

CivFed General Membership Meeting Minutes, April 12th, 2022

Agenda

Regular Business, pledge, approve minutes
Stormwater Utility Update
TiGER Report
Old Business
New Business
Adjournment

Approve Minutes

To Approve the March Membership Minutes:

- Vote to Approve March Membership meeting minutes (approved):
 - 27 approve, 100%
 - 7 abstain
-

Stormwater Utility Update

John Ford and Eileen Winquist continue their stormwater by presenting on the Stormwater Utility Fund.

What is this?

What will the Stormwater Utility fund?



A Utility would fund the same Stormwater Programs funded by the Sanitary District now:

- Approximately 400 miles of aging storm sewer pipe
- Tens of thousands of culverts, inlets, outlets and other elements
- Water quality and regulatory programs
- Funding to increase system capacity
- Green infrastructure and restoration projects
- Flood plain management
- Education and training
- Stream water quality monitoring



New expenses would include 2.5 FTEs to run the utility and a credit program

Why is this important?

Why Implement a Stormwater Utility Fee?

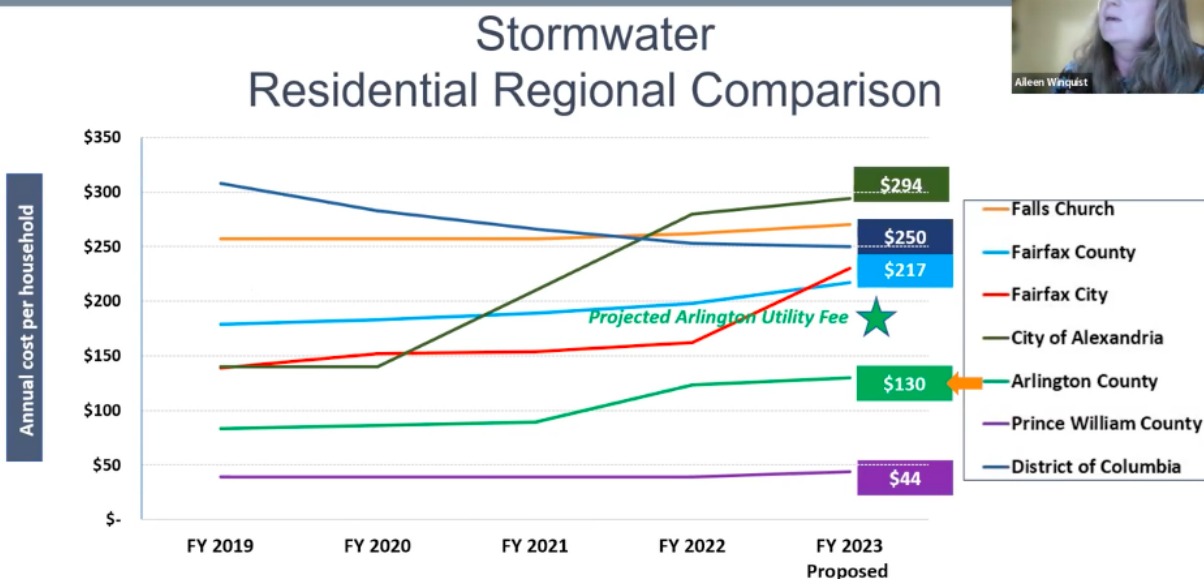


- ✓ **Demand-Based Fees:** Utility fees are based on property's "contribution" to the stormwater system.
- ✓ **Fairer basis for funding** the stormwater management program
- ✓ **Includes currently tax-exempt properties (non-profits, places of worship, and eligible federal properties)** which contribute runoff, but don't currently contribute to stormwater funding
- ✓ **Consistent with other jurisdictions** funding stormwater management programs with a user fee

Rate structure is not designed to be an incentive program, but as a cost recovery mechanism based on runoff contributed by each parcel. This results in an equitable way to distribute costs of stormwater management.

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This graph layouts where Arlington falls for annual cost per household compared to municipalities nearby.



Only Fairfax County & Arlington County are tax funded currently.
Fairfax City recently adopted utility model for FY 2023.

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How this will impact Arlingtonians.

Some Impacts

✓ Shifts cost burden:

Will pay more: single family residential, strip retail, and garden style properties

Will pay less: high rise commercial properties.

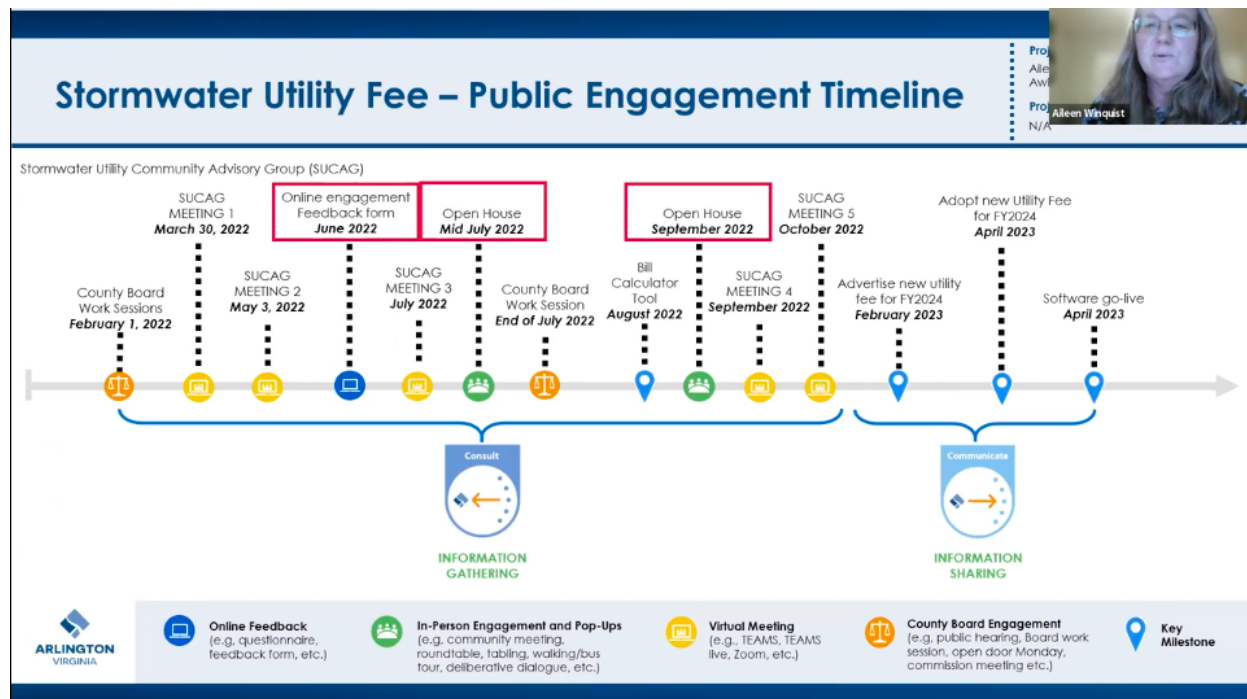
✓ No-Longer exempt: Non-profits, places of worship, and federal government

✓ Exempted: Properties that hold own MS4 permit

✓ Adds costs: Implementation and Ongoing Administrative Costs

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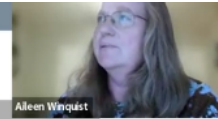
The public engagement time period for the stormwater utility free.



These are the stakeholders from various groups around the County who are involved in this matter.

Stakeholder Group (SUCAG)

Area of Interest	Organization	Member
Residential: Single Family Homes	Civic Federation (CivFed)	John Ford
Residential: Multi-Family	Tenant Landlord Commission Arlington Partnership for Affordable Housing (APAH) Commission on Aging	Christopher Wimbush Jordi Fabian Herschel Kanter
Residential/ Commercial	Apartment & Office Building Association (AOBA)	Scott Pedowitz
Commercial	Chamber of Commerce invited to nominate	TBD
Development Community	Commercial Real Estate Development Assoc. (NAIOP)	Regina Boston
Environmental Community	Climate Change, Energy, & Environment Comm. (C2E2) EcoAction Arlington	Stephen D'Alessio Jenn Yates
Fiscal	Fiscal Affairs Advisory Committee (FAAC)	Peter Robertson
Non-profits	AFAC	Charles Meng
Places of Worship	Mount Olivet Faith Alliance for Climate Solutions	Jim McElfish Michael Shapiro
Institutional	Virginia Hospital Metropolitan Washington Airport Authority	Rich Krumenacker John Pearson



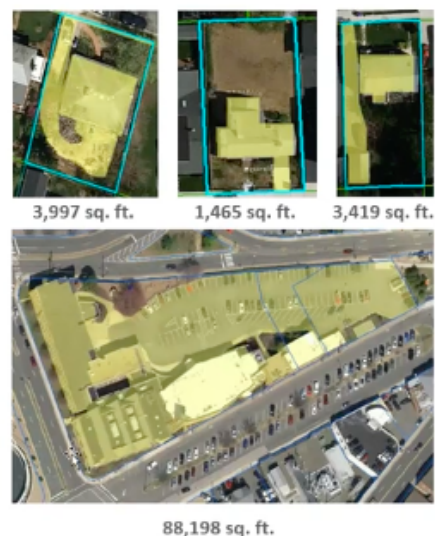
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How would this utility work? Bear in mind there is a different situation for commercial and angle family housing.

How Would This Utility Work?

- Impervious area is measured through GIS imagery is used to calculate the square footage of the impervious area.
- Properties would be charged based on a unit of measurement called an ERU or **Equivalent Residential Unit**– the median amount of impervious square footage specific to Arlington County.

1 ERU = 2,400 sq. ft Impervious Area (IA)



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The team values feedback. Consider dropping a line if you have any questions!

Questions?



Demetra McBride
Bureau Chief, Office of Sustainability and
Environmental Management
571-317-9535
dmcbride@arlingtonva.us

Elizabeth Thurber, P.E.
Stormwater Infrastructure Program Manger
571-289-2498
Ethurber@arlingtonva.us

Aileen Winqvist
Stormwater Communications Manager
703-228-3610
awinqvist@arlingtonva.us

John Ford and the committee will work with Civic Associations who would be most impacted to make sure they are watershed aware and prepared

Nominations Committee

Want to be on the board of the CivFed?

Nominations continue to be accepted. To submit your nomination, please fill out the online Nomination Form at:

<https://forms.gle/XZWp6RwQNuHJVCgj6>

This link is also available on the Civic Federation home page at the Nominating Committee web page. All qualified nominees will be on the ballot. The Bylaws require that nominations be permitted from the floor during the Annual Meeting.

If there are nominations during the Annual Meeting, the ballot will need to be revised to include those names of additional nominees who qualify for ACCF leadership before it can be issued to the voting members.

Only those persons who attend the June 15, 2022 meeting will be eligible to vote. All Delegates may vote. Alternates may vote if they are voting instead of a Delegate who is not attending the meeting. Alternates who plan to vote instead of the Delegate must provide advance notice, or they will not receive a ballot.

More information about the roles and duties of officers and directors are included in the ACCF Bylaws, which are posted online at civfed.org.

There was a vote to confirm Nadia Conyers to the Nominations Committee. Nadia was on the Nominations Committee last year as well.

Vote to confirm Nadia Conyers to Nominations committee (approved)

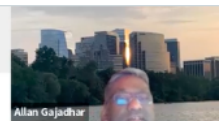
35 approve (100%)

TiGER Report

TiGER's Membership

- Nancy Tate
- John Vihstadt
- Michael Beer
- Dave Schutz
- Chanda Choun
- Sangita Sigdya
- Beth Grossman
- Kris Brown
- Kevin Appel
- Whytni Kernodle
- Tannia Talento
- Duke Banks
- Chris Wimbush, Chair
- Allan Gajadhar, Civic Federation President

TiGER would like to extend our appreciation to Sharon Valencia and Keith Fred for their service to the Task Force



TiGER is recommending 5 changes to their current system of government. These recommendations have the support of at least a majority of of the Task Force and some are unanimously supported.



TiGER's Public Engagement

- ❑ Public engagement survey
- ❑ TiGER held seven virtual public forums during the Summer of 2021, adding up to approximately 14 hours of expert and community learning and questioning
 - ❑ Lessons from Other Local Government, Electoral, and Governance Reforms Processes: Fort Worth, Texas
 - ❑ Lessons from Other Local Government, Electoral, and Governance Reforms Processes: Portland, Oregon
 - ❑ Perspectives on Arlington's Government Roundtable
 - ❑ Current State of Arlington County's Electoral System and Models of Reform: Overview of Voting Systems and RCV
 - ❑ Current State of Arlington County's Electoral System and Models of Reform: Experiences with Voting System
 - ❑ Current State of Arlington County's Mechanisms of Public Input and Models of Reform: Current Forms
 - ❑ Current State of Arlington County's Mechanisms of Public Input: Models for Reform

Watch Our Virtual Forums at <https://www.civfed.org/tiger>

You can watch these public engagement forums listed above at <https://www.civfed.org/tiger>



Our First Set of Recommendations

1. Expand the County and School Boards to at least seven members
2. Maintain At-Large Seats for the election of the County Board and the School Board
3. Increase the term of the Chairs of the County and School Boards from the current one-year term to a term of a minimum of two years, with the ability to extend the term for up to another two years if the fellow Board members concur
4. Implement a 3-year phased increase of County Board member and chair salaries to the current statutory pay caps of \$89,951 for County Board members and \$95,734 for the Chair
5. Increase the salaries of School Board members substantially over their current levels of \$25,000 for members and \$27,000 for the chair

TiGER is still considering potential recommendations regarding Arlington's **method of elections** and **citizen engagement reform** and will present those recommendations and a draft resolution of support for all our recommendations by June 2022

Above are the first set of recommendations.



Next Steps

- TiGER is still considering potential recommendations regarding Arlington's **method of elections** and **citizen engagement reform** and will present those recommendations and a draft resolution of support for all our recommendations by June 2022 for debate and consideration by the full Civic Federation Membership

Reach out to tiger@civfed.org with any questions, comments, or concerns.

R&E committee

During the previous meeting the R&E Committee's proposed real estate tax resolution was submitted for the first time. Some revisions were made and are now submitted for the second time.

Everyone supported the resolution in committee except Juliet Hiznay before this presentation.

Above is a slide from the resolution during its second presentation

<https://www.civfed.org/newContent/2022-04/2022-04%20ACCF%20Rev&ExpComm%20Res%20FY23%20Assessment%20and%20Tax%20Burden%20PRESENTATION.pdf> (this link goes to the whole presentation), which captures facts and data about the current real estate tax situation.

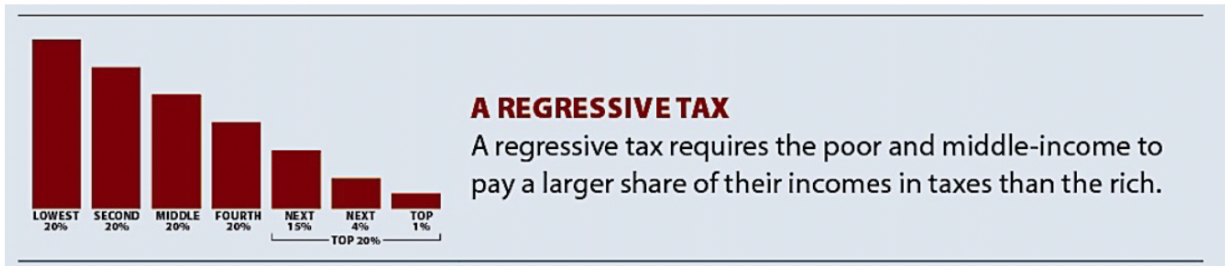
(THIS SLIDE IS ADDED)

Tax & Fee Burden for Average Household Calendar Year 2019 thru Calendar Year 2021

	CY 2019	CY 2020	CY 2021	CY 2022	\$ Change '21 to '22	% Change '21 to '22
Real Estate Tax (excludes sanitary district tax)	\$6,672	\$6,952	\$7,338	\$7,726	\$388	5%
Sanitary District Tax	86	89	123	130	\$7	5%
Personal Property	994	1,049	1,004	1,094	\$90	9%
Vehicle License Fee	66	66	66	66	\$0	-
Refuse Fee	306	319	319	308	(\$11)	-3%
Water / Sewer Service	662	682	711	742	\$31	4%
Residential Utility Tax	72	72	72	72	\$0	-
Total	\$8,858	\$9,229	\$9,633	\$10,138	\$505	5%

(THIS SLIDE IS ADDED)

Why Are Residential Property Tax Rates Regressive?



874 N. Greenbrier Street

Land = 7,262 sq ft/\$693,700 av

Assessed Value = **\$95.5 per sq ft**

875 N. Greenbrier Street

Land = 5,500 sq ft/\$662,000 av

Assessed Value = **\$120.4 per sq ft**

Yes, Renters DO Pay Real Estate Taxes!

What Renters Pay

Rent isn't an arbitrary number. To determine how much to charge for monthly rent, landlords/property managers usually consider these costs:

- Maintenance supplies and salaries
- Landlord insurance
- Cost of utilities for shared spaces
- HOA fees (if apartment is a condo being rented out)
- Local property taxes

The amount of property taxes a landlord pays depends on the home's or apartment's assessed value and the local tax rate. **In cities where home values are rising, rent is increasing, too!** (Source: Apartment Search CORT)

Above is a slide from the resolution during its second presentation which captures facts and data about the current real estate tax situation.

Below is a report released in April 2022 which highlights this matter even more:

<https://www.civfed.org/newContent/2022-04/2022-04%20ACCF%20Rev&ExpComm%20Res%20FY23%20As>

Below is the vote count.

- Vote to approve R&E Resolution (approved)
 - 31 approve, 93.9%
 - 2 do not approve, 6.1%
 - 2 abstain