
Members Present: Leonard L. Hamlin, Michael Spotts, Shelynda Brown, Linda Kelleher, Joan Lawrence, Steve Sockwell, Doris Gantos, Umair Ahsan, Candice Rose.

Staff Present: Marsha Allgeier, Russell Danao-Schroeder, Doug Myrick, Jennifer Daniels, Rolda Nedd, Raul Torres.

1. Welcome and introductions

Vice-chair Michael Spotts began the meeting at 7:45.

2. Approval of April 25th meeting notes

Approval of the meeting notes from May's meeting was postponed for lack of a quorum.

3. Subcommittee reports

a. Michael Spotts gave an update of the Needs Analysis subcommittee's work. The RFP was closed on June 24; County staff will review proposals and select a provider. The subcommittee's next assignment is to work with staff to review the preliminary data report and provide feedback when the report is available. Staff advised that the report will be available for internal review by July and will be available for the group to review by August.

b. Linda Kelleher gave the civic Engagement committee's report on setting up a chart to log organizations contacts that will form the basis for outreach efforts, such as invitations to the upcoming forum. Everyone is encouraged to use the "drop box" created.

4. Overview of Housing Goals and Targets 3,a, b, c, d,

Staff delivered a presentation on housing goals related to Safe and Decent Housing – Code Enforcement.

- There were a few questions related to how common area inspections are done; how would a substantial rehab property be classified within the 20 yr guideline.
- There were questions related to Target 3C and how the percentage goal is determined. Marsha Allgeier described briefly the intent of the goal that the intention is to ensure that there was good housing quality. There is a question as to the whether this is the best way to measure the quality of the housing stock. However, it was pointed out that the market has changed substantially and that new properties and upgrade properties have lessened the number of violations county-wide.
- Dr. Hamlin questioned whether there was sufficient effort by staff to meet the 5% full code inspection requirement. Marsha A pointed out that the Code Inspection unit is understaffed and that it needs to be determined the whether it is more cost effective to complete full codes or respond to complaints.

Goal 9 Homeownership

- Staff Doug Myrick gave presentation on the County's Homeownership program and answered several questions.
- Michael spots commented on the decline in the number of households participating in homeownership education particularly since 2005 and also 2009 onwards and whether this was related to cuts in the County's program or a lack of interest by residents. Doug

pointed out that several factors contributed to this, including changes in the housing market, conversions of rentals to condos and also a change in the County's program.

- Doug described the county's condominium initiative and educational workshops held to educate buyers and owners on condominium living and governance. Ms. Brown, asked whether there is any intention for the Attorney associated with the initiative, to provide a document, such as a summary or guidelines to advise prospective condo buyers. Staff indicated that this may not be possible, not really a blueprint.
- The "Affordable Homeownership study" report was made available to members of the working group. Marsha A. pointed out that this was a preliminary study and that it feeds into the larger study that this Working Group is engaged in; the County Board is looking to get feedback on this and recommendations as to how this will fit into the larger study.
- Linda Kellerher asked the question about the role of investors (shadow market) in Arlington. This is seen as a problem in some nearby jurisdictions, is it a problem here? Staff responded that there is no precise way of confirming this, anecdotal information shows that this is not a major problem in Arlington. There is a greater risk of this with condos, particularly if FHA certification expires.

Goal #10 Housing Discrimination

- Raul Torres from the Office of Human rights explained the how fair housing testing is done to detect housing discrimination and pointed out that in Arlington, the tests are conducted every two years. Overall it was determined that in Arlington, this is not a major problem and that the County is vigilant in conducting tests and investigating where required. A member of the Working group asked whether this was the case in the the "for-sale" market, whether there was any discrimination? Mr. Torres answered that based on experience, he saw no patterns to indicated otherwise.
- There were several follow up questions about the methodology, whether the same apartments were tested every time, whether apartments with different income ranges were tested and whether the tests were done on small apartments as well. Mr. indicated that testing is always random, utilizing such sources such as the apartment guide.

Goal #11 - Quality Service

- Russell Danao-Schroeder continued the presentation about Tenants Assistance Funds (TAFs). A member asked how long the funds were available for each applicant? Marsha A. indicated that the funds varied by projects, usually not available with a site plan project. The purpose of the funds is to support tenants who need assistance but may not qualify for any other type of assistance. Staff indicated that a report on the TAF was due in 2012 and would hopefully be available soon.

Target 11 E - Conduct Needs Analysis

- Staff raised the question whether this is a goal in and of itself or whether this can be achieved administratively. Russell D-S distributed a comparison chart of the housing policy frameworks of neighboring jurisdictions. He suggested that members look at this and perhaps use it as a reference as the Working Group continues deliberations.

This concluded the information/education phase of the targets, goals and principles. Linda Kelleher asked for information on what was anticipated for the group at the next immediate meetings. Russell outlined the next meetings:

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- July- Discussion on Housing Principles. Which principles underpin the Housing Goals? members were asked to consider several questions such as, whether the principles are still relevant as drafted, how do the principles related to the county's vision? Perhaps the discussion can be held with the member's constituents.
 - Members were given a "Think sheet" – questions to consider.
 - September 26 – next Working Group meeting; the interim data report would be distributed and there will be a forum to coordinate with County's Affordable Housing Education Awareness week. This was seen as appropriate for the Working group to host the forum.
 - The August meeting is intended to be a planning meeting for the forum in September.
 - Linda Kelleher asked about the interim data report, what can be expected. Staff explained the outline that was developed and that a series of tables and charts would be provided to give overview and summary of information that affects affordable housing; pulling this together in one report.

Summary: Dr. Hamlin expressed appreciation for everyone in attendance and the information presented. He postponed approval of May's meeting notes, as there were two members who planned to abstain from the vote to approve the minutes and there were only nine members in attendance.

Meeting take-aways:

1. Joan Lawrence indicated that she was impressed by all the information and County programs on homeownership.
2. Linda Kelleher commented on the condo Initiative as a good opportunity for first-time homebuyers and attention to related education.
3. S. Brown indicated her interest in learning of the Tenant Assistance Program.
4. One member expressed surprise at the change in the percentage of homeowners to renters; she thought there was a larger percentage of homeowners.

The meeting adjourned at 8:30 pm