

Roundtable on Affordable Housing Program as Applied Within the Site Plan Process

Background

On February 15, 2005, the Arlington County Board unanimously adopted a Resolution, a copy of which is attached. The Resolution stated that an inclusive, structured process would be established – to include “members of the business community and other stakeholders” – to participate in the development of amendments to the General Land Use Plan (GLUP) and to the affordable housing related provision of the Zoning Ordinance.

In the intervening months, several informal meetings of stakeholders were held to solicit their thoughts, concerns, and suggestions. The proposed Roundtable is put forth to fulfill the County Board’s commitment to establish an inclusive, structured process.

Charge

The primary purpose of the Roundtable will be to discuss and participate in the development of the following amendments as specified in the Resolution:

- (1) amendments to the GLUP to clarify that the densities shown for any given land use designation are intended to be “up to” the maximum shown and that it is not desired or expected that every development project could or should be at the maximum density; and
- (2) amendments to the affordable housing related provisions of the Zoning Ordinance clarifying at what point and to what extent increased density may be considered in exchange for affordable housing.

This Roundtable shall not undertake a comprehensive review of Arlington’s Affordable Housing Goals and Targets, adopted in 2003. However, during preliminary discussions certain elements of the Affordable Housing Goals and Targets, as well as certain elements of the current site plan process, were identified as issues that may need to be considered. These elements/issues might include:

- Increase the focus on preservation of the existing stock of affordable units, and identify mechanisms for for-profit developer support of such efforts;
- How to achieve the best value with available affordable housing resources;
- How to streamline and simplify the existing site plan process;
- How to provide increased predictability within the site plan process.

The Roundtable shall rely on the staff support team to provide requested information in a timely manner.

The Roundtable shall work toward consensus recommendations, however a consensus may not be achievable on all issues. Compromises will be necessary. Ultimately, the recommendations of the Roundtable will be presented to the community and to the County Board. The County Board will be responsible for making the final decision.

Composition/Participants

The Roundtable will consist of 23 persons. Meetings will be open to the public. At least one broad community forum will be organized, to include the Roundtable members. Community input will also be solicited by the County Board during the process of advertising and considering for adoption final recommendations.

Appointments to the Roundtable are:

Chair - Jay Fisette, County Board Chairman

Members:

County Board

- Chris Zimmerman

For Profit Developer

- Bob Bushkoff, Dittmar Company
- Brian Coulter, The JBG Companies
- Mitchell Schear, Kempfer Management
- John Shooshan, The Shooshan Company, Inc.
- Mark Silverwood, Silverwood Associates, Inc.
- Stan Sloter, Paradigm Companies
- Andy Viola, Bush Construction Corp.

Not-for-Profit Developer

- Doug Peterson, Arlington Partnership for Affordable Housing

Chamber of Commerce/large employer

- Stanley Taylor, George Mason University

Housing Commission

- Susan Retz

Planning Commission

- Carrie Johnson

Tenant-Landlord Commission

- Christian Dorsey

Land Use Attorney/lobbyist

- Mark Ingrao, Apartment and Office Building Association
- Jon Kinney, Bean, Kinney & Korman
- John Milliken, Venable LLP
- Nan Terpak, Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.

Realtor

- Dave DeCamp, Grubb & Ellis

General Assembly member

- Mary Margaret Whipple, Virginia Senate

Citizen/Activist

- Melissa Bondi
- Charlie Rinker, Arlington New Directions Coalition
- Kathryn Scruggs, Arlington County Civic Federation

Staff

- Ron Carlee
- Steve MacIsaac
- Susan Bell
- Ken Augenbaugh

Facilitator - TBD

Consultants - TBD

Timeline

The Roundtable will convene in late May and hope to conclude its work by early July. It is likely that weekly meetings will be scheduled.

Amendments to the GLUP and affordable housing provisions of the Zoning Ordinance should be advertised at the July 12 recessed County Board meeting, with a full public hearing scheduled for the September 17 County Board meeting. *(These dates could slip to an advertisement on September 17 and a full public hearing at the October 15 County Board meeting.)*