



CITIZENS ADVISORY COMMISSION ON HOUSING
KELLEN MACBETH, CHAIR

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June 7, 2023

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

RE: Crystal Towers 3

Dear Mr. Dorsey:

At its June 1, 2023, hybrid public meeting, the Citizens Advisory Commission on Housing considered the Crystal Towers 3 site plan project. The Applicant has agreed to meet the base affordable housing requirement and make an additional contribution of \$1,421,380 to earn additional bonus density.

The Commission advises the County Board to approve the Crystal Towers 3 site plan project. The Commission expressed their strong desire to have on-site committed affordable units through site plan projects, which are not part of this affordable housing contribution. Commissioners expressed disappointment that the AHIF contribution will be used to develop CAFs that the county has already committed to and that this project will not result in any additional CAF units being built. However, commissioners acknowledged the ability to leverage more units for longer affordability periods off-site, as well as the budgetary pressures on the Affordable Housing Investment Fund (AHIF) because of lower than needed amounts of dedicated county funding and prior affordable housing commitments. The Commission agreed that AHIF funding levels need to be raised so that the County doesn't need to rely on developer site plan contributions to fund AHIF projects to which the County has already committed.

The Commission vote on the motion was 5-4 to approve the project. Commissioners Blake, Edwards, MacBeth, Rubalcava and Serfis voted in favor. Commissioners Browne, Escovar, Hemminger and McGilvray voted against the project as it does not provide on-site CAFs. Commissioner Montgomery abstained from voting.

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

Sincerely,

A handwritten signature in black ink that reads "Kellen M. MacBeth".

Kellen MacBeth
Chair