

**Members Present:** Leonard L. Hamlin, Michael Spotts, Umair Ahsan, Shelynda Brown, Robert Bushkoff, John Grant, Linda Kelleher, Joan Lawrence, Dave Leibson, Joe Onyebuchi, Dave Peterson, Candice Rose, Kathryn Scruggs, Steve Sockwell, Dorris Topel-Gantos, Ori Weisz.

**Staff Present:** Marsha Allgeier, David Cristeal, Russell Danao-Schroeder, Jennifer Daniels, Joel Franklin, Rolda Nedd, Cynthia Stevens.

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## 1. Welcome and introductions

Working Group Chair, Dr. Leonard Hamlin, opened the meeting and introduced County Manager Barbara Donnellan and County Board Member Mary Hynes.

Barbara Donnellan welcomed members and expressed her appreciation for their commitment to the task of furthering Arlington County's affordable housing policy.

County Board Member Mary Hynes thanked the Working Group members for their commitment to their community and stressed the importance of affordable housing to Arlington County's success as a diverse and inclusive community.

All members of the working group introduced themselves providing statements regarding their perspectives on affordable housing. Many members highlighted concerns from their affiliations or represented interests:

- seniors/elderly unless affluent or indigent cannot afford to live in Arlington due to high cost;
- residents with disabilities have difficulty finding and paying for housing to meet special need; market rate accessible units;
- need for good outreach to get renters engaged;
- how to use historic preservation to preserve affordable housing;
- to work toward affordability at all income levels and ensure diversity;
- support for mixed-income properties to encourage integrated communities;
- transit must respond to increase density;
- interest in promoting/maintaining homebuyers assistance fund to encourage first time home buyers; and
- concern for housing that is affordable for county and Arlington Public Schools' staff.

## 2. Ground Rules

Working Group Chair Dr. Hamlin provided ground rules for the working group.

- Meetings will start and end at their given times in accordance with the agenda
- Acknowledge that divergent viewpoints and opinions are to be expected and respected.
- Collaborate constructively with fellow working group members.
- Limit side conversations. Questions, ideas and thoughts are shared by the entire working group.
- Working Group members should be recognized by the chair or presenter before speaking.

- Discussion should stay focused on the agenda issue.
- Ideas should be discussed in a depersonalized manner (Identified by the idea/concept rather than the person who first introduced the idea)

### **3. Affordable Housing Jeopardy**

Jennifer Daniels made a presentation on Affordable Housing basics

- Affordable Housing is defined as decent, quality housing that costs no more than 30 percent of a household's gross monthly income for rent/mortgage and utility payments.
- Affordable Housing takes many forms including; single family and multi-family; garden apartments and hi-rises; rental and home ownership; new construction and existing buildings
- Arlington County provides housing assistance at various income levels; below 80% of Area Median Income (AMI); below 60% AMI; and below 50% AMI.
- AMI for a family of four in the Washington Metropolitan region is \$107,500.
- Some of the ways Arlington County provides affordable housing are; grants for eligible residents to help with rent and utilities; subsidies to developers to develop affordable rental properties; and loans to first-time homebuyers to assist with closing and down payment assistance.
- Arlington County committed over \$50 million to affordable housing in their 2013 fiscal year budget.

### **4. Vision Setting Exercise**

Vice-chair Michael Spotts divided the working group into four smaller discussion groups to discuss their vision for the future of Arlington County and to work towards crafting a vision statement for Arlington. Each group then presented the results of their discussions to the full working group.

#### Group 1

Vision: A sustainable and vibrant community, accessible and inclusive to people of all ages and backgrounds; central to which is a robust housing stock that provides integrated options for people of all stages of life and sustains neighborhoods and quality of life.

#### Group 2

Vision: Deliver vibrant, responsive diverse neighborhoods which are safe, sustainable, accessible and engaging. Improve outreach to all stakeholders.

#### Group 3

An Arlington community must include:

- People from all walks of life
- greater integration between neighborhoods and main routes
- provide housing stock that matches varied income ranges and different job types
- more mixed use
- ways to manage the transition from suburban to urban environment

#### Group 4

- increase the number of Affordable Dwelling Units (ADU) across the county

- increase number of programs for special needs population
- lower cost of housing across the county
- Create a community that is affordable for younger generations
- create housing that will help the county to maintain economic advantage
- housing that promotes a sense of community
- Ensure that the community has a better understanding of what “Affordable Housing” is.

#### **5. Overview of the Affordable Housing Study**

Russell Danao-Schroeder gave a presentation on the Affordable Housing Study highlighting the role of affordable housing in ensuring a diverse, inclusive and sustainable community. The scope of the study will focus on three major components:

- Define community affordable housing needs;
- Conduct an assessment of strategies and programs to address housing needs; and
- Developing/refining housing principles, goals and targets.

The study will result in an affordable housing element of the County’s comprehensive plan. The process for the study through 2015 was outlined in four phases; information gathering, research and analysis, policy and strategy development, and presentation of recommendations and implementation planning. The role of the working group in the study process was explained. An overview of the current affordable housing principles was given.

#### **6. Network Mapping**

Members were asked to participate in a network mapping exercise, listing affiliations/organizations that each member has a connection with. These networks will enhance the effectiveness of the working group and will be an important part of the study’s civic engagement strategy. The results of this exercise are attached to these meeting notes.

#### **7. Formation of Needs Analysis and Civic Engagement subcommittees**

Michael Spotts will chair the subcommittee on Housing Needs analysis. The first task for this group is to review the scope of work for a request for proposals that the county will issue to contract with a firm to conduct a housing needs survey, program assessment and needs analysis. Members are Michael Spotts, Shelynda Brown, Richard Donahoe, Joan Lawrence, Dave Leibson, Dorris Topel-Gantos, Juan Carlos Vasquez, Ori Weisz.

Linda Kelleher will chair the subcommittee on Civic Engagement. This subcommittee will focus on communications and outreach with the wider Arlington community and develop a plan for civic engagement for the Affordable Housing Study. Members are Robert Bushkoff, John Grant, Linda Kelleher, Joe Onyebuchi, Dave Peterson, Candice Rose, Kathryn Scruggs, Umair Ahsan, and Steve Sockwell.

**Network Mapping Results**

<p><u>Housing Nonprofits</u>          APAH          Alliance for Housing Solutions          AHC, Inc.          HAND          CPDC          Wesley Housing          Enterprise Community Partners</p>	<p><u>Local/Civic Associations/</u>          Waycroft-Woodlawn Civic Assoc.          Columbia Forest Civic Assoc.          Nauck Civic Association          Arlington citizen/Public interest          Columbia Pike Revitalization Organization (CPRO)          Arlington Public Schools</p>
<p><u>Housing Developers/Property Managers</u>          Bozzuto          Dittmar Co.</p>	<p><u>Faith Communities/churches</u>          St. Michaels Episcopal Church          Arlington Interfaith Council          Metropolitan Baptist Church          First Baptist Church of Clarendon          St. Andrews Episcopal Church          Our Lady Queen of Peace          Temple Rode of Shalom</p>
<p><u>Commissions/Boards</u>          Housing Commission          Community Services Board          Housing Commission- Consortium to End Homelessness/10 Yr. Plan          Tenant-Landlord Commission          Transportation Commission          Arlington Economic Commission          LOWE – Economic Development Corporation Advisory Board          Arlington Disability Advisory Commission          Community Development Citizen Advisory Committee (CDCAC)          Commission on Aging          Fine Arts commission          Planning Commission          Historical Affairs and Landmark Review Board</p>	<p><u>Research/University/Alumni Assoc.</u>          Carnegie-Mellon University – DC          American University          Linden Resources ?          Leadership Arlington          VA. Tech: National Capital region          Urban Land Institute (ULI)          Coalition for Housing Non-Profit and Economic Development -CHNED          Arlington Education Association          Arlington Sister City Assoc.</p>
<p><u>Transportation</u>          Transportation of America Equity Caucus          Housing and Transportation Working group          Washington Area Bicycle Assoc. WABA</p>	

<p><u>Service Organizations/Professional Orgs.</u>          Arlington Lions          Delta Sigma Theta Sorority          American Association of University Women (AAUW)          Arlington Chamber of Commerce/CAC Committee          National Association for Mental Illness (NAMI Arlington)          DC- National Black MBA Association          CD Bar; VA Bar National Peace Corps Assoc.          Young Leaders in Affordable Housing</p>	<p><u>Housing Advocacy Groups</u>          Alliance for Housing Solutions          BRAVO – tenants          National Association of Housing and Redevelopment Officials (NAHRO)          Coalition for Smart Growth          NOVA Building Industry Assoc.          Green Affordable Housing Coalition          Mortgage Finance Working Group</p>
<p><u>Public Authorities/Federal Agencies</u>          DC – Department of Housing and Community Development          Virginia Housing Development Authority (VHDA)          Arlington Public Schools          United Bank          Shared Spectrum Company          Federal Trade Commission</p>	<p><u>Others</u>          MAHC          AAREP          MD-CDA          NMHC          Chesapeake Community Advisors          Mediation US district Court – DC          Twitter 4500 followers          Facebook          Potomac Peddlers          Leadership Arlington</p>