



Arlington County Civic Federation

Adopted ACCF Committee Charges and Year-End Reports for FY2023

c. **Housing.** It shall be the duty of this committee to study and report on matters, relating to housing in Arlington and, as considered appropriate, in surrounding jurisdictions. These matters will include development and enforcement of standards, codes, and legislation; housing needs, construction, operation, maintenance, financing, rehabilitation and regulation of single and multi-family structures; public housing; subsidies and other incentives; and developments affecting the adequacy of public services in residential neighborhoods. The committee shall serve as liaison for the Federation with appropriate county officials and organizations in Arlington, and other organizations in its environs. Because housing policy is closely tied with Planning and Zoning, it is expected to work closely with that committee.

22-23 Housing Committee Report Anne Bodine and Matt Hall, Co-Chairs

The Housing Committee convened to introduce new co-chairs Matthew Hall and Anne Bodine (and new members) in March; it has built up a base membership of approximately 13 (plus co-chairs). Given the major focus on housing by almost all candidates in the June 20 Democratic primary election, Housing Committee co-chairs are stepping up membership recruitment to ensure we keep step with a likely reinvigorated housing effort by the new County Board in 2024.

The HC seeks to build a consensus on the county's housing production goals and needs (reflected in both the 2015 Arlington Affordable Housing Master Plan and the Metropolitan Council of Governments' projections from 2018.) It has studied the "big picture" by peering through the keyholes of specific Arlington projects, concepts, and plans. The Housing Committee looked at innovative housing ideas, both theoretical and applied.

In March, we looked at the unrealized vision of local architects Brian Harner and Leo Sarli (alumnus and current member of Arlington's Planning Commission) and Jane Siegel (previous member of Planning Commission), to consider alternate concepts for the county's controversial Missing Middle housing plan that aims to increase infill in single-family neighborhoods. Harner/Sarli/Siegel report proposed stronger architectural guidelines, deeper analysis of the new proposal's impacts, and alternate approaches to some zoning elements that offered a compromise between the county's plan and no upzoning.

In April, Committee member Charles Sims (Real Estate Director of non-Profit Arlington Partnership for Affordable Housing) briefed on creative "twinning" of credit sources for its 100% affordable housing project at Terwilliger Place (showing how county funds leverage key federal, state, and often private monies) for these projects (including this one as the first-in-state for veterans).

In May, (HC member) John Snyder, of the Columbia Pike Partnership, gave an overview of the Neighborhood Form-Based Code (N-FBC) adopted in 2013 as a streamlined zoning overlay that could replace older commercial with higher-density mixed use projects but also retain affordable housing units along Columbia Pike (home to the largest percentage of affordable units in Arlington). We also heard



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updates on new projects along the Pike from County Planner Matt Mattauszak and from tenants' rights activists who noted the need for more protections for very low-income tenants at Barcroft Apartments, now under development as part of N-FBC.

Both presentations showed that we can consider creative approaches to housing and the critical need for; long-term community involvement in zoning and housing.

In June, the committee discussed the county's Preliminary Concept Plan for Langston Blvd (Plan Langston Blvd.) HC member Alice Hogan, a 20-year housing consultant and advisor for Affordable Housing Solutions (AHS), briefed on county plans to produce 2500 affordable units along Langston, with greater building heights and density currently seen by the county as the best ways to do this. The committee is seeking a briefing from county demographers on population, labor, and housing trends in July.

Meetings have exposed areas of disagreement but have paved the way for deeper reviews of specific projects or policies, such as housing ownership, displacement and gentrification (at Barcroft and Merion Pike West, possibly) and better mechanisms to meet low- and middle-income housing needs (exploring the new project at Glebe Rd. Goodwill.

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