

## ANC 3/4G Information Exchange Series

Thursday, April 21, 2022

**Session 9:** “Delivering Affordable Housing Using An Equity Lens: What Does It Mean to Design Buildings and to Provide Resident Services With Equity in Mind? What Practices and Ideas Can We Borrow That’s Compatible With a Reimagined Civic Core in Chevy Chase, DC?” with Kia Weatherspoon, President & Founder, Determined by Design, Carmen Romero, President & CEO, Arlington Partnership for Affordable Housing, and Mitchell Crispell, Director of Real Estate Development, Arlington Partnership for Affordable Housing

**Commissioner Charles Cadwell (3/4G-07)**  
**Commissioner Connie Chang (3/4G-05) as host/moderator**  
**Commissioner Peter Gosselin (3/4G-06) present**

### Q&As and Chat

#### Q&A Log

Lucy Blankstein 7:23 PM

My only problem is that the buildings look like factories. I feel that the look should reflect nature, and that the flat rooves etc. don’t fit do not enhance the environment. Texture and materials should enhance the environment. They look dense and squat.

Connie K. N. Chang, ANC 3/4G-05 (You) 7:26 PM

Lucy, thank you for your comment. Please use the chat for additional comments and the Q&As for questions.

Jamie Butler 7:38 PM

What are the components of a housing RFP that make it attractive for you to bid on item?

This question has been answered live

Ronald Eichner 7:38 PM

2 questions: 1) Wondering whether there are minimum and maximum size requirements for an economical project. 2) Is it difficult to include retail in the projects?

This question has been answered live

Andrea Rosen 7:42 PM

Does APAH also build “family-sized” units?

Not a question, but I am thrilled to hear you speak of equitable design, and rejection of value engineering.

This question has been answered live

Ronald Eichner 7:58 PM

@ Carmen: Mr. Gosselin was asking a different question: if there is no RFP, but a private development proposal for a private site, is there a way for a non-profit developer to step in and replace that private developer?

This question has been answered live

Allen Seeber 8:03 PM

What is the approximate ratio of capital sourced for APAH projects, i.e., municipal, federal, program, philanthropic, et al?

This question has been answered live

Andrea Rosen 8:03 PM

Wouldn't what Mitch described be DOPA?

Michael Crispell 8:04 PM

The difference is that DOPA applies only to occupied rental housing; we were discussing policies for commercial real estate as well.

Anonymous Attendee 8:10 PM

Oakwood is on public land. Do you also build projects on privately owned land? Given the high land costs in Chevy Chase would it be an inviting place for APAH to build?

This question has been answered live

## **CHAT LOG**

Mitch Crispell (APAH) to Everyone (7:53 PM)

Check out our Oakwood Senior project, in Fairfax County near the Van Dorn metro station. The design here reflects the more suburban/nature-centered context the building is in:  
<https://apah.org/communities/oakwood-senior/>

Mitch Crispell (APAH) to Everyone (8:15 PM)

Thanks for having us! Feel free to reach out with any additional questions: [mcrispell@apah.org](mailto:mcrispell@apah.org)

Jamie Butler to Host and Panelists (8:16 PM)

Great presentation and conversation. Thanks Connie for arranging. Thanks APAH and Determined by Design for sharing your approach to developing affordable housing.

Carl Lankowski to Everyone (8:17 PM)  
thanks for a very insightful session!

Kia Weatherspoon | Determined by Design to Everyone (8:17 PM)  
Thank you! Have a determined evening!