

HOUSING COMMISSION

APPROVED MEETING NOTES – October 8, 2020

Attendance			
	Present		Present
Arthur, Ben	Y	Serfis, Karen	Y
Berkey, Eric	Y	Sims, Charles	Y
Blank, Rolf	Y		
Bray, Holly	Y	Staff:	
Browne, Paul	Y	Franklin, Joel	Y
Edwards, Laura Saul	Y	Planning Comm. Liaison:	
Gee, Evelyn	-		
Hogan, Alice	Y		
Montgomery, Anika	Y	Disability Advisory Comm Liason	
Norris, Haley	-	Ray, Doris	Y
Rubalcava, Sara	Y		

Held in: Virtual public meeting held through electronic communication. This meeting was recorded and is available on the Housing Commission website.

Other Staff Present: Akeria Brown, Melissa Danowski, and Richard Tucker of the Housing Division, Department of Community Planning, Housing and Development (CPHD).

Approval of Notes

Lara Saul Edwards moved approval of the September 3, 2020 notes, Charles Sims seconded, and the motion passed unanimously.

Columbia Pike Neighborhoods Form Based Code Area Median Income Limits for Ownership Units

This is an amendment to the Arlington County Zoning Ordinance to adjust the Area Median Income (AMI) limit for affordable homeownership units from 60% of AMI to new limits that range from 80% of AMI and up to 100% of AMI in the Columbia Pike Neighborhoods Form Based Code Districts. The Commission heard a presentation from County staff from the Department of Community Planning, Housing, and Development and listened to eight public speakers on the proposal, including representatives from the Alliance for Housing Solutions, La Collectiva, NAACP-Arlington Branch, Our Revolution Arlington, and interested residents. Several Commissioners expressed concerns about the potential the proposal could have upon incentivizing redevelopment that could cause displacement and the elimination of market-rate affordable rental units (MARKs) on Columbia Pike. There was discussion about balancing the need for committed affordable homeownership units with the potential for displacement. Generally, there was much concern among Commissioners about the impacts of the proposal and the tension between its possible effects on encouraging redevelopment of existing MARKs, and the opportunity cost to the County of keeping the existing mandate of condos affordable at the 60% AMI level in place for Form Based Code condo development. The Commission carefully reviewed the proposal, its possible effects, the analysis provided by County staff, and concerns raised by public speakers about displacement, and struggled to come to consensus on an approach at this time.

The Commission voted to advise the County Board to not adopt the proposed revision to the Neighborhoods Form Based Code at this time. The Commission further recommended the County

Board direct County staff to review affordable homeownership on a County-wide level during the upcoming review of the Affordable Housing Master Plan. The Commission vote on the motion was 7-3. Members in favor were Mr. Berkey, Mr. Browne, Ms. Edwards, Ms. Hogan, Ms. Montgomery, Ms. Rubalcava, and Mr. Sims, with Mr. Arthur, Ms. Bray and Ms. Serfis against. Commissioner Arthur stated that he voted against the motion because he believes the staff proposal would result in less by-right development outside of the Neighborhoods Form Based Code, and thus, more affordable housing. Commissioner Serfis voted against the motion because she believes that the AMI level needs to be raised for affordable homeowner units to be viable in the Neighborhoods Form Based Code and that the proposal is not likely to cause a displacement of renters in MARKs.