

AHS BOARD MEMBERS

March 18, 2022

Jenny Denney Lawson
Chair

Dear Members of the County Board,

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Vice-Chair

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The Alliance for Housing Solutions recognizes the importance of Sector Plans in managing growth along Arlington's Metro Corridors. The Clarendon Sector Plan Update provides an opportunity to expand the County's overall housing supply while creating a vibrant neighborhood around the Clarendon Metro Station. This neighborhood will be further enhanced with the inclusion of Affordable Housing. Therefore, AHS concurs with the Staff Report and with the recommendation of the Citizens Advisory Commission on Housing that the Clarendon Sector Plan guidance include the co-location of committed affordable housing on the 10th Street Fire House #4 Site. We request that the Board include this as part of the Request to Advertise and give it the highest priority of the three redevelopment options.

The Affordable Housing Master Plan Implementation Framework indicates that the County will need to finance approximately 450 new committed affordable housing units each year for the next nineteen years to meet the production and reservation goals of the AHMP. This requires using every opportunity to prioritize affordable housing. The report further emphasizes the need to include co-location of affordable housing alongside County facilities. Since the first adoption of the Affordable Housing Master Plan in 2015, no county facility has incorporated affordable housing. Opportunities for land to support affordable housing are increasingly rare. Developing affordable housing on County-owned property would have lower development costs per unit.

Affordable housing is sorely lacking in the Clarendon Sector Plan area. Currently, this area has only 3% of the CAFs that exist in the entire Rosslyn-Ballston corridor. Including affordable housing at the 10th Street Site will help address Arlington's goal to distribute committed affordable housing more equitably throughout the County. If affordable housing cannot be built at this location, the County should proactively engage with the community to identify alternative locations.

The Clarendon Sector Plan provides an opportunity to advance multiple goals established in the Affordable Housing Master Plan, using strategies outlined in the Implementation Framework. Including affordable housing at the 10th Street Site will help to provide for the economic and ethnic diversity that was once the character of the Clarendon area.

Sincerely,



Jenny Denney Lawson
Chair, Board of Directors



Martha Bozman
Interim Executive Director