

Affordable Housing Roundtable Meeting #2 Summary June 8, 2005

Overview

The second meeting of the Affordable Housing Roundtable took place on June 8th at the Department of Human Services. A list of nearly 50 attendees follows on pages 2-3. Bill Potapchuk, the facilitator, welcomed the group and outlined the meeting's agenda.

Affordable Housing Need, Resources and Policy

County Manager Ron Carlee began with an overview of the County's affordable housing need and the federal and local resources available for housing. After discussing several development-related programs, Mr. Carlee provided a timeline of the evolution of the County's affordable housing guidelines, beginning in 1988.

Understanding the Site Plan Process

Susan Bell, Carrie Johnson, Bob Bushkoff, and Doug Peterson led a briefing on the site plan process. Susan explained the General Land Use Plan (GLUP), zoning ordinance and the site plan review process. Carrie provided a community member's perspective on the review process, including successes and challenges. Bob traced the timeline and costs of the site plan process for The Amelia condominiums. Doug provided a similar account of the review process for Rosslyn Ridge, through the perspective of a non-profit.

Review of Applicable Law

County Attorney Steve MacIsaac and attorney Chip Dicks (plaintiff counsel for Kansas Lincoln v. Arlington County) led a presentation on law applicable to affordable housing. They explained the Dillon Rule, excerpts of the state code, the County's zoning ordinance, and the judge's letter of opinion for Kansas Lincoln v. Arlington County. Steve and Chip fielded questions from Roundtable members, several of which focused on the nexus issue between development and affordable housing. Several group members then questioned the role of the GLUP as a policy guide. On one hand, some felt that the maximum densities delineated by the GLUP should essentially be automatic since the GLUP is the County's vision. Mr. Fiset maintained that the County Board does not feel it is automatic and that the GLUP states "up to" densities.

Next Meeting

Bill ended the meeting at 6:15 and suggested that Roundtable members email him with thoughts for the next meeting's agenda.

Roundtable

Jay Fiset	Arlington County Board
Chris Zimmerman	Arlington County Board
Brian Coulter	JBG Companies
Melissa Bondi	Commission on Housing
Bob Bushkoff	Dittmar Company
Dave DeCamp	Grubb & Ellis
Christian Dorsey	Tenant-Landlord Commission
Mark Ingrao	Apartment and Office Building Association of Metropolitan Washington
Carrie Johnson	Planning Commission
John Kinney	Bean, Kinney & Korman
Doug Peterson	Arlington Partnership for Affordable Housing
Susan Retz	Housing Commission
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
Stanley Taylor	GMU Arlington Campus, Arlington Chamber
Nan Terpak	Walsh, Colucci, Emrich, Lubeley and Terpak
Mary Margaret Whipple	Virginia Senate

**Mr. Sherman replaced Mr. Mitchell Schear, both of Charles E. Smith.

Staff

Ron Carlee	County Manager
Gabriela Acurio	County Manager's Office
Pat Carroll	County Manager's Office
Steve Maclsaac	County Attorney
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

Betts Abel	CPHD Housing Division
Shannon Burnett	CPHD Intern
Molly Harbin	CPHD Planning Division
Cindy Stevens	Department of Human Services (DHS)

Other Attendees

Julie Anderson	Alliance for Housing Solutions
Ellen Bozman	Alliance for Housing Solutions
Tom Petty	Transportation Commission
Chip Dicks	FutureLaw, L.L.C.
Ted Saks	Planning Commission
David Ariosto	George Mason University
Dave Leibson	Housing Commission
Tamara Theiler	Community Preservation and Development Corporation
June O'Connell	Taxpayer
Ray Spicer	City of Falls Church
Cindy Mester	City of Falls Church
Mildrilyn Davis	City of Alexandria
Nancy Iacomini	Historical Affairs & Landmark Review Board (HALRB)
Terry Savela	Planning Commission

Affordable Housing Roundtable Meeting Schedule

Date	Time	Location
June 8	4-6pm	DHS, 3033 Wilson Blvd, Rooms 7E&F
June 16	4-6pm	DHS, 3033 Wilson Blvd, Rooms 7E&F
June 30	4-6pm	AED, 1100 N. Glebe Road, Suite 1500 (CACI building)
July 5	4-6pm	AED, 1100 N. Glebe Road, Suite 1500 (CACI building)
July 11	4-8pm	AED, 1100 N. Glebe Road, Suite 1500 (CACI building)

DHS: Department of Human Services

Across the street from the Clarendon Metro.

Validated parking is available in underground lot on N. Highland St.

AED: Arlington Economic Development

Walking distance from the Ballston Metro.

Validated parking is available for underground lot.