

## Affordable Housing Roundtable Meeting #8 Summary October 5, 2005

### Overview and Discussing Current Status and Possible Next Steps

Bill Potapchuk reviewed the agenda and asked Ron Carlee to brief the Roundtable on work and discussions since the last Roundtable meeting. Ron presented a working draft framework for affordable housing and site plans which included ten elements, with variables that require resolution. He announced that a smaller working group—comprised of Susan Retz, Charlie Rinker, Melissa Bondi, Mary Margaret Whipple, Bob Bushkoff, John Shooshan and Stan Slotter— would convene to work on the unresolved variables and to bring a proposal back to the next full Roundtable meeting. Since the final policy will be a part of the Zoning Code, it will need to be advertised and the goal is to be advertised in November.

Following Ron's presentation of the draft framework, he opened the floor for clarification questions. Members identified several questions referring to "by-right," units per acre districts, major site plan amendments and more.

Bill then asked each Roundtable member to state the constructive aspects and their concerns on the draft framework. Multiple members commented that the framework generally works. Others stated constructive aspects such as the potential for a policy to be clear, consistent and comprehensible. The following list of constructive elements was compiled:

- Greatest number of ADU's possible under #10.
- Like #6, consider 20-yr term
- Framework generally works
- Notion of having a framework is valuable
- Moving toward dependability and predictability
- Zoning code change would separate housing from the site plan process
- Clear, consistent and comprehensible to Arlingtonians, advocates, etc.
- #4 is very positive (having options)
- FAR proxy is a great idea

Members also stated "concerns" or areas in which they felt additional work was needed:

- Use Interim/2003 Guidelines as baseline for framework
- Don't disincentivize preservation
- Make FAR methodology easy to implement
- Replacement: should be 2 market/ 1 affordable
- Does framework get us to "common ground" (concern that it does not)
- #9 needs more conversation re: replacement policy
- What goes back to the County Board?
- Representation of land owners in framework (incentives)
- What does this framework miss?
- Periodic review (annually?)
- Will framework/solution be understood by greater Arlington community?
- Need incentive to produce off-site affordable housing (e.g. fluid framework)
- Strike balance between options/produce best housing package

- #7: greater clarity needed
- #4: produce options that are equal
- # that County Board get involved in the housing details (e.g. housing conditions)
- Explore 80/100% AMI in for-sale units (workforce housing)
- Use a published index and not based on assessed values
- Use an independent and 3<sup>rd</sup> party for index
- Define market-rate affordable units
- Concern about #9 and not enough discussion
  - Don't have land owners represented at the table
  - Will not produce affordable housing; need more incentive with #9
- Proactive look at resources to be protected
- Can't incentivize cash contributions. Possibly need a "penalty" for cash contributions.
- Stay away from things like #6 that circulate folks back into the process
- Needs to be codified at State level

### **Next Steps | Planning our Next Meeting**

Following a general discussion of the draft framework, the members decided on October 25<sup>th</sup> from 3:30 to 5:30 as the next Roundtable meeting. The small group will meet in advance of this date to develop a proposal for the entire Roundtable to discuss on the 25<sup>th</sup>.

## **Roundtable**

Jay Fiset	Arlington County Board
Chris Zimmerman	Arlington County Board
Melissa Bondi	Commission on Housing
Bob Bushkoff	Dittmar Company
Brian Coulter	JBG Companies
Dave DeCamp	Grubb & Ellis
Christian Dorsey	Tenant-Landlord Commission
Mark Ingrao	Apartment and Office Building Association of Metropolitan Washington
Carrie Johnson	Planning Commission
Jon Kinney	Bean, Kinney & Korman
John Milliken	Venable LLP
Douglas Peterson	Arlington Partnership for Affordable Housing
Susan Retz	Commission on Housing
Charlie Rinker	Arlington New Directions Coalition Inc
Kathryn Scruggs	Arlington County Civic Federation
Jeff Sherman	CES Commercial Realty
John Shooshan	The Shooshan Company
Mark Silverwood	Silverwood Associates Inc
Stan Slotter	Paradigm Companies
Stanley Taylor	GMU Arlington Campus, Arlington Chamber
Nan Terpak	Walsh, Colucci, Lubeley, Emrich and Terpak P.C.
Andy Viola	Bush Construction Corporation, Northern Virginia Building Industry Association
Mary Margaret Whipple	Virginia Senate

## **Staff**

Ron Carlee	County Manager
Pat Carroll	County Manager's Office
Steve Maclsaac	County Attorney's Office
Susan Bell	Dept. of Community Planning, Housing and Development (CPHD)
Ken Aughenbaugh	CPHD Housing Division
David Cristeal	CPHD Housing Division
Fran Lunney	CPHD Housing Division

Sarah Pizzo	CPHD Housing Division
Tunji Akiwowo	CPHD Housing Division

**Other Attendees**

Tamara Theiler	Community Preservation and Development Corporation (CPDC)
Mike Pitchford	Community Preservation and Development Corporation (CPDC)
Farah Fossé	BRAVO
Al Smuzynski	Wesley Housing
Carol Johnson	Legal Services of Northern Virginia
Max Scruggs	
Audrey Green	George Washington University
Christine Grimaldi	George Washington University
Kim Clarke	Freddie Mac
Terry Savela	Planning Commission
Kristin Carbone	BRAVO, Housing Commission
Ed Wright	Housing Commission
Rich Doud	Arlington Chamber of Commerce
Thelma McCall	BRAVO
William Haskins	BRAVO
June O'Connell	Taxpayer
Tillman Neuner	Coalition for Housing in Arlington
Stuart Stein	RAFOM
Sheridan Collins	
Erin Devine	Northern Virginia Apartment Association
Cheryl Cort	Washington Regional Network for Livable Communities (WRN)
Maureen Markham	Alliance for Housing Solutions
Patty Johnson	BRAVO
Patricia McGrady	Arlington New Directions Coalition (ANDC)
Pearl Hicks	AMEN