

Climate Change, Energy, and Environment Commission (C2E2)

Draft

Summary of June 128, 2021

Virtual Meeting

Members Present: Joan McIntyre (Chair), Liliana Duica, Carrie Thompson, Timothy Effio, Jonathan Morgenstein, John Bloom, Stephen D'Alessio, Emily Emery, Joshua Griset, Linda Delgado, Kevin Vincent, Mikaila Milton

Members Absent: Shawn Norton, Gilbert Campbell, Majdi Shomali,

Guests: Doug Snoeyenbos, Bernard Berne, Rick Keller

Staff Present: Russell Danao-Schroeder (CPHD), Joel Franklin (CPHD), Rich Dooley (DES), Demetra McBride (DES), Charles Njoku (DES),

1. Public Comment on General Topics

Bernie Berne provided public comment on the CIP. Mr. Berne noted that the County Manager's CIP is set to provide funding for the Rosslyn boathouse project. He noted that the area is heavily forested and is a sensitive riparian area. Mr. Berne noted that an environmental assessment was performed by the Parks service. A preferred alternative was selected but will still cause great environmental harm. Mr. Berne noted that the Gravelly Point location is much preferred as there are no trees to clear and there are fewer space constraints. Mr. Berne asked that the C2E2 push the Board to oppose it in the CIP until a public process and County Environmental Assessment can be performed.

2. Affordable Housing Master Plan Review

Joel Franklin and Russell Danao-Schroeder provided an update on the Affordable Housing Master Plan (AHMP).

Joel Franklin noted that the Affordable Housing Master Plan is one element of the County's Comprehensive Plan.

Mr. Franklin noted that the Comprehensive Plan guides the coordinated development of the County and serves as a decision-making tool for the County Board, Advisory Commissions and County departments. Comprehensive Plan goals and recommendations are considered when adopting the County's annual budget and capital improvement program, although the process of establishing priorities is also influenced by County Board guidance, community feedback, emerging or evolving opportunities or challenges. The Comprehensive plan is made up of 11 elements including the General Land Use Plan, Master Transportation Plan, Public Spaces Master Plan, the Stormwater Master Plan, the Community Energy Plan and others.

The AHMP defines the County's affordable housing policy and enable Arlington to respond to the current and future needs of residents of all levels of income in the County.

The AHMP fulfills the Code of Virginia requirement that comprehensive plans address affordable housing to meet the current and future needs of residents of all levels of income in the locality.

The Affordable Housing Implementation Framework describes the tools and strategies to be employed to fulfill the goals established by the Affordable Housing Master Plan. The Framework provides guidance from the County Manager to County staff for developing and overseeing specific policies and programs to meet the County's affordable housing needs.

The AHMP is official County policy adopted by the County Board. Another way to think about it is the Master Plan lays out what they want to achieve, and the Implementation Framework is about how they will achieve that.

There is some confusion as to what a review is versus an update. The task at hand is not to rewrite the master plan. Staff are looking at the master plan; its goals objectives and policies and the actions the County has taken in the last five years along with the results of those actions to assess what progress has been made towards achieving the goals and how to better achieve those goals in the future – through implementation actions and new or amended policies.

Russel Danao-Schroeder detailed the housing needs analysis along with many of the demographic highlights and changes over time. Some of these changes include, but are not limited to:

Population & Household Trends

- **Population**
- Overall population growth of 6.4% from 2012 to 2018
- Faster growth in 65+ & <18-year-olds: more age diversity
- Faster growth in Hispanic & Multi-Racial residents: more racial & ethnic diversity
- **Households**
- Faster growth in 65+ living alone & in married couples w/out children
- Slow growth in married couples w/children & faster growth in single (unmarried) parents; average # of children per family w/kids increased
- Faster growth in households earning \$150,000+: less income diversity

Russel noted that the Affordable housing Policy of the Affordable Housing Master Plan is organized around three Goals:

- 1) Arlington County shall have an adequate supply of housing for the community's needs.
- 2) Arlington County shall ensure that all segments of the community have access to housing; and
- 3) Arlington County shall that housing efforts contribute to a sustainable community.

Each of these goals are supported by their corresponding objectives and policies.

The overall metric for the rental housing supply objective is that the share of the County's housing stock that is rental housing affordable at or below 60% AMI should be 17.7% by 2040. This measure combines both Committed Affordable and Market rate affordable housing within this affordability threshold. The share of rental housing affordable up to 60% AMI has increased from 8.4% in FY 2016 to 9.8% in FY2020, a 1.4 percentage point increase over five years. If this increase could be sustained over the next twenty years, the result would be 15.4% in 2040.

While the AHMP does not set an annual target, the plan estimated that an additional 15,800 CAFs would be needed by 2040 to meet the needs of renter households with incomes below 60% AMI. When the plan was adopted in 2015, an annual production of 632 CAFs would have been needed to meet the

identified housing needs. Because actual production over the last five years was lower, the County would have to produce 731 CAFs per year going forward to meet the established target.

Sustainability is covered in Goal 3.3 and the AHMP Policies are as follows:

- Encourage energy efficiency in new and renovated affordable housing to advance the goals of the Community Energy Plan (CEP).
- Encourage water conservation in affordable housing.
- Encourage the conservation of natural resources by reducing or eliminating waste throughout the building's entire life cycle, including the development phase, the usage phase and the building's end-of-life stage.
- Provide education to landlords, tenants and homeowners on energy efficiency, water conservation, recycling, and waste reduction activities.

Jonathan Morgenstein asked what the threshold is for affordable and what it costs. He additionally asked what 60% of the Average Median Income (AMI) looks like. Russel noted that it depends on household size. Currently that means for a 1-person household at 60% AMI – it would be approximately \$54,000. An affordable 1-bedroom unit at that threshold would be no more than \$1,400 per month. Another example – a household of 4 at 60% would be \$77,000 per year. A 3-bedroom unit at that threshold could not exceed \$2,013 per month.

Liliana asked for more information about how the overall community is being engaged. Russel noted that it is just a review and is assessment at this time. That said, an online engagement is ongoing and targeted outreach to Latino and underserved communities is also part of the review.

John Bloom noted that the Commission has a decreased emphasis on the level of green building certification. There are so many environmental issues that a single certification level does not clearly define needs or wants of the C2E2. John noted that it is of particular importance to eliminate fossil fuels and focus on full electrification of buildings.

Joan asked what percentage of market rate is affordable. Russel noted that as of July 1, 2020 – there were 4,180 that were available to lower income households. It is approximately 4% of the housing stock.

Johnathan noted that he heard the speakers indicate that solar was almost obligatory for new projects. Jonathan asked that electrification be more clearly detailed and mandated in future applications as solar is. Russel noted that this was new feedback and would take it back to the housing team for evaluation.

Joan noted that all electric buildings are cheaper to construct than those with natural gas. Additionally, Joan requested that all projects review the Community Energy Plan goals and ensure that they align with interim and long-term targets.

3. Community Energy Plan Roadmap Update

Rich Dooley provided an update on the Roadmap. The Community Energy Plan Roadmap provides the implementation arm of the Energy Plan. ICF has been secured to support the Roadmap development. A memo was developed that helps with the inception phase of development. It was circulated and input was garnered from the EC, C2E2, and Rethink Energy staff.

The implementation will be broken down into short, medium, and long-term suggested actions. Staff will continue to keep the Commission updated and engaged throughout the process.

4. Capital Improvement Plan Letter Review and Approval

The commission discussed, amended, and approved the CIP letter unanimously.

5. Legislative Letter Review and Approval

The commission discussed and amended the Legislative letter; however, it was deferred until July. The letter will be further amended and reviewed at the July 26 C2E2 meeting.

5. Meeting Minutes

The Commission moved and unanimously approved the meeting minutes.

6. Old/New Business

Mikala Milton attended the Public Spaces Master Plan meeting. It dealt with various zoning issues as they apply to Parks, setbacks, fencing, lighting, and other uses. Mikala asked the Commission for input on how best to advertise ideas for tree preservation and planting. She also noted that there are free trees available and services to evaluate tree health.

Kevin Vincent noted that there was a public meeting on the upcoming ART bus facility. Kevin expressed that it was poorly attended with few questions. Almost no new information was provided but some design tweaks were made. Mr. Vincent noted that the roofs are being designed to be solar ready. Kevin asked that solar should be installed from the start. Demetra noted that a PPA is being developed that could help with this.

Emily Emery noted that the Virginia DOT did their 3rd public hearing on the route 1 revamp. They are going to recommend that the route is at-grade. It reworks the initial proposal and may have some impacts for pedestrians and green open space. Comments are being received until July 12 and a draft report will be released late this year.

Demetra McBride noted that a PPA is near completion for the Lubber Run Community Center. The hope is that it is ready for the July Board meeting. The County hopes to issue an RFP for their own PPA by the end of the calendar year. APS is also looking at a pilot for EV school buses. More information will be available in the coming months. Demetra also noted that several contractors have been identified to replace ICF for the ART bus study. Additional information will be available in the coming months as well.

Meeting ended: 9:02pm