

**Arlington County Housing Commission
Meeting Notes**

The Housing Commission convened its meeting at **7:04pm** on **February 15, 2024**.

PRESENT (IN-PERSON) Commissioner Anika Montgomery
 Commissioner Karen Serfis
 Commissioner Haley Norris
 Commissioner Katie Wenger
 Commissioner Nikki Blake
 Commissioner Margaret McGilvray
 Commissioner Michael Hemminger

PRESENT (VIRTUALLY) Chair Kellen MacBeth
 Commissioner Elizabeth Escovar
 Commissioner Sara Rubalcava

ABSENT Commissioner Zack Linick

STAFF Alex McMillen, Sarah Pizzo, Richard Tucker, Anne Venezia, Chris Dimotsis, Olivia Sontag, Russell Danao-Schroeder

[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, Haley Norris seconded the motion. The motion passed unanimously.

- [View the January 11, 2024, Housing Commission notes here.](#)

Goodwill – Action

Staff and the applicant presented the item.

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

John Russo provided public comment on behalf of the Arlington Chamber of Commerce. He was in support of the project, citing the needs to Goodwill and the addition of affordable housing. He also noted the needed childcare at the site.

Alice Hogan provided public comment on behalf of the Alliance for Housing Solutions and NVAHA. She was in support of the project and said the affordable housing and childcare are much needed. She also said that Goodwill will benefit operationally. She asked what the affordability period would be at the site.

Kellen MacBeth said he is in support of the project. He noted that this is AHC’s first site plan since the Serrano situation unfolded. He noted the improvements they have made since then. He asked the applicant for an update on pedestrian safety at the site. He also asked what the affordability period

would be. Josh Childs stated they have been working closely with staff over the last three months to create a safe site. He used the renderings to show the changes that have been made since the initial proposal. He noted that the Transportation Commission voted unanimously to approve the project despite some community concern about pedestrian safety at the site. Josh Childs also answered the standard condition states 30 years but that the intention is to have long term affordability and recapitalization at the site.

Elizabeth Escovar asked if there would be negative impacts to the nearby businesses. Goodwill answered there would be no impacts to the nearby businesses. They are aware of the plans to redevelop the site.

Katie Wenger asked if there will be a tenant's association at the site. Josh Childs answered there would be a full-time resident services coordinator at the site. AHC's resident services team would assist with any association once that time comes.

Anika Montgomery asked how long construction will take. Josh Childs answered 24 months and that best case scenario they would break ground summer 2025.

Doris Ray asked how many Type A accessible units there will be. She also asked if there will be a policy on maintaining accessible features at the building. She also asked if there will be a policy on requesting accommodations such as certain parking spaces. Josh Childs answered there will be 14 Type A units but that he is not sure how many of each bedroom size yet. He also said they work with each tenant to see where their needs are and that they make accommodations. He said there will also be two elevator bays instead of one.

Michael Hemminger asked if the noise on Arlington Boulevard will be studied. Josh Childs answered it will. Michael Hemminger suggested the applicant consider how many children will be at the site and design accordingly. He also said the design isn't extremely modern looking.

Anika Montgomery asked if it was two separate buildings or if there was an underpass. Goodwill answered it is a donation drop off underpass. It will allow Goodwill employees to stay out of the rain when working.

Anika Montgomery also asked if the neighboring landowner was consulted about merging lots to produce even more affordable housing at the site. Josh Childs answered they tried this, but the landowners were not receptive.

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

Later in the meeting there was a clarification vote that the above motion included the approval of the revitalization resolution, that motion passes unanimously.

Crystal House 3 9% AHIF Allocation – Action

Staff and APAH both presented the item.

- [View the draft staff report here.](#)

Kellen MacBeth asked what the difference is between EarthCraft and LEED. Danny Ross answered that EarthCraft and LEED are very similar in energy efficiency, but that EarthCraft works better for Virginia

Housing (VH) financing. He also mentioned they are pursuing green energy credits and are prioritizing sustainability at the site.

Kellen MacBeth asked for clarification on the revitalization resolution. Alex McMillen answered it is something that is standard for Virginia Housing projects and something within the scope of the Housing Commission to act on. Margaret McGilvray said she thinks the Commission should include it since it is vital for VH scoring.

Kellen MacBeth asked for clarification on the Crystal House AHIF ask. Chris Dimotsis answered that this is just the 9% side of the project and that there would be another 4% AHIF request in the future. Kellen MacBeth also asked what the AHIF outlook is. Anne Venezia said staff has been budgeting for the Crystal Houses requests and that there are sufficient funds. Kellen MacBeth said he asked in context of how much new AHIF money will be available going forward. Anne Venezia answered there is a Letter of Intent for federal funds and projects should pursue that if looking for immediate funding. Kellen MacBeth asked if the commission could see an out-year projection of AHIF. Anne Venezia said she would find out what she could share publicly.

Kellen MacBeth asked if there will be a resident council on-site. Danny Ross answered there will be on-site resident services and other non-profit partners available to help tenants. Anne Venezia answered the county does not have the staff capacity to help set up resident councils and that staff is relying on other community organizations to help with this.

Michael Hemminger said he attended the community meeting and applauded staff for answering all community concerns.

Karen Serfis made a motion to approve the letter. The motion was seconded by Anika Montgomery. The motion passed unanimously, 9-0, with one abstention. Commissioner Norris abstained due to a conflict of interest.

Columbia Pike Form Based Code (FBC) Elder Care Amendment – Action

Staff presented the item.

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

Kellen MacBeth asked for clarification on what the amendment would be doing. Staff confirmed it would be amending parking requirements and affordability requirements for elder care facilities to incentivize more elder care facilities be built on Columbia Pike.

Doris Ray asked what the benefit is to the senior who is occupying the unit. Staff answered this would impact developers' options, not specific current elder care tenants. Doris Ray asked if this would help bring down the price for elder care units. Staff said it would not impact the price to the consumer, but it would make the project economically feasible.

Kellen MacBeth asked what is defined as elder care. Staff answered any independent living, assisted living, continuum of care and nursing home facilities meet the definition.

Katie Wenger asked if all developers are supposed to provide 20% CAFs for the FBC. Staff answered 20-30% of net new units must be affordable.

Margaret McGilvray made a motion to approve the report. Haley Norris seconded the motion. The motion passed unanimously.

Rental Market Trends – Information

Staff presented the item.

- [View the presentation here.](#)

Karen Serfis asked how the rent data is collected. Russell Danao-Schroeder answered that the county uses costar for its data. Karen Serfis asked if condos owners who rent are captured. Russell Danao-Schroeder answered the data doesn't capture that data.

Haley Norris asked if we know which corridor added the most units the last couple of years. Russell Danao-Schroeder answered he doesn't have the data on hand but that it is on the development tracking dashboard for the county.

Katie Wenger asked if the dashboard breaks down the number of units that are affordable to people by income. Russell Danao-Schroeder answered the data isn't that finely detailed. But that data can be sorted by 60% and 80% AMI and can be used as a resource in that way.

Katie Wenger asked if CAF residents need legal status. Staff answered for federal programs one must have legal status.

Kellen MacBeth asked how this data informs the county as they move forward. Russell Danao-Schroeder answered that this data informs decisions and staff is happy to see supply increasing but that the big takeaway is that the community still has affordability needs.

Michael Hemminger asked if racial data for CAFs is collected. Russell Danao-Schroeder answered they do collect that data for about half the CAFs that are managed by the typical non-profit affordable housing providers in the area. Staff strives to collect as much data as possible on this, but it is difficult, as well as self-reported. Staff noted the county does also have a race and ethnicity dashboard.

2024 Annual Workplan – Action

Kellen MacBeth introduced the annual report.

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

Kellen MacBeth told the commission about a plan to form a joint subcommittee with the planning commission to work on updating the affordable housing ordinance. This would be a lengthy process in tandem with staff.

Kellen MacBeth also told the commission about a plan to get the Fair Housing Plan in place and assist staff with the implementation piece.

Katie Wenger made a motion to approve the workplan. Sara Rubalcava seconded the motion. The motion was approved unanimously, 10-0.

Development Updates – Information

Staff had no development updates.

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

Subcommittee Reports – Information

Karen Serfis told the commission the homeownership study recommendations were being finalized and would be shared in the spring.

Kellen MacBeth told the commission he plans to attend the March budget session on the commissions behalf.

Margaret McGilvray shared there was a CDCAC report on the Moderate-Income Purchase Assistance Program (MIPAP). She said she was surprised that most uses of the program are young professionals who are single, and college educated.

Meeting adjourned at **9:48pm**.