also some discussion about what role the public has in weighing in on Missing Middle buildings in the future.

Meeting adjourned at **9:23pm**.