

CHCA Meeting, Monday, March 9th, 2020, 7 pm – 9 pm

Location: Walter Reed Community Center

Board Members Present: Ron Haddox, Sarah McKinley, Josh Folb, Marian Gooderham

Others: Reggie Nixon, Juliet Hiznay

Guests: Lynn Durbin (Arlington View CA), Linda LaDuc (Arlington Mill CA), Maria Pete Durgan (Penrose CA), Stef Pryor (Penrose FBC)

7:05 PM President's Update and the goals for tonight – (Ron Haddox)

- Ron welcomes guests from neighboring Civic Associations (CA), indicates meeting will mostly cover Juliet's presentation on potential changes to the Neighborhood Form Based Code (NFBC)

7:07 PM Approval of the Meetings tonight agenda and the February 10th meeting minutes. (Marian and Ron)

- Unanimously approved, Marian will send final to Ron to post online

7:10 PM Treasury Report – Dues for this year (Josh)

- Per Josh, we did not do a membership fees drive this year, proposed retroactive 2 year membership for those who did pay the previous year (2019 will extend though 2020) and those that paid for 2020 will cover through 2021. Unanimously approved. Josh will write a notice for Ron to distribute to our listserv.

7:15 PM Discussion on FBC/N-FBC Proposed Revisions (Juliet)

- The proposed changes to the NFBC are the result of ongoing controversy in County of where to put Affordable Housing (AH)
- Our NFBC along Columbia Pike is unique, it was adopted near the time of death of the streetcar idea; commercial FBC was adopted first, AH was not a requirement; developers opt in to AH units to get bonus height over the minimum of FBC (even if they include just 1 unit they can get the bonus); referring to handouts for current height restrictions on current residential buildings along east end of the Pike, ex: Dorchester Towers are currently zoned for max 8 stories but with bonus height developers could add 6 for a total of 14 stories.

- During development of the NFBC neighborhoods agreed to a 60% area medium income (AMI) requirement for AH qualifiers; new plan wants to allow up to 120% AMI for homeownership units which would also create an incentive to convert current market rate apartments to condos resulting in mass displacement of current residents and major gentrification of the east end of the Pike.
- In order to embed ownership units into the revised NFBC the developers should be filing use permit process for the change in AMI from 60% to up to 120%, but that process may no longer be required which would skip public input.
- “Diverse and inclusive housing” would disappear if the changes go into effect; this is a budget neutral scenario to the County bc the developers pay.
- Per Reggie, the NFBC was developed over several years with neighborhoods’ input, now they are avoiding public input going forward.
- Collective concerns: no transportation or transit upgrades to support additional density along Pike; the qualifications for ownership units are unclear and could result in fraud; does it really help build equity if profits on the units are capped?; per Virginia law AH is capped at under 100% AMI so anything above would violate the law; effect of condo/HOA fees and if owners can’t afford ongoing maintenance; appears maybe only 2 County Board members are leaning to oppose the 120% AMI proposition but unclear as to rest of the Board.
- Per Stef: ideology is leaning towards public service professionals to justify the plan and justify AH along Pike by showing maps trying to put it elsewhere (that will never happen).
- Per Juliet: displacement of renters en masse will drive up rental prices due to scarcity.
- Per Lynn: kids DO live in apartments and adding more units would add more kids to the schools (ex: Hoffman Boston receives 2 full busloads of students from 1 apartment complex=150 +/- kids so double that if the complex is doubled in density).
- Per Juliet: we need to submit a collective proposal, suggests compromise of maximum 80% AMI for ownership units (no plan to increase AMI% for renters) with use permit process (so public could be engaged) per the original NFBC. Group votes to compromise at 80% AMI qualification.
- Juliet will draft a letter indicating CHCA is reluctant to support proposal at 80% AMI and requests use permit process for renovations and site plan process for new construction so CAs can be part of the process. She will preview letter with

PPG to be sent jointly with the CAs present here. 3rd Sat in April proposal will be announced at County Board meeting, vote likely at next meeting 3rd Sat in May.

8:40 PM Share your thoughts on Safe Transportation in Arlington – (All)

- Per Sarah: a few people in the CA did the online survey.

8:42 PM Update on MOU/MOA between BM Smith, Pike Park (Walgreens/Rite Aid), County, & CHCA? Update: CPRO will be working to set up a meeting between the appropriate parties, so they can determine how best to proceed. (Reggie)

- Per Reggie: no update

8:45 PM Career Center BLPC/PFRC update from the last public meeting. (Takis and Marian)

- Bump. Takis absent and meeting ending.

8:45 PM Updates

- Newsletter (Marian and Sarah): Sarah will send Marian Word version and Marian will attempt newsletters.
- Request from Joint Base Myer-Henderson Hall (Sarah, Reggie, Juliet, and Ron)
 - Bump
- Notice of Use Permit Review: EvolveAll Martial Arts -1058 S. Walter Reed Drive – (Sarah, All)
 - Bump
- A Conversation about Housing with the Arlington County Board – (Takis/All)
 - Bump
- Follow-Up Re: Columbia Heights Civic Association - Walter Reed CC Playground, etc. Meeting Oct 14. (Marian/Ron)
 - Waiting on follow-up response email from Parks and Rec
- Trove Public Park Name Feedback Request (All?)
 - Bump
- Sarah to set up date for presentation about deer in the area (from an email recently received).

8:50 PM Meeting adjourned