

Affordable Housing Study Working Group  
April 24, 2014 Draft Meeting Notes

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Members Present: Leonard L. Hamlin, Michael Spotts, Robert Bushkoff, Linda Kelleher, Dave Leibson, Kathryn Scruggs, Candice Rose, Doris Topel-Gantos, Steve Sockwell, Saul Reyes, Richard Donohoe, Dave Peterson

Staff Present: David Cristeal, Russell Danao-Schroeder, Cynthia Stevens, Marsha Allgeier, Rolda Nedd.

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**1. Welcome and introductions**

Dr. Hamlin called the meeting to order at 6:35 pm and welcomed everyone

**2. Approval of April 24<sup>th</sup> meeting notes**

Dr. Hamlin asked if there were any corrections to the minutes. The minutes were accepted by acclamation.

**3. Innovative land Development Solutions**

Marsha Allgeier, Nina Janopaul and Dr. Hamlin gave presentations on affordable housing projects which involved partnerships between Nonprofits and the County and faith-based community and nonprofits utilizing non-traditional sources of land to achieve affordability. The theme being that there are many different possibilities and opportunities to partner to produce affordable Housing.

Arlington Mill residences and Community Center utilized public land.

Parc Rosslyn was highlighted for the creative use of density transferred from an adjacent County-owned parcel to produce mix-income housing. The Macedonian – a 62 unit apartment complex in Nauck was developed with Macedonia Church and AHC, Inc.

**4. Consultant update**

- Dr. Lisa Sturtevant summarized the ongoing assessment of County programs and progress on the survey which had just kicked-off and will continued through the second week in May.
- The Frederick Poll group will be working with staff to identify specific focus groups in the coming two weeks to supplement the surveys.
- Communications – The consultant has met with staff and has a plan for producing five newsletters and other informational materials for the website. Branding for the Study is also underway.

**5. Proposed structure for affordable Housing Study**

Russell Danao-Schroeder presented a proposal for the structure/architecture of the Affordable Housing Study end products. There would be

- a policy document: Affordable Housing Element of the Comprehensive Plan,
- an implementation document, and
- a document establishing ongoing monitoring and reporting.

The policy would be organized by goals supported by objectives and policies. Michael Spotts reminded asked how the housing principles developed by the working group related to this structure and suggested that the goals should be derived from the principles. Staff said that the working group will look at how the principles might inform the goals and objectives at the May working group meeting.

6. Task Force reports

- a. Homeownership – a report (handout) was provided by Richard Donohoe. Questions around Arlington’s rate of homeownership and whether this should be a point of further discussion was raised. Members of the working group asked that they be given opportunity to respond with written comments for the Task Force to consider. It was agreed that members could provide feedback to Russell by May 15.
- b. Geographic distribution – in John Grant’s absence, Russell D-Schroeder gave a report of the work of this group. A meeting is planned for April 8<sup>th</sup> to look at recommendations.
- c. Financing strategies- Doris Topel-Gantos reported that the group discussed several funding options including AHIF guidelines and Transfer of development rights at their April meeting and will be looking at tax increment financing and bond financing in May.

7. Subcommittee reports

- a. Needs Analysis - Michael Spotts reported that there was no meeting of this group
- b. Civic Engagement - Linda Kelleher reported on the just concluded meeting of this subcommittee and indicated that they have planned two future meetings one by teleconference on Thursday May 15<sup>th</sup> and the other on June 19<sup>th</sup> well before hand in order to provide sufficient feed back to the communication consultant as she prepares the various articles.

8. Wrap-up, take away

Bob Bushkoff asked if a fuller case study of the Parc Roslynn development process might be possible for a future meeting.