

DRAFT Minutes  
April 9, 2015  
Neighborhood Conservation Advisory Committee

1. Roll Call and Brief Neighborhood Report
2. Approval of March (unanimously approved)
3. Officers and Staff Report

Housing Study Presentation by David Cristeal:

Jesse Boeding - I didn't see anything about a regional forecast. It's hard to compare just Arlington if we don't have anything to compare it to. David Cristeal - The Metropolitan Council of Governments does a good job of a regional forecast. The district and then heading out is the least affordable. If there is any variation, it's usually along the metro lines. We are in the most expensive part of the region. Jesse Boeding - The analysis of where the gaps are in the region is what I'm looking for. It seems more complex than just Arlington. David Cristeal - We are focusing on the employments and the type of housing. Dennis McGarry - Are you taking into account all the single family homes that are rented to individuals? To make it more affordable, they are all getting into one house. David Cristeal - We are trying to think about the supply in less dense areas and can the county make it a better situation for those that are renting. Alexandra Bocian - What about the folks who actually obtain the home, how do we keep them in it with the expenses in this area? Ed Hilz - If Arlington increases the supply of affordable housing and the surrounding areas don't fall in line, isn't it always going to fill up? David Cristeal - The Board asked us to try and figure out how to get folks that work in Arlington to stay in Arlington. Should we have a preference for Arlingtonians? It's a question that we'll have to answer. Bill Braswell - Isn't an issue to have a preference for those that live here? Arlington is a different place today, are we a victim of our own success? David Cristeal - It's hard for me to agree with that since we planned for what we have. In a sense, you could say yes, but it's a supply and demand issue and we don't have the land. We need to work to increase the supply and so does the region in general. Sarah McKinley - I live in a neighborhood where it's supposed to be affordable, but the condos and townhomes are very expensive. It's simply unaffordable. David Cristeal - We are aware of those issues but we need to try and we have some tools to work with so we can find ways to bring in more affordable housing

throughout the county. John Sa- Can you talk more about that 17.7%. David Cristeal - That number is based on the assumption that the county is going to intervene in the market. I doubt we will hit that mark. It's more of an aspirational goal. We are attempting to keep the diversity that we had in 2013. Deborah Wood - How does affordable housing integrate with other areas in the county? David Cristeal - Most of the affordable housing tends to get located where there is currently affordable housing, but we've been trying to deal with this since 2000. We believe that better housing creates better people in that they will do better in school so we would like to get affordable housing in other areas of the county. Ed Hilz - Instead of trying to intervene and create more housing, why can't you provide a subsidy? David Cristeal - We are going to do both. Jim Todd - I've heard you talk a lot county owned units, but what about preserving existing affordable housing? Even though we have a huge amount of substandard housing but we don't do anything about it. David Cristeal - We want to hear about that. We don't want to not talk about preservation. Jim Todd - The housing that we are losing is a real problem and the code enforcement issue is real. Ed Hilz - The County Board seems so interested in giving bonus density for affordable housing but there is a consequence to the neighborhood with that density. David Cristeal - The affordable housing bonus is just one bonus. Not every site plan that goes through gets bonus density. We are trying to balance those needs in the process. We do take into consideration the effects on the neighborhood. Thora Colot - As we mature in our homes we also need to think about downsizing and develop group homes. Bill Braswell - The issue with that is the effects on the neighborhood. Deborah Wood - I think you have good concepts and projections but we need to look at those projections. It seems like the Form Based Code is that only way to deal with that issue.

Meeting adjourned at 9:30pm