

**Arlington County Housing Commission
Meeting Notes**

The Housing Commission convened its meeting at 7:03pm on July 10, 2025.

PRESENT

Commissioner Katie Wenger (Chair)
Commissioner Karen Serfis
Commissioner Zack Linick
Commissioner Joseph Ventrone
Commissioner Jason Schwartz
Commissioner Margaret McGilvray
Commissioner Nikki Blake
Commissioner Bryan Coleman
Commissioner Elena Fierro

ABSENT

Commissioner Anika Montgomery
Commissioner Danny Ross
Commissioner Kellen MacBeth

STAFF

Alex McMillen

[View the Meeting Recording Here](#)

Public Comment on Items Not on the Agenda

Alice Hogan provided public comment on behalf of Northern Virginia Affordable Housing Alliance (NVAHA). She said there was a new litigation update on Missing Middle. She also noted a number of public engagement opportunities for Commissioners to participate in.

Approval of Notes – Action

Joe Ventrone provided one minor wording edit to the notes. Joe Ventrone made a motion to approve the minutes. Karen Serfis seconded the motion. The motion passed unanimously.

- [View the June 5, 2025, Housing Commission notes here.](#)

Shirlington House – Action

The Applicant and staff presented the item.

- [View the staff handout here.](#)

Karen Serfis asked what the overall unit composition of the development will be. The Applicant showed the full unit composition, detailing both the number of new proposed units and the existing Shirlington House units. They noted that there are rental townhouses as part of this proposal which is an underrepresented housing typology in the county.

Katie Wenger asked for clarification on the bonus density contribution. Staff answered it would be 6 1BR CAFs and 6 2BR CAFs. Katie Wenger asked if the bonus density was being calculated based on the total site density or just the newly requested density. Staff answered this project is achieving exclusively bonus density, and because it is an infill it is not subject to the Affordable Housing Ordinance. Thus, the contribution was calculated based on the new density requested. Katie Wenger said it is great to get 12 CAFs based on only 73 newly added units.

Anika Montgomery asked how current Shirlington House residents will be impacted, especially during construction. The Applicant showed a slide to illustrate how most of the existing buildings won't be impacted. They also said they are taking advantage of the existing garage and site topography as well.

Joe Ventrone said he thinks it is a great project that he supports. He noted the amount of space on the existing site.

Jason Schwartz confirmed with staff that no additional parking was proposed. He said having no parking costs here is great. He also noted that single stair construction could increase the supply of these types of liner units.

Joe Ventrone made a motion to approve the site plan and staff recommendation. Danny Ross seconded the motion. The motion passed unanimously, 7-0.

One Rosslyn – Action

The Applicant and staff presented the item.

- [View the staff handout here.](#)

Karen Serfis asked if staff considered an Affordable Dwelling Unit for homeownership at the site. The Applicant answered that given the costs in the Rosslyn area it was determined that cash-in-lieu of units was the best decision. It was also noted that having one or two scattered ADUs can also be hard to manage on staff's end. Karen Serfis said she is always advocating for affordable homeownership and asked if the cash contribution for the condo building could be set aside for affordable homeownership.

Jason Schwartz asked what type of amenities would be offered on-site. The applicant answered it would be high-end for an established demographic.

Joe Ventrone said the Rosslyn area needs another grocery store and hopes that adding these housing units will come with a new grocery eventually as well. He said it is a great project and he is eager to see this site developed.

Katie Wenger asked if the existing buildings have any housing. The Applicant answered there is no housing currently, it is all office. Anika Montgomery asked if there are currently office tenants. The Applicant answered there are current tenants.

Anika Montgomery asked how long construction would take. The Applicant answered it would take a little over three years because they are building the whole site out at once. Anika Montgomery asked if they are looking at adding a grocery at this site. The Applicant answered they are outfitting one of the retail spaces for those types of uses.

Katie Wenger asked if on-site CAFs are always affordable for 30 years. Staff answered that the 30-year term came from negotiations that occurred back in 2005 and that it is the standard for site plan units. Staff said CAFs that are created or preserved through the AHIF program come with significantly longer affordability periods, sometimes as long as 99 years. * Correction from Staff: affordable housing ordinance base units have a minimum required 30-year term that is codified in state code. Any changes to the typical 30-year term that is negotiated for bonus units would likely reduce the overall number of affordable units that are able to be provided. *

Katie Wenger asked if the Applicant is doing the Green Building Incentive Policy (GBIP). The Applicant said they are not opting into the GBIP but are still meeting the LEED Gold threshold.

Katie Wenger asked how many Type A units will be on-site. The Applicant answered 2% of the building will be Type A but that all units will be able to be modified if there are reasonable accommodation requests.

Anika Montgomery asked if there is a price range for the condominium units. The Applicant answered they will be market rate, and it is an expensive construction type.

Jason Schwartz said it was incredible that this one site was providing that much money to AHIF, noting it was comparable to the amount of AHIF that was allocated in the last fiscal year.

Joe Ventrone made a motion to approve the site plan and staff recommendation. Karen Serfis seconded the motion. The motion was approved unanimously, 7-0.

Ballston One – Action

The Applicant and staff presented the item.

- [View the staff handout here.](#)

Katie Wenger asked how many off-site units would be leveraged between both the base and bonus contribution. Staff answered it would be about 27-28 units leveraged off-site between both.

Katie Wenger said not having to redo the garage is good from an environmental perspective. She also asked what the plan for the bike path would be. The Applicant answered they are planning to keep the current path and to move the trees more toward the road to make it more protected.

Anika Montgomery asked why they aren't proposing more height. The Applicant answered there are a few reasons, such as construction type, another being the Ballston Sector Plan calling for the tapering of heights. They explored all options including keeping the existing building but landed on this height based on financial and other factors.

Jason Schwartz asked if a larger building wasn't feasible without also scraping the garage. The Applicant confirmed that to add a larger building they wouldn't be able to keep the current garage.

Anika Montgomery asked if there would be any retail on-site. The Applicant answered there would not be any retail here.

Joe Ventrone asked if there will be a curtain around the heat pumps on the roofs. The Applicant confirmed they will be covered with a screen.

Katie Wenger asked what sustainability levels the building will be. The Applicant answered it will be LEED Gold, and they are earning density at the 0.25 FAR level. Katie Wenger asked if it will be electric or gas. The Applicant answered it will be all electric.

Jason Schwartz said a new Ballston metro entrance would also be helpful for this site.

Jason Schwartz made a motion to approve the site plan and staff recommendation. Nikki Blake seconded the motion. The motion passed unanimously, 7-0.

Destination 2027 – Information

Staff presented the item.

- [View the staff slides here.](#)

Nikki Blake asked if Destination 2027 is disbanded, then are there no destination 2027 goals for the next two years. Staff answered that they are still using the equity resolution in the decision making and are committed to equity. Staff also said that Destination 2027 was a priority for the previous Health Director and that the county is looking to fill that role.

Nikki Blake asked if federal changes are impacting DHS' funding. Staff answered most of their funding is local funding, so they are largely unaffected. Staff said cuts to funding will hurt all localities, but that Arlington will be somewhat more resilient than other localities.

Joe Ventrone asked what is being done for the elderly specifically. Staff answered they have an Aging and Disability Services office that allows residents to age in place for as long as possible. Joe Ventrone said he asked in the context of Culpepper Gardens Assisted Living, which is closing down.

Katie Wenger said its great to hear that DHS serves undocumented residents.

Katie Wenger asked what the county is doing to address the health disparities in the county. Staff answered its several different things, including using the equity lens in decision making. Staff also noted specific programs such as Housing Grants, food assistance and other services that are rooted in equity.

Katie Wenger asked what does outreach to the impacted communities look like? Staff answered a two-way dialogue is ideal. Staff is going to the zip codes with worse health outcomes and offering free health testing and services.

Katie Wenger asked if CPHD is working with the Health Department to make progress on your goals. Staff answered they are. The equity questions that came up during the site plans portion of the meeting came out of destination 2027 and the Equity Resolution.

Katie Wenger asked where the county expects to be in 2027 considering the large health disparities currently seen. Staff answered it is an open-ended struggle, and the county is never going to have perfection where everyone has the same opportunity. However, staff noted the county can prioritize equity in its decisions. And in doing so, hopefully the disparities will shrink over time.

Development Updates – Information

Staff provided three development updates on Goodwill, Crystal Houses and Barcroft Apartments, which are detailed on the below handout.

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

Subcommittee Reports – Information

Katie Wenger gave an update on the Affordable Housing Ordinance Working Group on behalf of Bryan Coleman. She stated the three options the group is considering in reworking the Affordable Housing Ordinance. Jason Schwartz added the group is also looking at off-set mechanisms for potential increases in overall base contributions.

Katie Wenger gave a report on the Community Engagement Task Force. She said they are gathering responses to their survey, as well as continue to hold listening sessions with residents.

Nikki Blake said the first Legislative Priorities meeting would be held on July 30th at 7pm.

Meeting adjourned at **9:07pm**.