

**Arlington County Housing Commission
Meeting Notes**

The Housing Commission convened its meeting at 7:03pm on January 15, 2026.

PRESENT Commissioner Kellen MacBeth (Chair)
Commissioner Karen Serfis
Commissioner Jason Schwartz
Commissioner Margaret McGilvray
Commissioner Danny Ross
Commissioner Katie Wenger
Commissioner Nikki Blake
Commissioner Bryan Coleman
Commissioner Zack Linick
Commissioner Joseph Ventrone

ABSENT Commissioner Elena Fierro
Commissioner Anika Montgomery

STAFF Alex McMillen

[View the Meeting Recording Here](#)

Public Comment on Items Not on the Agenda

Alice Hogan provided public comment on behalf of the Northern Virginia Affordable Housing Alliance. She informed the commission there is a MLK Day of Service on January 19, 2026, that she wanted to raise awareness about. She also said there is a local fair housing training for housing providers done by the Equal Rights Center on the 21st at 3pm on zoom.

Approval of Notes – Action

There were no edits to the notes. Bryan Coleman made a motion to approve the notes, and Karen Serfis seconded the motion. The motion passed unanimously.

- [View the January 15, 2026, Housing Commission notes here.](#)

Notice of Funding Availability (NOFA) – Information

Staff presented the item.

- [View the slides here.](#)

Bryan Coleman asked what the interest level from developers is generally for these funds. Staff answered developer interest is very high. Housing staff are routinely approached by developers with potential projects needing gap financing, and staff anticipates a number of projects will apply for funding.

Danny Ross asked if staff knows how much will be available in funding. Staff answered they are still working through the amount that will be available and will make that announcement when the NOFA is released.

Kellen MacBeth asked if the Housing Commission will have a chance to provide feedback on the NOFA scoring guidance. Staff answered this is a staff administrative process and there is no current plan to share the guidance with the Housing Commission at this time. Kellen MacBeth said it could be helpful to have the Commission provide feedback.

Joe Ventrone asked why it was titled FY27 when it is currently 2026. Staff explained that the County's fiscal year begins in July, and that this funding allocation will eventually happen in the next fiscal year instead of the current one.

County Board Liaison Remarks – Information

Maureen Coffee provided remarks as the County Board liaison to the Commission.

Bryan Coleman asked what areas are County necessities that can't be compromised in the budget process. Maureen Coffee said safety net services are her top priority, and keeping people fed, housed and safe is her focus. From there, she said it gets complicated very fast.

Kellen MacBeth asked if the Office of Human Rights will still be part of the CPHD budget work session. Maureen Coffee said she can flag that to make sure that setup remains the same.

Kellen MacBeth asked Maureen Coffee to talk about the housing and affordability engagement effort that will occur soon. Maureen Coffee said she does not have too many details to share at this point but that they are trying to think about policy methods to increase affordable housing and make housing more affordable. She said the hope is that eventually this work will help inform the County workplan going forward.

Kellen MacBeth said the typical Arlington way is slow and steady. He asked if we could expect some more urgency on this to make housing cheaper for residents. Maureen Coffee said there is a desire from the newer County Board members to move quickly and find solutions to increase housing supply.

Katie Wenger said she is glad to hear about the engagement outreach and noted the work of the Community Engagement Task Force in 2025. She also asked if the County will be able to step up housing support in areas where federal resources are currently limited. Maureen Coffee said HUD put out a grant notice that capped the amount of money that can go to Permanent Supportive Housing (PSH) recently; however, HUD rolled back the notice, and it is hard to know what is coming next at the federal level. She said the County will find a way to cover things like PSH at the end of the day.

Kellen MacBeth asked if there are certain things the Housing Commission should focus on this year. Maureen Coffee said the affordability subcommittee could be very beneficial. She also said she likes the idea of doing more educational outreach.

Joe Ventrone said the County has to communicate their accomplishments better. He said the taxpayers he talks to don't see the innovative affordable housing projects that are in the County. Maureen Coffee agreed and encouraged the Commissioners to be ambassadors to their communities as well.

2025 Annual Report – Action

Kellen MacBeth presented the Annual Report.

- [View the report here.](#)

On page 7, Kellen MacBeth suggested inserting the House and Senate Bill numbers for the Affordable Housing Ordinance work that was done in 2025.

Zack Linick said it was a well put together report and thanked Kellen MacBeth and Katie Wenger for putting it together.

Karen Serfis made a motion to approve the Annual Report. Bryan Coleman seconded the motion. The motion passed unanimously.

2026 Workplan – Action

Kellen MacBeth presented the item.

- [View the workplan here.](#)

Bryan Coleman said the Commission should have meetings at facilities around the County other than the Bozman Government Center. Kellen MacBeth noted that would require extra effort from staff. Karen Serfis disagreed with having different meeting locations. She said the virtual/in-person meetings are already creating some confusion. She added there would need to be a specific benefit to having a meeting in a different location. Jason Schwartz aligned himself with Karen Serfis. Kellen MacBeth said changing the location is only meaningful if there is a significant outreach effort and residents from the area attend. Margaret McGilvray noted that typical Housing Commission meetings don't have much time set aside for the public to participate. She suggested possibly having a separate meeting that focuses on public input. Joe Ventrone said when the subject matter and meeting location align it could be useful.

Kellen MacBeth asked if the Commission is open to having more meetings than the regular standing Housing Commission meetings. Jason Schwartz said SPRC participation from the Housing Commission is very important. Margaret McGilvray said it would be a reasonable ask each Commissioner to attend one non-Housing Commission meeting a year (SPRC or similar type of meeting).

Zack Linick asked what the goal of having more frequent meetings would be. Kellen MacBeth said there is already little control of when certain agenda items come to the Commission. He said there could be a value add in having more meetings to hear more items and to better align with staff schedules and timing. Kellen MacBeth noted that in the past, more meetings have been scheduled as needed (Missing Middle, AHOWG Recommendations).

Margaret McGilvray said the bus tours of CAF properties are very beneficial. She noted the Community Development bus tour is in April this year.

Joe Ventrone asked if the Innovative Policies for Housing Affordability Subcommittee would examine rental solutions or homeownership solutions as well. Kellen MacBeth said it can also look at homeownership solutions as well.

Kellen MacBeth said he would be okay removing "Study Rent Stabilization" from the workplan. Joe Ventrone agreed.

Kellen MacBeth asked Maureen Coffee about the eviction prevention funding the County allocates. Maureen Coffee said the recent issue is that because Arlington has such a good eviction prevention program, that some people are signing leases that they can't afford and relying on eviction prevention, instead of relying on Housing Grants or other more appropriate programs. She said the County Board is

trying to find a balance to give support but also not enable residents to take advantage of the program. She noted they are not looking to shrink the program, more that the growth it was showing was unsustainable.

Kellen MacBeth asked if the County is examining how the County qualifies residents for certain programs. Specifically, for federal workers who lost their job, how can they get support even though their W-2 from the previous year shows they are a higher-income earner. Maureen Coffee said there have been conversations with DHS about this issue. She said there are certain programs that have more flexibility than others on eligibility, and that eviction prevention is one of those programs.

Kellen MacBeth said he would send out a sign-up sheet for County Board meeting coverage in 2026.

Andrew Ferreira, Chair of the Tenant Landlord Commission (TLC), said TLC is also closely tracking eviction prevention. He noted the eviction prevention funds for the month usually run out after the first few days of the month.

Zack Linick made a motion to approve the workplan. Margaret McGilvray seconded the motion. The motion passed unanimously.

Development Updates – Information

Staff had one development update on the Inn of Rosslyn site plan. The site plan was deferred for County Board consideration from September 2025 until January 2026. The staff recommendation remains denial due to nonconformance with green area goals in the Fort Meyer Heights North Area Plan (FMHNP). The proposed affordable housing program remains the same as when the Housing Commission heard the item in September 2025.

Stuart Stein provided public comment in support of the project. He said this project would be a great addition and meets many of the FMHNP goals. He asked that the CAFs be at lower affordability levels and for longer than a term of 30 years.

- [View the Development Updates here.](#)

Subcommittee Reports – Information

The TLC Subcommittee on the Human Rights Ordinance & Housing is looking for a Housing Commission representative.

Katie Wenger said the Green Building Incentive Policy was approved by the County Board.

Meeting adjourned at **9:25pm**.