



**ARLINGTON**  
VIRGINIA



# **Arlington County Citizens Advisory Commission on Housing 2022 Annual Report**

**June 1, 2023**

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# A Message from the Outgoing Chair

It has been privilege to serve as Chair of the Housing Commission these last three years (2020-2022). It's been an incredibly fulfilling experience to lead and represent our Commission in our work to push the County to live up to its goal that everyone in our community have an opportunity to live in safe and decent housing. We are quite fortunate to have a supportive County Board and skillful County staff, both of which are invaluable to the strength of Arlington's housing programs.

The Housing Commission has had an eventful last three years. When the pandemic and public health emergency began in March 2020, our Commission was adamant that we resume our work without undue delay, which led to collaboration with fellow advisory groups to organize a successful advocacy campaign that led to meetings resuming in Summer 2020. This led to more advocacy, a letter to the Virginia FOIA Council, and eventually the Virginia General Assembly (through the leadership of our County Board, legislative staff, Arlington delegation (including Del. Bennett-Parker) and others) to adopt legislation allowing for some virtual meetings in a post-pandemic environment.

The Housing Commission has committed to increasing attention and oversight of Arlington's affordable housing developments, which was spurred by deplorable conditions at The Serrano. It remains unfortunate that little action, if any, was taken for several years, and we are indebted to the work of courageous residents and determined advocates for continuing to raise these awful conditions with the County. The developer, AHC, as well as the County and even the Housing Commission, were too slow to recognize the issues at The Serrano and to act. There have been and likely remain quite a few lessons to be learned and to be remembered. That said, the Commission provided a public platform for difficult conversations about residents' living conditions. Our work led to the creation of a sub-committee with the Tenant Landlord Commission, which ultimately issued recommendations in September 2022.

The Commission has also been quite active in shaping site plans, sector plans, and county-wide policies, including but certainly not limited to Expanded Housing Options (Missing Middle housing).

Looking forward, we are incredibly fortunate to benefit from the leadership of Kellen MacBeth, who will Chair the Commission in 2023.

Onward!

Eric Berkey  
Chair, Citizens Advisory Commission on Housing (2020-2022)

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# Purpose

The Citizens Advisory Commission on Housing (Housing Commission) serves as the chief advisor to the County Board on housing issues in Arlington County. The Commission serves a variety of functions related to expanding the County Board’s knowledge of County housing conditions, trends and needs, and the development of policy recommendations. The Housing Commission submits this annual report to inform the County Board and the public of its work and accomplishments in 2022.

# Membership

- Eric Berkey, Chair
- Kellen MacBeth, Vice Chair
- Ben Arthur
- Nikki Blake (joined December 2022)
- Holly Bray (departed December 2022)
- Paul Browne
- Laura Saul Edwards
- Michael Hemminger
- Angel Jackson (departed November 2022)
- Eric Lee (joined April 2022)
- Margaret McGilvray (joined March 2022)
- Anika Montgomery
- Haley Norris
- Sara Rubalcava
- Karen Serfis
- Charles Sims (departed January 2022)

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# Areas of Focus

In the Housing Commission's 2022 Workplan, the Commission identified four main objectives for its work during the year: (a) Oversight of affordable housing properties and reviewing programs and policies to support affordable housing residents; (b) Maintaining and strengthening role as chief advisor to County Board on housing issues; (c) identifying policy areas where the Housing Commission can provide its knowledge and experience to provide a positive impact upon the policy process; and (d) continue its collaboration with a variety of stakeholders in 2022, all with the goal of better integrating adjacent concerns and issues into housing discussions and better informing the Commission's recommendations to the County Board.

## Oversight of affordable housing properties and reviewing programs and policies to support affordable housing residents

The Housing Commission continued its collaboration with the Tenant-Landlord Commission through the Joint Subcommittee on the Status of Aging Properties (JSSAP) to produce a Report in September 2022 outlining the housing quality issues that occurred at the Serrano Apartments from 2019 to 2021 with a focus on the Serrano tenants and advocates, Arlington County, and AHC, Inc. The report also included a detailed timeline of events and 21 recommendations for Arlington County and 5 recommendations for the Commonwealth of Virginia to adopt to ensure that issues, like those at Serrano, do not occur at publicly subsidized housing again. The report was adopted by the Housing Committee on September 8<sup>th</sup> and the Tenant-Landlord Commission on September 14<sup>th</sup>. The Housing Commission received three letters which were attached to the final report from the Serrano Tenants and Advocates Team, AHC Inc., and the Arlington Partnership for Affordable Housing.

Additionally, the JSSAP provided feedback and recommendations to the CPHD Housing Division as they finalized the Long-term Strategies for Improved Oversight and Tenant Support at Aging CAF Properties which was publicly released in April 2022.

## Strengthening the Commission's role as Chief Advisor to the County Board on Housing Issues

The Housing Commission continued to build upon the progress made in 2021 to strengthen its role as Chief Advisor to the County Board regarding housing matters, again most notably ensuring that the Commission was represented at nearly every regular County Board meeting in 2022, especially those where items upon which the Commission made a formal recommendation were up for action before the Board. Chair Berkey also kept in regular contact with the Housing Director (Anne Venezia), the

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Housing Commission Liaison (Board Chair Matt De Ferranti), and various county officials, stakeholders, and community members. The Commission also added three new Commission members (Margaret McGilvray, Commissioner Lee, and Nikki Blake) to better reflect Arlington’s diverse communities with respect to backgrounds, experiences, and perspectives.

## Identifying and Engaging with Stakeholders on Critical Housing Policy Issues

On September 8, 2022, the Housing Commission adopted an Electronic Meetings Policy, which will govern the virtual participation of the Commission and its members individually moving forward. Due to legislation passed earlier in 2022 by the Virginia General Assembly all public bodies must adopt an Electronic Meetings Policy to conduct meetings in a hybrid environment.

### County FY 2023 Budget

The Commission voted 11-0 to recommend that the County Board consider additional AHIF funding, consider two additional FTEs in the Housing Division, and consider more staff resources if possible.

During Commission discussion, Commissioner MacBeth said he was disappointed with the overall budget allocations for housing. However, he was happy to see an additional Full Time Employee (FTE) for committed affordable unit (CAF) compliance and an additional FTE for the Development team added to the budget, but still noted that more FTEs should be added. He also mentioned he was dissatisfied with the amount of funding that came out of the CAF Strategies document. He asked what will happen to low-income residents when federal rental assistance funding expires later this year. Marie Randall (Housing Staff) stated there is still a lot of work to do and staff is exploring options to best meet the needs of low-income residents in the County.

Commissioner Browne asked what percent of income Housing Grants Recipients pay each month on rent. Marie Randall answered that many Housing Grants Recipients do have to pay more than 30% of their income to meet rent. Commissioner Browne also asked what implication the Barcroft Apartments acquisition had on the housing budget for this year. Marie Randall answered that staff is still analyzing possible uses for this year’s AHIF allocation. It could be used to pay down the Line of Credit (LOC) at Barcroft Apartments or could be used on future projects or Notice of Funding Availability (NOFA) rounds. Sarah Pizzo clarified that there will be no future County funding asks by Jair Lynch Real Estate Partners for the Barcroft Apartments.

Members in favor were Commissioners Arthur, Berkey, Bray, Browne, Edwards, Hemminger, MacBeth, Montgomery, Norris, Rubalcava, and Serfis.

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Additionally, the Housing Commission made recommendations on the following additional policy, housing, and site plan actions in 2022:

### Barcroft Apartments

At the Commission's January 13, 2022, meeting, County staff briefed the Commission regarding the County Board's December 2021, action to provide a \$150 million loan to support acquisition of the property by Jair Lynch Real Estate Partners. This County loan, in combination with a \$160 million in a low-rate loan from the Amazon Housing Equity Fund, will support the preservation of all Barcroft apartments as committed affordable units. The funding will also help Jair Lynch to address immediate repairs, add amenities, make property upgrades, and take steps to improve residents' overall living environment. In response to questions from the Commission, Jair Lynch stated that they are seeking to create accessible units for a wide range of households. Mr. Lynch and his team explained that they would be spending 2022 to evaluate the property and consider immediate renovations for the health, safety, and comfort of current residents. The Jair Lynch team also explained their intent to create a master finance plan, of which a draft was reviewed by the Commission during Fall 2022.

At its December 2022 meeting, the Commission reviewed the draft Master Financing and Development Plan (MFDP) and fielded questions from the Commission.

Commissioner 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.

Commissioner 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.

Commissioner 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.

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Commissioner 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.

Commissioner 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.

Commissioner 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.

Commissioner 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.

Commissioner 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.

Commissioner 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.

### Marbella Apartments

At its February 3, 2022, meeting, the Commission recommended that the County Board allocate money from the Affordable Housing Investment Fund (AHIF) for Marbella Site A, a redevelopment of a property owned by the Arlington Partnership for Affordable Housing (APAH) that is one part of a three-part rehabilitation and redevelopment project on the site of the existing Marbella Apartments. Owned by APAH since 2011, there are 134 existing affordable units across the approximately 12 existing

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buildings on site. APAH proposed to create 234 new committed affordable units within Site A (which currently contains 31 affordable units), with Site B (325 new affordable units) scheduled for an AHIF application at a later date.

The Commission considered some public comment that expressed concern that the massing and density of the project had been scaled back during the Site Plan Review Committee (SPRC) process (as well as the lack of current resident representation on the committee), as the project would bring much needed affordable housing for seniors and families. Commissioner MacBeth noted that there was a concern last time about reducing the number of two-bedrooms due to some concerns from neighbors about height and shadows and asked what has changed in the presentation today vs last time. Charles Simms (APAH) said that the original site plan had 139 two-bedroom units with a total of 236 units and they are now at 102 two-bedrooms with 234 total units. He noted that we needed to go through the negotiated process of SPRC and need to make changes based on different input from stakeholders, to which Commissioner MacBeth said that he is concerned with the SPRC process with whose voices wins out and asked a question to staff on what the community is gaining by not having those additional units. Commissioners Arthur and Berkey raised similar concerns about losing two-bedroom units.

Doris Ray (Disability Advisory Commission, or DAC) said that on behalf of disability community, they support the project and the commitment to affordable housing and the 10% accessible units in both sites. She said that their main reservations would be the way the main entrance is designed with a non-accessible step entrance and then having a separate ramped entrance. She said the other concern is the senior designation as universal design which isn't accessible, the renter would have to pay out of their own pocket for any accessible modifications and a general concern about getting an accessible unit. Becca Garman said that they will have 10% of the units accessible and for lease up we hold those units for a period of time and beyond that property management would work to get them into an accessible unit. Doris Ray said that the issue with the Springs is that accessible units didn't have a washer and a dryer and asked if that will be the case here and Becca Garman said that they are currently planning on having a communal laundry facility.

The Commission vote to recommend the AHIF allocation was 10-0-1. Members in favor were Commissioners Arthur, Berkey, Bray, Browne, Edwards, Hemminger, Jackson, MacBeth, Montgomery, and Serfis, with Commissioner Norris abstaining.

### Pentagon City Planning Study

On February 3, 2022, the Commission recommended that the County Board adopt the draft Pentagon City Planning Study recommendations. During the public comment period, the Commission heard from several organizations and residents strongly in favor and/or either against the recommendations or raising significant concerns about the size and density of future development.



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During Commission discussion, Commissioner MacBeth noted that one of the speakers brought up that there is less affordable housing required in the plan and asked if that is correct. Matt Mattauszek (Planning Staff) said that is not the case, it has been there since the fall, and it has been 10 percent based on significant economic study and noted that they modeled several different scenarios. Commissioners Arthur asked if staff could clarify for new construction if it is 10% of net new or 20% to go offsite in a renovated place. Matt Mattauszek said that the requirement always remains onsite, those benefits stay. He added that as new projects come forward such as RiverHouse, if they want to put the affordable units in the existing building that requirement would be 20%. Commissioner Arthur noted that the requirement on Columbia Pike for the Form Based Code is much higher and asked if that requirement is not working out. Matt Mattauszek said that comparison is apple to oranges and noted that sector plan redevelopment is much more expensive and have certain things they need to deliver, it is a balancing act to deliver a number of community benefits that the community has identified. Melissa Danowski (Housing staff) said that the metro corridor is an expensive market and the 10% is a minimum.

The Commission advised the County Board to adopt the Pentagon City Planning Study as presented in the draft staff report. The Commission vote on the motion was 11-0. Members in favor were Commissioners Arthur, Berkey, Bray, Browne, Edwards, Hemminger, Jackson, MacBeth, Montgomery, Norris, and Serfis.

#### 2025 Clarendon Boulevard Site Plan Amendment

On March 10, 2022, the Commission advised the County Board to approve the 2025 Clarendon Boulevard Site Plan Amendment, which would provide for a conversion of the site approved for office development to residential. The Commission vote on the motion was 10-0-1. Members in favor were Commissioners Arthur, Berkey, Bray, Browne, Edwards, Hemminger, Montgomery, Norris, Rubalcava, and Serfis, with Commissioner MacBeth abstaining.

#### Clarendon Sector Plan Update

On March 10, 2022, the Housing Commission recommended the staff recommendation regarding the Clarendon Sector Plan, but also recommended that affordable housing be built on the county-owned 10<sup>th</sup> Street site. The Commission vote on the motion was 7-1. Members in favor were Commissioners Arthur, Berkey, Bray, Browne, MacBeth, Montgomery, and Norris, with Commissioner Serfis voting against the motion. Commissioner Serfis stated she voted against the motion because the site is a difficult fit.

#### PenPlace Site Plan

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At the Commission's April 14, 2022, meeting, Chris Dimotsis (Housing staff) provided a presentation about the affordable housing program for the site plan, which is a \$30 million contribution to the Affordable Housing Investment Fund (AHIF) by Amazon. He also noted the three different options the Applicant can choose to pay the contribution regarding timing.

The Commission advised the County Board to approve the PenPlace Site Plan, as presented by County staff. The Commission vote on the motion was 6-0-6. Members in favor were Commissioners Arthur, Bray, Browne, MacBeth, Norris, and Serfis, with Commissioners Edwards, Hemminger, Jackson, McGilvray, Montgomery and Rubalcava abstaining.

Commissioner Hemminger stated he abstained because he would have liked more information on how the equity provisions weighed in on the County's proposal and some of the steps they would take to mitigate impacts. Commissioner Edwards agreed with Commissioner Hemminger's comments. Commissioner Rubalcava aligned herself with Commissioner Hemminger's comments as well.

#### Missing Middle Housing Study

At its May 5, 2022, meeting, the Commission discussed the draft framework issued by County Planning and Housing Staff. At its July 7, 2022, meeting the Commission heard public comment and provided recommendations regarding the draft framework. The Commission heard several speakers in favor and many with concerns or completely opposed to the study. After lengthy discussion, Commissioner Berkey made a motion to write a letter to the County Board recommending that in Phase 3 of the MM, staff focus on:

1. Duplicating the same design standards as required for single household development;
2. Allowing townhouses and building with 2-8 units in zoning districts currently limited to single-household development;
3. A more targeted approach to the reduction of parking requirements than is proposed in Phase 2;
4. Setting a maximum building size for new housing types and limit townhouses to groups of three;
5. Including opportunities to add units for persons with disabilities through missing middle housing; and
6. Consider whether the county could provide additional support to expand equitable homeownership opportunities for traditionally excluded populations to promote socioeconomic diversity.

Commissioner Browne offered an amendment to strike the support for the maximum unit sizes in MM (part of point number four above). The Commission voted to approve the amendment to the motion 8-2-1. Commissioners in favor of the amendment to the motion were Commissioners Berkey, Bray,

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Browne, Jackson, MacBeth, Montgomery, Norris and Serfis. Commissioner Hemminger abstained from the vote. Commissioners McGilvray and Rubalcava voted against the motion saying they wanted unit size language included going forward and trusted staff's assessment to have it in the proposal. Following the vote, Commissioner MacBeth said he mis-voted and would have been opposed to the amendment if there was another vote.

The Commission then voted on the amended motion. The Commission approved the amended motion 10-0.

### 2608 Shirlington Road

On June 9, 2022, the Commission unanimously recommended the County Board adopt the staff recommendation for the Unified Commercial Mixed-Use Development (UCMUD) project. The site is in the Green Valley Village Special Revitalization District and about 0.34 acres. It is currently used as a gravel and asphalt parking lot. The Use Permit application is to build a 4-story residential building with 30 units. The proposal is considered as an UCMUD project based on its location and zoning. For the Applicant to earn an additional 0.5 FAR of density they must offer 10% of units as CAFs for 60% AMI for 30 years. Thus, the Applicant is designating 3 units as CAFs, 1 1BR and 2 2BR units. There is no base affordable housing requirement for Use Permit projects.

### Park Shirlington

On July 7, 2022, staff presented the Park Shirlington project, which is requesting an additional AHIF allocation of \$2.56M, bringing the total AHIF allocation to \$31.9M for the project. The Applicant is also looking to have the loan documents approved to enable financial closing later this summer. Since the project was last seen at the Housing Commission, the Applicant has added a new building with community space, solar panels on all viable rooftops and a digital equity reserve to help pay for free in-unit internet. Staff shared the AHIF loan terms, loan structure and timeline with the commission.

Commissioner Bray, Chair of the Bricks and Mortar Subcommittee, spoke about the discussion of the subcommittee the week prior. The Commission voted 7-0-1 in favor of the project. One of the main things discussed was the eviction filings that occurred during the pandemic but the subcommittee was satisfied by the answers they heard.

Commissioner Hemminger said he appreciates the housing program and focus on low-income units. However, he is dissatisfied that so many families above income will be forced to move permanently. Steven Kahn said the Applicant is working to help those families that will need to be relocated. He also noted that the new Area Median Income (AMI) numbers that were recently released may help decrease the number of residents that are over income currently. Commissioner Hemminger also asked why the affordability isn't for 99 years. Melissa Danowski answered that a 75-year affordability minimum is the

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county goal but that this project did not go through the Notice of Funding Availability (NOFA) process so was not compared relatively to other projects.

Commissioner MacBeth said that he was happy to hear the Applicant acknowledged previous mistakes concerning evictions. Steven Kahn said that none of the residents ended up being evicted and although they didn't use a best practice, the outcome was good.

Doris Ray asked if tenants who needs Type A accessible units are allowed to take a Type A unit from someone who doesn't need one but is residing in one. Steven Kahn answered that there are no accessible units at the property and that no off-site relocation will be occurring.

Eric Berkey made a motion to approve the AHIF allocation and County loan documents as outlined in the staff board report. Commissioner Bray seconded the motion. The Commission voted 11-0 to approve the motion.

#### Marbella & Arna Valley View

On July 7, 2022, the Commission recommended to adopt the staff recommendation for AHIF and Tenant Assistance Fund (TAF) allocations to the Marbella Sites C, D, & E and Arna Valley View (Marbella & AVV) project, an APHA property. Both apartment complexes are CAF properties and are being combined as a scatter site to apply for Low Income Housing Tax Credits (LIHTC), enabling a rehabilitation at both properties. To support the rehabilitation and financial closing, APAH requested \$995,000 in Affordable Housing Investment Funds (AHIF). Additionally, there will be a \$299,094 Tenant Assistance Fund (TAF) for impacted tenants. Staff went over the AHIF loan terms, Sources and Uses, and timeline of the rehab.

Commissioner Bray, Chair of the Bricks and Mortar Subcommittee, spoke about the discussion of the subcommittee the week prior, which voted 6-0-2 to approve the project. The group was notably impressed with the creativity of the financing package and the combining of both projects.

Commissioner Berkey made a motion to approve the AHIF and TAF allocations and Commissioner Rubalcava seconded the motion. The Commission voted to approve the AHIF and TAF allocations 9-0-2. Commissioners in favor were Berkey, Bray, Browne, Hemminger, Jackson, MacBeth, McGilvray, Montgomery, Rubalcava, and Serfis. Commissioners Browne and Norris abstained due to their affiliations with the project.

#### The Haven Apartments/Ballston Macy's Project

On December 8, 2022, the Commission approved the proposal (the Ballston Macy's site plan and the transfer of development rights from The Haven Apartments) with the additional recommendation that

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the applicant consider adding additional on-site committed affordable units in the Ballston development.

The applicant plans to construct a new 16-story residential building anchored by a ground floor grocery store at the Ballston Macy's site. They explained that to earn the density at this site they would utilize Transfer of Development Rights (TDR), capping density at the sending site, which is the Haven Apartments. In addition, the Haven Apartments would be converted from market rate affordable housing (MARKs) to committed affordable housing (CAFs) at 60% area median income (AMI) for a term of 30-years as well as a preservation easement on the site. To facilitate this TDR the Haven Apartments the Neighborhoods Form Based Code (N-FBC) would also have to be amended to include the site as a Conservation Area.

The Haven Apartments site, which is a garden style complex located on the Western end of Columbia Pike in the Arlington Mill neighborhood. It was built in 1950 and contains 118 units, 87 of which are family sized. The property is Market Rate Affordable (MARKs) for those earning up to 60% Area Median Income (AMI) and 80% AMI. It is listed as Notable views of the site, as well as renderings of the proposed buildings.

Staff explained the three separate proposals that are concurrently working their way through the County's process. The first is the preservation of The Haven Apartments through a N-FBC Amendment. This would designate The Haven as a "Conservation Area" in the N-FBC. It would involve changes to some text and maps in Parts 3 and 7 of the N-FBC. It would also limit/restrict redevelopment. The second proposal is to approve a TDR through a Use Permit. The Applicant can request to transfer the 118 units at a 2x multiplier to the Ballston Macy's site. This would allow them to earn 236 units of density at the Ballston Macy's site. In exchange for the TDR, The Haven would become Committed Affordable Units (CAFs) up to 60% AMI for 30 years. Units would need to meet Housing Quality Standards set by the Department of Housing and Urban Development (HUD). There will also be a Historic Preservation Easement placed on the property. The third proposal is a Site Plan Application for the Ballston Macy's site. They are proposing a 16-story mixed-use building with 555 residential units and a ground floor grocery store.

Commissioner MacBeth asked how many residents at the Haven are over the 60% AMI income threshold and what the turnover rate at the Haven was. Alex McMillen answered that there are about 35% of residents that were over income. He also said the annual turnover rate was 28%. Commissioner MacBeth also asked what the plan was for residents who were over income. Alex McMillen answered there is language in the conditions that allows for some flexibility for the Applicant and the County to work together in the event not all the units are converted to CAFs in three years. Sarah Davidson added that at the end of the 3- year transition period they are committed to working with the county to find solutions that work best for all parties. Alex McMillen also said staff has pulled a number of properties

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in the same neighborhood and school districts to ensure that there are housing options at those incomes in the immediate area.

Margaret McGilvray asked how a 3-year period for conversion was decided upon. Alex McMillen answered that a 3-year period has been the precedent for previous projects with similar situations such as the Wellington/Trove project and that staff had not heard any concerns from that project.

Eric Berkey asked why the Applicant is pursuing a historic designation on the Haven site. Sarah Davidson answered that if the property is added as a conservation area to the N-FBC that comes with affordability and preservation requirements. Eric Berkey also asked if the Applicant could explain why the proposal doesn't come with a typical number of on-site affordable units at the Ballston Macy's as would be recognized in other site plans. Andrew Painter answered that the TDR is earning a significant amount of density at the Macy's site. In other projects this density that is being earned through the TDR would be earned at least partially through on-site CAFs usually at 60% AMI.

Commissioner Norris stated she supported the project and that it made sense from a planning and housing perspective. She also said it makes sense to transition these units to CAFs to potentially set it up for a tax credit deal in the future and it could utilize rehabilitation tax credits.

Commissioner MacBeth asked the Applicant to consider adding additional units at 80% AMI to further the housing affordability package of the proposal.

Commissioner Browne stated he was opposed to the project due to locking in the Haven apartments as affordable forever as well as only getting a handful of units on-site at the Ballston Macy's site. He also noted the concentration of affordable housing on the western end of Columbia Pike. Commissioner Browne also asked if it is possible to have the units at the Haven converted to 80% AMI instead of 60% AMI. Alex McMillen answered the code specifically says 60% AMI and to change that would require an amendment to the N- FBC. Commissioner Browne also asked if possibly a non-profit should acquire and manage the Haven units. Sarah Davidson answered that although they don't own CAFs in the county they do manage affordable housing in other jurisdictions, and it is a mission of theirs to house a wide range of incomes.

Alex McMillen also added that the usage of TDR will not become a common tool for developers as very specific conditions have to exist for a TDR to be utilized. In this case both sites were owned by the same organization.

Commissioner MacBeth made a motion to approve the project as proposed and ask the Applicant to consider adding more on-site units at the Ballston Macy's site. Commissioner Edwards seconded the motion. The motion passed 10-1 with Commissioners Berkey, Bray, Edwards, Hemminger, Lee, MacBeth, McGilvray, Montgomery, Norris, Rubalcava, and Serfis. Commissioner Browne voted against

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the motion citing lack of on-site CAFs at the Ballston Macy's site and further addition of CAFs on Columbia Pike.

**Citizens Advisory Commission on Housing**

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<https://www.arlingtonva.us/Government/Commissions-and-Advisory-Groups/Housing-Commission>