

ACCF June 2, 2015 Meeting

Parks Committee Minority Report on Affordable Housing Master Plan

"Provisional statement from the Park Committee for posting as background materials to assist CivFed deliberation and decision on the Housing Committee proposed resolution on the "Affordable Housing Master Plan."

Why the CivFed Park Committee is concerned about the proposed 'Affordable Housing' resolution.

Provisional Statement, generated by the CivFed Park Committee leadership but not yet approved by the Park Committee membership, May 15, 2015

CivFed will vote at the June meeting on a resolution which would endorse the draft Affordable Housing Master Plan (AHMP) developed by the County's Affordable Housing Study. We believe that CivFed delegates concerned about the future of Arlington's parks should vote against the resolution unless it is modified to address some important concerns.

In early 2014 the County Board launched an affordable housing initiative called "Public Land for Public Good," which prompted considerable conflict in our larger community which was reflected in-turn via debate among CivFed advocates for affordable housing, parks and schools. After considerable difficult discussion, CivFed adopted a resolution advocating a community process to develop appropriate procedures and principles for siting facilities on public land that would hopefully minimize such conflict in the future. The County launched the Community Facilities Study this year as a broad-based community planning effort designed to build just such a public consensus regarding the community's future funding and facility needs.

Section 3.5.2 of the AHMP provides "Consider affordable housing needs and goals when planning for major capital investment in new or redeveloping existing major community facilities, taking into account the neighborhood context." (DRAFT-AHMP-3.0, page 29)". Adopting Section 3.5.2 as policy in the Affordable Housing Component of the Master Plan would preempt the Community Facilities Study put in place by the County Board - with the support of our Civ Fed resolution - to consider the very issue addressed by Section 3.5.2. It is also in-effect resurrects the "Public Land for Public Good" initiative in the context of the AHMP when the County Board - and Civ Fed - have concluded that the appropriate place for addressing future uses of public land is through the Community Facilities Study.

Further, the CivFed resolution called for consideration of affordable housing initiatives "in the context of existing planning documents and studies such as the General Land Use Plan, the Capital Improvement Plans, the Public Spaces Master Plan, the Transportation Master Plan, the Tri-data Study, the Housing Study and others." It appears to us that the draft AHMP does not include the "whole community" analysis called for in the CivFed resolution..

Mark Antell
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