



THE Civic Voice

ARLINGTON COUNTY CIVIC FEDERATION

Newsletter of the Arlington County Civic Federation

Volume 99, Issue 10 June 1, 2015

R&E Economic Development Presentation

In her March 2015 Federation presentation, Sally Duran, Chair of the county’s Economic Development Commission, emphasized that Arlington’s success and prosperity depends on the collaboration of both business and residents. Unfortunately, factors such as BRAC have resulted in a continuing climb in the vacancy rate of Arlington’s commercial properties, which in turn has put increasing pressure on the residential half of Arlington’s tax base.

In a committee report to Federation delegates, the R&E Committee takes a look at efforts by the County Board, and Arlington Economic Development (AED), to use the FY 2016 budget to provide additional resources to Arlington Economic Development. The R&E report builds on Ms. Duran’s March presentation and AED’s “Way Forward” strategy to reduce Arlington’s 21.8% vacancy rate.

Schools Committee Resolution of the Arlington County Civic Federation

Whereas Arlington Public Schools enrollment grew in the 2014-2015 School Year by 1,213 students (a 5.2% increase) and has expanded by 4,296 students in the past five years (a 21% increase).

Whereas most schools in Arlington are overcrowded and this trend is interfering with the education of our children;

Whereas the 2015-2024 CIP fails to generate sufficient seats for students, 4,002 seats will be added leaving the county short by thousands of seats in 2024. Projections by the Civic Federation Schools Committee show an even greater shortage of seats.

Whereas APS already deploys 124 “relocatable” classrooms that accommodate 3,000 students; and deployment of additional relocatables comes at steep environmental, green-space and recreation costs and does not address the capacity needs of cafeterias, hallways, lockers, art rooms, bathrooms, music rooms and gyms;

Whereas APS is exploring non-capital options as described in the recently released report Master Planning Committee of APS, (http://www.apsva.us/cms/lib2/VA01000586/Centricity/Domain/110/APS%20MPC_Report.pdf), non-capital options will be (cont’d page 3)

GENERAL MEETING NOTICE

Tuesday, June 2, 2015

7:30 p.m.

Hazel Auditorium
Virginia Hospital Center
1701 N George Mason Drive
Arlington VA 22205

Agenda

- 7:30 Meeting called to order
- 7:40 Election of New Officers
- 7:45 Civic Priorities Update
- 7:50 R&E Econ. Dev. Presentation
- 8:05 Schools Report & Resolution
- 8:30 Housing Resolution
- 9:40 New Business
- 9:45 Adjourn

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From the President

Mike McMenamin

This month we have a very busy agenda, as we lead things off with the election of new officers before we have a presentation by the R&E Committee on Economic Development that is a follow-up to our March program by the Economic Development Commission. In addition, we have two resolutions on our agenda, one from the Schools Committee and another from the Housing Committee that has a Parks Committee Amendment.

The Housing Committee Resolution has generated reports and supplemental materials by the Parks, R&E and Housing Committees that can be found on the Federation's website home page.

This will be my last meeting as President. I would like to thank the Executive Committee and Committee Chairs for their passion and hard work over the last two years. I would also like to thank the body at large for allowing me to serve as President. It was an honor and a privilege to work with all of you. Thank you.

I look forward to seeing you at the meeting on Tuesday.

News From the Executive Committee

Terri Prell, Chair Terri@civfed.org

The Executive Committee met on May 10, 2015, to plan the agenda for the June 2, 2015 general meeting and future meetings.

The Executive Committee will meet on June 7, 2015, at 7:30 p.m. at 4805 Wilson Blvd, Arlington VA 22203 (Fire Station 2) to coordinate committee work, and plan future meeting programs. Elected officers and Executive Committee Members should attend. In addition, we would like for Committee Chairs to attend this meeting.

Aircraft Noise Meeting, June 18, 2015

The Arlington County Board will be hosting a community meeting on the subject of aircraft noise with the Federal Aviation Administration (FAA) and the Metro Washington Aviation Administration (MWAA) on June 18th at 7pm in the County Board Room. This meeting is to allow Arlington County residents to voice their concerns to the FAA and MWAA, as well as hear possible solutions from FAA and MWAA. Meetings like this have been held in other jurisdictions and have been well attended.

Articles for the Newsletter

If you have information which should be included in the Civic Voice, sent it to CivFed@gmail.com.



ARLINGTON COUNTY CIVIC FEDERATION

ACCF

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<http://feeds.feedburner.com/CivFed>



necessary to help meet the future capacity needs of the school system, but will not suffice on their own;

Whereas Arlington Public Schools is approaching a County Board imposed 10% debt-service limit thereby rendering bond revenue insufficient for increasing enrollment.

Whereas Arlington County is not using options such as developer contributions (proffers), public-private partnerships, or higher debt service limits to free up resources for school construction and has not implemented temporary growth limitations on development;

The Civic Federation hereby resolves that The Arlington County Board and the Arlington School Board must lower the cost per seat of new construction and implement non-capital options, and begin a discussion to identify new resources, financial tools, and deferments of county board investments to meet the challenge of increasing school capacity while maintaining existing infrastructure.

Housing Committee Resolution On The Affordable Housing Master Plan

Whereas the code of Virginia requires a housing component be developed and included in each jurisdiction's comprehensive plan which shall include:

...the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning district within which the locality is situated. § 15.2-2223. and;

Whereas the ability to provide sufficient housing affordable to people at all income levels is increasingly important for meeting Arlington County's full economic development potential, and;

Whereas the Affordable Housing Master Plan (AHMP) was developed by staff, consultants and 18 members of various Commissions during a period of more than two and a half years and;

Whereas the AHMP establishes three goals to provide direction for the County's affordable housing policy: an adequate supply of housing, access to housing for all segments of the community, and housing that

contributes to a sustainable community, and;

Whereas the Master Plan was presented for widespread community input at five public forums, to various Commissions and at more than forty meetings of civic and neighborhood organizations, including the Arlington County Civic Federation twice, and;

Whereas the Master Plan incorporates County Board policy regarding affordable housing and parkland by stating in 3.5.2:

"Consider affordable housing needs and goals when planning for major capital investment in new or redeveloping existing major community facilities, taking into account the neighborhood context. The County Board does not support the placement of stand-alone affordable housing in officially designated parks or existing natural areas."

Whereas the Implementation Framework of the AHMP considers concentrations of poverty and states:

"In areas of the County designated by the U.S. Department of Housing and Urban Development (HUD) as racially or ethnically concentrated areas of poverty (R/ECAP), AHIF or other County funds would only be used for the preservation or replacement of existing affordable rental units (MARK's or CAF's), or for ownership housing," and;

Whereas the Affordable Housing Master Plan reflects the County's values of diversity, inclusivity, and sustainability and includes objectives in support of those values, including ensuring that low- and moderate-income individuals and families can access housing, enabling residents to age in the community and enabling persons with disabilities to live as independently as possible, therefore,

Be it Resolved that the Arlington County Civic Federation support the County's adoption of the Affordable Housing Master Plan as the Housing Element in the Comprehensive Plan.

Letter-Chair, Affordable Housing Working Group

May 14, 2015-Via e-mail

Dear Mr. McMenamain,

The anticipated adoption of the Affordable Housing Master Plan (AHMP) and approval of the Implementation Framework (IF) by the County Board at its July 2015 meeting is vital to the social and economic sustainability of our community. I want to reiterate how important the Plan and Framework are to furthering the County's continued progress to provide a range of affordable housing options for many Arlingtonians. I would also like to clear up a couple of misconceptions about the Plan and Framework that I have heard from some members of the Civic Federation.

Providing a range of affordability:

- Supports our people at all ages and stages of life, such as young families who are just starting out; seniors who wish to securely age in place; families with children who are looking for stability; persons with disabilities, and hardworking employees who deserve opportunity and choices.
- Improves our neighborhoods by promoting stability; maintaining diversity; assuring the quality of the built environment and neighborhood character; and reinforcing efficient transportation and land use policies.

Strengthens our economy by enhancing our market competitiveness; assuring employers access to workers they need for a variety of jobs; providing better access for workers to homes near their jobs; attracting the best employees; connecting business owners with a stable customer base; and allowing consumers the flexibility to spend less of their income on housing.

The values that are central to the County's vision – diversity, inclusivity, sustainability– are supported by providing a range of housing affordability. And, we know from national data that it spurs economic development. These values are a hallmark of Arlington County and actively supporting them through our policies has helped to make Arlington

County a national model of a modern desirable place to live, work and play. . Without a sufficient supply of housing affordable across the income spectrum, it will become increasingly difficult for the County to attract and retain a diverse workforce and to continue to grow a vibrant, sustainable local economy in the future.

Loss of affordable housing: In 2000, a little over a quarter (26 percent) of the housing supply was affordable to households with incomes up to 60 percent of the area median income (AMI); in 2013 less than a tenth (9 percent) of housing remained affordable for these households. From 2000 to 2013 Arlington County lost 13,500 affordable housing units, primarily to rent increases. The result is that many long-term, low-income Arlingtonians are now severely rent burdened or overcrowded – which contributes to instability. Public land: The Plan is focused on responding to the needs of our residents, supporting our people who have made Arlington the great place that it is. Anticipating the future needs of the County is an important function of any planning process. The plan does not propose development beyond what the County's land use based forecasts envision, preservation of existing market affordable housing for current residents is a key policy and strategy to meeting our needs.

Public park land: To correct some misconceptions, both the draft Affordable Housing Master Plan and County Board are explicit in not supporting the placement of stand-alone affordable housing in officially designated parks or existing natural areas. The Plan asks only that affordable housing be considered when planning for major capital investment in new or redeveloping existing major community facilities (not parks) such as was done at Arlington Mill Residences. This development was built in conjunction with the redevelopment of the Arlington Mill Community Center and provides an example of how housing and community facilities can be provided on efficiently the same site.

All affordable housing pays real estate taxes: I want to ensure the Civic Federation that the County-supported affordable housing complexes, just like other multi-family developments, pay real estate property taxes. (cont'd next page)

All affordable housing pays real estate taxes: I want to ensure the Civic Federation that the County-supported affordable housing complexes, just like other multi-family developments, pay real estate property taxes. According to an analysis of 27 affordable housing developments that have active Affordable Housing Investment Fund (AHIF) loans from the County, the properties contributed \$5.2 million in property taxes in 2014.

Schools: There has also been concern about the impact of affordable housing on schools. The Housing Division staff is committed to work more closely with APS to anticipate future needs. It should be noted, however, that in the last five years approximately 5,000 students were added to APS, but only a limited number of affordable housing units were added to our rental stock. APS tracks the growth in student population to single family homes, not affordable housing. Further, according to APS, in 2002, 40% of students were on Free and Reduced Lunch; today there are 31%.

We understand from Kathryn Scruggs, the Civic Federation’s representative to the Affordable Housing Study Working Group that a motion supporting the Plan’s Adoptions and Framework’s Acceptance by the County Board will be voted on at the June 2, 2015 meeting. I strongly support the Civic Federation’s favorable endorsement of both the Affordable Housing Master Plan and Implementation Framework so that we can better serve all Arlingtonians.

Please contact me if you have any questions.

Respectfully,

Dr. Leonard L. Hamlin Sr.

Chair, Affordable Housing Working Group

Parks Committee Amendment to the Housing Committee Resolution

Add the following to the end of the main motion:

... and all other county services, including parks, recreation, fire, police, and social services; and that section 3.5.2 is removed; and that the 17.7% target is removed.

Add the following material as a final section of the main motion:

Rationale for “and other county services”:

The draft Affordable Housing Master Plan calls for the construction of 15,800 net new committed affordable housing units by 2040. This much new housing will have a significant impact on already-overburdened county services, including parks, recreation, fire, police, and social services.

Rationale for “and that section 3.5.2 is removed”:

Section 3.5.2 says, “Consider affordable housing needs and goals when planning for major capital investment in new or redeveloping existing major community facilities, taking into account the neighborhood context. The County Board does not support the placement of stand-alone affordable housing in officially designated parks or existing natural areas.” The word “stand-alone” does not prohibit collocated affordable housing in parks, which Arlington County Board has repeatedly endorsed. Section 3.5.2 is a reprise of “Public Land for Public Good.” After last year’s PLPG imbroglio, the Community Facilities Study was launched as a broad-based, year-long community planning effort designed to build a public consensus regarding the community’s future funding and facility needs. Adopting section 3.5.2 as policy in the Affordable Housing Component of the Master Plan would preempt the community process put in place by the County Board—with support of Civic Federation—to consider the very issue addressed by that paragraph.

Rationale for “and that the 17.7% target is removed”:

The draft Affordable Housing Master Plan projects that 30,500 new housing units will be built in Arlington between now and 2040 and sets as a target that 17.7% of all housing in the county should be affordable. The draft says that 15,800 new committed affordable housing units (CAFs) would be required by 2040 to meet the 17.7% goal (DRAFT-AHMP-3.0, page 18). This means that MORE THAN HALF of all the new housing units that will be built between now and 2040 would be CAFs. The draft Affordable Housing Master Plan does not address the location of the additional housing, and this lack of specificity will inevitably cause pressure to allow construction of housing in parks.

100 Years of Activism by the Arlington County Civic Federation

When you turn on your taps and flush your toilets, you have the Arlington Civic Federation and other activists to thank. In 1916, water and sewage were two of the main topics behind the Civic Federation's formation, along with schools and roads. Today, based on a recent priorities survey among the ACCF membership, many of our members' top priorities still involve schools and installation and maintenance of vital infrastructure.

Per the 1920 census, Arlington numbered 16,000, with approximately 7,500 households. Water was pulled via private wells with sewage often contained via privy pits, with drainage fouling the air. As development increased, so did complaints to health officers and elected officials. Citizens were organized by the Arlington County Civic Federation and Organization of Women Voters to gather signatures agreeing to services and fees.

During initial planning, only 1,500 households were needed to break even based on routine fees of \$27, with fees slated to decrease as more households joined. The Civic Federation hosted a public forum at the county courthouse on this topic. The Virginia General Assembly, U.S. Corps of Engineers, and the U.S. Congress signed various legislation and agreements in 1922 and 1926 to provide access to D.C. reservoir. Members of Lyon Village pushed back with questions on funding, salaries, and consequences of not signing. Some of this process may be impacting today with Lyon Park residents' recent sewage fees debate:

<http://www.wjla.com/articles/2013/11/arlington-neighborhood-forced-to-pay-for-sewer-repairs-96844.html>.

By May 1926, the Board of Water Supply, organized by citizens of the county, announced plans and definitions of the supply line runs. On June 10, 1926 the Central Committee met at Washington-Lee High School to determine whether they had sufficient applications to proceed. The final vote tally placed Clarendon far in the lead with 464 votes with Hume school pulling in just 4 votes. Cherrydale, Bon Air, Lyon Park, and Jefferson District Woman's Club pulled in over 100 votes. Even Lyon Village, source of additional questions, pulled in 43 votes. The total of 2,072 signatures out of the possible 7,500 households exceeded the break even number and previous estimates provided. Later the voters of Arlington County on June 15, 1926 passed the water bonds by vote of 2,594 to 275. On November 3, 1927, the county water and sewage system was turned on for some residents. However, another three decades passed before the county was completely plumbed. In 1935 there were 139 miles of sanitary sewer with 1,500 connections serving 5,700 people. By 1962, the last eight privies in the County were done away with through connections to the sewer. (History of Arlington County Public Health)

Arlington County was a leader in this field. In fact, Arlington County was destined to become the first County in the United States to have its own water supply.

Evening Star June 16, 1926.

For more information, refer to Arlington County Library Center for Local History. Alexandria Gazette and Evening Star are available online under research.

Joe Pelton

Civic Federation Meetings Schedule and Programs for 2014 - 2015

Meetings are the 1st Tuesday of each month (except November)

June 2, 2015- Election of officers

Arlington County Civic Federation

The ACCF is dedicated to advocacy and community involvement. Its purpose continues to be promoting the general welfare of Arlington County and vicinity in a non-partisan, non-sectarian, and non-political manner.

Committees of the Civic Federation

The committees provide the basis for most actions of the Federation. We strongly encourage every delegate and alternate to serve on at least one committee. If you have an interest in any topic please contact the chair. If a chair is not listed, contact our President Mike McMenamin at mike@civfed.org

Committee	Chair(s)	Email Address
Executive	Terri Prell	terri@civfed.org
Awards	Elected at the December 2013 membership meeting	
Audit	Chair Needed	
Bylaws	Sarah Shortall	Sarah@civfed.org
Community Relations	James Schroll (POC)	james@civfed.org
Cultural Affairs	Chair(s) needed	TBD
Emergency Preparedness	Jackie Snelling	jackie@civfed.org
Environmental Affairs	Joe Pelton	joepelton@civfed.org
Housing	Kathryn Scruggs	kathryn@civfed.org
Legislation	Chair(s) needed	TBD
Membership	Kim Klingler	kim@civfed.org
911 Scholarships	Jim Pebley	jim@civfed.org
Nominating	Elected at the April 2014 membership meeting	
Parks and Recreation	Jay Wind	jay@civfed.org
Planning and Zoning	Martha Moore, Larry Mayer	martha@civfed.org larrymayer@civfed.org
Public Services	Jackie Snelling (POC)	jackie@civfed.org
Revenues and Expenditures	Chair(s) needed, Burt Bostwick (POC)	burt@civfed.org
Schools	Michael Beer, Sandy Munnell	michaelbeer@civfed.org smunnell@gmail.com
Special Events	Chair Needed	
Transportation	Jerry Auten	jerry@civfed.org