

CITIZENS ADVISORY COMMISSION ON HOUSING  
KELLEN MACBETH, CHAIR

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April 19, 2023

Hon. Christian Dorsey, Chair  
Arlington County Board  
2100 Clarendon Boulevard, Suite 300  
Arlington, VA 22201

RE: Americana Hotel Site Plan

Dear Mr. Dorsey:


At its April 13, 2023, hybrid public meeting, the Citizens Advisory Commission on Housing considered the Americana Hotel site plan project. The Applicant has agreed to meet the base affordable housing requirement and make an additional contribution of \$7,531,620 to earn additional bonus density.

The Commission advises the County Board to approve the Americana Hotel site plan project. The Commission discussed their desire to have more on-site committed affordable units through site plan projects, which are not part of this affordable housing contribution. However, they did acknowledge the ability to leverage more units for longer affordability periods off-site, as well as the current budgetary pressures on the Affordable Housing Investment Fund (AHIF). The Commission agreed that AHIF funding levels need to be raised so that the County doesn't substitute developer site plan contributions for county funding with no increase in the number of CAF units added to the county's portfolio.

The Commission vote on the motion was 9-1 to approve the project. Commissioners Blake, Edwards, Hemminger, MacBeth, McGilvray, Montgomery, Norris, Rubalcava and Serfis voted in favor. Commissioner Browne voted against the project as it does not provide on-site CAFs.

Thank you for your consideration and support of affordable housing in Arlington.

Sincerely,



Kellen MacBeth  
Chair