

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

The Housing Commission convened its meeting at **7:10pm** on **February 9, 2023**.

PRESENT (IN-PERSON) Chair Kellen MacBeth
 Commissioner Anika Montgomery
 Commissioner Haley Norris
 Commissioner Michael Hemminger
 Commissioner Karen Serfis
 Commissioner Sara Rubalcava
 Commissioner Paul Browne
 Commissioner Laura Saul Edwards
 Commissioner Nikki Blake

PRESENT (VIRTUALLY) Commissioner Eric Berkey
 Commissioner Margaret McGilvray
 Commissioner Eric Lee
 Disability Advisory Commission Liaison Doris Ray

ABSENT

STAFF Alex McMillen, Anne Venezia, Richard Tucker, Melissa Danowski,
 Anthony Fusarelli, Marc McCauley

[View the Meeting Recording Here](#)

Public Comment on Items Not on the Agenda

Tina Asinugo spoke about her recent parking experiences at Parc Rosslyn. She stated she was opposed to the newly implemented \$125 parking fee for second cars at the property. She stated this fee shouldn't be implemented until a new lease is signed. She also wanted this new policy to be more publicized so that all residents knew of the change. She also spoke about how market rate cars and CAF cars were unrightfully separated in the parking garage. Tina Asinugo did say she had spoken to Carmen Romero (CEO of APAH) about the issues.

Bryan Coleman spoke about tenant experiences at The Serrano and Arbor Heights, both AHC properties. He mentioned rodent infestations, water shutoffs, heating outages, and security issues. He said that the two biggest issues are communication and mismanagement.

Approval of Notes – Action

Kellen MacBeth made one amendment to the notes, striking a reference to AHC receiving a letter that was not sent to them. Haley Norris made a motion to accept the notes and Sarah Rubalcava seconded the motion. The motion passed unanimously 12-0.

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

Joyce Motors – Action

Both the Applicant and staff presented the project. The Applicant focused on the site, the vision of the project and the community benefits that it would supply. Staff focused its presentation on the affordable housing program.

- [View the handout here](#)

Sara Rubalcava asked what the average unit sizes would be of the studio units. The Applicant answered they would be around 500 square feet each.

Anika Montgomery asked what “JR” means in some of the bedroom types displayed, such as JR 1BR. Staff answered that they can be units with dens or offices. Anika Montgomery said we need more family-sized units from site plan projects.

Kellen MacBeth asked how close we are to meeting the County’s affordable housing goals in Clarendon. Staff answered we only have 3% of the County’s total CAFs in Clarendon.

Laura Saul Edwards asked about the accessibility aspects of the CAFs. The Applicant said that 2% of the total units will be Type-A accessible and that 1 CAF unit will be Type-A accessible. The Applicant also noted the building is also ADA accessible, as required by federal law.

Sara Rubalcava said the County needs to require more from developers. Kellen MacBeth explained how the Affordable Housing Ordinance works and why the County isn’t pursuing stronger community benefits in the current political environment.

Eric Berkey said that everyone lives in housing built by developers and this proposal can’t be expected to fix the family-sized unit type issues in the County. He said that getting 3BR CAFs is great and that all CAFs the County gets are subsidized by others.

Doris Ray asked about some accessibility aspects of the projects, such as if the garage was big enough for accessible vans. The Applicant answered that the garage accommodates those van types and meets all ADA regulations.

The Commission voted 11-0 to approve the project as presented, but to mention the desire for more family sized CAFs at the site.

Commercial to Residential Building Conversion – Information

Staff presented the item, sharing what value these conversions have, why the County hasn’t seen more conversions and Arlington’s approaches and next steps.

- [View the handout here](#)

Kellen MacBeth asked why more vacant office properties aren’t being completely redeveloped, instead of converted. Staff answered redevelopment is a long process and we are seeing it, it just happens somewhat slowly. In Crystal City and Rosslyn there are many examples of vacant office buildings being totally redeveloped.

Kellen MacBeth asked if more needs to be done from a county standpoint to encourage these conversions and redevelopments. Staff answered that encouraging new use types is one solution the county is further exploring, but that the market is slowly correcting itself and more residential is already being added to replace obsolete office space.

Michael Hemminger asked if we are looking to build buildings today that could be easily converted either way in the future. Staff answered they haven’t seen this happen yet. But something similar can be seen with parking. Some projects are making above ground parking that could be converted decades down the road.

Michael Hemminger also asked how the county is planning for possible return to work. Staff answered their goal is to create places that people would want to return to work at. Not just nice buildings but also courtyards, amenities, and other things to create an environment people want to return to if we see a major shift back towards in-office working.

Doris Ray asked for more specifics on issues converting these buildings. Staff answered that lighting, low ceilings, and electrical and plumbing systems are some of the big issues. Some Applicants tear the building down to the slab and some keep the building and convert the internal systems. They have seen it done both ways.

Housing Commission 2022 Annual Report – Information

This item was deferred.

Development Updates – Information

Staff notified the Commission that the FY24 Affordable Housing Investment Fund (AHIF) Notice of Funding Availability (NOFA) would be cancelled.

- [View the handout here](#)

Subcommittee Reports – Information

Karen Serfis relayed the latest Homeownership Subcommittee meeting information to the group. There were no other subcommittee reports.

Meeting adjourned at **10:00pm**.