

HOUSING COMMISSION
KELLEN MACBETH, CHAIR

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September 21, 2023

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

RE: Plan Langston Boulevard

Dear Mr. Dorsey:

At its September 14, 2023, hybrid public meeting, the Housing Commission considered the Plan Langston Boulevard (PLB) draft report.

The Commission appreciates the 10+ years that county staff and community members have spent developing PLB. PLB is an important and needed visioning document that will help expand housing options and long overdue improvements along the Langston Boulevard corridor. However, the Commission has several recommended changes to the draft report.

It is imperative that PLB allows for density and heights that will enable the County to reach the 2,500 CAF goal in the Affordable Housing Master Plan (AHMP) by the year 2040. It is unacceptable for the county to plan not to meet the AHMP goals for the corridor and to extend the planning period to over 50 years for the CAFs they do hope are created. Arlington needs more affordable housing today and Langston Boulevard is a critical transit corridor along which to incentivize more affordable housing in North Arlington. The Commission has the following additional recommendations for the draft report:

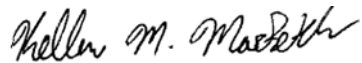
- The Commission urges the County Board to revisit the East Falls Church and Cherrydale plans to take a holistic and comprehensive look at all of Langston Boulevard and its housing needs and opportunities.
- The Commission would like more incentives to make residential and community spaces along the corridor more accessible to residents with disabilities.
- The Commission would like staff to clarify language around Area Median Income (AMI) levels to ensure housing for residents with income levels below 60% of AMI is being considered in PLB.
- The Commission recommends strengthening commitments to preserving legacy businesses and resources along Langston Boulevard.
- The Commission recommends incentivizing affordable senior housing development and preservation in the corridor.

- The Commission recommends incentivizing co-location of affordable housing with public land/facilities and consolidating lots to enable more affordable housing development.

The Commission vote on the motion to send a letter to the County Board was 9-0. Commissioners Brown, Edwards, Hemminger, MacBeth, McGilvray, Montgomery, Norris, Serfis and Wenger voted in favor.

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

Sincerely,

A handwritten signature in cursive script that reads "Kellen M. MacBeth".

Kellen MacBeth
Chair