

Community Development Citizen Advisory Committee (CDCAC) Meeting
March 6, 2019
Arlington Mill Community Center – 909 S Dinwiddie St
Room 525

Members Present: Michael Sampson, Lara Malakoff, Tim Denning, Ken Robinson, Linda Hearne, Maryclare Whitehead, Clare Casey, Linc Cummings, Diane Duston, Steve Gallagher, Rosemary Leffler

Staff Present: Caitlin Jones

Tim Denning called the meeting to order at 6:35 pm.

1. February 6, 2019 Meeting Minutes

A motion to approve the February 9 meeting minutes was made by Maryclare Whitehead, and seconded by Ken Robinson. The minutes were approved unanimously.

2. FY 2020 Action Plan Public Hearing

Staff provided an overview of the FY 2020 Action Plan Citizen summary. The Annual Action Plan is a document required by the U.S. Department of Housing and Urban Development (HUD) that provides a summary of the actions, activities, and specific resources that will be used over the next year to address priority needs and specific goals identified in the Five Year Consolidated Plan, which identifies housing and community development priorities.

The FY 2020 Action Plan recommends funding for thirty-one (31) grant programs through a combination of Community Development Block Grant (CDBG), Community Services Block Grant (CSBG) and AHIF Housing Services funding. These grants support a variety of programs ranging from housing development and rehabilitation, homeownership, housing services, economic development, job training and skills development, and neighborhood-based and countywide public service programs. In addition, as part of the FY 2020 Housing and Community Development Fund budget, federal HOME and a portion of CDBG funds are allocated to multifamily housing programs, leveraging local funds through AHIF for the creation of affordable housing.

CDCAC approved the FY 2020 Action Plan and recommended that the Committee submit a letter of support to the Arlington County Board.

3. Remarks from County Board Member Matt de Ferranti

Matt de Ferranti, Arlington newest County Board member participated in the March 6 CDCAC meeting. Matt is the liaison to Housing Commission, Tenant-Landlord, CDCAC advisory committees. Mr. de Ferranti provided background about the recent Amazon announcement as well as the proposed performance agreement with Amazon being considered by County Board in March. Mr. de Ferranti mentioned that Amazon will also have to go through site plan process when they are ready to begin redeveloping buildings in Crystal City. Arlington has lost 24,000 jobs since the Base Realignment and Closer initiative that has affected the Crystal City area since 2006. With Amazon, Arlington is poised to gain most of those jobs back. Mr. de Ferranti mentioned that he believes individuals who take advantage of County services tend do better when the economy is performing as a whole. Both of these are reasons he is inclined the support the Amazon performance agreement when it comes to the Board for a vote. In terms of the impact to the community, Mr. de Ferranti reported that preliminary estimates suggest that the increase in number of students and people will have a minimal impact on the County

because only a small percentage of the people newly employed by Amazon will actually live in Arlington. For those people that do live in Arlington, the County Board is interested in utilizing increased tax revenue towards affordable housing and schools.

Ken Robinson suggested that Arlington be careful about falling into the same situation that New York found itself with Amazon. Mr. Robinson believes that Amazon will have a positive impact on the community.

Rosemary Leffler asked how Seattle reacted to growth of Amazon. Mr. de Ferranti reported that Seattle's cost of living has gone way up but believes that King County does not have the same history of smart growth planning that Arlington has. He added that while Arlington already has a affordable housing crisis, the County Board is interested in placing a renewed focus on investing in affordable housing to offset the potential increased cost of living.

Diane Duston asked whether the additional \$15 million in tax revenue would be coming from corporate taxes or additional taxes that workers from Amazon will be paying. Mr. de Ferranti reported that the County is projecting \$174 million over the course of 10 years. Arlington has told Amazon that the company will not receive any of the tax revenue until Amazon occupies space in Crystal City. After they occupy space in Crystal City, Amazon is eligible to receive 15% of the growth in hotel tax revenue in the area. In addition, tax increment financing that will capture the future growth in Crystal City business revenues will go towards improvements to transportation and infrastructure in Crystal City and Pentagon City neighborhoods.

Maryclare Whitehead asked what consideration is being given to maintaining the middle class in Arlington. Mr. de Ferranti reported that this is an area that the County Board is increasingly concerned about and is focusing more attention on through the County's newest Housing Arlington Initiative. This initiative will address missing middle housing, focusing the County's efforts more broadly on homeownership opportunities for middle class households as a means for promoting housing policy for the middle class.

Diane Duston asked whether the majority of the new Amazon jobs be provided to individuals already living in Washington area since this is already a highly educated community. Mr. de Ferranti responded that one of the things that attracted Amazon to Arlington was the highly educated workforce.

Tim Denning asked if Amazon has indicated any plans to support the nonprofit community outside of just affordable housing. For example, does the company envision investing money in the safety net nonprofits. Mr. de Ferranti is continuing to engage Amazon to get the company to consider additional investments in nonprofit community and affordable housing.

4. Internal County Programs

Achal Sharma, Arlington Employment Center

Achal Sharma from the Arlington Employment Center (AEC) provided an overview of the agency's activities over the last year. AEC provides job training and computer training program to low and moderate-income residents. The main focus of the program is to provide Arlington county residents with job opportunities and job skills in order to qualify for better job opportunities. AEC's CDBG-funded programs are split into mainly two parts: the individualized training and computer training program for residents with limited income. Both of these programs help people find a job either providing training or send training to outside vendors. The computer skills course trains residents on computer skills to help

jumpstart areas that are needed to succeed in jobs. The individualized training program connects residents with employment service specialists to determine needs and connect residents with the appropriate programs. Both of the programs allow residents to connect one on one with case managers, who look for transferrable skills that clients can use to connect with jobs. The goal of the program is not just to ensure that residents obtain job, but that they keep their job. AEC follows up with residents for six months to a year to ensure that they are keeping jobs. 70% of clients keep jobs six months to a year and a good graduation rate in computer skills course. Most of the clients that go through the programs increase wages. Individuals have been placed with companies such as Washington Gas, hotel industry, and individuals working in retail generally increase wages.

Jorge Laura, Housing Outreach Program, Arlington County Housing Division,

Jorge Laura is responsible for the neighborhood outreach and CAF inspections programs in the Housing Division. Mr. Laura conducts outreach programs about fair housing issues, as well as educates residents along Columbia Pike about condominiums and other homeownership opportunities. Jorge focuses his work more on outreach and education, so that tenants and property owners understand the types of issues that could be considered code violations, etc.

In FY 2018, Jorge provided referrals and assistance to 515 residents. Mr. Laura facilitated a total of 41 educational workshops, on topics such as pest control and fair housing, that included over 1,400 participants. Mr. Laura also conducts regular outreach to apartment complexes to talk to management companies, interview tenants and ensure everything is operating smoothly at CAF properties. In addition, Mr. Laura conducted two clean up events in Nauck and Arlington Mill.

5. Chair's Report

Tim Denning reported that Tenant Landlord Commission has created an Eviction Subcommittee and will be recruiting members soon. Tim also reported that the Tenant-Landlord Commission will be recommending an increase to fair market rent for Housing Grants and has asked that CDCAC write a letter of support.

6. Staff report

Staff reported that the next Community Progress Network (CPN) roundtable will be held on March 28 at Wakefield High School and the topic will be affordable housing. CPN is a network of Arlington organizations and residents that are committed to furthering the community's vision of inclusivity and diversity.

The Housing Division and DHS are planning the first Housing Matters Forum series. These forums will be designed for both tenants and landlords, to provide opportunities to share information and discuss various housing topics.

County staff is also recommending an additional \$450,000 in CDBG loan funds to Carlin. These funds will restore the original scope of renovation improvements for the common areas of the Carlin Apartments. These improvements were removed from the scope of work because the contractor's final bid for the project exceeded the original estimates for this work. This additional allocation will also enable the County to meet its timeliness obligation to HUD by May 1.

Member Report

Ken Robinson reported that Christian Dorsey will be speaking at the next RAFOM community meeting.