



CITIZENS ADVISORY COMMISSION ON HOUSING

One Courthouse Plaza 2100 Clarendon Blvd., Suite 700 Arlington, VA 22201
TEL 703.228.3760 FAX 703.228.3834 www.arlingtonva.us

Holly Bray,
Acting Chairman

September 23, 2010

Hon. Jay Fiset, Chairman
Arlington County Board
2100 Clarendon Boulevard, Suite 300
Arlington, VA 22201

RE: Crystal City Plan

Item #58 on the County Board agenda for September 28, 2010

Dear Mr. Fiset:

At its September 16, 2010 public hearing, the Citizens Advisory Commission on Housing received a presentation and heard testimony on the proposed Crystal City Plan. This item was also presented as an information item at the Commission's June 24 meeting.

Several issues were discussed at the meeting. First, there is concern that the plan is not aiming to produce enough committed affordable units (CAFs). The policy directives suggest a range from 550 (7%) to 1,200 (16%) CAFs by 2050. Although we acknowledge that it is difficult to predict the result of bonus density allowances and cash contributions it is generally agreed that 550 CAFs is too low for a major corridor. The high end of the range, 1,200 units or 16% is more reasonable however, the Commission members agreed we should strive for more than 20% CAFs in Crystal City. Second, the Commission is concerned about losing units as the plan is implemented, in particular, the potential loss of rare three bedroom units. The Commission would like to see the County work with Crystal City multifamily property owners to explore ways to preserve the existing affordable housing stock in the marketplace for years to come.

The Commission recommends supporting the staff recommendation and adding the following language that was put forth by the Planning Commission:

Add a new action step in the Affordable Housing implementation section as follows: Continue the planning process to develop a comprehensive housing plan that establishes numeric goals that support the county's mixed income housing vision beyond what may be generated through community benefits associated with proposed redevelopment in Crystal City, taking into account other tools that may be available or created.

The Commission vote on the motion was 8-1. Members in favor are Mr. Borthwick, Ms. Bray, Mr. Certosimo, Ms. Guevara Gutierrez, Ms. Hogan, Ms. Korfanty, Ms. Winters and Mr. Withers with Ms. Merica against.



CITIZENS ADVISORY COMMISSION ON HOUSING

One Courthouse Plaza 2100 Clarendon Blvd., Suite 700 Arlington, VA 22201
TEL 703.228.3760 FAX 703.228.3834 www.arlingtonva.us

Holly Bray,
Acting Chairman

September 23, 2010

Thank you for your consideration of this issue. Please do not hesitate to contact me should you have any questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Holly Bray".

Holly Bray
Acting Chairman