

**Arlington County Housing Commission
Meeting Notes**

The Housing Commission convened its meeting at **7:04pm** on **January 11, 2024**.

PRESENT (IN-PERSON) Chair Kellen MacBeth
 Commissioner Anika Montgomery
 Commissioner Karen Serfis
 Commissioner Haley Norris
 Commissioner Katie Wenger
 Commissioner Sara Rubalcava
 Commissioner Nikki Blake
 Commissioner Margaret McGilvray
 Commissioner Zack Linick

PRESENT (VIRTUALLY)

ABSENT Commissioner Michael Hemminger
 Commissioner Elizabeth Escovar

STAFF Alex McMillen, Melissa Danowski, Richard Tucker

[View the Meeting Recording Here](#)

Public Comment on Items Not on the Agenda

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

Approval of Notes – Action

Karen Serfis made a motion to approve the notes, Katie Wenger seconded the motion. The motion passed unanimously.

- [View the December 7, 2023, Housing Commission notes here.](#)

Red Lion Inn – Action

Staff and the applicant shared presentations on the item.

- [View the staff handout here.](#)

Stuart Stein provided public comment regarding his concern over the displacement of current neighbors. He said these neighbors should be given the opportunity to return to the site after redevelopment regardless of current AMI and family size. He was pleased to see the unit mix adjusted at the Planning Commission meeting to add another 3 bedroom Committed Affordable Unit (CAF).

Alice Hogan provided public comment on behalf of the Alliance for Housing Solutions (AHS). She asked when the relocation plan was going to the Tenant Landlord Commission. She asked who funds the Tenant Assistance Fund (TAF). She also asked if there would be services provided since it is such a large amount of CAFs in one building.

Nick Cummings answered the applicant will work on the relocation plan with staff and go forward for approval soon. He also noted that they adapted the Ellis Arms relocation plan for this project and have

previous experience. The applicant also stated they knocked on all the resident doors to explain the redevelopment plans and let them know all the programs they are eligible for during this transition.

Kellen MacBeth confirmed that the number of CAFs is 22. He also asked for clarification on the income levels on those living in Williamsburg Apartments. Staff answered that those living in Williamsburg Apartments can return if they are below 80% Area Median Income (AMI), all new applicants will have to be eligible at up to 60% AMI.

Karen Serfis asked if they know the current income mix at the property. The applicant answered they do not have that information. Karen Serfis asked what bird friendly glass is. The applicant answered it is glass that has special reflectivity so that birds don't fly into it.

Nikki Blake asked if the applicant knocked on doors during regular business hours. The applicant stated it was during regular hours but that they were able to meet with 12 out of the 13 households. The applicant also identified two close properties that can help with temporary relocation.

Kellen MacBeth said he wished we had more information on the current renters before making a decision.

Anika Montgomery asked if there was ground floor retail proposed. The applicant answered there is none proposed.

Zack Linick asked what happens if there are currently 12 1bedroom units and all 12 families want to return but the new mix only has 7 affordable 1bedroom CAFs. The applicant answered that its highly unlikely all families want to return in their experience. It is a multiyear process and incomes change, location preferences change, etc... over that time which usually mitigates the issue.

Kellen MacBeth urged the applicant to look into working with nearby non-profits to provide services since there are 22 CAFs at this property. He also asked they look into best practices on how to best incorporate a large number of CAFs into a market rate property to make sure that affordable residents feel like it is their home also.

Sara Rubalcava asked how many 3bedroom units there are total. The applicant answered there are 6 total 3bedroom units, and two of those are CAFs.

Katie Wenger asked how many electric charging stations there are. The applicant answered there would be 7 spaces on day 1 with the ability to go up to 39 spaces.

Staff stated that the TAF is funded by AHIF.

Karen Serfis made a motion to approve the staff recommendation. It was seconded by Sara Rubalcava. The motion passed unanimously, 9-0.

Sources of Funds Protection – Action

Kellen MacBeth presented a letter to the Commission on Source of Funds Protection inclusion in the Human Rights Ordinance.

- [View the letter here.](#)

Kellen MacBeth shared the source of funds was added as a protected class by the General Assembly in 2020. The County has yet to add it to their Human Rights Ordinance. He suggested a standalone letter to the County Board to remind them it is important and speed up the process of including it in the Human Rights Ordinance.

Zack Linick asked if there are any other protections that aren't in the County's Human Rights Ordinance that the state has passed. Kellen MacBeth answered there is one, military status, but that that one applies less to the commissions work and Arlington has a similar type of category already.

Margaret McGilvray made a motion to approve the letter. The motion was seconded by Sara Rubalcava. The motion passed unanimously, 9-0.

2023 Annual Report – Action

Kellen MacBeth introduced the annual report.

- [View the annual report here.](#)

Katie Wenger asked how many priorities are carry over items to this year. Kellen MacBeth answered that is the next agenda item.

Katie Wenger made a motion to approve the report. Haley Norris seconded the motion. The motion passed unanimously.

2024 Annual Workplan – Information

Kellen MacBeth introduced the annual workplan. Kellen MacBeth said he'd send out signups for County Board meeting representation throughout the year.

Sara Rubalcava asked if there could be a guide put together to help Commissioners more effectively participate at Site Plan Review Committee (SPRC) meetings.

Kellen MacBeth asked that all SPRC meetings are added to the agenda, so they are covered during the meeting during Development Updates.

The Commission said staff presentations could be shorter, especially when advanced materials were sent that covered the same information.

Haley Norris asked if the Commission could do a field trip. Staff noted the issues with having meetings at affordable properties after business hours. Staff did note they would investigate how the Commission can do a field trip while following the public meetings laws.

Katie Wenger asked if the C2E2 Commission could be added to the collaboration section of the document.

The Commission discussed reestablishing subcommittee meetings. Kellen MacBeth said the Commission could, but that attendance was usually not great, and it led to the same questions being asked twice. Kellen MacBeth said it might be more useful to set time limits on agenda items.

Haley Norris suggested more educational items such as the base and bonus density presentations in 2023.

Staff said they would work to put together or uncover old orientation materials for new Housing Commissioners.

The Commission discussed which other commissions have liaisons to the Housing Commission. Those need to be reestablished.

Development Updates – Information

Staff shared one update. It noted an amendment to the Barcroft Initial Use Permit condition due to a financing requirement.

- [View the Development Updates here.](#)

Kellen MacBeth asked if there was a cheat sheet to the Crystal Houses project to help Commissioners better understand the project layout and phasing.

Meeting adjourned at **9:12pm**.