

Affordable Housing Roundtable Meeting #7 Summary July 19, 2005

Overview and Reflections on Public Forum

Bill Potapchuk reviewed the agenda and solicited comments/observations from Roundtable members on the public forum held on July 11th.

Report from the “By Right” Group

Nan Terpak provided a summary and handout of the by-right small group’s analysis. Members of the small group clarified that the analysis was only for the purpose of affordable housing contributions, not the entire site plan process. The small group identified issues for staff to look into and also agreed to hold another small group meeting.

Presentation of Developer’s Proposal

Stan Slotter presented the developers’ proposed contribution formula, which was also handed out. The formula uses the delta of the approved density after zoning approvals and the by-right density under existing zoning. The developer would then have the option to provide 5% of the difference in square footage as on-site or off-site affordable housing units or to pay \$4 per square foot of the difference. The main concern raised by several members was that the percentage was the same for off-site units as for on-site units. Those members felt that the value of on-site units should be calculated and converted to more units if off-site was chosen.

Presentation of Application of Various Formulas

Ron Carlee presented a series of charts that compared the value of affordable housing contributions based on various methodologies in the RA 4.8 and C-O-2.5 Residential zoning districts. Ron noted that there are a lot of variables that can affect the values and therefore can be subject to revision. Several members did not agree with the methodology and proposed several alternative methods..

On Site | Off Site | Monetizing: Making Choices

Christian Dorsey provided a recap of the on-site/off-site small group’s discussion. The group developed a compromise of $\frac{3}{4}$ of a mile from Metro stations for off-site units within the corridors and $\frac{3}{4}$ of a mile from the site if outside the corridors.

Next Steps | Planning for Future Meetings

The Roundtable members decided on September 8th from 3-6pm at AED as their next full meeting. In the meantime, the small groups will meet again.

Roundtable

Jay Fiset	Arlington County Board
Chris Zimmerman	Arlington County Board
Melissa Bondi	Commission on Housing
Brian Coulter	JBG Companies
Dave DeCamp	Grubb & Ellis
Christian Dorsey	Tenant-Landlord Commission
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
Jeff Sherman	CES Commercial Realty
John Shooshan	The Shooshan Company
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

Staff

Ron Carlee	County Manager
Pat Carroll	County Manager'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
Betts Abel	CPHD Housing Division
Shannon Burnett	CPHD Intern
Molly Harbin	CPHD Planning Division
James Brown	CPHD Planning Division

Other Attendees

Julie Anderson	Alliance for Housing Solutions
Ellen Bozman	Alliance for Housing Solutions
June O'Connell	Taxpayer
Tennille Parker	City of Falls Church
Terry Savela	Planning Commission
Hilary Stephenson	
Pam Ray	Housing Commission
Kristin Carbone	Housing Commission
Dave Leibson	Housing Commission
Rich Doud	Arlington Chamber of Commerce
Stephen Wade	Washington Regional Network for Livable Communities (WRN)
Bernie Caton	City of Alexandria
Stan Karson	Radnor/Ft. Myer Heights Civic Association (RAFOM)
Jack Cornman	Alliance for Housing Solutions
Stuart Stein	RAFOM