

**Arlington County Housing Commission
Meeting Notes**

The Housing Commission convened its meeting at 7:00pm on October 10, 2024.

PRESENT (Virtually)

Chair Kellen MacBeth
Commissioner Karen Serfis
Commissioner Katie Wenger
Commissioner Zack Linick
Commissioner Jason Schwartz
Commissioner Margaret McGilvray
Commissioner Danny Ross
Commissioner Anika Montgomery
Commissioner Joseph Ventrone

ABSENT

Commissioner Elizabeth Escovar
Commissioner Nikki Blake

STAFF

Alex McMillen, Richard Tucker, Akeria Brown, Marie Randall, Chris Dimotsis, Cliff Hogan, Deborah Albert, Jill Hunger

[View the Meeting Recording Here](#)

Public Comment on Items Not on the Agenda

Shanna Pinkston asked for mold and air quality testing at her apartment building. She said she and other residents are worried of retaliation or the threat of being evicted but would like their units tested.

Approval of Notes – Action

Kellen MacBeth made an edit on the attendance. Kellen MacBeth also made a clarification to the legislative priorities section of the notes. Katie Wenger made a motion to approve the minutes. Joe Ventrone seconded the motion. The motion passed unanimously.

- [View the September 5, 2024, Housing Commission notes here.](#)

Homeownership Study – Information

Staff presented the item. Staff will return in November to finish presenting the item.

- [View the homeownership study here.](#)

Joe Ventrone asked if there is ever any confusion between affordable dwelling units and accessory dwellings. Richard Tucker answered it can be confusing but that different jurisdictions use different terminology.

Alice Hogan provided public comment on the item. She asked about financial feasibility for buyers who earn up to 80% AMI. She was curious why the credit score requirement was being removed. She asked why there is no residency requirement, as many other jurisdictions seem to have. She also said the tax relief review should occur sooner than five years from now.

Akeria Brown answered the current MIPAP borrower is at about 74% AMI, and that SPARC is essential to deepening affordability. Akeria Brown said the credit score requirement was redundant because they

will need to have one done to get a first trust mortgage anyway. She also said more than 80% of MIPAP borrowers are Arlington residents but there is a preference system if resources become scarce. Richard Tucker said it will be some time before there is consensus to move forward on the tax relief program.

Crystal House 3 4% AHIF Allocation and Predevelopment Loan – Action

Staff and the applicant both presented the item.

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

Doris Ray asked what the definition of universal design was. Haley Norris did not have the definition on hand but said that she could send the definition and associated regulations. Haley Norris confirmed the building will meet the building code and the ADA.

Katie Wenger asked how the property management company would be selected. Haley Norris said they work with SL Nusbaum to provide property management at all their properties.

Zack Linick made a motion to approve the AHIF loan, the predevelopment loan, and associated amendments. Joe Ventrone seconded the motion. It passed unanimously with one abstention.

Recovery Residences – Action

Staff presented the item.

- [View the slides here.](#)

Jason Schwartz clarified that the staff recommendation remains the same from the October meeting. Staff confirmed that is the case.

Doris Ray said the Disability Advisory Commission wanted to see the amendment expanded even further.

Zack Linick asked if there was any update on the calls for police service discussion from the October meeting. Cliff Hogan shared the police service call summary data and said the calls for service data isn't abnormally high for this type of housing.

Katie Wenger made a motion to adopt the proposed amendment as presented in the staff report. Joe Ventrone seconded the motion. It passed unanimously.

Building Repositioning and Adaptive Reuse Policy – Information

Staff introduced the item.

- [View the slides here.](#)

Kellen MacBeth asked if there was an estimate on how many properties would be good candidates. Marc McCauley answered there are roughly twelve properties, and they are in talks with about three properties that are waiting for this initiative to go into place.

Joe Ventrone asked if the one successful building conversion to date informed these decisions or how that conversion was possible. Marc McCauley answered there was one building that converted to micro units and it was very tight financially. The previous experiences helped inform this initiative.

Kellen MacBeth asked if this would result in a new community benefits negotiation or trigger the affordable housing ordinance (AHO). Staff confirmed that there would be no community benefits

negotiations or AHO contributions. Kellen MacBeth asked if there is a way for the county to preserve the ability to purchase affordable units at these developments. Marc McCauley answered there is always an ability to seek gap financing from the county. He also said there has been no discussion of a right of first refusal for adding CAFs at these market rate developments (using AHIF).

Jason Schwartz asked how much quicker this process can make these conversions. The goal would be to have the administrative process be three months. Marc McCauley said the discussion about where and if SPRC and LRPC meetings come into the process will happen soon.

Zack Linick said adding housing stock is extremely important and echoed Kellen MacBeth's comments to continue to explore how to add affordable units at these conversion properties.

Development Updates – Information

Staff presented the development updates.

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

Subcommittee Reports – Information

Karen Serfis urged the group to go through the homeownership slides again since there is a lot of information being provided.

Margaret McGilvray informed the commission that CDCAC is in the middle of the community development application review.

Katie Wenger informed the commission that the Green Building Incentive Policy community engagement is open, and that staff will be presenting on it at the December meeting.

Meeting adjourned at **9:52pm**.