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U. S. CIVIL RIGHTS COMMISSION

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VIRGINIA ADVISORY COMMITTEE

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FACTFINDING MEETING ON CDBG AND FAIR HOUSING

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MONDAY, June 9, 1980

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The Committee met, pursuant to notice, at 9:00 o'clock a.m., in Ballroom A, West Park Inn, Rosslyn, Virginia, Reverend Curtis W. Harris, Vice-Chairperson, presiding.

MEMBERS PRESENT:

Bettie Baca-Fierro

Selma Baxt

Flora M. Crater

Maya Hasegawa

Calvin M. Miller

Bertha Silva-Pla

ALSO PRESENT:

Wanda Hoffman

Patricia Dunn

Edward Rutledge

Barbara Stafford

Chris Scarnecchia

CCR  
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Meet.  
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HELEN L. KAPLAN REPORTING ASSOCIATES  
232-6600

I N D E X

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<u>WITNESSES:</u>	<u>PAGE</u>
Panel I: Overview of Fair Housing and Community Development	8
Panel II: Fair Housing and Equal Opportunity	52
Panel III: Housing Assistance and Community Development	94
Panel IV: Housing Assistance and Community Development	131
Panel V: Community Development Planning and Fair Housing	154

(9:35 a.m.)

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REV HARRIS: Good morning, Ladies and Gentlemen.

I am Curtis Harris, Vice Chairperson of the Virginia Advisory Committee to the U.S. Commission of Civil Rights.

This open meeting <sup>on the</sup> of Community Development Block Grant Program and <sup>Fair Housing</sup> Fairhousing in Arlington, conducted by the <sup>Committee,</sup> Virginia Advisory, will please come to order.

The U.S. Commission on Civil Rights is an independent bipartisan, factfinding agency established by Congress and ~~of~~ the Civil Rights Act of 1957. The Commission has established Advisory Committees in each state and the District of Columbia to assist in ~~its~~ <sup>its</sup> factfinding, investigative and clearinghouse work.

The Virginia Advisory Committee to the U.S. Commission on Civil Rights is composed of citizens who are familiar with local and state civil rights problems and they serve without compensation. Among its mandates, the Virginia Advisory Committee is authorized to study legal developments constituting a denial of equal protection of the laws under the Constitution because of race, color, religion, sex, national origin, age or handicap, or in the administration of justice.

Other members of the Advisory Committee, <sup>present</sup> for this factfinding meeting are: Bettie Baca-Fierro, secretary, of Alexandria; Calvin Miller, member of the Committee

1 from Ettrick; Selma Baxt, on the end. Selma is from Fairfax.  
2 Flora M. Crater to my left, my immediate left, is from  
3 Falls Church; Maya Hasegawa is from Richmond; Bertha Silva Pla,  
4 over here next to the end on my right, is from McLean. A  
5 list of the entire Committee is available on the literature  
6 table outside this room.

7 Staff of the Commission here to assist the panel  
8 are Wanda Hoffman, all the way in the back, field repre-  
9 sentative of the Mid-Atlantic Regional Office, and Patricia  
10 Dunn, to my far left, an attorney-advisor in the Office of  
11 the General Counsel.

12 Other staff here to assist the Committee are Mid-  
13 Atlantic Regional Director, Ed Rutledge, who also is sitting  
14 in the audience; and to provide administrative assistance  
15 is Barbara Stafford and Chris Scarnecchia. I am sure I  
16 didn't get that <sup>last name</sup> correct, but I'm somewhere close.

17 There will be other remarks now from members of the  
18 Advisory Committee and Staff, seated here at the podium.

19 CALVIN MILLER: A good beginning, I am not Anthony  
20 Azores, I am Calvin Young Miller from Ettrick and I will  
21 read the remarks of Mr. Azores. This meeting is being held  
22 pursuant to rules applicable to state advisory committees  
23 to Federal agencies and administrative policies established  
24 by the Commission.

25 On September 27, 1975, the Privacy Act of 1974,

1 became effective. Under that act, the U.S. Commission on  
2 Civil Rights and its State Advisory Committees are required  
3 to inform the public and individuals from whom it collects  
4 information of their statutory authority to collect  
5 information. The Commissions' authority to do so is set  
6 out in 42 United States Code Section 1975b. Its Advisory  
7 Committee's authority is set out in 42 United States Code  
8 Section 1975d (c).

9 Any information collected by this Advisory Committee  
10 from any individuals prior to this meeting was given  
11 voluntarily. All individuals participating in this meeting  
12 have volunteered to do so and any information this Advisory  
13 Committee collects during the course of this meeting will be  
14 voluntarily supplied. The Advisory Committee will not  
15 impose any sanctions on any individual who chooses not to  
16 answer a particular question or divulge certain information.

17 BETTIE BACA-FIERRO: I am Bettie Baca-Fierro,  
18 Secretary of the Virginia Advisory Committee.

19 This factfinding meeting, is one of ten to be  
20 conducted by State Advisory Committees throughout the United  
21 States. It grew out of a study conducted by the U.S.  
22 Commission on Civil Rights on The Federal Fair Housing  
23 Enforcement Effort between January 1975 and August 1978.

24 Arlington County was selected by the Virginia  
25 Advisory Committee for a factfinding meeting because it is

1 a demographically diverse, small urban jurisdiction that  
2 can illustrate many low and moderate income housing issues  
3 encountered all over Virginia and indeed, throughout the  
4 country.

5 The facts gleaned from this public factfinding  
6 meeting will be used as a basis for a report to the U.S.  
7 Commission on Civil Right which is responsible for submitting  
8 reports, findings, and recommendations to the President and  
9 to the Congress. We hope that the report will be useful to  
10 the government officials and to community residents as well.

11 FLORA CRATER: I am Flora Crater, one of the five  
12 Virginia Advisory Committee members in Northern Virginia,  
13 who interviewed persons in Arlington for this factfinding  
14 meeting. Other members were Bettie Baca-Fierro, Selma  
15 Baxt, Anthony Azores, and Bertha Silva Pla. We were also  
16 assisted by Wanda Hoffman, staff of the State Advisory  
17 Committee. Persons furnishing information today and  
18 tomorrow are knowledgeable about the community development  
19 block grant program established under Title I of the Housing  
20 and Community Development Act of 1974 and fair housing.

21 Where appropriate, we have sought a spectrum of  
22 views. Over the next two days, we will hear from more than  
23 two dozen persons. Several dozen more were also interviewed.

24 We trust that the information we receive will provide  
25 the community and us with a comprehensive picture of the

1 planning, implementation and evaluation of the Community  
2 Development Block Grant Program and fair housing opportunities  
3 in Arlington.

4 The Virginia Advisory Committee plans to submit  
5 its report, including its findings and recommendations, to  
6 the U.S. Commission on Civil Rights before the end of this  
7 calendar year.

8 On behalf of the Virginia Advisory Committee I  
9 would like to express our appreciation to all of the people  
10 who have so generously given their time and knowledge.

11 PATRICIA DUNN: My name is Patricia Dunn and I am  
12 an attorney with the U.S. Commission on Civil Rights.

13 I would like to again emphasize that this is an  
14 informal meeting, not an adversary proceeding. Each person  
15 who will participate has voluntarily agreed to present  
16 information to the advisory committee. We are of course,  
17 interested in obtaining as much information as possible,  
18 regarding the important matters under inquiry.

19 At the outset, it is necessary to explain briefly,  
20 a special commission procedure regarding testimony or evidence  
21 which may tend to defame, degrade, or incriminate any person.  
22 Section 102e of the Commission's Statute provides, and I  
23 quote, "If the Commission determines that evidence or  
24 testimony at any hearing may tend to defame, degrade, or  
25 incriminate any person, it shall receive such evidence or

1 testimony in executive session. The Commission shall afford  
2 any person defamed, degraded or incriminated by such evidence  
3 or testimony, an opportunity to appear and be heard in an  
4 executive session with a reasonable number of additional  
5 witnesses requested by him before deciding to use such  
6 evidence or testimony. Therefore, should a situation arise  
7 during these proceedings in which evidence or testimony  
8 presented begins to defame, degrade or incriminate any  
9 persons, I will call this to the attention of the speaker  
10 and request that he or she refrain from making such statements.  
11 However, if the statement of that person is of sufficient  
12 importance to this inquiry, it may be necessary for the  
13 Advisory Committee to hear the information in a closed  
14 session. The person against whom the allegations are being  
15 made will have ample opportunity to make a statement in a  
16 closed session before the Advisory Committee submits its  
17 report to the Commission.

18 Since this is a public meeting, the press, radio,  
19 and television as well as well as individuals are welcome.

20 Any person discussing a matter with this committee,  
21 however, may specifically request that he or she may not be  
22 televised, reported or photographed.

23 In that case, it will be necessary for me to request  
24 compliance with those wishes.

25 With these exceptions, these proceedings are open  
in full to the public and of course, to the media.

1 CURTIS HARRIS: After the scheduled participants,  
2 we will have an "open-mike" session, so anyone not presently  
3 scheduled who wishes to speak later -- please talk with  
4 Wanda Hoffman, staff in the back, or Barbara Stafford, who  
5 will be in the room to assist you. During the two day  
6 factfinding proceedings which are similar to an informal  
7 hearing, questions will be asked only by members of the  
8 Virginia Advisory Committee and Commission Staff. Questions  
9 must not be directed to presenters by anyone using the open  
10 mikes, nor should panel members direct questions to each  
11 other. Now may we begin with panel one.

12 Title I of the Housing and Community Development  
13 Act of 1974 established the community development block grant  
14 program. The U.S. Department of Housing and Urban Development  
15 requires recipients of community development block grant  
16 funds, to act affirmatively to further fair housing and  
17 equal opportunity. With us this morning, are community  
18 leaders who will give an overview of Arlington's history  
19 in this regard as well as current efforts. These leaders  
20 are as follows: The Honorable Ellen M. Bozman, Member,  
21 Arlington County Board, Member, Council of Government in  
22 Metropolitan Washington, Member of Northern Virginia Planning  
23 District Commission: to the table on my right.

24 Sitting next to her is Mr. Charles W. Rinker, Jr.,  
25 Housing Committee Chairman, Arlington Civil Federation,

1 and Former President of the Arlington Housing Corporation.

2 We note that Mr. Lechner -- Mr. Ira M. Lechner --  
3 is not present. We hope that he will be coming in shortly.  
4 He is a member of the county Ad Hoc Housing Advisory Committee,  
5 First Chairman of the tenant-Landlord Commission, Former  
6 Legislator in the Virginia General Assembly.

7 Sitting at the table to my left is Mr. John T.  
8 O'Neill, Executive Vice President, Apartment and Office  
9 Building Association of Metropolitan Washington.

10 Seated Next to Mr. O'Neill, closer to my left,  
11 is Mrs. Lucy Denney, Past Chairperson, Arlington County  
12 Fair Housing Board.

13 We will hear from the persons who come, community  
14 leaders as follows: Ms. Bozman, Mr. Rinker, Mr. Lechner,  
15 if he comes in, Mr. O'Neill and then Ms. Denney.

16 May we hear from Ms. Bozman at this time.

17 MS. BOZMAN: The microphone is on.

18 Thank you and thank you for coming here to Arlington  
19 to meet with us. During the next two days, you will be  
20 examining how Arlington County as participant in the  
21 community block grant program, is responding to the needs  
22 <sup>of</sup> in low and moderate income. persons, especially minority,  
23 the elderly and the handicapped. I would like to start you  
24 off by high-lighting briefly what Arlington was doing before  
25 the program. How we got into the program, what

1 we have been able to accomplish through the program and  
2 what we must do in the future.

3 First I'd like to tell you a little about Arlington.  
4 In many ways it is a unique community. It started as a  
5 bedroom suburb of Washington, D.C. However, because of its  
6 close-in location, it has become totally developed.

7 Although we are a county, we are very much like  
8 a city, because of our urbanized character, in the fact that  
9 we have no incorporated jurisdictions within the county.

10 Just after World War II a large number of garden  
11 apartments were built. These apartments have provided  
12 us with a major supply of private-market, moderate-cost  
13 housing. In the 1960's, a new surge of development occurred  
14 this time high-rise apartments and office buildings. With  
15 ten subway stations, present or coming to the county, we  
16 will see another surge of high density development occurring  
17 around the metro stations in the 1980's. In 1974, 65% of  
18 our housing stock was renter-occupied. However, this number  
19 is declining rapidly as many of our older garden apartments  
20 are being converted to condominiums or hotels or are being  
21 fully redeveloped. We have lost approximately one-fourth  
22 of our older garden apartment stock to this type of change  
23 in the last few years. Our population reached a high of  
24 175,000 in 1970 and is now approximately 168,000. While our  
25 population has declined, the number of households has increased

1 significantly. Many of these households are small -- either  
2 singles, childless couples, or the elderly. Because of the  
3 large number of households and close-in location, our  
4 vacancy rate is the lowest in the metropolitan area, putting  
5 a squeeze on our already declining supply of rental housing.

6 Before we became involved in the CDBG Program, we  
7 had undertaken a number of locally funded housing and  
8 community development activities.

9 I am pleased to report that in 1968 Arlington was  
10 the first jurisdiction south of the Mason-Dixon line to enact  
11 a local fair housing ordinance. The County prohibited  
12 housing discrimination in the sale, rental, or financing  
13 of housing on the basis of race, color, religion and national  
14 origin. In 1972, the coverage of the Ordinance was extended  
15 to include sex discrimination and, in 1975, marital status  
16 was included, as well as provisions to strengthen the enforce-  
17 ment powers, such as subpoena power.

18 The County also instituted a totally locally funded  
19 rent - and tax-relief program, beginning in 1971. This  
20 program serves the lower income elderly, disabled and families  
21 with children. The program assists 1900 households with  
22 their housing costs, and will be funded next year at a level  
23 of \$1.2 million local tax dollars.

24 The County also established a housing services office  
25 to provide housing information, assistance to tenants and --

1 and enforcement of the fair-housing ordinance. The County's  
2 Tenant-Landlord Commission spearheaded the passage of a  
3 statewide Tenant-Landlord law, to protect the rights of  
4 tenants and landlords.

5 In 1964, the County had established what we call a  
6 Neighborhood Conservation Program. Also totally locally  
7 funded, this program has provided over \$5½ million dollars  
8 to 12 separate neighborhoods within the County. Under the  
9 Neighborhood Conservation Program, each neighborhood develops  
10 a plan that details needed public improvements as well as  
11 setting forth desired land use and zoning controls for the  
12 neighborhood. The program was spearheaded in part by the  
13 Arlington View and Highview Park neighborhoods, which are  
14 both predominantly minority neighborhoods. As a matter of  
15 fact, all of minority communities in the County are now  
16 participating in the program.

17 While these were important efforts in addressing the  
18 housing and community development needs of the community,  
19 local tax revenues needed to support such programs are always  
20 limited. The advent of the federal Community Development  
21 Block Grant Program provided an excellent opportunity for the  
22 County to obtain federal assistance to help meet these needs.  
23 In addition to providing much needed resources, the CD  
24 Program has also provided the County with the flexibility  
25 to use the "block grant" in ways that best respond to our

1 particular local needs.

2 But now how about the community development funds?  
3 Well, unfortunately, Arlington got off to a bad start, because  
4 when the CD legislation was passed in 1974, the County did  
5 not qualify for an entitlement grant. The law provided that  
6 cities with populations with 50,000 or more, counties with  
7 populations of 200,000 or more, were entitled CD funds  
8 based on a formula present in the legislation. Although  
9 Arlington's population of 150,000 was approximately the same  
10 as our neighboring city of Alexandria, we did not qualify  
11 as an urban county.

12 Arlington did compete for the discretionary CD funds  
13 with other small jurisdictions in the Virginia portion of the  
14 metropolitan area. In the first three years of the CD  
15 program, Arlington received, somewhere between 150,000 to  
16 300,000 dollars per year. During this period, we used some  
17 of that money to assist in the formation of the Arlington  
18 Housing Corporation, which you will hear more about, too.  
19 This is a non-profit organization of citizens concerned  
20 with the County's housing problems. 77% of our discretionary  
21 CD funds were allocated to the Arlington Housing Corporation,  
22 for a housing rehabilitation program for low-moderate income  
23 homeowners and housing development activities. In addition,  
24 the County received two CD Areawide grants, part of efforts  
25 to promote housing opportunities in the metropolitan area.

1           In July, when we start our third year as an  
2 entitlement community, our CD Grant will be approximately  
3 2.9 million. As you can see, the CD Program is now providing  
4 Arlington with major significant funds to address our Housing  
5 and Community Development needs.

6           One of the major objectives of the County CD  
7 Program is to preserve, improve and increase housing  
8 opportunities for low and moderate income persons. Over the  
9 last two entitlement years, the County has provided almost  
10 nine hundred thousand dollars in CD funds to the Arlington  
11 County Corporation, the Wesley Housing Development Corporation  
12 and Tenant Organizations for the development or preservation  
13 of low and moderate income family housing throughout the  
14 County. Another seven hundred and seventy-eight thousand  
15 dollars has been allocated to the rehabilitation of housing--  
16 for low rehabilitation of housing for low and moderate  
17 income home owners and renters.

18           CD funds have also been provided for the  
19 acquisition and rehabilitation of poor residences for the  
20 mentally handicapped and a halfway to home facility for low  
21 and moderate income alcoholics. A CD funded study of the  
22 needs of the physically handicapped is currently underway  
23 and when completed will be used as our guide to assist this  
24 special group.

25           CD funds have also enabled us to establish the

1 County's first emergency shelter as well as increase our  
2 efforts to provide weatherization improvements for low or  
3 moderate income residents.

4 In fiscal year '81, over 50 per cent of our CD  
5 Grant, nearly 1.5 million, will be devoted directly to  
6 Housing Programs.

7 The second major objective of the County CD  
8 Program has been improvement of the low and moderate income  
9 neighborhoods. The County has instituted comprehensive  
10 neighborhood improvement programs in three target areas.  
11 The largest of these areas is the Nauck or Green Valley  
12 neighborhood, one of the County's oldest and the County's  
13 largest black community. Under the Entitlement Program  
14 for the past two years, the County has allocated nine hundred  
15 and sixty-five thousand dollars, almost one million dollars,  
16 to Nauck for a wide variety of neighborhood improvements.  
17 These range from street and public improvements to park  
18 improvements, improved lighting, landscaping, commercial  
19 area improvements, a little bit for job training, housing  
20 rehabilitation, concentrated code enforcement and housing  
21 counselling. Nauck will be receiving another five hundred  
22 and thirteen thousand dollars next year to continue this  
23 program.

24 The second target area has been the Colonial  
25 Terrace area. Here major street and park improvements are

1 being provided in an area which is predominately older  
2 Garden Apartments and which has a significant foreign born  
3 population. Nearby to Colonial Terrace, Ft. Myer Heights  
4 is under study also as a possible target study area, having  
5 much the same characteristics as Colonial Terrace. Efforts  
6 are being made here to reserve and improve existing low and  
7 moderate income housing in this Metro Subway Corridor.

8 In addition to these target areas, the CD Program  
9 has benefited other minority neighborhoods. The Highview  
10 Park area which I mentioned earlier is one of the first in  
11 our Neighborhood Concentration Program in 1964. This area  
12 has received about a hundred and fifty thousand dollars for  
13 continuing improvements -- particularly park improvements.  
14 And Central Arlington has been allocated a hundred thousand  
15 dollars for street improvements.

16 The County has also utilized Section <sup>5</sup> Aid Funds  
17 to address its housing needs. Through this program 468  
18 low to moderate income households are able to rent privately  
19 owned housing and pay only twenty-five per cent of their  
20 gross income. 745 units in three different buildings have  
21 been constructed for low and moderate income elderly persons.  
22 A number of Section <sup>8</sup> Aid Housing Projects for low-mod income  
23 families both substantially rehabilitated and new construction  
24 are in various stages of development by the Arlington  
25 Housing Corporation, Westley Development Corporation and

1 several Tenant Programs.

2 I've been speaking to you as a representative  
3 of Arlington County because of my participation in the  
4 Northern Virginia Planning District Commission of which I  
5 am a former Chairman, and also in the Metropolitan Washington  
6 Council of Governments, I'd like to speak briefly to the role  
7 of the A95 Review Process of the CD Program. Under this  
8 process both these regional planning agencies review and  
9 comment on CD Grant applications.

10 It is my impression that the A95 Process has  
11 forced us to develop or at least has started the development  
12 of plans and the coordination of plans which might not  
13 otherwise have taken place. However, when CD grants are  
14 reviewed at the Sub-regional and Regional levels, we have  
15 not had any recommendations. Our plans have not had any  
16 recommended changes made to them so, in this sense, while  
17 I think the process has forced us to develop plans, there  
18 has been no Regional enforcement, you might say, of a plan.  
19 I think there's a very good reason for this. Local  
20 jurisdiction<sup>s</sup> each want to maintain sovereignty within their  
21 own borders and each jurisdiction knows that when we are  
22 reviewing the application of another jurisdiction, that  
23 other jurisdiction has already proceeded far enough along in  
24 the review process so that their mind is completely made up  
25 on this project. We may question their reasoning on the

1 project but we do not want to interfere with their right to  
2 control land use within their own jurisdiction. So, each  
3 jurisdiction, at the regional level, is most reluctant to  
4 try to impose their thinking on these programs -- whatever  
5 word you care to use, on a neighboring jurisdiction.

6 Now, the regional planning agencies have had a  
7 greater impact, I believe, on housing and community  
8 development activities through other than the A95 Review  
9 Process. For instance, through the Council of Governments,  
10 the entire Metropolitan area has adopted an area-wide  
11 housing opportunity plan. Through this plan, local  
12 jurisdictions, what we call "fair share", the Section 8  
13 housing subsidies provided by HUD, and this has encouraged  
14 the provision of opportunities throughout the whole  
15 Metropolitan area. As a result of the development of this  
16 fair share process, local jurisdictions in the area,  
17 including Arlington, have received bonus housing subsidies  
18 and city grant funds. Clearly the carrot is, in this case,  
19 more effective than the stick.

20 At the sub-regional level -- that is at the  
21 Northern Virginia Planning District Commission level where  
22 you're dealing just with the jurisdictions in Northern  
23 Virginia, the Commission has been able to assist the  
24 jurisdictions in promoting legislative proposals in Richmond,  
25 which are designed to enhance localities ability to deal with

1 the housing crisis.

2           Once again, however, this is a program where the  
3 regional group is able to help the local jurisdictions  
4 carry out their own decided upon programs and plans.

5           The CDBG Program has been a good program for  
6 Arlington. It has given us the flexibility. It's a  
7 structured program responding to our particular needs.  
8 It has also provided us substantial resources to help  
9 address these needs. And as I mentioned, through requiring  
10 a housing assistance plan, it has encouraged us to clearly  
11 define our housing goals -- find our needs and adopt  
12 specific goals and also timetables for addressing these  
13 needs.

14           When we first became an Entitlement Jurisdiction,  
15 2.5 million seemed like a lot of money. However, it quickly  
16 disappeared as we responded to the needs identified in the  
17 community. In spite of our greatly increased efforts that  
18 CD has facilitated, the housing crisis in Arlington is  
19 deepening. We are now losing many more moderate cost  
20 housing units through condo conversion and other changes  
21 that we can add through our current efforts. We still need  
22 to develop new tools and resources that can be used along  
23 with CD funds as well as eliminate some of the existing  
24 barriers. For example, we are exploring the use of tax  
25 exempt bonds for financing housing. And I'm sure Mr. Brinker

*Brinker*

1 will talk about other ways in which we need to leverage  
2 public and private resources.

3 The Virginia Housing Development Authority needs  
4 to be more responsive to the particular needs of Northern  
5 Virginia.

6 And, in addition, we need to insure that HUD  
7 acts promptly and positively to work with local jurisdictions.  
8 And I would like to give you two brief examples which I think  
9 are worth noting. Because of the history of Arlington, the  
10 makeup of our housing stock, it makes excellent sense for  
11 us to rehab our existing Garden Apartment Complexes and use  
12 20 per cent of the units as housing for low and moderate  
13 income individuals or families.

14 However, we have difficulty in getting HUD to  
15 support the concept of this -- you might say, scattered site  
16 20 per cent -- units scattered through a Garden Apartment  
17 Complex.

18 And, second, we have a problem with getting help  
19 we need when we have tenants forming their own cooperatives.

20 With the existing supports, the community offers  
21 and with their own gut efforts, some of our tenant groups  
22 are now trying -- have begun trying to form cooperatives  
23 as an affordable alternative to condo conversion.

24 Now, again, this makes excellent sense when you  
25 look at the housing stock of Arlington and the current market

1 for housing. But we need very solid support from HUD in this  
2 kind of effort.

3 A family housing project, a tenant co-op project  
4 is not a surefire investment as a guaranteed project for the  
5 elderly and this is one of the problems we're finding in  
6 Arlington right now. Some of our projects are, you might  
7 say a higher risk, then some of the -- some other potential  
8 projects which are -- which bear no risk for either the  
9 Virginia Housing Development or for HUD.

10 Now, in my view, the CD Program is the most  
11 promising program of the 1970's. To attack the existing  
12 inequities in the housing market and engineer change and  
13 I think we can, with close cooperation, between the Federal  
14 Authorities and the local officials. We can produce even  
15 better results in achieving goals set forth in the  
16 Community Help Program.

17 I do thank you for coming to Arlington. I'm  
18 always pleased to talk about Arlington. I'm glad you've  
19 been willing to listen to me this long and I applaud your  
20 decision to do what you can to improve the lot of minorities  
21 low and moderate income people in the housing market.

22 Thank you.

23 REVEREND HARRIS: Thank you very much for  
24 your presentation, Ms. Bozman.

25 Now, because of the limitation of our time and  
the fact that we have started started -- got started a little

1 later, we had scheduled to start -- have the second panel --  
2 should be coming on right now. We will have to ask the  
3 remainder of the speakers if they'll please try to confine  
4 their statements to ten minutes and if they have their  
5 statements already written and can't cover it all, you can  
6 submit it and it will find its way into the record.

7 We go now to Mr. Rinker.

8 MR. RINKER: I, too, appreciate your coming to  
9 Arlington to have this Hearing and hear this testimony.

10 My name is Charles Rinker. I have served as the  
11 Chairperson of the Planning Committee and a Moderator for  
12 the recently held Arlington Housing Forum, which was held  
13 on Saturday, May the 31st. I'm also a co-founder and former  
14 President and presently a Board Member of the Arlington  
15 Housing Corporation, a non-profit housing sponsor and  
16 advocacy organization in Arlington that has received  
17 community development funds since 1976. I have been asked  
18 to talk a little bit about the Arlington Housing Forum, which  
19 was a citizen initiated effort to address our housing crisis.

20 The written testimony that I have submitted to  
21 you has outlined some of the purposes of the forum. I won't  
22 go into all of that. Simply to say that the Arlington  
23 Housing Forum, which we held, was broad-based and included  
24 13 community-wide organizations in its co-sponsorship. We  
25 believe that the housing problems of the County are community

1 problems in which each and every part of the community has  
2 a responsibility to work on and to solve and, therefore,  
3 the Forum was planned with broad participation as a goal.  
4 We had over 175 participants. We involved the banking and  
5 real estate community, tenants and landlords, housing  
6 advocates and those with housing needs and elected government  
7 officials at local, state and federal levels.

8 This morning I want to share with you some of  
9 the scope of the housing crisis in Arlington County which  
10 was manifest and confirmed in the recent Housing Forum,  
11 which we held.

12 I'm just going to mention a few of the items that  
13 highlighted that conference.

14 It is true, I think, that we have a housing  
15 crisis in Arlington because of the mass of dimensions of  
16 the problem and because of the scope of the problem that we  
17 are facing.

18 Since 1972, Arlington has lost, either in the  
19 process of being converted or already converted, 40 per cent  
20 of its moderate cost rental housing -- over 8,000 units.  
21 Primarily, to condominium conversion. And no one is building  
22 or otherwise replacing these units. The present vacancy  
23 rate, as Ms. Bozman has said, is very low. 1.3 per cent  
24 and has been steadily declining since 1974. Most of the  
25 residents of apartment units that have been converted to

1 condominiums cannot afford to buy the condominiums. In 1979  
2 the average purchase price of a converted condominium unit  
3 in Arlington was approximately fifty-five thousand dollars  
4 and the monthly carrying charges including debt service,  
5 condo fees, utilities and taxes of the converted unit are  
6 in excess of seven hundred and fifty dollars per month. The  
7 average cost in 1979 of a single-family dwelling in  
8 Arlington was ninety-three thousand dollars and, of course,  
9 such prices make it impossible for middle income families,  
10 young or old, to buy in Arlington.

11           Elderly home owners and those on fixed incomes  
12 have great difficulty in paying their taxes, their utilities  
13 and in making needed home repairs.. All three of our County  
14 Retirement Homes have long waiting lists. Owners of moderate  
15 cost rental housing cannot afford to maintain their property  
16 as rental. The high cost of operating rental units and the  
17 need for upgrading and modernizing those units, which are  
18 now twenty-five to thirty years old, is driving rental  
19 property owners out of the business. The high interest  
20 rates make unworkable the former processes of refinancing  
21 and sales of rental properties for the purpose of upgrading  
22 since the due debt service costs often create a negative  
23 cash flow situation for the owner emergency housing needs  
24 in Arlington. Over the past couple of years have  
25 skyrocketed. The County Department of Human Resources tells

1 me that 45 per cent of all recruits for assistance are  
2 housing related.

3           The Emergency Housing Assistance Budgets of groups  
4 such as the Red Cross, the Catholic Charities and others  
5 have been severely strained by the increase of people needing  
6 emergency housing assistance. Federal and State laws make  
7 it to the disadvantage of a person to be a renter and, in  
8 fact, treat renters as second class citizens. For as a renter,  
9 one does not get the tax benefits and deductions which a  
10 home owner gets and this affects the housing market place in  
11 Arlington as elsewhere. The County's Housing Assistance  
12 Plan indicates that there are over 11,000 households in  
13 Arlington in need of housing assistance. This is approximately  
14 16 per cent of all the households in Arlington and has risen  
15 from a figure just two years ago of approximately 13 per cent.  
16 The poor, the disabled, the handicapped, black, Spanish  
17 speaking people, the Asian immigrants that have settled in  
18 our land and women. Those groups which feel the economic  
19 pinch the hardest are likewise feeling the housing crisis  
20 the hardest. For while discrimination against many of  
21 these groups is not as overt as it was once, members of  
22 these groups still experience a housing crisis dis-  
23 proportionately compared to other groups in the County and  
24 the institutional effect of such disproportionate experiences  
25 of the housing crisis is discrimination as real and as

1 serious as it ever was.

2           Arlington's housing crisis is serious and severe.  
3 But what the County has done or is doing to include the  
4 Community Development Program can truly be said to be too  
5 little, too late. With very few exceptions, the County  
6 Board has not provided the time, the energy, the commitment  
7 or the resources that are in any way commensurate with the  
8 magnitude of the housing crisis.

9           This is most readily seen when one looks at the  
10 amount of County dollars that are being spent for housing  
11 needs when compared to other budget items. Leaving out the  
12 Community Development dollars that come to the County each  
13 year, the amount of County funds has been decreased over  
14 the last couple of years, even though the Housing crisis  
15 has increased tremendously in severity. In fact, the  
16 County Housing Service staff has been slightly decreased.

17           In a time since 1972 when an increase real estate  
18 tax revenues from conversion of apartment units to condo-  
19 minimums has amounted to over twelve million dollars, there  
20 has been absolutely no effort to use some of these increase  
21 tax revenues produced by condominium conversion to  
22 elevate the problems of displacement caused by conversions.

23           I testified before the County Board during their  
24 Budget Hearings this Spring at a time when there remained  
25 approximately four million dollars in surplus in County  
revenues even after the real estate tax rate had been

14  
1 reduced by seventeen cents over last year's rate. And at  
2 that time I requested that one million dollars be set aside  
3 this fiscal year for assisting county residents with severe  
4 housing problems, especially those being displaced by condo-  
5 minimum conversion. I received no comments or questions at  
6 the time of the testimony nor was the proposal seriously  
7 discussed at any other time during the budget process.

8 I mention this particular request to use some  
9 county funds to meet our housing crisis only as an  
10 illustration of the situation. Namely that Arlington County  
11 has leaned solely on the Community Development Program, Lot  
12 Grant Program, to provide the dollars to meet the housing  
13 problems of the County. The dollars have been far from  
14 adequate to address the problem. But, thank God for the  
15 Community Development Program for without it, the County  
16 would be doing next to nothing.

17 Furthermore, only about 40 per cent of the county  
18 received Community Development Fund dollars are used directly  
19 for housing assistance programs. Much of the rest is used  
20 for community conservation or neighborhood conservation  
21 improvements in Community Development target areas in the  
22 County. While these improvements are much needed and very  
23 worthy of support, they were the kinds of things previously  
24 supported and funded by county dollars in its very creative  
25 and innovative neighborhood conservation program as well as

1 the need to spend more county dollars in direct housing  
2 assistance programs, there is the need to spend more county  
3 dollars in neighborhood conservation programs. HUD should  
4 look more closely at the way Arlington and other communities  
5 use their Community Development funds to replace general  
6 revenue expenditures.

7 HUD should require that some county money and  
8 commitment be demonstrated in meeting the goals of the locally  
9 drafted housing assistance plan and that some progress toward  
10 reaching the goals be met each year. It should be the key  
11 objective for HUD to leverage local community dollars with  
12 its CD dollars. Both local and private dollars and local  
13 public dollars.

14 Arlington County can certainly do a better job  
15 and a more creative job in leveraging its own Community  
16 Development of lot grant expenditures with private sector  
17 dollars.

18 REVEREND HARRIS: Excuse me, Mr. Rinker, could you  
19 summarize?

20 MR. RINKER: Yes. Let me mention a few things  
21 that came out of the Arlington Housing Forum -- things that  
22 we need to be focusing on, kind of in an over-view fashion.

23 One, that the County Board use some of the  
24 increased tax revenues, which come to the county each year  
25 as a result of condominium conversion to alleviate some of

1 the displacement and other problems caused by the conversion  
2 that the Virginia General Assembly pass legislation to give  
3 tenants, as a group, the right of first refusal to purchase  
4 their buildings; that the United States Congress pass  
5 legislation which gives owners of rental property tax  
6 incentives and credits, if they sell their buildings to  
7 tenant organizations; that local, state, federal tax and  
8 other incentives be created to encourage owners of rental  
9 property to maintain their properties in the rental mode  
10 as well as upgrade them and make them more energy efficient.  
11 That the United States Congress pass legislation which gives  
12 tenants the same rights as home owners to deduct their real  
13 estate taxes and interest on their income tax; that the  
14 County Board explore the possibility of creating a County  
15 Housing Authority with, perhaps, limited paths to provide  
16 financing and technical assistance for the development and  
17 rehabilitation of modern cost housing; that the County  
18 continued to seek and explore mechanisms which will provide  
19 incentives to the private sector to build residential  
20 buildings; that the County seek new opportunities to provide  
21 low-cost land to private organizations such as the Arlington  
22 Housing Corporation or the Wesley Housing Development  
23 Corporation, low-cost land available and excess school  
24 property or county property, possible air-space development  
25 or property of land and revitalized or redeveloped shopping

1 centers. That the county expand its use of the newly  
2 discovered vehicle of 11B Tax Exempt Bond Financing for  
3 housing built or rehab with some portion of the units  
4 assisted under the HUD Section 8 Rental Assistance Program.  
5 That the Virginia Housing Authority add a Northern Virginia  
6 member to its Board of Directors, raise its housing mortgage  
7 limits in Northern Virginia, to be able to serve the high  
8 cost of home purchases in Northern Virginia and change its  
9 policy and emphasis against financing cooperatives. And  
10 that the Arlington Fair Housing Ordinance be studied and  
11 looked at again with a view to broadening it to groups that  
12 are not now covered by it.

13           These are some of the recommendations that I  
14 would suggest that it's important for you and for me to  
15 look at the total housing crisis in Arlington and see how  
16 the Community Development Block Grant Program fits into that  
17 overall situation in terms of our crisis. Thank you very  
18 much.

19           REVEREND HARRIS: Thank you for your presentation,  
20 Mr. Rinker. We note that Attorney, Ira Lechner has come in.  
21 And let me repeat that we are trying to confine the remarks  
22 within a ten-minute period because we are late and because  
23 we have so many other panelists to make presentations.

24           So, at this time, I will present Mr. Ira Lechner.

25           MR. LECHNER: Thank you, Chairman Harris. Of course,

1 it's very difficult for any politician and an attorney to  
2 confine his remarks to ten minutes.

3 (Laughter.)

4 REVEREND HARRIS: I understand that.

5 MR. LECHNER: But I'll try.

6 I've been told that one of my functions this  
7 morning is to give the Commission some over-view as to the  
8 tenant related participation of both the citizenry and the  
9 county government in Arlington. Until about 1965, no  
10 emphasis had been placed from a governmental point of view  
11 upon housing issues or tenant-related issues when it came  
12 to multi-family housing. About 1965, the first candidate  
13 for office began to talk about the need for fairness with  
14 respect to tenants. Some of you may remember Wallace Dixon  
15 who was in the House of Delegates for a number of years in  
16 the mid '60's who began that rhetoric.

17 In 1968 Joe Wholley ran for the County Board on  
18 a platform of in part assisting tenants in respect to the  
19 laws in this County and in trying to provide some fairness  
20 for them and in 1970 he won election and as a result of  
21 that, the Arlington Tenant Landlord Commission was first  
22 established. And I was honored by being made Chairman of  
23 that. The Commission was <sup>the</sup> first Tenant Landlord Commission  
24 in the State of Virginia and it was first in the Washington  
25 Metropolitan area. I like to feel that the Commission, over

1 these years, has set a pattern which other Tenant Landlord  
2 Commissions throughout the Washington Metropolitan area --  
3 and now I believe even in other parts of Virginia -- have  
4 begun to emulate.

5           The goal was first to get legislation to Richmond  
6 that would change some unfair ordinances that had crept in  
7 over the years. There was an abuse of security deposit  
8 money. Tenants were finding and still find in other parts  
9 of Virginia and other parts of the country that, after they  
10 gave a security deposit to the landlord, when they left the  
11 premises, some months or years later, they didn't get it  
12 back. And so, laws were passed that guaranteed the return,  
13 which provide interest for security deposit, which give a  
14 basic right to the tenant to receive his security deposit  
15 back, if he has not damaged the apartment beyond normal  
16 wear and tear.

17           There were a whole host of other laws passed --  
18 security devices, such as dead bolt locks and peep holes,  
19 which were mandated in Arlington. Unfortunately, Arlington  
20 is the only community, I believe, in Virginia, where that  
21 mandate now exists for older buildings so that there was a  
22 measure of security now given to people who lived in apartment  
23 buildings with respect to their safety. And there were a  
24 number of other laws, during the period of time, that were  
25 passed so that I like to feel that Arlington, as a whole, has

1 had, perhaps, in Virginia, the most emphasis from a Board of  
2 Supervisors and a state delegation in terms of the needs of  
3 tenants and in terms of fairness to tenants.

4           And over these years a dialogue has begun to  
5 develop between landlords and tenants. There were some  
6 very rough spots, of course. When we passed the first  
7 ordinance that mandated a repainting of apartments after a  
8 certain number of years. If the tenant would sign a new  
9 lease there was a very prominent landlord in this community  
10 who said he would paint his 1,500 apartments dirty brown, if  
11 they required him to paint them and, of course, I said, you  
12 could do that if you think that you could ever rent the  
13 apartment again. You can feel free to do that.

14           So, we have had some rough spots and we have had  
15 also a beginning dialogue that has been nurtured over the  
16 years to the point now where Mr. O'Neil and I, for instance,  
17 see eye to eye on many problems that need to be solved by  
18 virtue of some assistance from government and also some  
19 changes in governmental policy.

20           You've heard, I am sure, the word "crisis" as far  
21 as Arlington County is concerned, this morning. I second  
22 that because, indeed, we are in a housing crisis in this  
23 community. But it is a crisis that, while beginning in  
24 Arlington, will spread to other parts of Virginia, in very  
25 short order because it is a crisis that is dictated by economic

1 that are immutable and these economics factors are present  
2 in Fairfax County and in Alexandria and they will be present,  
3 some day in Loudon and Prince William. I am sure they are  
4 present in Norfolk and Richmond; they're going to be present  
5 all throughout the State; they are, indeed, now present in  
6 most of the major urban centers in this country. One, the  
7 Congress has changed the laws with respect to multi-family  
8 housing so that there is no incentive today to build new  
9 multi-family housing. Other than subsidized housing or  
10 extremely luxury housing, I would venture to guess that there  
11 is not a single unit of non-subsidized, moderate income, multi-  
12 family housing being constructed anywhere in Northern Virginia  
13 today.

14 I don't know what the course of action is with  
15 respect to Richmond or Norfolk in that regard, but my guess  
16 would be somewhat the same.

17 If no new housing is being built on the multi-  
18 family level and we are experiencing, not only in Northern  
19 Virginia but throughout the State and throughout the Nation,  
20 conversion to condominiums because of the desire of some  
21 people to seek some tax advantage, that is the tenant who  
22 now becomes an owner and seeks and gets the same tax  
23 advantage that other owners get, the desire of the landlord  
24 to sell his property because he cannot make a sufficient  
25 return on the property now and the enormous profits that are

1 being reaped by the condominium converter who takes a unit  
2 which he has purchased for ten to fifteen thousand dollars,  
3 or twenty thousand dollars even, has added some cosmetic  
4 improvements; has marketed it and turns around and sells  
5 it for seventy-five or a hundred thousand dollars and makes  
6 a very big profit in a very short period of time on a very  
7 small amount of money that is leveraged very highly -- these  
8 kinds of enormous profits being made in condominium  
9 conversion, of course, encourage the condominium conversion  
10 process. The desire of the landlord to sell because he  
11 can't make a profit as a landlord encourage it. The lack of  
12 tax incentive in terms of the building of new apartments;  
13 the forever growth in the number of people who live in our  
14 community; and Virginia as the Sunbelt State and one that  
15 has, of course, a heavy dependence upon government, continues  
16 to grow in population, all adds up to only one result and  
17 that is, a housing crisis. Housing being taken away from the  
18 rental market; no new housing being built; more people;  
19 fewer apartments.

20 I have likened the situation that's being  
21 created here to creating a homegrown boat people -- not the  
22 southeastern Asian variety but our homegrown variety of  
23 people who have been condoed out as the now -- there is a  
24 new word -- you are condoed out. And there are people who  
25 have been condoed out not once, not twice but three times and

1 they move from community to community in our Northern  
2 Virginia area looking for apartments. And they settle  
3 down and then within a year, fifteen months, two years  
4 they're condoed out again and I suggest to you -- to HUD,  
5 that unless some real attention is paid to this problem  
6 and paid to it right now -- there will come a time within a  
7 matter of months -- within a matter of months -- when these  
8 people will have literally no other apartments to go to in  
9 the Washington Metropolitan area. They will have to move  
10 either further from this community -- perhaps to Fredericksbu  
11 to the far reaches of Loudon County, Prince William County  
12 or have to move out of the State -- begin to double up with  
13 people as we did during the War. And, of course, that only  
14 exacerbates the problem because where do low and moderate  
15 income people move to when they move out into the further  
16 suburbs and find an opportunity to get to their jobs, which  
17 are in the inside city and with the energy problem that we  
18 have, does it make any sense that we're encouraging, by the  
19 laxity of the government, in dealing with this problem --  
20 that people are moving further and further from their jobs  
21 which cause them to use more and more energy to get back to  
22 their jobs -- energy that we don't have and that is terribly  
23 expensive to them and to the whole society.

24           So, it seems that the problem is exacerbating the  
25 entire social problem that we face with respect to energy;

1 with respect to jobs. And it all affects moderate income  
2 people. It affects low income people. It affects minorities;  
3 it affects bluecollar workers; it affects working women; it  
4 affects that whole segment of the economy in this area that  
5 is other than very affluent.

6 What could be done from the governmental point  
7 of view to alleviate? First, HUD has been promising a program  
8 on cooperatives for many months now. That, it just has not  
9 delivered. Cooperatives will not solve the problem. But the  
10 opportunity of citizens to own their own buildings and to  
11 stop the condominium process from continuing, at least with  
12 respect to that building, is a very important factor that  
13 I think all of the writers in this area agree, that if there  
14 were laws and financing vehicles through "Ginny Mae", through  
15 the changes in the HUD process that now would drive anyone  
16 who wants to become a cooperative, absolutely crazy that, if  
17 these processes were changed, if the financing vehicles were  
18 provided, that the cooperative movement could provide ten  
19 to fifteen per cent of the multi-family housing that is  
20 otherwise going to go to condominiums. And the importance  
21 of that, Members of the Panel is, that the condominium  
22 process only is the beginning of it -- it's only the tip of  
23 the iceberg. When a unit of moderate income housing that  
24 now sells for, let's say, twelve or fifteen thousand dollars  
25 and provides a modest rental housing unit for, say, between

1 two hundred and three hundred dollars a month rent -- when  
2 that unit is converted the first time to a condominium and  
3 is sold for, say, sixty-five or seventy-five thousand dollars,  
4 of course, it is removed as an element of rental housing.  
5 But it doesn't stop there because with the whole inflationary  
6 cycle that seventy-five thousand dollar -- now, seventy-five  
7 thousand dollar condominium unit may sell for a hundred  
8 thousand and a hundred and fifteen thousand and a hundred  
9 and thirty-five thousand and hence, it keeps moving up the  
10 income stream leaving the moderate income people further and  
11 further behind so that even if by some dent of hard work and  
12 good luck the moderate income person is able to buy that  
13 condominium unit the first time it is being condoed, they  
14 will never get that chance the second time it's being sold  
15 and the third time and the fourth time and the fifth time.

16 REVEREND HARRIS: Mr. Lechner, I am sure that you  
17 have a lot of information that could be useful but our time,  
18 today, is limited.

19 MR. LECHNER: I'm sorry. As I promised you, I  
20 couldn't keep within the ten minutes. I always keep my  
21 promises.

22 Thank you very much. I'll briefly summarize by  
23 saying that HUD has been, in my view, sorely deficient in  
24 this area of dealing with condominium crisis and its effect  
25 upon moderate income and low income people. The financing

1 vehicles have not been afforded those people to buy the unit  
2 or more appropriately to go into co-op housing. The  
3 regulations are a mass of unworkable tools for people who  
4 want to do the co-op process particularly within the short  
5 timeframe that they usually find themselves in, in trying to  
6 co-op a building. The input of this Commission with respect  
7 to HUD and the better use of federal dollars and as Mr.  
8 Rinker pointed out, the necessity of matching those federal  
9 dollars with local dollars would be very invaluable if you  
10 would bear on that problem.

11           Then, of course, I'm sure there are others who  
12 will talk about the problem of VHDA, because here's a State  
13 Agency that we're all intimately involved with, that has no  
14 Northern Virginia members on it and consistently has  
15 practiced discrimination against Northern Virginia people by  
16 virtue of setting the dollar limits in such a fashion that  
17 we just can't participate very much.

18           REVEREND HARRIS: Thank you very much.

19           We now go onto an additional member of the Panel,  
20 John O'Neill for his statements.

21           MR. O'NEILL: Thank you, Mr. Chairman.

22           My name is John O'Neill. I've been in the housing  
23 business thirty-five years. I've been an owner and an  
24 operator of housing and I'm <sup>now</sup> not a lobbyist for the Rental  
25 Housing Industry in Washington, D.C.

1 I want to talk to you today about the economics  
2 of rental housing. All of the evidence in today points to  
3 the demise rental housing as a community option.

4 New construction has stopped except for subsidized  
5 housing. Deterioration of existing projects continues and  
6 is accelerated.. Rental investors are not earning investment  
7 returns equal to those that can be earned with passbook  
8 saving accounts. Most existing rental housing is for sale.  
9 The unit price is now averaging twenty-two thousand dollars  
10 per unit.

11 Why has this phenomenon occurred.

12 Number one, Federal Tax Law changes since 1968  
13 have radically changed or removed tax incentives to rental  
14 housing providers. Number 2, the oil embargo of 1973 and  
15 the result in radical changes in the cost to supply energy  
16 have raised the operating costs of apartment projects from  
17 an average of 45 per cent in 1972 to 65 per cent in 1980.

18 Local political pressures perceived or real  
19 to keep rent increases low, to adopt constant regulations,  
20 to comply with Air Pollution Laws, National Fire Protection  
21 Act and other kinds of measures have essentially resulted in  
22 low rates of returns to apartment owners.

23 Concurrent with this a very high demand for home-  
24 ownership has developed because of Federal Tax Laws and  
25 inflation. The average two-person household today must purchase

1 housing because of Federal Tax Law which provides them with  
2 the item -- the potential to itemize on their federal tax  
3 returns.

4 Secondly, housing is the only thing that moves in  
5 the society today equal to or greater than the <sup>rate</sup> right of  
6 inflation, which is eroding the dollar of everyone.

7 What can be done about this phenomenon -- several  
8 things that I would suggest. One is the change of Federal  
9 Tax Laws to once again provide incentives to housing  
10 provider investors.

11 Two, supplement Federal Tax dollars for housing  
12 with local revenues.

13 Three, change the rules for subsidy programs, i.e.,  
14 the 25 per cent rule which was adopted in 1939 by the old  
15 FHA, is no longer valid in 1980. It should be a minimum of  
16 at least 30 per cent income for housing and subsidy situations  
17 and 35 per cent if energy is provided in the rental dollar.  
18 Provided non-profit housing entities must have real estate  
19 development and management expertise.

20 I give you one example from the paper submitted  
21 to us this morning. The Arlington Housing Corporation rehabs  
22 120 houses at a cost of five hundred and fifty-eight thousand  
23 dollars in community development block grant funds or  
24 forty-six thousand, five hundred dollars per house. This  
25 appears to be very excessive use of dollars to help too few

1 households. And that, in my opinion, is a pattern of use  
2 of federal dollars.

3 Local communities are unwilling at this point to  
4 subsidize further with any local dollars and the problems  
5 of the low and moderate income households are going to get  
6 worse.

7 In 1974, I wrote a series of articles for  
8 Buildings Magazine in which I predicted the demise of the  
9 rental housing industry in America in most urban centers by  
10 1984. It had nothing to do with Mr. Orwell's book. It has  
11 to do with the fact that landlords cannot continue to offer  
12 rental housing at affordable rates in today's economy and  
13 with today's inflation.

14 To give you a classic example of what's happening  
15 to the cost of rental buildings, in this Winter just past,  
16 heating oil costs rose 69 per cent. It meant that we needed  
17 twenty-one dollars per unit for every unit in an oil-heated  
18 building in America to pay for one element of cost -- heating  
19 oil.

20 Also, in January of 1980, VEPCO was granted a 40  
21 per cent increase in the fuel adjustment factor of the  
22 electric bill that goes to everyone who lives within that  
23 companies jurisdiction. Those kinds of impacts cannot be  
24 met by the 8 or 9 per cent rate of rent growth that is  
25 shown in the Department of Labor's statistics for the  
Metropolitan Washington area.

1           Those kinds of increases are inadequate in rent  
2 in order to meet these kinds of costs. We are fast  
3 approaching the time when we will have to have rent increases  
4 that will push the two hundred dollar unit to four hundred  
5 dollars and at some point, the owner will simply give up and  
6 sell out.

7           I must <sup>correct</sup> direct some assumptions that are made.  
8 First of all, the present rental owner does not convert  
9 to condominium. He doesn't do so because Federal Tax law  
10 would punish him if he did. He will be treated as a dealer  
11 and pay tax on as ordinary income on all of his gains. So  
12 he simply does not sell direct to his tenants, which is the  
13 ideal way to cut out the middle man. Along, then, comes  
14 the converter who will purchase his building and when he  
15 does that, the landlord is afforded capital gains treatment  
16 for his gains, which is substantially less, obviously, then  
17 ordinary income tax rates.

18           Also, I might note in the paper that was handed  
19 out today on Page 7, it says, extend notice of conversion  
20 from 90 days to 120 or 150 days. The Virginia State  
21 Legislature did adopt a 120 day notice rule in the last  
22 session and that will go into effect July 1st, 1980. There  
23 are some other points here about the tenants first right of  
24 refusal to buy his building and I say to all tenants and all  
25 people interested in the process that that right already

1 exists. All owners want to sell and all tenants ought to  
2 take the initiative and make an offer to purchase before  
3 another converter comes along or a middle man gets into the  
4 act. They'll be able to buy their units much cheaper.

5 I would be happy to answer any questions the  
6 Panel might have.

7 REVEREND HARRIS: Thank you very much, Mr. O'Neill.  
8 We go now to Ms. Denney, who will speak to us at this time.

9 MS. DENNEY: Thank you Chairman Harris.

10 I was asked to give a brief historical overview  
11 of Arlington's Fair Housing Ordinance and I promise that I  
12 will be brief.

13 Arlington County can be proud of its record in  
14 Fair Housing.

15 In July of 1968, the County Board adopted a Fair  
16 Housing Ordinance as Ms. Bozman said it was the first such  
17 ordinance enacted below the Mason and Dixon Line.

18 Many dedicated individuals spearheaded by Northern  
19 Virginia Fair Housing worked tirelessly to accomplish this.  
20 In February of 1966, volunteers canvased the entire county  
21 asking residents to sign a statement supporting the principle  
22 that no person should be denied housing because of his or  
23 her race or religion or national origin. -The majority of  
24 people contacted supported the statement.

25 In February and March of 1968, the County Board

1 held three public hearings on whether or not Arlington  
2 should adopt a Fair Housing Ordinance. The testimony in  
3 favor was overwhelming. The support was widespread. Civic  
4 groups, church groups and many individuals. The opposition  
5 came from the real estate industry, apartment owners and a  
6 few right wing organizations. The message was clear that the  
7 community supported fair housing.

8 However, the Commonwealth Attorney ruled that  
9 such an ordinance would be in violation of State Law.  
10 Several very able lawyers argued that the County had the  
11 authority under the police power and they proceeded on a  
12 volunteer basis to draft an ordinance.

13 In July 1968, the County Board by a three to  
14 nothing vote -- two members abstained -- adopted the Fair  
15 Housing Ordinance. In August 1968, the County Board  
16 appointed a five-member Fair Housing Board. I was appointed  
17 and served as Chairman until August of 1979.

18 Since 1968, the Ordinance has been amended  
19 several times. Discrimination on the basis of sex has been  
20 included; the Board has been expanded to seven members and  
21 the Board has been granted subpoena power.

22 The Ordinance provides for public hearings in  
23 cases of alleged discrimination but the Board has held very  
24 few hearings. Most of the cases have been concillated or  
25 handled by a brief meeting or a telephone call. Joan Windiman,

1 from the Arlington County Community Development Staff and  
2 Wanda Hoffman, from the U.S. Commission on Civil Rights have  
3 told me that because of Arlington -- because Arlington has  
4 a well functioning Fair Housing Policy, the County is in a  
5 better position then many other communities using Community  
6 Development Block Grants. It is basically true that there  
7 is little discrimination on the basis of race, religion,  
8 national origin, sex, in Arlington. It is also basically  
9 true that there is a great deal of discrimination on the  
10 basis of income. If there is no housing, there cannot be  
11 any fair housing. I would just concur with the other  
12 speakers that we are, indeed, in a housing crisis at  
13 Arlington. I think if we read the front page of the  
14 Washington Post this morning where a young black woman in  
15 Arlington with four children cannot get an apartment -- it's  
16 not because she's black that she can't get the apartment.  
17 It's because she has four children and as we have talked  
18 about the vacancy rate is so small in Arlington apartments  
19 that the landlords can be so picky and choosy about whom  
20 they rent to. So, this lady is forced to live with her  
21 parents with the four children -- a very unhappy situation.

22 I would say that I think that the progress of  
23 Arlington -- the CD Program has made in responding to the  
24 needs of low and moderate income neighborhoods has been good.  
25 But, again, let me say, we are in a housing crisis in

1 Arlington and we've got to do a lot more. Thank you.

2 REVEREND HARRIS: Thank you very much.

3 We are grateful to the members of the Panel for  
4 sharing with us their views..

5 We are behind time in our schedule but, if any  
6 member of the Staff has any questions for clarification of  
7 any member of the Panel, we want to allow for that, for a  
8 few minutes.

9 Mr. Miller?

10 MR. MILLER: Mrs. Denney, you gave a rather  
11 glorious picture of the Arlington Fair Housing Act yet,  
12 you said there were very few hearings.

13 My question for you is, do you have any  
14 statistical data to support your glaring evaluation of that  
15 Act in Arlington?

16 MS. DENNEY: I don't have it with me. The  
17 Executive Director of the Fair Housing Board is here as the  
18 former Director is also here.

19 We just -- as to public hearings we just didn't  
20 find that, really, that they were necessary. We did hold  
21 about two or three but we were able basically to <sup>conciliate</sup> concillate  
22 most of the complaints. When I say basically, we've had  
23 success, I think we have proven to the landlords basically  
24 in Arlington that they cannot get away with discrimination.  
25 And I honestly don't believe that there is a lot of discriminatio

1 in Arlington right now. But there is discrimination, as  
2 I've said, because of the persons' lack of incomes. I  
3 would really have to state that there is little discrimination  
4 particularly on the basis of race.

5 REVEREND HARRIS: Thank you very much.

6 Do you have any other questions?

7 MR. MILLER: Ms. Bozman, you indicated that A95  
8 Review didn't give much help because the constituents of the  
9 region sort of played musical dominos and got around the  
10 regional implication by more or less condescending for each  
11 constituency in the make-up. Are you advocating a  
12 abolition of the A95?

13 MS. BOZMAN: No, I'm not indicating abolition  
14 because I do think -- I'm glad you asked the question because  
15 I was very unclear in that part of my statement. I think  
16 the A95 process by requiring regional consideration -- by  
17 requiring initial grouping, planning coordination to go  
18 on is good. I think that supplies something that we  
19 probably wouldn't have otherwise but then when it comes to  
20 each individual project being evaluated, that's where the  
21 process for regionalism does not prevail. I am very  
22 conscious of the fact that if -- well, say, Fairfax is a  
23 neighboring jurisdiction on one side -- I'm very conscious  
24 that if Fairfax comes in at the review level and says: We  
25 don't want this project because we think it would have this

1 undesirable impact and that undesirable impact, I'm not  
2 going to challenge them on that. I'm going to challenge  
3 them to the extent of saying, have you really thought this  
4 out; have you got evidence that this impact or that impact  
5 will really come about. But I'm not going to say, Fairfax,  
6 you've got to do that because I, in Arlington, think that's  
7 what you ought to do because, obviously, the next time  
8 something comes around, Fairfax is going to say to me, well,  
9 Arlington -- and we each respect our own sovereignty. We  
10 are each elected by the people in that jurisdiction and the  
11 people in Fairfax elected those people, and the people in  
12 Arlington elected these people and when it comes right down  
13 to that point, we are not going to try to impose our will  
14 on another jurisdiction.

15 MR. MILLER: I think this is very important --  
16 what you call "our will". It's not necessarily our will  
17 if you're talking about the region or if you're talking  
18 about a plan of law. Would you say, then, that this  
19 particular attitude that you have taken in your group --  
20 your group has taken, more or less freezes the status quo.  
21 You're saying it needs jurisdiction to do what they want  
22 to do?

23 MS. BOZMAN: No, I'm not applying it to a question  
24 of upholding the law. I'm saying that everybody has  
25 developed a plan and then when a particular project going

1 through the A95 process comes along -- and, again, I'll use  
2 Fairfax as an example, Fairfax says we don't want to go  
3 along with this particular development because it doesn't  
4 do this and it doesn't do that, it doesn't conform in  
5 general with the plan, this is where the other jurisdictions  
6 aren't going to gang up and boot, for example, Fairfax down.  
7 But that doesn't mean that -- this is in the gray area.  
8 This isn't going to happen if there is something grammatically  
9 wrong -- if, say, Arlington is doing something which is  
10 illegal or which is clearly completely contrary to good  
11 sense, then, the other jurisdictions are going to say,  
12 Arlington, hey, what's going on over there.

13 MR. MILLER: Could I ask one more question?

14 REVEREND HARRIS: We don't want to pursue this  
15 same questioning but we do want to get a variety of questions  
16 for clarifications so that we can get through this Panel and  
17 move on to the other.

18 There may be some other panel members who have  
19 questions or need clarification from some of the statements  
20 made by the persons on the panel.

21 MS. CRATER: I would like to ask Ms. Bozman a  
22 question. Of course, many of us in Virginia look to  
23 Arlington as the most progressive County in the State and,  
24 if Arlington can't solve its housing needs, goodness knows  
25 what the other <sup>§</sup> can do. ^

1           But you did -- I wonder if you could relate in  
2 numbers the gap between, say, the Section 8 housing that's  
3 being provided and the need for this type of housing in  
4 Arlington?

5           MS. BOZMAN: Well, first I would say that we have  
6 our own locally funded Grant and Tax Relief Program. The  
7 benefits are not as good under that program as they are  
8 under Section 8. So we are helping close to 2,000 family  
9 units under our own program but, again, that's not as good  
10 as Section 8. Our Section 8 we only have about 500 -- 480  
11 units being helped. Now, even if you combine both of those  
12 groups and get up to, say, 2,500 family units, there are,  
13 according to Mr. Rinker's 13 -- 17 -- 13 per cent. There  
14 are about 11,000 renter occupied -- there's a total.  
15 There are about 11,000 families still needing assistance,  
16 which we're not helping. Now, some of those would not be  
17 eligible for Section 8 also because the eligibility limits  
18 are -- you can have a lot higher income than Section 8  
19 allows and still be in need of housing anywhere in Northern  
20 Virginia.

21           MS. CRATER: I wonder, also, if you could be  
22 specific about the trouble that Arlington is having in getting  
23 HUD to support the scattered site housing apartment units.

24           MR. BOZMAN: Mrs. Linderman will be talking later  
25 in the day and I would like you to ask her that question, also

1 I would say that I do not believe that we have gotten any  
2 project through HUD which has only 20 per cent of the units  
3 assisted. She is kind of shaking her head. I think she  
4 agrees with that. She'll correct me if I'm wrong.

5 REVEREND HARRIS: Thank you very much members  
6 of the Panel for coming and sharing your views with us.

7 We want to end this Panel so that we can begin  
8 Panel Number 2.

9 (Panel members excused.)

10 MS. SILVA-PLA: Mr. Ingram, would you please  
11 state your name and address and give a brief discription  
12 of your past and present involvement in furthering fair  
13 housing and community development in Arlington?

14 MR. INGRAM: Yes. My name is R. Hamisi Ingram.  
15 I'm currently the Executive Director for Arlington County  
16 Fair Housing Board located at 1400 -- 2100 14th Street,  
17 North, in the Holmes Building.

18 In the past I have served as an Assistant Attorney  
19 General in Ohio assigned to Ohio's Civil Rights Section  
20 and as part of my current duties I enforce the county's  
21 Fair Housing Ordinance which includes processing complaints,  
22 making decisions concerning the resolution of complaints  
23 and conducting studies analysis and collecting data.

24 There are various numbers of other things that  
25 I am involved in such as community organizations, community

0  
1 meetings that are related to Fair Housing that are not under  
2 the County Governmental Structure such as the Community  
3 Housing Resources Board of which I am currently Chairman --  
4 the Council of Governments Fair Housing Task Force of which  
5 I am currently the Chairman and a number of other voluntary  
6 groups and I believe that's it.

7 MS. SILVA-PLA: Kathy Kurke, would you please  
8 state your name and address, and give a brief description  
9 of your past and present involvement in further fair housing  
10 and community development in Arlington?

11 MS. KURKE: My name is Kathy Kurke. I live at  
12 4600 South Four Mile Run Drive in Arlington. My involvement  
13 has been mainly as an interested citizen. I have an  
14 appointment to the Arlington County Fair Housing Board  
15 since January of 1980. My term runs until December 31st of  
16 1982. I have been doing volunteer work since September  
17 of '78 in the Fair Housing Board. I've been involved in a  
18 couple of community things, the Director's Housing Forum  
19 that took place last Saturday and I studied housing in Law  
20 School.

21 MS. SILVA-PLA: Thank you.

22 Mr. Robert McGregor, would you please state your  
23 name and address, and give a brief description of your past  
24 and present involvement in furthering fair housing and  
25 community development in Arlington?

1           MR. MCGREGOR: My name is Robert McGregor and I've  
2 lived in Arlington County since 1949. I was brought into the  
3 County or drawn into the County through the organization of  
4 a Housing Cooperative called, Let's Save Our Homes. Because  
5 we were veterans and we needed housing, we formed organizations.  
6 We had an opportunity to buy a housing project approximately  
7 86 units which Arlington County did not want because it did  
8 not wish to foster at that time public housing. However,  
9 through the Veterans Administration, we were able to, under  
10 a very great odds -- we were able to not only form our  
11 Housing Cooperative but to get a loan to get a mortgage for  
12 the purchase of these. I should say that, at that time, the  
13 politicians and the banking community worked very strongly  
14 to oppose us purchasing this housing project and we had to  
15 go up to -- after several attempts and finally wound up in  
16 Troy, New York to get a mortgage and we had to keep it very  
17 quiet in order to successfully purchase this cooperative.

18           I have been for four years the President of the  
19 Arlington County Community Action Program. We currently  
20 have a CD grant which partially supports our weatherization  
21 program. We have a defunct program which provided emergency  
22 housing, particularly for early release incarcerated  
23 individuals who had jobs in Arlington County but they needed  
24 that advance of money for housing. We have accommodated  
25 families who have been evicted and we also accommodated

1 individuals who were having utility problems. However, our  
2 emergency housing program has folded because it has been  
3 taken over by either the County or the State level. I have  
4 been President of the Hiland Park Citizens Association for  
5 two years particularly at the time when about 85 per cent of  
6 our neighborhood improvement program was completed.

7 I am Chairman of the NAAPC Housing Committee --  
8 well, we'll talk about that later and I'm also a member of  
9 the Advisory Committee for the Community Block Grant Develop-  
10 ment.

11 MS. SILVA-PLA: Thank you, Mr. McGregor.

12 Mr. Ingram, what are the county goals with regard  
13 to providing fair housing opportunities for low and moderate  
14 income persons in the county including minorities, women,  
15 the elderly and the handicapped?

16 MR. INGRAM: I might mention that the County  
17 Ordinance doesn't offer protection for all the categories  
18 listed in the question. There is no protection for the  
19 elderly or the handicapped as far as the fair housing  
20 ordinance is concerned and I only administer for housing  
21 ordinance but the county's goal in terms of fair housing  
22 in general, is to eradicate discrimination in fair housing  
23 in Arlington and the county efforts, if all persons who have  
24 been discriminated against based upon their race, color, sex,  
25 marital status, religion and national origin -- women who

1 head households probably could come under American Status  
2 category or a sex category. Elderly, if there is some  
3 discrimination against elderly and if they happen to fit  
4 into one of the particular categories, we could offer  
5 protection to them based upon their fitting under one of  
6 those categories.

7 And the same is true of handicapped persons.

8 We are currently -- by we I mean the Fair Housing  
9 Office -- we are currently working on amendment that changes  
10 to the Fair Housing Ordinance that would offer protection  
11 for persons who are handicapped and we want to offer  
12 protection for persons who are discriminated against based  
13 upon their age and our goal as the Fair Housing Ordinance  
14 is to include those protections.

15 MS. SILVA-PLA: So, what steps have you taken by  
16 the Washington Council of Government in the Fair Housing  
17 effort and the Community Development Block Grant?

18 MR. INGRAM: Again, I have to qualify my answer  
19 before I answer it. I'm not involved in the Community  
20 Development Block Grant project so I would not be a proper  
21 person to address myself to that part of the question.

22 The Washington Council of Governments has assisted  
23 Arlington to the extent that there is a Metropolitan Task  
24 Force where members of the Task Force come from all of the  
25 surrounding jurisdictions. There has been, to my knowledge,

1 no direct infusion of funds or staff assistance for the  
2 specific project that Arlington is involved in, sofar as  
3 the Fair Housing Office is concerned but through the Task  
4 Force in general, things have been done such as affirmative  
5 action guide plan which is a brochure that lists a number of  
6 things including regulations in the surrounding jurisdictions  
7 including Arlington, affirmative marketing and affirmative  
8 advertising programs have been instituted. Again, this  
9 benefits not only Arlington but all the jurisdictions.  
10 Minorities and real estate programs, which we design to get  
11 more minorities involved in the selling of real estate,  
12 involved in this jurisdiction in Arlington County and there  
13 have been a number of other programs -- some of which were  
14 undertaken prior to my coming to Arlington in 1977 and some  
15 of which I am not very clear on. vhs. Kurke

16 MS. SILVA-PLA: Mr. McGregor, how many Fair  
17 Housing complaints have been received by the Fair Housing  
18 Board since 1977?

19 MS. KURKE: I can't go back to 1977 having not  
20 been a member but I can tell you that this year to date we  
21 have received 83 from -- I have a breakdown from during  
22 fiscal year '80 through April. The May statistics have been  
23 put together but they are not available until July, probably.  
24 At that time, there were 76 versus 52 in '79 in the same  
25 period of time.

1 This year the current complaint level is 38 per  
2 cent <sup>e</sup>grater than last year and last year was a 120 -- a  
3 120 per cent greater than the prior year.

4 That increase could be due to various sectors --  
5 we can't be sure but it could be due to the fact that we are  
6 becoming more well known again. It could be due to the great  
7 numbers of condo conversions where we displaced members of  
8 lower and moderate income who are seeking housing in non-  
9 traditional areas.

10 MS. SILVA-PLA: So what kind of housing complaints  
11 have been received?

12 MS. KURKE: Well, this year -- I can break down  
13 the complaints on race and color. There have been 27  
14 complaints, national origin 17, sex 3, marital status 21,  
15 none on religion versus 1 last year and 8 under the category  
16 of other. Most of the -- we don't have any statistical  
17 profiles on the income levels but from notes that Mr. Ingram  
18 keeps when he conducts the interviews, it's clear that the  
19 majority of complaints are less than middle income persons.  
20 Their employment ranges from attorney, realtors, bank clerks,  
21 government workers, sales clerks, people in industry. It's  
22 a wide range -- who are usually employed. Very few of them  
23 are participants in any type of subsidy programs and even  
24 fewer have no source of incomes.

25 The complaints have been mainly rental. There have

1 been a few in sales of homes. Mainly refusal to rent and  
2 discriminatory terms in the lease.

3 Over the past 30 months there have only been 4 or 5  
4 complaints by inter-racial groups or couples and one military.

5 MS. SILVA-PLA: And, how many of the complaints  
6 have been resolved and how were they resolved?

7 MS. KURKE: I can't break that down into numbers.  
8 I could tell you -- it's hard to say how many were resolved  
9 because they could be resolved through concillation, they  
10 could be dropped, they could be handled with a phone call.  
11 We have had 3 probable cause findings this year which --  
12 in 1979, which means that we could have a hearing. We have  
13 not held those hearings yet. We have had one review hearing  
14 to determine whether there has been compliance with the  
15 requirements of the litigated action of 1976.

16 Those litigated actions -- there are several in  
17 1976 that were settled outside of court -- the terms have  
18 concluded financial settlements as well as requirements  
19 that -- reporting requirements to our board.

20 MS. SILVA-PLA: How many people work full-time  
21 to handle the complaints?

22 MS. KURKE: We have one paid County Board Member --  
23 County Staff Member -- Mr. Ingram. Seven of us who are  
24 Members of the Board are all volunteer. We could certainly  
25 use more staff. We are far behind in our investigations. We

1 have several from 1979 that we have really not gone very far  
2 on.

3 MS. SILVA-PLA: So, to what extent has the Fair  
4 Housing Board made the public aware of the number of  
5 complaints they have received and how they were resolved?

6 MR. KURKE: We really haven't. I feel very strongly  
7 that we need more publicity in this area. I think it's an  
8 issue that's very important. We -- at the Housing Forum that  
9 was conducted last Saturday, this is something that was  
10 discussed in the workshop. There is a great need for more  
11 publicity and education as to the terms of the ordinance --  
12 explanation of what discrimination actually is and how it  
13 can be resolved or dealt with.

14 MS. SILVA-PLA: Thank you, Ms. Kurke.

15 MS. BACA-FIERRO: Mr. McGregor, would you describe  
16 for us the neighborhood in which you live in terms of its  
17 population, housing problems and community development and,  
18 also, are there other similar neighborhoods, to your  
19 knowledge, in Arlington County?

20 MR. MCGREGOR: Yes, there are similar neighborhoods.  
21 Three to be exact. For the most part, blacks have been  
22 confined to three areas in Arlington County. It's very hard  
23 to get out of those areas unless you have quite a bit of  
24 financial assets.

25 I live in a community. There are few professionals

1 in the community. Most of us are lay people. Domestic and  
2 government workers. The community recently has been greatly  
3 elevated -- I say recently -- within the last 15 years.  
4 That's when we initiated our community -- our neighborhood  
5 conservation -- funds from that plan came from the General  
6 Accounting Fund and bonds floated by the County. Of course,  
7 when it came to individual homes -- upgrading individual  
8 homes, we, as a community put on a campaign to encourage  
9 everybody to go to the banks and also petitioned the banks  
10 to be very lenient. It was only in this manner that we  
11 were able to get any results.

12 For example, one of the problems we ran into even  
13 in getting the neighborhood conservation funds to participate  
14 in bond money and from General Funds of the County, it was  
15 necessary to raise taxes, if the County is going to have a  
16 neighborhood improvement. The County Board is for raising  
17 the taxes of the community as a whole -- the County Board did  
18 have a hearing on raising the taxes and while say, for  
19 example, your Civic Federation didn't oppose the raising of  
20 the taxes, their respective amendment to the various  
21 associations grievously opposed regarding what was going to  
22 benefit, fortunately taxes were increased enough to pursue  
23 the neighborhood improvement program.

24 I feel my community is much better off than the  
25 North or the Green Valley areas, as it is often called, in

1 that the Green Valley area is much larger -- the problems  
2 are basically the same but they are in a much more deplorable  
3 state.

4 MS. BACA-FIERRO: Would you describe some of those  
5 problems?

6 MR. MCGREGOR: I think one of the major problems  
7 is drugs -- drugs is a big problem..

8 For example, another problem is housing. For  
9 example, I described for you how difficult it was for the  
10 housing cooperative to get established. There are many  
11 houses there and fortunately through the association they  
12 have formed a housing cooperation and I believe they've  
13 currently applied for a grant for CD funds to rennovate the  
14 boarded up houses. How far along they are on that, I don't  
15 know.

16 CD money -- I think they got the greatest portion  
17 of the CD money for this current year. And the reason for  
18 that is, the county has never done anything in the community  
19 to upgrade. As a result, the sidewalks -- there's a lot of  
20 sidewalk work to be done -- storm sewers -- I don't about  
21 sanitary sewers, curb and gutters -- that type of thing.

22 For example, HUD frowns upon communities putting  
23 too much CD money in material things. However, it's  
24 impossible to do anything in the average black community,  
25 particularly Arlington County unless you do invest in  
sidewalk, curb, gutters and sewers.

1           For example, I moved from my home 15 years ago.  
2 At that time the street was unpaved. The entire top, the  
3 asphalt had been broken. It did not meet the County Code  
4 of Specifications for a street.

5           However, I was working two jobs. I could not  
6 participate in community affairs. Fortunately, there was  
7 someone in the community to look out for my interests and  
8 through the neighborhood improvement program, someone made  
9 the necessary meetings down at the court house during the  
10 day and during the night and as a result, the community  
11 above me, which was white -- the water drained out of that  
12 community, passed my front door and down the street. That  
13 type of problem was eliminated. There are such problems in  
14 Nauck today that are being addressed.

15           One of the other problems I find with the CD  
16 Advisory Committee -- it's by law that it's mandated that  
17 there be citizen representation on that. However, -- and  
18 I became very frustrated for a while and ceased to  
19 participate in -- because of problems in the proposals that  
20 were coming in there where there was a lot of antagonism  
21 in it.

22           For example, after the Nauck Association in the  
23 Nauck area -- I think it was roughly five hundred thousand  
24 for one year and the co-op which I belonged to came in for  
25 a small grant -- fifteen thousand -- there was quite a bit of

1 antagonism as to why we came in, why we moved it, would it  
2 be justified fully and then the group wanted to go into a  
3 private session and it was only after I challenged the  
4 Chairman that this was a public meeting, that it could not  
5 go into a private session, that they granted us the request  
6 for the -- and it was for the study.

7           However, there's another thing that needs to be  
8 done and I think the County Housing Department can do a lot  
9 about it. Blacks have a general distrust of the court house.  
10 Let's put it that way. They have a general distrust with  
11 politicians.

12           Back in '49 when we were trying to get control  
13 of this project -- I mentioned to you the politicians didn't  
14 want any public housing in Arlington County. They got  
15 cooperation from the banks. So that tells us one thing --  
16 that we are not wanted. And, until today -- I was President  
17 of the Co-op and I did quite a bit of work to convince the  
18 members to go along with this study. We needed a study. I  
19 was successful but after I left office and the senior citizens  
20 in that project who were members -- the difficult time they  
21 had getting established and how hard the courthouse fought  
22 them. They distrust -- they don't trust CD funds as it is.  
23 They still have doubts about it.

24           MS. BACA-FIERRO: In your opinion, are the CD  
25 funds adequately addressing the needs of the people in your

1 neighborhood?

2 MR. MCGREGOR: Let me put it this way, to the  
3 people who felt the butt of it, yes. To the individuals  
4 who have not, no.

5 Right now it's becoming an issue -- when we hear  
6 housing crisis, in my opinion, you have a housing crisis  
7 when you take housing away from people or when you do not --  
8 housing two people regardless of who they are -- I cannot  
9 go back as far as 20 years when I-66 -- that's the highway  
10 that's coming across Fairfax County, Arlington County when  
11 it was on the drawing board the Community I lived in at the  
12 time -- I wasn't there at the time -- I was told there was  
13 no interest in Arlington County in stopping that highway  
14 from coming through our community. We had to go down to  
15 Richmond and lobby on our own, at our own expense to get  
16 that highway changed.

17 Arlington County was so sure it wasn't going to  
18 come through that nobody else was interested. It was going  
19 to take away approximately 35 per cent of the housing.  
20 However, 20 years later when it became a reality that I-66  
21 was coming through one way or the other, that's when you  
22 begin to get the interest in opposing I-66. However, just  
23 like public housing was a no-no in Arlington County 20 or  
24 25 years ago. If we had public housing in our county today,  
25 we could alleviate to no end the housing crisis we now have,

1 because many of those individuals who bought cheap twenty  
2 years ago and who are at low incomes find themselves in a  
3 very critical situation today and it could easily qualify  
4 for public housing but they went along with the County  
5 Government. Now we don't want public housing because at  
6 that time it did not effect them, it did not impact upon  
7 them but, again, the housing crisis just did not develop  
8 last year or when the speculators decided to convert to  
9 condominiums. It's been there for quite some time but now  
10 we're all beginning to feel the impact of a housing shortage  
11 in that area.

12 MS. SILVA-PLA: What action has been taken by the  
13 county to define human rights and civil rights group in an  
14 effort to further affirmative action programs and, also,  
15 Fair Housing opportunity in the County?

16 MR. INGRAM: Well, there has been no direct funding  
17 of civil rights groups or human relation groups. What the  
18 county has done -- through staff participation on various  
19 committees -- the county has made minimal staff in some  
20 resources.

21 For example, with the community resources for  
22 housing board, the county has made meeting space available,  
23 has made secretarial services available, has made various  
24 supplies such as stationery and other available -- accessories  
25 available for the CHR group to conduct its business over the

1 past more than a year -- about 13 months or so.

2 MS. SILVA-PLA: What action has been taken by the  
3 county to establish means of information informing members  
4 of minority groups housing opportunities in non-traditional  
5 neighborhood and providing services to familiarize them with  
6 such neighborhoods?

7 MR. INGRAM: Well, we don't have a rental or a  
8 housing referral system as part of the fair housing operation.  
9 There might be such a system that's operating as part of the  
10 tenant-landlord Commission.

11 For instance, there is an apartment seekers guide  
12 which doesn't differentiate between traditional and non-  
13 traditional neighborhoods and is not just for minorities  
14 but is for everyone and as far as the fair housing office  
15 is concerned, we have not attempted to advise minorities or  
16 others of housing in particular parts of the county and I  
17 don't think at the present time that we have the resources to  
18 undertake such a thing.

19 Excuse me, with the Panel's permission, if I may,  
20 I'd like to clarify an answer Ms. Kurke gave to an earlier  
21 question concerning the public relations effort that the office  
22 has gotten involved in.

23 May I?

24 MS. SILVA-PLA: Yes.

25 MR. INGRAM: I'd like to mention one of the ways --

1 there are three ways that we advise the community of what is  
2 going on in the fair housing office. One of them is our  
3 annual report which theoretically comes out after the fiscal  
4 year closes -- shortly after it closes. Sometimes it takes  
5 longer to get out than at other times. In the annual report  
6 we list a number of complaints that were received in that  
7 particular fiscal year and the type of complaints that were  
8 received.

9 We also have a chart which gives a historical  
10 progression of the number of complaints that were received  
11 each year since the ordinance was adopted, which is 1968.

12 A couple of other ways that we let the community  
13 or the public know what's going on as far as complaints and  
14 the number of complaints is, during our annual Fair Housing  
15 Day Commemorative, we offer certificates of awards to the  
16 various persons who have done something significant in the  
17 area of fair housing to -- not only in the past year but for  
18 any number of activities covering any number of -- or any  
19 particular period of time. We make an announcement during  
20 that affair of the type of complaints and the number, and the  
21 third way we let the community know is, throughout the year,  
22 we have various interviews with various newspapers and we  
23 let them know when something significant has come up -- if  
24 we are getting an overload of complaints in a certain area  
25 or if a certain problem is growing, generally, we'll talk to

1 the reporters and we have had a number of news articles  
2 published in the Washington Post, Northern Virginia papers,  
3 Arlington papers and I don't recall if anything appeared in  
4 the Washington Star.

5 MS. SILVA-PLA: Thank you, Mr. Ingram.

6 What recommendations do each of you have for a  
7 strengthened fair housing in Arlington County -- Ms. Kurke?

8 MS. KURKE: Well, first I think we have a problem  
9 in the ordinance itself. It does not cover discrimination  
10 on the basis of age, family size or handicapped.

11 Since these are outside local and state jurisdictions  
12 they are merely moral issues and I feel these are areas that  
13 should be within the purview of our ordinance. When I was  
14 monitoring the discrimination and housing workshop, at that  
15 time the workshop members concluded that the ordinance is  
16 deficient because these categories are not protected despite  
17 the fact that there seems to be a general awareness of the  
18 problem. I do believe that the ordinance should be  
19 amended to provide those protections.

20 Another area that the ordinance is deficient in  
21 that I feel -- is that there are no compensatory not to  
22 mention punitive damages available. Today the ordinances  
23 have been interpreted as not to allow such remedies.

24 Although injunctive relief may be appropriate in  
25 some instances, it's infesible in others. For example, where

7  
1 a landlord has already rented the apartment to someone else  
2 by the time we can do anything, we can't force a landlord  
3 to unrent an apartment to one person and provide it for the  
4 other one.

5           Meanwhile, a person who has been discriminated  
6 against may have had to store furniture or rent at a higher  
7 rate than he had planned on and will receive no compensation  
8 under what we are able to provide. It may be difficult to  
9 try to amend the ordinance that way. There may be a  
10 judicial interpretation that would be an extraneous exercise  
11 in power. I think it's worth taking that step to find out.  
12 If we can't do that, we must amend the State Fair Housing  
13 Laws to allow that type of remedy

14           Now, I think that there are other problems aside  
15 from the limitation of the ordinance itself. There are  
16 many people who are being discriminated against without  
17 knowing it. There are many who are aware of the fact that  
18 they are victims and don't know how -- that they have an  
19 avenue or remedy in our Board which I believe is due to the  
20 lack of publicity and education.

21           We received, as I've said earlier, 38 per cent more  
22 complaints this year than last year and last year it was up  
23 120 per cent.

24           We don't know how many more complaints we would  
25 have received if more victims were aware of our existence.

1           This increase, as I've said, may have been a result  
2 of the upsurge in the number of condo conversions. I have  
3 been told that we have 6,000 condo conversions already in  
4 displacing low and moderate income, many of whom are  
5 minorities in a protected class. They're trying to find  
6 or seeking housing in non-traditional areas. Our complaints  
7 are continuing to grow at the rate they are now.

8           Even if we don't make our services available to  
9 all those who can benefit from us, we are already behind in  
10 serving the complaints. We don't have enough man hours  
11 available. I think we need an increased staff. Those are  
12 the major points.

13           MS. SILVA-PLA: Thank you, Ms. Kurke.

14           Mr. McGregor, what recommendations do you have  
15 for the strengthening of the fair housing program in  
16 Arlington County?

17           MR. MCGREGOR: Number 1, with the CD funds coming  
18 into the county, I would definitely like to see them come  
19 out with some guidelines that's going to upgrade the quality  
20 of the membership of the Advisory Board even though the  
21 County Board has the opportunity to review what that Advisory  
22 Board does.

23           Let me give you a good example.

24           We have an alcoholic rehab program in the county,  
25 or it may be Northern Virginia, for that matter. Basically,

1. these are the kinds of people. The Director has done an  
2 excellent job in putting people back into the main stream  
3 but he has a difficult problem before our Board because he  
4 comes before us this year asking for X dollars and his  
5 figures have been off and he comes back next year and he's  
6 given a hard time next time because his figures were off  
7 and, are you going to be back next year?

8           If this money is used to elevate the quality of  
9 life for people, he should be back every year because alcoholism  
10 is a problem in Arlington County. He shouldn't get that kind  
11 of an attitude so, therefore, I feel there has to be a change  
12 of attitude on the CD Board. People should be more realistic.

13           Number 2, I'd like to see much more coordination  
14 between the Fair Housing Board and the Arlington County  
15 Housing Department and the Police Department. Those three  
16 agencies embrace -- they get the problems with the housing.  
17 For example, a couple of years ago there was a black family  
18 who found housing they could afford in a poor white  
19 neighborhood and they were harassed and the Police Department  
20 found out about it but they failed to contact the Fair  
21 Housing Board.

22           The organization that sponsored the Fair Housing  
23 last week, many of them, not all of them, turned their heads  
24 particularly the Federal Civic Association but because their  
25 guidelines didn't provide for that matter to come up on their

0  
1 agenda, they did nothing but you can't tell me you're --  
2 to me, that's a housing crisis but you can't tell me you're  
3 interested in housing if you're not going to decide such  
4 matters as that.

5           Recently there was an organization called  
6 Tomorrow. Their apartment complex was being converted and  
7 they decided to go cooperative. They got a grant from our  
8 CD fund and they appeared to be making progress.

9           Through my activities with NAACP, I had learned  
10 that blacks don't live in that apartment and we discovered  
11 that when you go there and ask for an apartment, they have  
12 nothing available and their vacancy rate is almost nil --  
13 they don't have vacancies. However, when Tomorrow was *Tomorrow*  
14 appealing to the County Board at one of the Saturday Morning  
15 Meetings, given statistics on the apartment, we heard that  
16 their vacancy rate was 5 per cent which meant upward of 18  
17 apartments -- they had at least 1 or 2 apartments available  
18 all the time. So, the NAACP wrote the Director and asked  
19 her to give us the commitment that there was going to be  
20 open housing.

21           Now, she sent word by one of her staff people  
22 that they were going to put something in their dialogues but  
23 she never officially recognized the communication from the  
24 NAACP.

25           Secondly, our Arlington County Housing Department

1 had a lot to do with the conversion and the final granting  
2 of a mortgage by HUD. At no time did the Housing Department  
3 tell that organization, look, Arlington Housing has a housing  
4 code and your by-laws don't embrace it. It's only after the  
5 letter by the NAACP was written that open housing became real.

6 In the Virginia area we have what we call  
7 which means that the County Board can form a  
8 <sup>corporation</sup> cooperation to float bonds for that interim period when  
9 they're getting the property ready or rennovated so HUD can  
10 make the mortgage. The <sup>corporation</sup> cooperation was set up, the by-laws  
11 and articles were written, there was nothing in there about  
12 open housing or fair housing, yet Arlington County has a  
13 housing code. It is my opinion that the Housing Department,  
14 should by all means, push the Fair Housing Code in Arlington  
15 County to get it passed. Things happen so fast that the first  
16 time they came up before Arlington County, they turned it  
17 down because they did not have enough information on the  
18 whole thing but it came up the second time and went through  
19 so quickly that it went undiscovered that even though the  
20 NAACP had sent a letter to the co-op, that cooperation using  
21 the authority of the county to float those bonds was granted  
22 and set-up in spite of the fact there was no open housing  
23 there.

24 Now, if we're going to have an open housing code,  
25 I think it should be enforced by not only the Arlington Board

1 but also by every agency within the county if we're going  
2 to have fair housing.

3 MS. SILVA-PLA: Thank you, Mr. McGregor for  
4 your recommendation.

5 Mr. Ingram, what recommendations do you have for  
6 strengthening the fair housing program in Arlington County?

7 MR. INGRAM: I would recommend, as Ms. Kurke  
8 indicated, the ordinance needs to be amended. A lot of  
9 this language needs to be corrected -- it is deficient in  
10 many areas as a viable fair housing ordinance. There is just  
11 not enough protection there for us to go to a hearing, to  
12 a public hearing and be exactly sure of what our mechanisms  
13 are going to be and what we can do as far as ordering  
14 affirmative action.

15 That needs to be corrected.

16 We need to get more resources involved in our  
17 Fair Housing Office -- there need to be more resources made  
18 available to us, not only from a staffing viewpoint but in  
19 terms of budget, et cetera, so we can know what we can do  
20 and what we cannot do -- what we can afford to do and what  
21 we cannot afford to do. I suppose that we also need greater  
22 general recognition from the county government as far as  
23 activities and our endeavors are concerned. And, I suppose  
24 we also would benefit from some measure of autonomy. Usually,

25

Human Resource type organizations have to operate with some sense of **autonomy**, that its clientele can be confident that they are not going to be -- straight jackets put on their organization by the County Government although all these agencies are part of some local or state or federal government agency and come under their auspicious. The appearance of propriety is the most issue that you have to consider. What will your clientele feel -- how comfortable would they feel in making the complaint?

Would they think there might not be action if they bring a complaint against a powerful realtor or reality firm.

Would they think that the agency cannot give them the proper remedy or remedial relief. Those are some of the things I would recommend in terms of strengthening Fair Housing Office and in its enforcement of equal housing laws.

MS. SILVA-PLA: Thank you, Mr. Ingram. Thank you, Ms. Kurke and Mr. McGregor for coming to testify in front of this Panel. Thank you very much.

REVEREND HARRIS: Excuse me. Just before the Panel leaves, there may be some additional questions from members of the people seated here or the staff.

So, if you would indulge us, we would like to seek a little additional information.

MS. HASEGAWA: Mr. Ingram, what steps have been taken by the County to remove the effects of past

1 discrimination on housing that may have contributed to the  
2 concentration minorities in the particular neighborhoods  
3 we've been talking about?

4 MR. INGRAM: Well, I suppose one of the things  
5 that has been done is our ordinance prohibits restrictive  
6 covenant but more -- but other than that, the county has  
7 made ordinance and its provisions available to all county  
8 citizens to work otherwise. As I indicated earlier, there  
9 are no real programs to advise the constituency of any re-  
10 location efforts or provision of traditional to non-traditional  
11 or non-traditional to traditional neighborhoods. The way the  
12 county has structured in terms of its residency patterns.  
13 It seems as though for whatever reasons, people are residing  
14 in various areas -- I think Mr. McGregor indicated that most  
15 of the minorities are located in three distinct areas in the  
16 county -- as far as low and moderate income persons without  
17 regard to their standards as minority or non-minority. I  
18 suppose there are some areas where you don't have low to  
19 moderate income persons living. We don't have any real  
20 statistics to reflect that.

21 At one time, an independent organization --  
22 private organization did a map which indicated where people  
23 were located based on what their houses cost or what the  
24 apartment rental rents for. That organization is no longer  
25 functioning, at least in that capacity.

1 MS. HASEGAWA: What organization is that?

2 MR. INGRAM: I didn't anticipate you would ask  
3 what the organization was. It's an organization located  
4 in Washington, D.C. and its name has changed. I haven't had  
5 any contact with the organization but I will get that  
6 information for you.

7 MS. HASEGAWA: Okay, thank you.

8 If I understand you correct, then, there really  
9 isn't any program set-up by the county or the fair housing  
10 board to facilitate integration of previously segregated  
11 housing?

12 MR. INGRAM: In a general sense, that's correct  
13 except that if a complaint is filed by a person alleging that  
14 they've been discriminated against in their efforts to rent  
15 or purchase facilities in a non-traditional area, then, we  
16 will do whatever our enforcement powers permit us to do to  
17 see that they are availed of that housing and that those  
18 activities don't continue, at least by that particular person  
19 complained against.

20 REVEREND HARRIS: Thank you.

21 Do you want to add to that?

22 MS. KURKE: Yes, I'd like to add to that. Our  
23 ordinance also requires the posting of a fair housing poster  
24 that's approved by the Board that must be posted by real  
25 estate brokers and lending institutions and mortgage companies

1 and all other persons in the business who are selling any  
2 dwellings. That's one minor step.

3 REVEREND HARRIS: Any other questions?

4 MS. CRATER: Yes, I'd like to ask Ms. Kurke,  
5 you mentioned sex discrimination. Could you give us a  
6 specific example or maybe a specific remedy?

7 MS. KURKE: A remedy that's available now?

8 MS. CRATER: Yes, or that you think is necessary.

9 MS. KURKE: I can't. -- we have so many complaints.  
10 I can't pull one out of the air. I do remember -- most of  
11 our sex complaints have been combined with other complaints  
12 too -- for example, marital status or race. Maybe Mr. Ingram  
13 who reads our complaints and conducts the investigations  
14 might be able to pull something out of the air.

15 MS. CRATER: Well, we do know there is an increase  
16 in single heads of households -- a number of women -- and  
17 we were just wondering what the problem was there.

18 MS. KURKE: Well, I can tell you as far as the  
19 breakdown in actual complaints, we've had half as many  
20 complaints on the basis of sex this year as we did last  
21 year this time. So, statistically, I can't say that there's  
22 been an increase just on the basis of sex. If you combine  
23 that with the fact that you have single head of households,  
24 that may be under marital status. And they fall within other  
25 areas.

1 MS. CRATER: Thank you.

2 MR. MILLER: I listened to your testimony today.  
3 You seem to indicate there is another category of housing  
4 discrimination -- inter-racial marriage. I think you said  
5 you had 5 or 6. I know there has been some action outside  
6 of Arlington. Would you, Mr. Ingram, think that you should  
7 add this to strengthen the ordinance?

8 MR. INGRAM: Well, sir, it's already covered under  
9 race and color. For instance, if a person was white and had  
10 a boyfriend or a husband who was black or if the person was  
11 black and had a husband or boyfriend who was white and they  
12 were denied a house or an apartment based upon their spouses  
13 race or color, or their association with their friend who was  
14 in another racial movement that is under the law that is  
15 termed as third party discrimination and the person could  
16 file a complaint and would have status in the court based  
17 upon their protection laws and equal protection housing  
18 laws.

19 MR. MILLER: One other question. Since you are  
20 the Chief Administrator of a Fair Housing Act and since you  
21 made mainly what I consider a wonderful recommendation to  
22 strengthen the Act, to what extent have you made the  
23 recommendations prior to this meeting.

24 Have you from your own accord, from your own  
25 expertise as one administering the Act, have you made

1 recommendations to strengthen the Act to county officials  
2 prior to now?

3 MR. INGRAM: At this point, we are preparing to  
4 submit suggested ordinance, changes in ordinances, amendments  
5 to the County Board. Those amendments and changes have been  
6 approved by the Fair Housing Board and they are currently  
7 at the County Attorney's Office for study to make sure that  
8 they are in accord with the State Law and County Code --  
9 come under the provisions of the County Code.

10 As soon as my office meets with the County Attorney's  
11 Office and seek where we stand with what we've got, we will  
12 be submitting those proposed amendments, changes as they come  
13 forward for their action.

14 MS. DUNN: Can you tell us what those changes  
15 or amendments are?

16 MR. INGRAM: Just a moment. I won't go through  
17 all of the changes---

18 MS. DUNN: Just briefly summarize it.

19 MR. INGRAM: --but I will say though that a lot of  
20 the changes are to correct deficient language. Where  
21 language is confusing or not quite adequate, we want to  
22 correct that type of language. For instance, where our  
23 ordinance suggests that a complaint may be filed with the  
24 Fair Housing Board, we want to change that language to indicate  
25 that complaint shall be filed with the Fair Housing Board

1 because it gives the impression that filing with the Fair  
 2 Housing Board is not mandatory in order to -- I'm sorry,  
 3 I should have said Fair Housing Board not County Board --  
 4 gives the impression that filing with the Fair Housing  
 5 Board is not mandatory in order to get fair activity on  
 6 the complaint. And there are other suggestive changes such  
 7 as that.

8 We also want to add some language by way of  
 9 amendment which would permit us to appoint a Hearing  
 10 Examiner or Hearing Examiners to handle our public hearing.  
 11 We feel that we can do that under the existing language  
 12 simply because the Hearing Examiner would be authorized to  
 13 sit before the Fair Housing Board and it would still be a  
 14 Fair Housing Board action. There has been some question,  
 15 though, as to whether or not we should construe our  
 16 language to reflect that situation. So, rather than be  
 17 sorry, we thought that we should be safe and have the Board  
 18 specifically indicate that we authority to appoint an  
 19 Examiner. In terms of notices of hearing, in terms of  
 20 procedures. Those are also other areas in which one could  
 21 make amendments and, again, there are a number of things--  
 22 I've got another four or five pages here and I can make this  
 23 document available to the Committee.

24 MS. SILVA-PLA: I have one question for either Mr.  
 25 Ingram or either of the other two panelists. There has been

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0  
1 a lot of foreign born and Hispanics and Asians moving into  
2 the area over the past ten years or so. What percentage of  
3 your housing complaints come from these?

4 MR. INGRAM: Ms. Kurke or I?

5 MS. SILVA-PLA: Either one of you.

6 MR. INGRAM: Last year our Board received 15  
7 national origin complaints and I don't know that that was --  
8 that was -- yes. We didn't break that down by per cent but  
9 of our total number of complaints, which numbered 65, 15 of  
10 those were national origin. We don't keep records as to  
11 whether or not the person's national origin was Hispanic  
12 origin or Egyptian origin or Iranian or where the person came  
13 from. We would like to, this year, delineate a little better  
14 our categories so that the person who picks up our annual  
15 report can see how many national origin complaints we got  
16 and what category under national origin it would have been --  
17 whether Hispanic, Asian, Egyptian or whatever it would be.  
18 We do receive -- don't have an overload of complaints from  
19 Hispanic persons, surprisingly, considering the number of  
20 Hispanics -- Hispanic persons in the area.

21 The Spanish speaking community of Northern  
22 Virginia probably saves us from having a lot more things  
23 from Hispanics than we do now. I do know they sort of over-  
24 lap in this area -- they don't have a process of referring  
25 complaints to us.

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1 MS. HASEGAWA: Excuse me, Mr. Ingram, earlier  
2 I believe Ms. Kurke said that there had been 17 complaints  
3 based on national origin. You said 15. Is the time span  
4 different in which you are talking?

5 MR. INGRAM: Yes, I'm talking about fiscal year  
6 1979 and she's giving you the current information for  
7 fiscal '80.

8 MS. DUNN: Mr. Ingram, you testified as to your  
9 enforcement efforts under the County Board and pretty much  
10 focused on enforcement but there is an old adage that an  
11 ounce of prevention is worth a pound of cure. What efforts  
12 does your office make in facilitating the prevention of  
13 discrimination in rental housing, in the financing of  
14 housing and in the provision of brokerage services?

15 MR. INGRAM: Well, I have to say at the outset  
16 that we have not done a lot in an area of financing. We  
17 don't get a lot of complaints from folks claiming they were  
18 denied financing but we have gotten some complaints and gotten  
19 some good complaints in making those accusations. One of the  
20 things that we've done -- this hasn't been done recently.  
21 I suppose we can use that -- we have a poster which we  
22 require to be posted in offices -- reality firm offices and  
23 in apartment buildings that operate in Arlington or are  
24 located in Arlington.

25 MS. DUNN: Ms. Kurke, is this what you were referring

to?

1 MS. KURKE: Yes, it is.

2 MR. INGRAM: We should also have a similar poster  
3 with a change in language for the banks and lending  
4 institutions and at this moment, we don't have that poster.  
5 We have a computer printout of all the rental dwellings in  
6 Arlington and their owners and the management firms and these  
7 posters will go out in appropriate numbers to all those  
8 concerned.

9 There have been several studies done prior to my  
10 coming onboard and one of them involves evaluating the working  
11 wife's income which is a guideline for mortgage lenders.  
12 This was done in 1975 -- surveys and questionnaires went  
13 out to all the mortgage lenders in the area.

14 MS. DUNN: So, it's done by your office?

15 MR. INGRAM: Yes. I shouldn't say all the lending  
16 institutions in here, I should say all the lending  
17 institutions that operate in this area -- not all of them  
18 responded but enough did so this study could be tabulated.

19 An additional study was done on practices  
20 towards separated and divorced women. They were not treated  
21 equally by lending institutions.

22 I might mention that the survey that I quoted that  
23 had some fairly good results but that's -- I think those  
24 results were tainted somewhat by the passage of the Equal  
25 Credit Opportunity Act and I doubt if many bankers or

1 lending institutions would -- at the time the survey  
2 questions went out responded other than affirmative or  
3 positive fashion in practices -- and I'm not saying that  
4 they were misled. I'm just saying that it may have been  
5 because of the DCA some institution could have changed  
6 their practices to conform to federal law.

7 MS. DUNN: So, outside of studies and the poster  
8 in terms of prevention, your office has done nothing?

9 MR. INGRAM: We make ourselves available for  
10 lectures before any groups that want us. We propose to  
11 have seminars but you have to be aware that we are limited  
12 in our resources and in our staffing, so our primary  
13 concern is to address the complaints that we get on a day-to-  
14 day basis and to address the day-to-day administration of  
15 the fair housing ordinance.

16 MS. DUNN: Thank you.

17 Mr. Ingram, could you please make available to the  
18 Committee, the documents that you referred to?

19 MR. INGRAM: Yes.

20 MS. DUNN: Thank you.

21 REVEREND HARRIS: Thank you very much.

22 Let me just ask one or two final questions and  
23 then ascertain if anyone in the audience would like to  
24 address the panel or the State Advisory Committee.

25 My question is to Mr. Ingram with regard to the

1 Zoning Ordinance of the county as to whether or not that  
2 ordinance has any impact on the housing location of  
3 minorities and whether or not that ordinance is impacting on  
4 the continuing problems of minorities in the county?

5 MR. INGRAM: I haven't studied the ordinance. I  
6 might point out that the housing ordinance -- my duties and  
7 responsibilities are restricted to enforcing, which means I  
8 don't often get involved with the Fair Housing Ordinance  
9 or Zoning Ordinances or various other ordinances or codes.  
10 There are occasions in which there might be some overlap.  
11 For instance, if a landlord doesn't rent to a group of  
12 persons, I believe the Housing Standard Ordinance says a  
13 group of persons number X whatever it is, whatever number it  
14 is, and it might be that the landlord doesn't understand  
15 this complaint. I might point out to them that under the  
16 Housing Standards for this specific number of people  
17 constitutes a family based upon definition and not a group  
18 even though they might be unrelated and I might also point  
19 out that not to rent to those persons based upon a mental  
20 conception of what it is and they might file in one of the  
21 provisions of the fair housing ordinance. I don't know  
22 that the housing standards ordinance or any general land  
23 use plan has caused persons not to be privy to housing in  
24 any particular area of the county.

25 At the same time, I don't know that the general

1 range plan or any housing standards ordinance may assist  
2 a person in being able to get at housing so I don't know  
3 if there's going to be any help or hinderance from any other  
4 ordinances except my own.

5 REVEREND HARRIS: Specifically, if, in your study  
6 it is determined that minorities or black people are locked  
7 into communities because of the zoning ordinance then would  
8 your agency be in a position to recommend to the Zoning  
9 Commission the change of the ordinance so that is a preventive  
10 measure, so the discrimination would not continue?

11 MR. INGRAM: Yes, sir, I suppose we would be in a  
12 position to do that and I have received that as one of my  
13 functions.

14 Whether an act is committed by a private person,  
15 a broker-trained institution or a lending agency, the  
16 ordinance makes no distinction and, if that is the case, the  
17 Board can either act after receiving the complaint alleging  
18 that or it can initiate action on its own in the absence of  
19 a complaint. To date we have received no complaint making  
20 that allegation and the Board has endeavored to study to see  
21 if that is a problem so that it might initiate its own  
22 complaint.

23 REVEREND HARRIS: Thank you very much.

24 Just before we look again into our audience, let  
25 me say that the persons from the audience may address the

1 SAC or the panel -- make direct statements -- but may not  
2 question either this panel or the SAC.

3 MS. DUNN: I have one comment sir.

4 As to the panelists, the committee's inquiry into  
5 housing matters is a continuing one in Arlington County and  
6 I trust that all of you will be available to the members of  
7 the Committee or staff to respond to questions that may  
8 arise in the future and during the course of the investigation.

9 Mr. Ingram?

10 MR. INGRAM: Yes.

11 MS. DUNN: Mr. McGregor?

12 MR. MCGREGOR: Yes.

13 MS. BACA-FIERRO: Mr. Ingram, just one more question  
14 from this side.

15 Are there any Hispanic or Asians on the Fair  
16 Housing Board?

17 MR. INGRAM: I'm not certain. We have one recently  
18 appointed Fair Housing Board Member whose name is Teeah Sujack.  
19 I've never asked her her background -- and I try not to make  
20 too much of a persons general complexion and appearance.

21 MS. BACA-FIERRO: I'm just reacting to your comment.

22 MR. INGRAM: It looks like she might fit in a  
23 Hispanic or Asian category but I'm not sure.

24 MS. BACA-FIERRO: I'm reacting to your comment  
25 that there is an unusually low percentage of Hispanic and

7  
1 Asian and national origin complaints and I'm wondering  
2 if this might be improved, if there were an effort to go  
3 out into those communities and recruit members for the  
4 Fair Housing Board?

5 MR. INGRAM: I think if we did have an Asian or  
6 a Hispanic member on our Board, it would probably increase  
7 the number of complaints that we would get from the Hispanic  
8 communities. I think your premise is correct.

9 REVEREND HARRIS: Thank you very much.

10 Is there any person in the audience who would like  
11 to speak at this time?

12 MS. RIEMER: And would you state your name, please?

13 MS. RIEMER: I thought one could ask questions.  
14 Perhaps they can comment.

15 MS. DUNN: You can address your comments to the  
16 members of the SAC, State Advisory Committee and the panelists  
17 are excused.

18 MS. RIEMER: My name is Shoshanna Riemer. I have  
19 been appointed to the Commission on the Status of Women here  
20 in Arlington. My background is completely Civil Rights. I  
21 last served professionally in the Office of Civil Rights  
22 Sex Discrimination Branch and Handicapped Discrimination  
23 Branch. What I really would like to know is pending right  
24 now before the House and Senate is S-506 and HR-5200 which  
25 are both the bills to complete really Title 8 of the Fair

1 Housing Discrimination Act and one of the things that this  
2 Bill will contain will be, including handicapped people under  
3 the purview of the housing, won't that automatically, then,  
4 necessitate Arlington to comply?

5 My question -- my second question is in terms of  
6 Outreach or comment. As a member of the Arlington Commission,  
7 I have to -- I -- and I've served for more than a year, I  
8 have to beg ignorance in knowing that there was a Fair  
9 Housing Board and what I'm trying to say, not because of  
10 lack of interest was I not knowledgeable. I think, perhaps,  
11 there should be a greater sense of awareness.

12 If you personally are understaffed and perhaps  
13 articulate members such as Ms. Kurke and the other 6 members  
14 that serve on the Board could at least attend some meetings  
15 so that other civic interested people like members of the  
16 Commission on the Status of Women would then be able to tell  
17 their constituencies that there are groups like this that  
18 could come, because we frequently have problems of housing.

19 And then the other thing is, I know that several  
20 committees in the House and Senate now are even beginning to  
21 put their -- when they are germane and contain issues  
22 particularly focused on minorities, many things now are  
23 coming out in Spanish as well and what I'm saying is, if it's  
24 possible to put your Fair Housing Plaqueard in Spanish or  
25 in other languages because we have to have an Outreach type

1 of program it seems for these kinds of issues to be addressed  
2 and for people to know about them.

3 And lastly, I thank the Commission for coming here  
4 the Fact Finding Commission. Will there be available to  
5 people like myself a copy of what this will include before it  
6 gets meshed into the general study that will be sent to the  
7 Commission.

8 Thank you very much.

9 MS. DUNN: I may be mistaken but I believe that a  
10 transcript of today's proceedings will be made and made  
11 available to the public.

12 Thank you very much for those comments.

13 I wanted to make sure that the Stenographer got  
14 your name and the correct spelling.

15 REVEREND HARRIS: Do we have other comments from  
16 the audience?

17 MS. DENNEY: I'm Lucy Denney. I just want to  
18 clarify what I said earlier. I didn't mean in any way to  
19 paint a rosy picture of the housing in Arlington. Certainly  
20 there is some discrimination. My point is that people are  
21 discriminated against before they can even get to the Fair  
22 Housing Board with the complaint. They're discriminated  
23 against in economic ways so they are just cut out of even  
24 applying for housing in Arlington. A black professional, say,  
25 who both are GS-13's in the government can easily find housing

1 in Arlington.

2 So can a white or a Hispanic. But that really is  
3 about the level of income that we are talking about defined  
4 housing here so that's why I say it's -- I repeat that it's  
5 they're discriminated against even before they can look for  
6 discrimination.

7 REVEREND HARRIS: Thank you very much.

8 Are there any other comments from the audience?

9 (No response.)

10 REVEREND HARRIS: Thank you. This ends our second  
11 panel and we'll break now for lunch to return at 1:30 for the  
12 third panel.

13 (Whereupon, at 12:15 o'clock p.m., the hearing  
14 was recessed, to reconvene at 1:30 o'clock p.m.  
15 this same day, Monday, June 9th, 1980.)

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A F T E R N O O N     S E S S I O N

(1:30 P.M.)

1  
2  
3            REVEREND HARRIS: Let me take this opportunity  
4 to reconvene our Fact Finding Conference.

5            To begin the hearing we will have our third  
6 panel. I would like to ask Ms. Hasegawa and Ms. Crater to  
7 take charge of this portion of the Fact Finding Conference.

8            MS. HASEGAWA: Ms. Lunney, would you please state  
9 your name, address, and give us a brief description of your  
10 past and present involvement in furthering fair housing  
11 and community development in Arlington?

12            MS. LUNNEY: My name is Frances M. Lunney. I assume  
13 you want my office address -- the Housing Services Section at  
14 2100 14th Street, North, Arlington, 22201. I've been working  
15 for Arlington County in their Housing Office for the past 7  
16 years. I've been working with the CD Programs since its  
17 inception in Arlington. I've prepared the "HAP" Plan every  
18 year and have prepared also the grantee performance report.

19            I have been involved in general housing planning  
20 and implementation that some of the Housing Programs operated  
21 out of our Housing Office.

22            MS. HASEGAWA: Ms. Doherty.

23            MS. DOHERTY: My name is Mary Lou Doherty. I live  
24 at 1414 South Bartan Street in Arlington. It's an apartment  
25 complex. I am a tenant representative on the County Community

1 Development Advisory Committee and as a representative of  
2 the Tenants of Arlington County, which is a tenant-wide  
3 county group and I've been working with tenants where I work  
4 in Arlington Village. The apartment is going condominium and  
5 the tenants there have been working to try and get some  
6 discounts for tenants who are buying and provide them housing  
7 help for the tenants who can't afford to buy.

8 MS. HASEGAWA: Ms. Lunney, what are the Arlington  
9 County housing assistance needs? And do you consider these  
10 to be substantial?

11 MS. LUNNEY: I do consider Arlington's housing  
12 needs to be substantial as I think you've already received  
13 copies of the county's HAP Plan, is that correct?

14 On Table 2 of the HAP Plan it indicates that 1,430  
15 owners and 7,152 renters for a total of 8,582 Arlington  
16 residents in need of housing assistance. That represents  
17 over 12 per cent of the households in the county.

18 Those statistics are based on data mostly from  
19 1970 census.

20 Since 1970, we have encountered a specialized  
21 problem -- that is the loss of units through condominium  
22 conversion. We've lost roughly 6,000 units since 1972 when  
23 the first conversion took place, 1,600 of those in the last  
24 year. We estimate that we'll lose another 1,200 units or  
25 more this year. We're also losing units through conversion

1 to hotel usage, to short term furnished apartment usage, to  
2 property conversion and to demolition.

3 We have lost roughly 25 per cent of our old  
4 Garden Apartments which constitutes the bulk of our low  
5 market housing supply.

6 MS. HASEGAWA: For the record, would you please  
7 define what HAP is?

8 MS. LUNNEY: The HAP is the County Housing Assistance  
9 Plan.

10 MS. HASEGAWA: Thank you. What is included in the  
11 County's Housing Assistance Plan as submitted to HUD?

12 MS. LUNNEY: The Housing Assistance Plan consists  
13 of 5 tables. The first table describes the condition of the  
14 County's housing supply at both those units that are owner  
15 occupied and those that are renter occupied and it goes into  
16 the condition of the housing stock in terms of those units  
17 that might be in need of modern rehab and those units in  
18 need of substantial rehab and those units that are in such  
19 bad shape as to warrant being torn down.

20 It also indicates the current vacancy rates in  
21 Arlington which are very low.

22 Table 2 describes the housing needs dividing them  
23 up into a number of different categories, both owner-renter  
24 then subdivided there and between elderly and handicapped,  
25 small family and large family and indicates how many of those

1 households are minority households, how many are female-  
2 headed households. Most of the minorities, the breakdown  
3 from the '70 census only included blacks and Spanish. I  
4 expect 1980 census will probably include Indo Chinese as  
5 well.

6 Table 3 outlines the goals the county has set for  
7 itself in the three-year period to meet these needs. The  
8 goals in the county are overwhelming directed towards the  
9 rehanded existing houses as opposed to new construction or  
10 Section 8 existing program largely because Arlington is a  
11 well developed community with, say, less vacant land to  
12 develop new housing.

13 Table 4 limits -- asks the County to limit what  
14 describable limitations might be put on the placement of new  
15 housing or the rehabilitation of older housing, particularly  
16 indicating therein that it might be particularly desirable  
17 to do rehabilitation within the census tracts that have been  
18 chosen as neighborhood strategy areas.

19 The 5th Table is the annual housing assistance  
20 goal and that is drawn up new each year for a three-year  
21 period.

22 MS. HASEGAWA: Could you describe for us the method  
23 by which the County determines moderate, middle and high  
24 income levels of residents?

25 MS. LUNNEY: We rely on HUD figures to make that

1 determination. The HUD establishes each year what is  
2 considered to be low and very low income standards -- low  
3 income being 8 per cent of the Washington Metropolitan  
4 medium income and very low being 50 per cent of an income.

5 In using the term low to moderate cost housing  
6 generally rather than the HUD classification of very low,  
7 we use simply low. It gets a little confusing here. See,  
8 we assume that low income households form the category of  
9 earning between 0 dollars and up to \$8,450 for a one-person  
10 household, which is 50 per cent of the median for one-person  
11 household in Washington area.

12 For moderate income would be between \$8,450 and  
13 \$13,550, which, again, would be between 50 and 80 per cent  
14 of the median income.

15 To define middle income, we'd go from 80 per cent  
16 to a 120 per cent of median income which for a one-person  
17 household would be \$13,550 up to \$20,325 and upward -- those  
18 who weren't above \$20,325.

19 MS. HASEGAWA: Would you give us some idea of how  
20 many numbers of people in Arlington are in each of these  
21 categories?

22 MS. LUNNEY: I think that information of that sort  
23 probably -- the census would be the best source -- the '70  
24 census would be rather out of date, so I do not have data on  
25 that.

1 MS. HASEGAWA: What is the total number and  
2 minority household needs, as identified in the Housing  
3 Assistance Plan, for the follow groups -- starting out with  
4 elderly-owner units and elderly-rental units -- renter units?

5 MS. LUNNEY: In the HAP amongst elderly owners we  
6 show 394 elderly owners in need of assistance -- 5 of them  
7 being minority. Handicapped owners are estimated at 106.  
8 Handicapped persons -- with no estimate as to the number of  
9 minorities households.

10 For a small family defined as 2 to 4 persons  
11 would be -- there are 701 owners needing assistance. 28 of  
12 them minority. For large families, 5 persons or larger,  
13 229 owners, 45 of whom are minorities.

14 Amongst renters -- elderly renters constitute 1,624  
15 households in need and 91 of those are identified as  
16 minorities.

17 The renters -- 824 households and, again, no  
18 estimates as to number of minorities.

19 MS. HASEGAWA: That's on the handicapped?

20 MS. LUNNEY: Excuse me -- on the handicapped, yes.

21 For a small families, renters 4,133 households,  
22 682 of them minorities. And amongst large families, 571 --  
23 278 of them being minorities.

24 MS. HASEGAWA: Thank you.

25 MS. CRATER: I wonder if I could ask a follow-up  
question?

1 On the minority household, do you have a breakdown  
2 on the types of minorities that are, for instance, Hispanic  
3 or Asians?

4 MS. LUNNEY: Yes. On Table 2 it breaks down  
5 between Blacks and Hispanics. And, if you like, I can give  
6 you the figures in the different categories.

7 MS. CRATER: Why don't you do that?

8 MS. LUNNEY: You'd like me to give them to you?

9 MS. CRATER: Yes.

10 MS. LUNNEY: For owner households, there is a total  
11 of 61 Black owners, 5 of them being elderly or handicapped;  
12 20 being small families and 36 large families.

13 Amongst renter households, 576 Black households,  
14 64 of them elderly or handicapped, 335 small families and  
15 177 large families.

16 And amongst Hispanics, 17 owner households, 8 of  
17 whom are small families and 9 of whom are large families.  
18 No elderly or handicapped.

19 There are 475 Hispanic renter households in need  
20 of assistance, 27 of whom were elderly or handicapped  
21 households, 347 small family and 101 large family.

22 MS. CRATER: Ms. Doherty, what criterion do you  
23 think the county should use in the selection of the target  
24 areas?

25 MS. DOHERTY: At this point with the Black program,

1 a lot of it is specified in the HUD regulations.

2 I think one of the concerns that has risen in the  
3 county over the year is, what can happen in areas where  
4 there's redevelopment going on and the low income population  
5 might be displaced in the future because of redevelopment.  
6 There have been instances of that in some of the target  
7 areas that are currently chosen where Metros have gone in or  
8 the areas adjacent to areas that are redeveloping. And the  
9 concern has been not only, do you designate those areas as  
10 target areas but, how do you suit the programs then when the  
11 money goes in there to the target area.

12 My only concern is that when areas are chosen as  
13 target areas, that the money going into those target areas  
14 be targeted to benefit the low income people in those areas.

15 In most of the target areas the low income  
16 population includes a large number of tenants. And some  
17 home owners. But my concern would be more how the money is  
18 benefiting those people once the areas are selected.

19 MS. CRATER: In what ways do you think citizen  
20 involvement has had an effect on preserving low and moderate  
21 cost rental units in Arlington and especially in the target  
22 areas that you just talked about?

23 MS. DOHERTY: There has been citizen involvement --  
24 I would say that has been in two forms. There have been  
25 citizen involvement in the Block Grant Program to see how the

1 federal funds are being used in the area and then I can  
2 speak as one of the members of the Tenant Group. There has  
3 been citizen involvement through tenants organizing in their  
4 apartment complexes when they have been faced with conversion  
5 and then working with the county to work out programs with the  
6 developer and with county and federal funds to deal with  
7 problems that come up.

8 In the target areas I'm not really sure how the  
9 citizen participation takes place during the planning  
10 process. I know that citizens are involved on the Community  
11 Development Group that would use the suggested programs for  
12 the target areas and I understand that the citizens are  
13 also able to participate during the planning process for the  
14 target areas to decide how many are used in their area.

15 MS. CRATER: Would you like to make any  
16 recommendations as to how the citizens could better assist  
17 the county in planning the use of CDBG money or increases  
18 its benefits, say, to minorities and women head of households  
19 or the elderly and the handicapped?

20 MS. DOHERTY: Well, I think citizens have been  
21 active in coming forth with suggestions for how this could  
22 be done and to continue to push for those suggestions. One  
23 concern that has come up is the large amount of federal  
24 money that is spent on street improvements in the county at  
25 the same time that the county is receiving a lot of additional

1 local funds through real estate taxes going up as the property  
2 values increase. There have been suggestions from the citizen  
3 group that reviews the Block Grant money that the counties  
4 start matching Block Grant money which is federal money with  
5 some of the local money that's available to do street  
6 improvements rather than using federal funds to support the  
7 total cost to street improvements in lower income  
8 neighborhoods. And by doing this, I think some of the people  
9 on the committee felt that there would be more federal money  
10 available to be used for housing programs in the county, which  
11 are very much needed.

12 MS. CRATER: I'd like to welcome Mr. Dreher and  
13 ask you, would you please state your name and address and  
14 give a brief description of your past and present involvement  
15 in furthering Fair Housing and Community Development in  
16 Arlington?

17 MR. DREHER: My name is Robert Dreher, D-r-e-h-e-r,  
18 1567 Colonial Terrace, Arlington. I am finishing a term as  
19 President of the Colonial Terrace Community Association.

20 I have been Chairman of our Neighborhood Planning  
21 Committee for the past four years and I have also been the  
22 area representative -- the neighborhood representative on  
23 the Citizens Advisory Committee called the Community  
24 Development Program.

25 MS. CRATER: Would you describe the population

1 and location of the Colonial-Terrace area in Arlington?

2 MR. DREHER: Yes, the Colonial-Terrace area, as  
3 we defined it, includes the area between Lee Highway and  
4 Wilson Boulevard from here up to North Queen Street,  
5 including houses on both sides of Queen Street. In other  
6 words, it's right up on the hill from the hotel here.  
7 According to the 1970 census, there were about 1,200 dwelling  
8 units -- 1,200 residents in the area. Of them, 54.2 per cent  
9 were classed as low to moderate income. There has been a  
10 considerable influx of foreign-born since the 1970 census.

11 Of course, the '80 figures will show it but we  
12 believe that there is not only an increase in ethnic  
13 minorities but also in the percentage of low to moderate  
14 income families.

15 Oh, I might add that of these, the great majority  
16 are residents of low to moderate cost apartment dwellings.  
17 There are 50 single and 20 double houses in the area. 16  
18 Garden Apartment Buildings and 2 elevator buildings.

19 MS. CRATER: Where would you say most of these  
20 people work?

21 Do they work in Arlington or Washington?

22 You say they are low income?

23 MR. DREHER: Yes. I can't say that we've conducted  
24 a survey of place of work but on the basis of personal  
25 contact, I would guess that the large majority work in

1 Washington and the second largest group, of course, work  
2 in Arlington. A fair number work right here in the Rosslyn  
3 area.

4 MS. CRATER: Why do you think that the Community  
5 Development Block Grant Funds are needed in this area?

6 MR. DREHER: Well, this is a -- first, because of  
7 the general characteristic of the area -- and that is an  
8 area with 95 per cent rental -- 95 per cent tenants -- a  
9 very small per cent of owner residents.

10 The majority of these in relatively small apartments  
11 with relatively little -- small yards. The area is sloping  
12 and cut-up. There are small yards for children to play.  
13 The area here has only one open space that can be classified  
14 as park space and that's the one that's now being redeveloped  
15 under the Community Redevelopment Program. We are a long  
16 way from other county facilities, from the central library--  
17 which is the nearest library branch.

18 Then there is a particular history of the area.  
19 In 1971, our --again, or early '72 -- first, of course, in  
20 the '60's, the county developed the Rosslyn Business Area  
21 here -- started developing it as a high density largely  
22 commercial, largely office area and the Metro Rail System  
23 was planned with the station right here. Obviously, this  
24 area was going to become highly desirable for development.  
25 The County, at the time it zoned Rosslyn, had decided that

1 this was the dividing line -- Ft. Myer Drive on the north  
2 side, or the west side, you might say the west side -- I  
3 don't -- wherever the hotel is, would be the limit for high  
4 rise development -- moving up the hill except right on  
5 Wilson Boulevard but in '71-'72, the only well-to-do owner  
6 resident up on the hill -- we subsequently learned had acquired  
7 about 7 of these properties and got a covenant from the other  
8 land owners and approached Portman Associates -- John Portman  
9 Associates of Atlanta -- famous developers in Peachtree  
10 Plaza and subsequently Brinson in Detroit and Parkadaro in  
11 San Francisco and other of these special projects and they  
12 requested rezoning of the entire 11 and a half acre tract  
13 immediately west of here on the hill from here for a massive  
14 convention center, hotel office building project. It must  
15 have cost 75 million dollars pre-inflation '71. But the  
16 citizens group saw the county -- our own citizens and the  
17 citizens groups of the county rallied. County Board hearings  
18 went on for 5 weeks. 300 people testified and the Board  
19 finally decided to hold to its original decision -- hold the  
20 line here on Nash Street and turn down this request.

21 It was really an over-kill. The developers weren't  
22 satisfied at the time. They came back a couple of years  
23 later. National Condominium Systems with a proposal for  
24 putting up two high-rise condominium towers on the hill, right  
25 up on the hill here -- similar to Tower Villas which is out

1 near the central library. And the Board turned them down  
2 on that.

3 Then there was one third proposal for a single  
4 tower which didn't even get to a Board Hearing. However,  
5 this had a very unsettling effect on the residents of the  
6 area here and on the property owners themselves. The  
7 property owners were given to anticipate -- encouraged to --  
8 encouraged dreams of high gain coming up and the covenant,  
9 incidentally, that was obtained for the Portman proposal was  
10 dissolved thereafter and there has been no covenant in  
11 existence since but properties were running down and people  
12 were quite upset during that period when the Community  
13 Development Funds became available from the county. The  
14 county, knowing of our particular circumstance and knowing  
15 that we had a good strong community association, suggested  
16 that we would be eligible and might put in a request for  
17 funds. By using Community Development funds, we hoped to  
18 demonstrate that the county did intend to hold to its  
19 determination to preserve this area up here for low to moderate  
20 income residential area and subsequently incidentally the  
21 county voted to downgrade the area use plan for one step to  
22 assist in this project and to encourage a greater sense of  
23 community unity -- a sense of community -- and just generally  
24 improve the quality of life for people in this area and to  
25 encourage, of course, the property owners and even the tenants

1. and non-owning tenants to take initiative of their own to  
2 spruce up the places and improve.

3 MS. HASEGAWA: How much money has been spent --  
4 Community Development money has been spent in the area?

5 MR. DREHER: Well, we have -- I didn't bring my  
6 progress report with me -- we have been granted.

7 (Ms. Lunney handing document to Mr. Dreher.)

8 MR. DREHER: We have been granted about six hundred  
9 and some thousand but the major project was the development  
10 of parking and playground facilities at the Wilson School  
11 site here, which was originally budgeted out at one hundred  
12 and fifty thousand and because of the newness of the operation,  
13 red tape procedures dragged on in construction -- all this  
14 actually was approved in the program two years ago --  
15 construction just started about three weeks ago and it was  
16 budgeted at a hundred and fifty thousand dollars and cost  
17 has gone up to about two hundred eighty thousand and when  
18 they actually got around to letting the bids. So, that's  
19 really the only project which is currently underway.

20 The other projects thus far were for cutting one  
21 of these blocks from Oak Street here all the way to Quinn,  
22 between Key Boulevard and 18th Street is one long super  
23 block and it bars the area from convenient access to Wilson  
24 Boulevard and Wilson Center and Safe-way shopping and so  
25 forth. And we want to put a walk-way, bike-way through that

1 long block and also between Key Boulevard and 19th Street.  
2 And the rest of the money has gone into street improvements.  
3 The streets here are -- Colonial-Terrace itself is a high  
4 crown elliptical street with curves in some places -- very  
5 few curbs or gutters, sidewalks in some places, other places  
6 not.

7 In some places the sidewalk is a narrow 2 foot  
8 wide concrete. Other places it's a narrow 2 foot wide strip  
9 of asphalt. There are discontinuous sections. The people  
10 walking up in the section generally have to get out in the  
11 street. Most people walk out on the street rather than on  
12 the sidewalks so that was -- the rest of the money was to go  
13 into that.

14 MS. CRATER: Well, what impact has the use of this  
15 money made on preserving low and moderate income homes and  
16 rental units?

17 MR. DREHER: Well, thus far, it's difficult to  
18 measure what impact it has had because the major job --  
19 this project is just getting underway at this time. Of  
20 course, we had in our publicity from our Community Association  
21 we have stressed the awarding of the Community Development  
22 monies for these projects and that they are coming so that  
23 presumably this has had some bolstering of morale effect.  
24 I can only say that in the past six months, two town-house  
25 developments have been started up on the hill, which we

1 regarded as a very positive sign. These won't be lower-  
2 moderate income houses but they are utilizing under used or  
3 in some cases -- in one case it was vacant and in the other  
4 case there were two small houses that were raised for this.  
5 But it does give additional ownership on the hill here,  
6 which will tend to prevent the accumulation of land for  
7 additional massive projects.

8 MS. CRATER: How much more money does the area  
9 expect to receive from the Community Development Block Grant?

10 MR. DREHER: For -- I think we have about three  
11 hundred thousand still earmarked for street improvements.  
12 That's in addition to what has already been authorized.

13 MS. CRATER: What recommendations do you have for  
14 citizen involvement?

15 MR. DREHER: Well, we got on the ball on this at  
16 the very beginning when the county first indicated that we  
17 might be eligible for funds. We distributed a questionnaire  
18 to all dwelling units in the area, which was designed to  
19 elicit the desires -- the perceptions of the residents. First  
20 as to specific needs or problems in the area and for their  
21 sense of priorities for specific physical improvements, if  
22 they could be funded under the Community Development Program.  
23 And we received 93 responses which we collated, analyzed and  
24 prepared in a tabulation which we had attached to our Regional  
25 submission for funds. We have had subsequently a number of

1 citizen meetings; as a matter of fact, Thursday of this week  
2 will be the final meeting of our Community Association for  
3 this year and the notices that we sent out have noted that  
4 the first part of the meeting will be a joint meeting with  
5 representatives of the Community Development staff at which  
6 they want to solicit further citizen input on the specific  
7 details for some of the programmed street improvements. We  
8 have had altogether, I guess, about 4 or 5 mass meetings.  
9 And, of course, we did have a neighborhood sub-committee of  
10 representatives. We tried to pick the most representative  
11 members among owner residents and absentee owners and tenants.

12 MS. CRATER: Were your members, members of the  
13 Tenant Association, too?

14 MR. DREHER: Well, our association is not, because  
15 we have tried to actually -- we have leaned over backwards  
16 to try to include owner -- property owners in our association  
17 and not just tenants. And so the association is not a member  
18 of COHAC. But individuals are. I am myself as an  
19 individual.

20 MS. HASEGAWA: Thank you.

21 Ms. Doherty, I have a couple of questions.  
22 You mentioned a couple of times that you thought citizens  
23 needed to make sure that the money you did receive through  
24 the Community Development Grant was used actually to benefit  
25 neighborhoods. How do you think citizens can participate

1 more fully and insure the money used for good purposes?

2 MS. DOHERTY: Well, I think through the types  
3 of meetings that Bob was talking about where the citizens  
4 are given an opportunity to go to planning sessions with the  
5 staff to decide on how the funds will be used.

6 I think there is a point at which citizens  
7 involvement is limited, though, by overall county priorities  
8 sometimes. But, I think they can be very active at the  
9 initial stages and try to make sure that what the money --  
10 what types of improvement are going into neighborhoods will  
11 really benefit the low and moderate income people in those  
12 neighborhoods.

13 MS. HASEGAWA: You among several other people  
14 discussed the whole conversion -- loss of rental units to  
15 condominiums and hotels and that kind of thing. Has there  
16 been any effort that you are aware of or that your  
17 organization is undertaking to enact legislation that would  
18 authorize a moratorium on conversion or to condominiums  
19 or to hotels?

20 MS. DOHERTY: There's been a lot of activity.  
21 I'm aware of it in the last year because I just started  
22 getting involved when we found out a year ago that where  
23 I live was being converted. There have been efforts on the  
24 county level and on the state level to get legislation  
25 through that would put a moratorium on the number of conversion

1           So far, the state efforts haven't been very  
2 successful. I think they have extended the period of notice  
3 that the tenants have to have when there is a conversion but  
4 there are also efforts to get a first right of refusal for  
5 tenants in the state, which was not accepted.

6           On the county level, tenants have been working  
7 with them through the Zoning Board where many times the  
8 apartment owners, when they sold to the developers, the  
9 developers must come in for zoning waivers, zoning variances  
10 because the buildings are older and they are not up to code  
11 and they don't want to do all that would be required. In  
12 all the cases that I know of, the zoning has been approved  
13 so that they can go ahead with the conversion. There has  
14 been efforts to talk and involve the county board members  
15 informally in talking with developers, but there is no county  
16 legislation, no real estate legislation that deals with this  
17 problem.

18           There is also -- I can say one other thing --  
19 there has also been an effort with the Virginia State  
20 Housing Finance Agency makes low cost financing available to  
21 purchase homes and condominiums but at this point, the  
22 income limits that they've set and the mortgage limits that  
23 they've set are too low to apply to the Northern Virginia  
24 area. There have also been efforts to talk with State  
25 Housing and Finance Agencies in Richmond to have them approve

1 either higher limits or to improve co-op financing so that  
2 people in Northern Virginia could take advantage of the low  
3 cost financing to purchase condominiums.

4 MS. HASEGAWA: Are there any plans to introduce  
5 either county -- well, say, county legislation to either  
6 put a moratorium or to set a ceiling on the number of  
7 conversions?

8 MS. DOHERTY: There have been efforts to do that  
9 in the recent past and they've failed and I don't think  
10 there's a feeling at this point that, if it was pushed, it  
11 would succeed. So, the tenants or the people living in the  
12 apartments where the conversions are going on are trying to  
13 work around that through the zoning -- through bringing their  
14 cases to Zoning Boards. In some instances, they've tried to  
15 use historic preservation to prevent it but there doesn't  
16 seem to be any indication that the County Board would go  
17 along with any type of moratorium on the conversions.

18 MS. HASEGAWA: Thank you.

19 Ms. Lunney, what steps have been taken by the  
20 County to prevent the loss of low-income housing?

21 MS. LUNNEY: The County has a number of programs  
22 geared toward maintaining or increasing the supply of low-  
23 to-moderate cost housing. Among them are the Section 8  
24 Program. In connection with the Section 8 Program, we have  
25 operating out of our office a rehab program for a single-family

1 house that -- whereby the owner matches funds with the County  
2 to do rehabs and then the landlord agrees to put that house  
3 under contract for a period of time -- say, five years and  
4 rent to a Section 8 developer -- similarly the County has  
5 rehab programs and has entered into a contract on that.  
6 But if they have funded both Arlington Housing Corporation and  
7 Wesley Housing Development Corporation with development  
8 dollars, basically, thus far, Arlington Housing Corporation  
9 has acquired one 77 unit rental apartment building that they  
10 are hoping to rehab and convert to cooperative home ownership.  
11 They are planning to build 14 town houses for cooperative  
12 home ownership on North Ross Street.

13 Wesley Housing Development Corporation is in the  
14 process of acquiring a small apartment building.

15 The County has a program which funds financing  
16 groups such as Ms. Doherty's to help them to acquire a number  
17 of units in their complex to convert to cooperative home  
18 ownership. The two groups that have been funded this far  
19 under that program.

20 MS. HASEGAWA: What two groups are those?

21 MS. LUNNEY: The Arament Village Tenants Association  
22 and the TOMARO Group, TOMARO, which stands for Tenants of  
23 Marlo, Arco and Radner Organization.

24 In addition to that we work closely with the  
25 developers of condominiums to help them come up with ways

1 and means of mitigating displacement where it might be  
2 through providing discounts to existing residents to help  
3 enable them to stay to allow, in particular, the elderly  
4 tenants to stay on even through renting to an investor  
5 buyer -- from an investor buyer or through additional  
6 discounts based on their age and length of tenure.

7           There is a fair amount of legislation that has  
8 been introduced although as yet has not been adopted. Most  
9 of the legislation you might already know in Virginia has  
10 to be adopted by Richmond. The localities have little in the  
11 way of home rule so that we could not say write a first  
12 refusal of tenants to buy their own building simply by the  
13 County Board taking action. The County has a Department of  
14 Conservation Program which is funded, I believe, out of the  
15 general revenues. That, they have provided funds to other  
16 improvements like sidewalks, gutter -- that kind of thing  
17 and various apartment complexes where the landland has  
18 agreed to preserve the units as rental for this five-year  
19 period.

20           The County has tried to get VHDA, the Virginia  
21 Housing Development Authority to change a number of its  
22 policies so that it would be more responsive to the needs  
23 of tenants, in particular, in Arlington, in North Virginia  
24 as a whole.

25           Their price limits under the home ownership program

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1 really limit the opportunities for tenants to buy their own  
2 units when a conversion takes place. The maximum sales price  
3 under the home ownership program is \$35,000.00, which cannot  
4 buy much more than an efficiency these days in Arlington.

5 Also, VHDA has recently enacted a policy that  
6 limits the number of single persons who can purchase under  
7 the program, say, puts a quota on the number of singles that  
8 can purchase -- I guess I question the legality of that kind  
9 of thing from a fair housing point of view and in conjunction  
10 with the Northern Virginia Planning District should be sent  
11 materials to them both questioning the legality as to show  
12 how to handle a disproportionate in terms of the number of  
13 persons who have been assisted by that particular program.

14 Those are some of the steps the county has taken.

15 MS. HASEGAWA: Are you anticipating starting any  
16 additional programs in the near future?

17 MS. LUNNEY: I think some of you may be aware there  
18 was a Housing Forum held on Saturday, May 31st, here in  
19 Arlington that was sponsored by a variety of private groups --  
20 mainly the Civic Federation but also groups like Tenants of  
21 Arlington County. A number of proposals came out of that  
22 Forum and I expect that the County's Housing Advisory  
23 Committee would be interested in reviewing those in detail  
24 and making specific recommendations to the County Board where  
25 action might be taken.

1 MS. HASEGAWA: In all of your studies that you've  
2 been doing both for your Housing Assistance Plan and  
3 generally, what -- see if I can start over again raising this  
4 question. Have you noticed that the loss of low-income and  
5 moderate housing has a disparate effect on any particular  
6 groups, for instance, the elderly, handicapped, women heads  
7 of households or minorities?

8 MS. LUNNEY: It definitely has a disparate effect  
9 on the different groups you mentioned specifically the  
10 minorities, female heads of households and the elderly have  
11 a disproportionate number of persons who are of low-moderate  
12 income to begin with and, therefore, they are most likely to  
13 be living in the low-to-moderate cost housing that's available.  
14 We find particular problems in regard to the impact on the  
15 families with children and on the elderly in terms of --  
16 with the elderly there is some serious concern with regard  
17 to the impact of moving on an elderly person -- elderly  
18 person's health and we have found that developers have been  
19 fairly responsive in coming up with programs to allow the  
20 elderly to stay in place when, say, a condominium is taking  
21 place.

22 On the other hand for families with children -- I  
23 suppose some of you may have seen the article in this  
24 mornings Post that indicated the problem we have in the  
25 Metropolitan area, in general, where there are so many single

1 person households that are competing in the same market with  
2 families with children and basically from the landlords  
3 point of view it's less headache to rent to a single person  
4 or a child-free couple than to rent to families with children  
5 so that we are finding, when we have a complex such as  
6 Calirmont Apartments, which is -- which has 500 units and  
7 converted last year, that a substantial number of those  
8 households -- I say all those households were two-bedroom  
9 units so a very substantial number of families -- a lot of  
10 them could not relocate within Arlington simply because of  
11 that kind of policy -- also because of the general impact  
12 on the supply of housing by conversion.

13 MS. DOHERTY: If I could just add something  
14 there. I think Arlington Village is in some ways typical  
15 of the conversions going on. It's a Garden Apartment  
16 complex. The apartments range from one to three bedrooms  
17 and there are a lot of elderly and single parents living  
18 there with children and these seem to be the apartment  
19 complexes where the conversions are having the most effect  
20 where most of the Garden Apartments now that are reaching  
21 35 or 40 years old are -- that are good to raise children in  
22 because there's land around are being converted. And I  
23 think that just the type of housing that those types of  
24 families choose is also having an impact on them because  
25 more of that type of housing is being converted than the newer

1. highrise rental apartments in the County.

2 MS. HASEGAWA: Besides the two projects that  
3 you mentioned earlier, Ms. Lunney, what other new or  
4 rehabilitated units are planned to meet the needs of lower  
5 income persons.

6 You mentioned two new ones a while ago that are  
7 going to be for the purpose of the elderly, is that what  
8 you said?

9 Are there any other projects that are similar  
10 to that, that are going to be funded or that are planned  
11 to be funded?

12 MS. LUNNEY: I guess the point I was referring  
13 to -- Arlington Housing Corporation, I mentioned specifically  
14 has 77 -- has a 77 unit complex -- that they had acquired,  
15 and 14 units that they planned to build.

16 Wesley Development Housing Corporation, you're  
17 looking at a 44 unit apartment complex and if everything  
18 goes well, they will acquire that and either keep it rental  
19 or convert to cooperative home ownership with the percentage  
20 of the units being Section 8. The Arlington Village Tenants  
21 Association is in the process of trying to buy 98 units,  
22 35 of which would be under the Section 8 Program.

23 Again, the goal of cooperative home ownership. The  
24 counties rent rehab program -- utilizing the HUD rehab  
25 program, signed a contract last week with the landlord who

1 owns a '38-unit apartment complex and 28 of those units,  
2 I believe, will go under the Section 8 program after the  
3 rehab is completed and those are some specifics. I expect  
4 that Arlington Housing Corporation will probably be looking  
5 at another project in the near future.

6 The Colonial Village Tenants Association has the  
7 same agreement from the owner that the owner will sell 75  
8 units to the tenants for conversion to home ownership and  
9 another 75 units to a group like Arlington Housing Corporation  
10 with the goal of maintaining them as low-cost rentals.

11 MS. HASEGAWA: What are your goals for tenure  
12 type housing both owner and rental have been identified into  
13 the Housing Assistance Plan?

14 MS. LUNNEY: Would you like the goals for FY-81?

15 MS. HASEGAWA: Yes.

16 MS. LUNNEY: In owner households, there are 36  
17 households to be assisted, 12 of whom are elderly; 18 small  
18 family and 6 large family.

19 In renter households there is a total of 400 units,  
20 90 of them being for elderly or handicapped; 260 being for  
21 small families and 50 for large families.

22 MS. HASEGAWA: Thank you.

23 Could you please define an Areawide Housing  
24 Opportunity Plan?

25 MS. LUNNEY: The Areawide Housing Opportunity Plan is

1 developed by the Council of Government. It's an attempt by  
2 all the surrounding jurisdictions here in the Metropolitan  
3 area -- and I gather it has been done in other Metropolitan  
4 areas, to coordinate the row housing plans.

5 Under Collins Program they have set-up what they  
6 call a Fair Share Program which attempts to divide the  
7 Federal funds in an equitable basis so that all the jurisdictions  
8 get "their fair share" of the housing dollars that are  
9 available. Through the coordination, there are a variety  
10 of advantages in terms of being -- we have qualified for  
11 bonus funds from HUD for having worked jointly to solve our  
12 housing problems. Also, there have been special Outreach  
13 Programs developed in counties such as Montgomery County and  
14 Fairfax County which have fewer low-income households than  
15 some of the other jurisdictions to seek out those people who  
16 might be commuting into those jurisdictions but would prefer  
17 to live there had they the opportunity.

18 MS. HASEGAWA: Does Arlington County come under  
19 such a plan?

20 MS. LUNNEY: I guess we -- you mean the areawide---

21 MS. HASEGAWA: Yes.

22 MS. LUNNEY: Yes, we do come under the Areawide  
23 Assistance Plan.

24 MS. HASEGAWA: Do you comply with the minimum goal  
25 of 15 per cent of total needs?

1 MS. LUNNEY: The minimum goal of 15 per cent of  
2 need is for localities which do not come under AHOB. When  
3 you come under an AHOB you're -- I guess your jurisdiction  
4 is looked at a little more individualized. Our goal is  
5 equivalent to 12 per cent or 12 and one-half percent of the needs  
6 as shown on table 2.

7 MS. HASEGAWA: AHOB is an Areawide Housing  
8 Opportunity Plan?

9 MS. LUNNEY: Yes.

10 MS. HASEGAWA: What steps have been taken by the  
11 Northern Virginia Planning District Commission to further  
12 fair housing?

13 MS. LUNNEY: I guess most specifically the instance  
14 that I mentioned earlier as to the restriction placed by the  
15 Virginia Housing Development Authority on singles in their  
16 home ownership program. They have also acted as a coordinating  
17 agency. They have meetings, say, on roughly a quarterly  
18 basis. Northern Virginia Housing Officials provides a  
19 Forum for exchanging ideas and information on new programs  
20 and they have another step they have taken, also taken on  
21 the local level as trying to get the Virginia Housing  
22 Development Authority to change some of its policies. Right  
23 now, the VHDA does not finance cooperative home ownership  
24 projects. And they also do not finance 20 per cent, Section 8  
25 rental housing. Generally speaking, they are inclined to

1 ignore a lot of the problems that are here in Northern  
2 Virginia.

3 MS. CRATER: Do you have some questions?

4 MR. MILLER: I think I have one of Mr. Dreher.

5 You indicated that Colonial-Terrace -- that 1,200 residents  
6 54.2 per cent have low income with an influx of foreign-born.  
7 Then you said you had a survey and you received 93 responses.  
8 Now, my question is, on the basis of this 93 responses, you  
9 spent six hundred thousand dollars for a playground?

10 MR. DREHER: Yes, sir. There are several factors  
11 here. First, although there are 1,200 residents, there are  
12 only actually less than 700 dwelling units -- about 680  
13 dwelling units -- and in most cases, these responses just  
14 came, one to a dwelling.

15 Now, there are only, as I said, 88 responses but  
16 this is -- I think pretty good percentage for something like  
17 this. The reason that we chose the park and playground as  
18 first priority was simply because of the priority needs that  
19 we had and in response park playground and recreation  
20 facilities came out to Number 1 by a wide margin and Number 2  
21 was a branch of the public library, which, of course, the  
22 county wasn't ready to support because that's a continuing  
23 maintenance problem.

24 And the 3rd was the street improvements. I might  
25 add, too, that this will serve not only our community. It

1 is on Wilson Boulevard, which is actually the boundary of  
2 our area. Across the street sits Tract 17 has actually a  
3 slightly larger percentage of low-moderate income families --  
4 50 -- 57.3. They were not chosen as the target area  
5 immediately because they had no organization. They have in  
6 the past year and a half organized and they are currently  
7 preparing a request for a block grant over across the street  
8 there. But this area of -- community center services both  
9 areas, actually.

10 MR. MILLER: That's very interesting. Are you  
11 saying, then, in the are where there is severe housing  
12 needs and the county gets the CD grant funds and if there  
13 is no organization to represent the people, then, we take  
14 it and build playgrounds and golf clubs?

15 MR. DREHER: It's not playgrounds and gold clubs  
16 actually. It's going to be -- well, the people who  
17 specified that their interests in the park and recreation  
18 facilities had grilles and picnic tables as Number 2,  
19 picnic tables was Number 1, Tennis was Number 2. We're  
20 not getting a tennis court because it was regarded as too  
21 expensive -- a frill. But grilles and picnic tables were  
22 in second place and it's going to be a place where the  
23 neighborhood, as I say -- people live in small apartments.  
24 They really don't have space. The lawns connected with  
25 these buildings are small and they slope and they are not

1 very useful. It's going to be sort of a public yard for the  
2 people in the area.

3 MS. HASEGAWA: Mr. Dreher?

4 MR. DREHER: Yes.

5 MS. HASEGAWA: Could we get a copy of the survey  
6 and the results?

7 MR. DREHER: Yes.

8 MS. HASEGAWA: And, also, you mentioned a number of  
9 foreign-born -- influx of foreign-born residents. Was the  
10 survey done in any other languages besides English?

11 MR. DREHER: No. It was done only in English, I  
12 must confess.

13 MR. MILLER: May I ask one more question.

14 I'm listening to you, Ms. Doherty.

15 Your neighborhood in Colonial Gardens may be right  
16 for the condo movement. What are you doing -- is your  
17 organization doing -- to prevent the condo movement from  
18 moving into this area?

19 MS. LUNNEY: Are you referring to me or Ms.  
20 Doherty?

21 MR. MILLER: No, Mr. Dreher.

22 MR. DREHER: We are not so much concerned in our  
23 area about condo conversion and there has been none thus far.  
24 There was one abortive effort made -- one person who took an  
25 option on a building and advertised and tried to get deposits

1 but apparently his financing was pretty thin and it all fell  
2 through. The reason we're not particular concerned about  
3 condo is because I feel that our buildings -- with two  
4 exceptions, they are small, very small buildings. The kind  
5 that don't lend themselves to, you know, separate ownership--  
6 don't lend themselves so well to condo conversions. What  
7 we're most concerned about with was intensive highrise  
8 development. And I neglected when I was asked for evidence  
9 of success thus far -- I neglected to mention the one wealthy  
10 property owner -- resident that I had mentioned who had  
11 bought up properties and got this covenant actually gave  
12 up last year and sold his property and moved away and two  
13 of the houses have -- his own house -- two of the houses  
14 have since been divided up. His own house now has three  
15 apartments in it, which are -- well, the rental is on the  
16 upper limit of moderate. It's not low rental but it is  
17 preserving. The point is that the existing low moderate  
18 units were preserved. And the building I live in, for  
19 example -- the one-bedroom which I have rents for \$235.00  
20 a month. Notice has gone up for our annual increase which  
21 will take it up to \$260.00 which perhaps to the rest of the  
22 State might seem too high but for the Washington Area, it's  
23 dirt cheap and there are other buildings that I know of --  
24 that is a fair average for these Garden Apartment Buildings,  
25 up here.

1 MS. HASEGAWA: Thank you. Were there any other  
2 questions?

3 REVEREND HARRIS: I would like to ask -- you  
4 mentioned the rehab program as a part of your housing  
5 assistance plan. Did you state the number of rehab units  
6 that are included in your plan which -- do you have a three  
7 year plan?

8 MS. LUNNEY: I don't believe that I did. I can  
9 give you the breakdown according to the different type of  
10 units that are in our three-year goal. 275 new units, which  
11 will be 25.7 per cent of the total units -- 636 units rehab  
12 which 59.4 per cent of the total goal and 160 existing units  
13 which is 14.9 per cent of the total goal.

14 REVEREND HARRIS: The rehab units of 636 -- they  
15 all -- all of the rehabilitation programs expecting to  
16 receive funds from Community Development Block Grant Program  
17 to exist or are you also applying for other funds such as  
18 Section 312?

19 MS. LUNNEY: We have indicated to HUD that we are  
20 interested in this Section 312 Program. We had worked with  
21 one property in regard to that which is the cooperative  
22 project. The cooperative association decided that they did  
23 not want to participate in it at this time so that we do not  
24 have any current plans for the use of 312 but it is one of  
25 the programs that we know is there -- we know is there and

1 hope to use.

2 REVEREND HARRIS: Thank you.

3 MS. CRATER: Ms. Lunney, in your annual goals for  
4 household types, have you included the women heads of  
5 households as a type?

6 MS. LUNNEY: In the housing assistance plans  
7 female heads of households is broken down in Table 2 in  
8 terms of need but not in the Table 3 or 5 which provide the  
9 goals. I think you could find in the Grantee Performance  
10 Report that a substantial number of the people who are  
11 assisted fall into the categories of smaller or larger  
12 families are, in fact, female heads of households.

13 MS. HASEGAWA: Why isn't there a goal in female  
14 heads of households?

15 MS. LUNNEY: There is no provision that the goals  
16 be set according to anything other than division between  
17 owner, renter and with the division between elderly and  
18 handicapped -- small family and large family. I think, I  
19 guess, that it might get awfully complex in terms of setting  
20 up that kind of goal. It might be difficult to deal with in  
21 terms of existing properties. If the main thrust of our effort  
22 ends up being the rehabilitation of existing units, then you  
23 are talking about dealing with the existing records that may,  
24 in fact, be such and such a percentage that female had and  
25 such and such a percentage of black and that kind of thing but

1 certainly you wouldn't want housing goals such that you  
2 ended up in the process of rehabing a complex having to  
3 force people to move out.

4 MS. HASEGAWA: One final question.

5 It's my understanding that the housing assistance  
6 plan is a three-year plan.

7 Is that ---

8 MS. LUNNEY: It's a three-year plan with one table  
9 providing three-year goals and then each year individual  
10 goals are set for that specific year.

11 MS. HASEGAWA: What year are you in as the current  
12 plan?

13 MS. LUNNEY: We're in the first year which would  
14 end June 30th.

15 MS. HASEGAWA: Thank you.

16 Any other questions?

17 (No response.)

18 MS. HASEGAWA: I just want to thank the panel for  
19 coming and to say that this hearing is just a part of our  
20 whole inquiry into the housing matter in Arlington and I  
21 hope that all of you will be available to members of the  
22 Committee and members of the Commission staff for additional  
23 questions, if they should arise.

24 (Panel members agreeing.)

25 MR. DREHER: I don't have the copies of our survey

1 with me but I'm right across the street. I'll go get them.

2 MS. HASEGAWA: Thank you.

3 MS. LUNNEY: I did bring some copies of material  
4 which I only have one copy of which I'll provide to Ms.  
5 Hoffman.

6 MS. HASEGAWA: Thank you.

7 (The Panel was excused.)

8 MS. CRATER: I'd like to welcome members of the  
9 Panel. I'm Flora Crater and I would have one question I'd  
10 like to ask each of you -- the same question.

11 Ms. Bawden, would you state your name and address,  
12 and give a brief description of your past and present  
13 involvement in furthering fair housing and community  
14 development in Arlington?

15 MS. BAWDEN: I'm Melodee Bawden, Coordinator of  
16 the Section 8 existing Housing Program in Arlington. My  
17 mailing address is 2100 14th Street, North, in the Holmes  
18 Building, Room 200, Arlington, Virginia, 22201.

19 I'm -- at the present time I'm the Coordinator  
20 of the Section 8 existing Housing Program, Section 8  
21 Moderate Rehabilitation Program. I also participate in the  
22 staffing of the Housing Advisory Committee appointed by the  
23 County Board last Fall to investigate housing problems in  
24 Arlington and contribute some suggestions for a solution and  
25 I work with the Rental Rehabilitation Program which Fran Lunney

1 alluded to earlier this morning.

2 MS. CRATER: Ms. Lowder, would you please state your  
3 name and address, and give a brief description of your past  
4 and present involvement in furthering fair housing and  
5 community development in Arlington?

6 MS. LOWDER: My name is Frances Lowder and I live  
7 at 6106 North 38th Street, Arlington, 22207.

8 I have lived in Arlington about four years and my  
9 involvement has been as a citizen starting in 1978, I  
10 believe. I began serving as a representative of persons  
11 with physical disabilities on the Advisory Committee for  
12 the Community Development Block Grant Program. And I have  
13 also been a volunteer at numerous other meetings with the  
14 Citizens' Committee of Physically Handicapped Persons that  
15 also live in Arlington.

16 MS. CRATER: Mr. Wright, would you please state  
17 your name and address, and give a brief description of your  
18 past and present involvement in furthering fair housing and  
19 community development in Arlington?

20 MR. WRIGHT: My name is James Wright. I live at  
21 816 North Illinois Street in Arlington. I'm a Community  
22 Planner and I worked in the housing field for approximately  
23 10 years at the local, state and federal level, essentially  
24 the three major areas have been Discriminatory Zoning in  
25 New Jersey, Urban Renewal in Philadelphia and Washington, D.C.

1 and to a lesser extent the Multi-family Housing Loan  
2 Program at HUD. I am the Chairman of the Arlington County  
3 Ad Hoc Housing Advisory Committee.

4 MS. CRATER: Thank you.

5 Mr. Marr, would you please state your name and  
6 address, and give a brief description of your past and  
7 present involvement in furthering fair housing and  
8 community development in Arlington?

9 MR. MARR: My name is John Marr and my address  
10 is 1618 South 22nd Street here in Arlington and I am the  
11 Chairman of the Neighborhood Conservation Advisory  
12 Committee of the County which is comprised of the Neighborhood  
13 Conservation representatives of the Civic Association, by and  
14 large, throughout the County who are constituted under our  
15 resolution by the County Board. They meet, have an election  
16 and elect their officers and answer directly to the County  
17 Board on Neighborhood Conservation matters. We are not the  
18 Fair Housing stream but we do interface very much with the  
19 Community Development Block Grant System in that the target  
20 areas are in the Neighborhood Conservation areas that we  
21 have. And, so, we are involved to that extent in the Housing  
22 situation, the community improvement and the preservation of  
23 residential neighborhoods throughout the County.

24 I might just add here that the shaded in areas in  
25 yellow and brown represent the neighborhoods in the County

1 that are now members of the program. The darker shaded  
2 ones are those that have plans in existence approved by  
3 the County Board. The rest of them are working on plans.  
4 So, that's who we are there, on the map.

5 MS. CRATER: Thank you.

6 Ms. Bawden, the Department of Housing and Urban  
7 Development (HUD) makes determinations as to what is an  
8 acceptable or adequate vacancy rate for a given community.  
9 For Arlington County, what has HUD determined to be an  
10 acceptable vacancy rate in owner units?

11 MS. BAWDEN: I am not familiar with any issuance  
12 from HUD that specifically states that a certain vacancy  
13 rate is adequate for any given community -- Arlington or  
14 any other. There are, however, several rules of thumb that  
15 govern this in ordinary analysis. For financial planning  
16 purposes, a multi-family housing, for example, anything over  
17 a 5 per cent vacancy rate would endanger the stability of a  
18 given rental property.

19 In owner housing, obviously, some similar rules  
20 such as more than 5 per cent or a substantial number more  
21 than 5 per cent of owner units standing vacant and not  
22 selling for long periods of time would indicate stagnation  
23 in the community's housing stock. In Arlington the situation  
24 is somewhat different. We don't have available to us, data  
25 on the number of vacant and available owner units. Our

1 primary emphasis is on the availability of rental housing.  
2 We do have statistics there. Council of Governments has  
3 indicated that Arlington's rental housing vacancy rate for  
4 a multi-family property is 1.37 per cent. I think HUD  
5 generally determines that anything in excess of 3 per cent  
6 generally represents a housing crisis in housing so this  
7 has indicated to us that our rental housing is in short  
8 supply and is part of our concern over the status of rental  
9 housing and the preservation of housing in the County.

10 MS. CRATER: Thank you.

11 What is the intent of Section 8 of the Housing  
12 and Community Development Act?

13 MS. BAWDEN: Basically, the Section 8 program was  
14 designed as an alternative to traditional public housing  
15 approaches and it was designed to work with the private  
16 sector to provide housing for low and moderate income  
17 families. I'm most familiar with the Section 8 existing  
18 program obviously since I work on that on a day-to-day  
19 basis and on that program we certify families as being  
20 eligible by income for Section 8. They then take their  
21 eligibility certificates and lease units in the private  
22 market -- privately owned housing and so long as they can  
23 locate a unit within -- within rent limits set by HUD, we  
24 are able to help them through the Section 8 program. I think  
25 the value of the Program for Arlington is that we do have a

1 substantial number of older units which now come within HUD's  
2 rent limits. And we have been able to house over 460 families  
3 through the program at any given time and the program has  
4 been operating successfully in Arlington since we began in  
5 1976.

6 MS. CRATER: How many people have applied for  
7 Section 8 assistance?

8 MS. BAWDEN: During the period since '76, we have  
9 had over 1,000 people come through the program in one form  
10 or another. At the present time, as I say, we have over 468  
11 families who are leasing units under the program. There are  
12 others who have had certificates and have been assisted and  
13 have dropped out of the program for one reason or another by  
14 going over income, leaving the community or dying.

15 In addition to that, we had a number of families  
16 who have at one time had a certificate and been unable to  
17 lease the unit successfully and so although they haven't had  
18 an opportunity, they haven't succeeded in obtaining housing  
19 through the program.

20 In addition to the 460 we are assisting right now,  
21 there are almost an equal number on the waiting list for  
22 Section 8 certificates.

23 MS. CRAMER: How do you plan to reduce this  
24 number that are on the waiting list?

25 MS. BAWDEN: Well, it's a difficult problem. This

1 year in the competition for Section 8 housing is a very  
2 popular program or has become with the local jurisdiction  
3 and in this round of funding we did not receive any  
4 additional Section 8 existing units. We are receiving  
5 funding in other Section 8 categories and we did receive  
6 a hundred and ten units under the moderate rehabilitation  
7 program, which is a variation in Section 8 existing. We  
8 were very happy to have that and additionally, we've been  
9 slated for 60 units and we requested an additional 50 from  
10 HUD, which when another jurisdiction turned down their  
11 allocation, we were fortunate to receive those, so we have  
12 a fairly large program by standards of something new.

13 We have also been the third jurisdiction in the  
14 United States to bring moderate rehabilitation project under  
15 contract. We completed the contract this week and people will  
16 begin to be assisted under that in September when rehabilitation  
17 is complete.

18 MS. CRATER: What are your Section 8 limits by  
19 family size?

20 MS. BAWDEN: These are determined for the  
21 Metropolitan area -- and I'll read them off by family size.  
22 One person household for lower income is \$13,550. For very  
23 low income \$8,450.

24 For a two-person household, the low income limit  
25 is \$15,500. The very low, \$9,700. For a three-person

1. household, \$17,400 and \$10,900.

2                   For a four-person household, \$19,350 and the very  
3 low is \$12,100.

4                   For a five-person household, \$20,550 and very  
5 low \$13,050.

6                   The lower income limit for a family of six persons  
7 is \$21,800 and \$14,050 very low.

8                   For seven persons, \$23,000 lower, \$15,000 very  
9 low.

10                   For eight or more persons, \$24,200 lower. Very  
11 low is \$15,950.

12                   MS. CRATER: Has the County utilized the Home  
13 Mortgage Disclosure Act to assist it in identifying the  
14 housing needs of the community or of a particular neighborhood?

15                   MS. BAWDEN: No, we have not used any of the  
16 information available to us through the Mortgage Disclosure  
17 Act because, frankly, we do not have tools or resources that  
18 are adequate to deal with providing home ownership  
19 opportunities for low income persons in Arlington. Our  
20 housing costs are so high we have emphasized providing rental  
21 housing or cooperative housing or some variation on that  
22 theme to meet our housing assistance needs for lower income  
23 persons. We have, however, used the Community Reinvestment  
24 Act in order to gain entry to our local lenders, to educate  
25 educate them to the problems of rental housing, to educate

1 them on our needs for their cooperation with private owners  
2 who may be coming to them for assistance in financing  
3 rehabilitation of their properties under the Section 8  
4 Moderate Rehabilitation Program or other programs that we  
5 are considering initiating. And we have found that both  
6 written and verbal exchanges with our lenders that we were  
7 spurred by the Community Reinvestment Act have been very  
8 useful and helpful and during the Housing Forum which  
9 occurred last week, for example, several lenders were  
10 represented and gave their time to our discussions of the  
11 housing problems in Arlington and contributed to that  
12 discussion.

13 And, I think in part, this climate of interest  
14 and involvement among the lenders is one that we hope will  
15 be a growing thing in the future.

16 One of the difficulties in dealing with local  
17 lenders -- we've been discovering that much of the financing  
18 typically provided for apartment units in the Metropolitan  
19 area and in Arlington is -- some of it is provided locally  
20 and some of it is traditionally provided by insurance  
21 companies or non-local lenders. And, in many cases, Savings  
22 and Loans in this area are rather small to be undertaking  
23 some of the projects that we have in mind, seeking their  
24 help to finance. So we are also looking at opportunities for  
25 consortium efforts on their part.

1 MS. CRATER: Is that the extent of your  
2 involvement in financial institutions?

3 MS. BAWDEN: Yes. I think it's indicative of the  
4 fact that Arlington -- the initiatives in the area of housing  
5 are growing. They are in the early stages. We have only  
6 recently become an entitlement jurisdiction gaining some  
7 resources to deal with housing problems in a multi faceted  
8 way. Now that the county has additional funds to contribute  
9 towards solving the program, we can better approach lenders  
10 and other segments of the community. It's very difficult  
11 to leverage when you bring nothing to the process yourselves.  
12 Now that we have some resources to work with, I think that  
13 we'll be moving farther along in developing new programs.  
14 And, so, I think something of where we are right now is  
15 reflected by the fact that we were unable to obtain these  
16 resources earlier on.

17 MS. CRATER: Would you like to identify those  
18 resources again?

19 MS. BAWDEN: Well, I think -- obviously, we are  
20 here to talk about the Community Development Block Grant  
21 Program and the Section 8 Program -- is only four years old  
22 in this community and I think HUD is beginning to realize  
23 that it must offer to communities a variety of programs that  
24 communities have to tailor their resources to meet the  
25 specific problems that affect those specific communities.

1           There are additional sources we would be using if  
2 we could but unfortunately whether you're talking about HUD,  
3 whether you're talking about VHDA, most of the resources that  
4 are available to communities are not tailored to the problems  
5 of high classed areas. We would like to use Section 235  
6 Program; we would like to use VHDA Home Ownership Programs,  
7 we'd like to use a number of programs here in Arlington but  
8 even Section 8, which has been criticized for allowing costs  
9 that are too high -- it's difficult to make that work here  
10 in Arlington where land acquisition costs and our acquisition  
11 costs on deteriorating Garden Apartments are higher than the  
12 finished cost on fully rehabed units in a number of areas.

13           We looked at, for example, a way to address  
14 boarded up and vacant houses in Arlington to try to develop  
15 a program that would fix these up and tailor home ownership  
16 and the acquisition cost for a vacant boarded up houses that  
17 had been sitting sometimes 7 or 8 years in minority neighbor-  
18 hoods was \$24,000 and upwards to \$30,000. And it was  
19 impossible for us to find a way to rehab these houses and  
20 still finance them through VHDA's mortgage limits, for  
21 example.

22           And so I think we will certainly be pressing all  
23 of the resources that are open to us to try to get them  
24 shaped in a way that they can work in high class suburban  
25 areas so that suburban areas who want to address their housing

1. problems will be able to do it.

2. MS. CRATER: What steps have been taken by the  
3. County to geographically disperse low-and-moderate-income  
4. units for which community development block grant money has  
5. been expended?

6. MS. BAWDEN: We both with our existing Section 8  
7. Program, generally, and particularly with the rental rehab  
8. program which we developed, we've made special efforts to  
9. adapt certain policies which we felt would encourage  
10. disbursement of the person receiving assistance so that they  
11. would not be concentrated in one or two apartment projects  
12. or a single family neighborhood. So, when our Section 8  
13. multi-family -- when our Section 8 families are certified,  
14. we did not give them a list of the multi-family properties,  
15. for example, that are participating in the Section 8 program.  
16. Instead, we provide them with a catalogue called the  
17. "Apartment Seekers Guide" that lists all the apartments in  
18. Arlington. Their rents and locations and amenities because  
19. we did not want our families who were desperate to find  
20. housing to merely go to those places that were already  
21. accepting Section 8. And as a result of this, our Section 8  
22. families now live -- rent from 152 different landlords in the  
23. County. And we feel that they have been the ones -- our  
24. tenants going out and seeking housing have opened up the  
25. program in many different apartment complexes. So that when

1 we developed the rental rehab program, which is a way to  
2 bring three-bedroom and four-bedroom units into the program,  
3 we decided to try to take some similar steps and when owners  
4 come to us with the possibility of our rehabing their rental  
5 house, we've been very careful to accept houses in a variety  
6 of neighborhoods and -- so, as you study the Grantee  
7 Performance Report, you see that out of the 30-some houses  
8 that we have rehabed, they're located in approximately 16  
9 different census tracts in Arlington. And many of them are  
10 either non-minority neighborhoods or mixed neighborhoods, so  
11 that, although we are interested in rehabing houses, our  
12 primary concentration has been to provide opportunities  
13 all over the county for assisting tenants.

14 MS. CRATER: What steps have been taken to  
15 establish local housing authority to provide assisted  
16 housing?

17 MS. BAWDEN: The County, I think, has gone through  
18 a variety of stages in its thinking about housing and how to  
19 address the problem. It's only been within, I would say,  
20 the last 18 months that serious reconsideration has been  
21 given to establishing a housing authority in the County.  
22 The League of Woman Voters in its study undertook to address  
23 the question of whether the County should re-examine its  
24 thoughts on traditional housing authority. And the Housing  
25 Advisory Committee will probably address, in its study, some

1 aspect of the question of whether Housing Authority would  
2 give us an additional resource for stressing our housing.  
3 I think the approach in Arlington has basically been one of  
4 developing resources in housing that involved a high level of  
5 community involvement. It was thought, for example, that  
6 by providing funds to Arlington Housing Corporation and  
7 Wesley Housing Development Corporation, which are private  
8 non-profit organizations with citizen boards drawn from a  
9 wide variety of areas in the community, that this type of  
10 approach would be more acceptable.

11 REVEREND HARRIS: I would like to ask a couple of  
12 questions of the Panelists.

13 Mr. Marr, you indicated or stated in your response  
14 to questions that there is a conservation effort going on in  
15 some of the neighborhoods within Arlington area or County.  
16 It was also testified to by some others that there has been  
17 a movement to convert certain housing units, which conversion  
18 results in higher rents, which disallow the lower income --  
19 Arlington people to reside in those units.

20 Are any of those conversions within the conservation  
21 area?

22 MR. MARR: I can't really say if they are or not.  
23 We have not gotten involved in the conversion problem. It  
24 has not been of sufficient dimension in our organization, I  
25 would have to say, to make it a problem that we felt like

1 taking up and taking initiatives on. And, so, I would have  
2 to say that the bulk of the conservation -- of the conversion  
3 has been outside our neighborhood conservation area.

4           Arlington Village, for example, is one and I don't  
5 believe that that is incorporated in any one of our  
6 conservation areas.

7           REVEREND HARRIS: What would be the position of  
8 your organization if these conversions were taking place  
9 wholesale within your area?

10           MR. MARR: My judgement is, without discussing  
11 it with members of my committee -- my judgement is that we  
12 would be against it. We are for conserving neighborhoods.

13           REVEREND HARRIS: As they are?

14           MR. MARR: Yes -- in the configuration that  
15 the community wants it in. One of our biggest problems is  
16 the high rise development problem. That's where much of our  
17 attention goes to because these tend to be disruptive of  
18 residential neighborhoods. But we want to preserve Garden  
19 Apartments; we want to preserve what is there. And,  
20 certainly, if it's going to drive the people out, we would  
21 be against it.

22           REVEREND HARRIS: I have one other question to  
23 Mr. Wright.

24           You indicated that you have a variety of  
25 personalities on your committee -- that you may not have at

1 your fingertip. Could you supply to this committee the  
2 names, race, national origins, sex -- and sex of the  
3 members of the Housing Advisory Committee at some later  
4 time?

5 MR. WRIGHT: Sure. I'd also be happy to supply  
6 the summary information on the direction that we're taking.

7 REVEREND HARRIS: Thank you very much.

8 MR. MILLER: Mr. Marr, we were told this morning  
9 that there were three distinct black communities in the  
10 Arlington area. Would you care to indicate where those black  
11 communities are in terms of those preservation charts?

12 Are any of those black communities part of the  
13 preservation?

14 MR. MARR: Yes.

15 Nauck is right down here (indicating). Nauck --  
16 that is the largest, I think, area of all. Then there's  
17 Highview Park, which is right in here.

18 They both had neighborhood conservation plans for  
19 a long time. They're probably two of the oldest conservation  
20 plans that have been approved by the County Board, back in  
21 the '60's.

22 Let's see the other one -- Central Arlington --  
23 right here.

24 MR. MILLER: All right, thank you. Now, the  
25 problem with this is, this is where the confusion is. Could

1 you tell me succinctly what you mean by preservation -- does  
2 that mean freezing the status quo or are you talking about a  
3 geographical concept or what about ---

4 MR. MARR: We're talking about the preservation of  
5 a residential neighborhood and all that that entails. For  
6 example, we would not like to have it converted to a business  
7 organization. To the encroachment of commercialization such  
8 as coming in and building business blocks in there, high  
9 rise buildings or office buildings of any nature, any  
10 commercial nature.

11 What we would oppose is anything that is covered  
12 in the Arlington County Ordinance that has a C attached to  
13 it -- Commercial Zoning.

14 MR. MILLER: It has nothing to do with people and  
15 sex and these type of characteristics that are coming into  
16 a neighborhoods that have been historically preserved as one  
17 character?

18 MR. MARR: No. What we are interested in -- and I  
19 think you hit it correctly -- is the geographic aspect of the  
20 community. We want parks, we want playgrounds, we want nice  
21 streets, we want good street lighting, we want safety -- the  
22 public safety that is necessary for us to remain as the lady  
23 put it ---

24 MR. MILLER: Right. I just wanted to get one  
25 clarification. If you say preserve and someone that does not

1 meet the socio economic character of what you are preserving  
2 wants to come in to better his socio economic -- are these  
3 groups of people prohibited from coming into what you are  
4 trying to preserve?

5 MR.MARR: No. We would not be -- I alluded earlier --  
6 and I want to explain what I alluded to earlier -- that the  
7 conservation as seen by the civic groups throughout the  
8 County may not be the same thing that we are after in the  
9 Neighborhood Conservation Program and the Conservation  
10 Program would want to maintain, improve and retain the  
11 residential character to our neighborhoods. There are some  
12 organizations in the County, I'm sure, who would not view  
13 low and moderate income housing as being included in that.  
14 That is not the position of the Neighborhood Conservation  
15 Advisory Committee, however.

16 MS. CRATER: We're running a little late but I do  
17 have a few more questions. I would like to ask Ms. Bawden,  
18 what specific steps have been taken to work with landlords,  
19 developers, contractors and sub-contractors to further fair  
20 housing and access to low-income housing for minorities,  
21 women heads of households, the elderly, and the handicapped?

22 MS. BAWDEN: Well, it's a fairly broad range of  
23 questions. I'll try to address the parts that I'm familiar  
24 with. Just to offer some examples, we realize, for example,  
25 when we were beginning this Section 8 Existing Housing Program

1 that cooperation from a wide array of landlords whether they  
2 traditionally housed low and moderate income people or not  
3 would be required.

4 We were really anxious to get anything -- at  
5 anything that the Section 8 rent limits would accommodate.  
6 And, we held a series of workshops with landlords and provided  
7 them with informational materials and actively marketed the  
8 program.

9 We went into negotiations with various landlords  
10 who were somewhat resistant to getting involved with federal  
11 programs and government red tape and made a series of  
12 promises to them in terms of what we would give it in the  
13 way of performance, in timeliness of our delivery of rent  
14 payments and checks and in businesslike approach to running  
15 the program, and we tried to keep those promises. And as a  
16 result, we were able to use landlords participating in the  
17 program as references to other landlords who might be  
18 interested in considering the program and wanted to hear  
19 about it from one of their colleagues.

20 At the same time when we began the Rental Rehab  
21 Program, we went to the realtors in cooperation with our --  
22 with Fairfax County and also on our own and held a workshop  
23 to educate the realty company -- realty companies who are  
24 involved in managing rental properties to let them help us --  
25 alert their owners to the existence of the rental rehab

1 program as a resource. And they were able to bring us a  
2 number of referrals which eventually resulted in rentals  
3 from Section 8 tenants, and this basically has been typical  
4 of our approach. We also, sometimes with the cooperation,  
5 sometimes without -- have produced this guide which is our  
6 Apartment Seekers Guide, our catalogue to all the rentals --  
7 rental apartments in the County. And I think this is our  
8 way of saying that Arlington is a community which is open to  
9 all people and we want everyone to have as much housing  
10 information as they need to find a place to live here.

11 And many landlords have come to appreciate this  
12 publication and help us in the distribution of it and the  
13 compilation of it every year. They cooperate by returning  
14 a post card to us to give us this information that we  
15 require.

16 I think that our ability to work with developers  
17 is somewhat limited by the type of activity that's going on  
18 here in Arlington right now. We wish we had more developers  
19 to work with. One of the problems that we have had in trying  
20 to induce developers to participate in the Section 8 program,  
21 for example, either rehab or a new construction. We've had  
22 several problems. One being -- I would say the high cost  
23 here in Arlington make it difficult for them to pull off a  
24 project successfully without risk.

25 Secondly, there's an orientation toward elderly

1 housing -- a provision of elderly housing when our emphasis  
2 is family housing and do a great deal of jawboning with  
3 developers on the need for emphasis on family housing and  
4 trying to dissuade proposals that will only meet our elderly  
5 housing needs. We have been exploring, in our discussions,  
6 both in the Housing Advisory Committee and our Housing  
7 Forum and in our various context with people in the industry,  
8 basically asking the question, what can the county do that  
9 will provide you with an adequate incentive to either develop  
10 housing for families to use HUD programs, HUD Insurance  
11 Programs or Grant Assistance Programs -- what could we  
12 provide you that would be adequate incentive to fix up your  
13 building, to remain rental, to help us preserve rental  
14 housing in the County -- and I think that's a question we  
15 will be asking louder and more often because, quite frankly,  
16 we haven't had a good answer to that question right now from  
17 anyone.

18 MS. CRATER: What actions have been taken by the  
19 County to facilitate the prevention of discrimination --  
20 say, the sale of housing?

21 MS. BAWDEN: I'm not the best person to answer  
22 that question, frankly, because I'm not involved in areas  
23 that relate to sale of housing or the county's Fair Housing  
24 effort per se. I think Mr. Ingram or perhaps others would  
25 be better able to answer that question.

1 MS. CRATER: You would not be able to answer as  
2 far as rental housing or financing of housing?

3 MS. BAWDEN: Well, I think that in terms of rental  
4 housing what can I point to but who our programs are serving  
5 and I think that who we are serving is our best testimony  
6 to what our policies have been and where we've been  
7 successful.

8 I have some statistics on who is being served by  
9 the existing program in terms of target groups -- Section 8 --  
10 would you be interested in those?

11 MS. CRATER: (Nodding.)

12 You don't have to read them as long as we have  
13 them for the record.

14 MS. BAWDEN: I can do them very quickly. 93 per  
15 cent of our households -- our assisted households are very  
16 low income -- this is the Section 8 Assistance Program, now.

17 63 per cent are small families -- 62 per cent of  
18 our small families and 72 per cent of our large families  
19 are minorities.

20 36 per cent of our households are black, four and  
21 a half, oriental, 7 per cent Spanish.

22 75 per cent of our assisted households are female  
23 headed, so I think, given the composition of Arlington's  
24 population as compared with who is being served by the  
25 Section 8 program, we are exceeding their representation in

1 Arlington's population, as a whole and being successful in  
2 meeting the needs of the groups that have the most difficult  
3 time in securing housing in a tight market.

4 MS. CRATER: I want to note that the Committee's  
5 inquiry into the housing matters in Arlington County is  
6 continuing and I trust that all of you will be available to  
7 Members of the Committee and staff, should additional  
8 questions arise.

9 Mr. Marr, would you be available for further  
10 questioning?

11 MR. MARR: Yes.

12 MS. CRATER: Mr. Wright?

13 MS. CRATER: Yes, I'd like to make a statement.  
14 Actually, I'd like to pose a question to the Commission.  
15 Many of the problems that we are experiencing in Arlington  
16 with relationship to low and moderate income housing focus  
17 on the inability of many programs to work here -- federal  
18 programs and state programs. And the more we try to put  
19 packages together and mechanisms together, the more we find  
20 that the realities of the housing market and, in turn,  
21 investment in general, are defeating us. So, basically, the  
22 question that I'd like to pose is: When is the Federal  
23 Government going to formulate a housing policy that not only  
24 includes low and moderate income housing but all housing --  
25 not that upper income housing groups need the assistance but

1 that the basic policy towards those groups is having a major  
2 impact on low and moderate income housing and those programs  
3 to work.

4 MS. DUNN: Well, Mr. Wright, you've posed a question  
5 of the Committee that has no jurisdiction, whatsoever, to  
6 answer a question of that nature. The Commission on Civil  
7 Rights monitors activities at the federal level as well and  
8 we may be asking the same question of the federal agencies  
9 that you posed, but we are in no position whatsoever to  
10 respond.

11 Thank you, though, for that question.

12 MS. CRATER: Ms. Bawden, would you be available  
13 for further questions?

14 MS. BAWDEN: Yes.

15 MS. CRATER: Ms. Lowder, would you?

16 MS. LOWDER: Yes, I would.

17 MS. CRATER: Thank you very much.

18 REVEREND HARRIS: Well, we want to thank the panel  
19 and excuse this panel. Thank you for coming and giving your  
20 time and energy and efforts. You are excused at this time.

21 (The Panel was excused.)

22 REVEREND HARRIS: Let us prepare for the next  
23 Panel, please.

24 MR. MILLER: Is that Ms. Joan Linderman.

25 Would you tell us who you are, your address and  
what your present position is, please, and experience that

1. would qualify you as an expert at this Hearing.

2. MS. LINDERMAN: Thank you. My name is Joan Linderman,  
3. 2100 14th Street, North, Holmes Building, Arlington,  
4. Virginia. I am presently Community Development Supervisor  
5. for the County and I have been in charge of the Community  
6. Development Block Grant Program.

7. Prior to that I was Executive Director of the  
8. Fair Housing Board for Arlington County. I preceded Mr.  
9. Ingram who was here this morning and have been with the  
10. County for the last six and a half years.

11. MR. MILLER: All right, thank you very much.

12. Would you please describe the authority under  
13. which the County has engaged in essential community development  
14. and housing activities?

15. MS. LINDERMAN: In 1976, the County got enacted by  
16. the State Legislature a law which provided that local  
17. jurisdictions may participate in the Community Development  
18. Block Grant Program, it may undertake any of the Community  
19. Development activities eligible under that program and that  
20. gave us the enabling legislation to participate in the program.

21. MR. MILLER: Now, has the County entered into any  
22. cooperative agreements with surrounding jurisdictions in order  
23. to qualify as an entitlement community for CDBG funds?

24. MS. LINDERMAN: No.

25. MR. MILLER: All right. Who monitors what is

1 required for compliance with federal, state and local fair  
2 housing laws in Arlington County?

3 MS. LINDERMAN: Mr. Ingram, as Director -- as the  
4 Executive Director of the Fair Housing Board is responsible  
5 for compliance with Fair Housing Laws. In addition to any  
6 role that HUD has in enforcing the federal fair housing law  
7 in regard to Community Development activities, it would be  
8 my staff, the Community Development staff that was involved  
9 ensuring that any of the housing programs that we were  
10 involved in, complied with the law.

11 In addition, any of the housing projects that  
12 would also get federal funds under the Section 8 program  
13 would also have to qualify with affirmative action and other  
14 fair housing activities under that program.

15 MR. MILLER: All right.

16 Now, would you briefly describe the process by  
17 which the community development application is prepared and  
18 submitted to HUD?

19 MS. LINDERMAN: It's a long process and I'll try  
20 and make it short. We start the development of the  
21 application in the Summer, which is about the time that we  
22 got our previous program just approved by HUD. It's hard  
23 for citizens to understand that the process does take a long-  
24 time. In the target neighborhoods my planning staff works  
25 with neighborhood -- with target neighborhood committees from

1 the neighborhood to work on developing their proposals for  
2 their funding for the coming year.

3           While that is going on, we send out to about 400  
4 organizations and citizens, information about the application  
5 process, giving them the timetable and information about the  
6 program and soliciting proposals from them.

7           In addition, other county agencies are informed  
8 about the process and are invited to submit any proposals  
9 that they would like to make for the Community Development  
10 Program -- for instance, the Housing Services Office, does  
11 develop a number of its own proposals. All of these proposals,  
12 both from the staff and the citizens are submitted to the  
13 CD Citizens' Advisory Committee. The deadline last year in  
14 our process was around the beginning of October.

15           When they're submitted to the committee, the staff  
16 first looks at them and reviews them for eligibility under  
17 the HUD regulations. Then, the committee meets rather  
18 frequently for several months reviewing all the proposals,  
19 discussing them and discussing the merits and how they  
20 respond to identified needs in Arlington.

21           At around January or so, the committee developes  
22 its recommendations to the County Board on what proposals  
23 they feel should be funded and for how much. This is  
24 submitted to the County Board in around early February. The  
25 County Board holds a public hearing on the application and

1 on the Citizens' Advisory Committee recommendations. At that  
2 point, it makes its final recommendations -- the County Board  
3 makes the final decision on what should be included in the  
4 application. It is then submitted for A-95 review around  
5 the beginning of March and then to HUD around mid-April. Our  
6 program year starts July 1. And then we start the process  
7 again.

8 MR. MILLER: Thank you. It's rather involved.

9 Who actually determines the community development  
10 budget?

11 MS. LINDERMAN: Under the CD Program, the County  
12 Board makes the final decision. And, as I said, there are  
13 recommendations from the CD Citizens' Advisory Committee and  
14 from the County Manager.

15 MR. MILLER: Also, from earlier testimony, any  
16 units in the community eligible to apply to this process --  
17 the preservation people over here I understood applied for  
18 CD funds?

19 MS. LINDERMAN: Right. Anyone can apply. There  
20 are certain requirements. For example, they must principally  
21 benefit low and moderate income persons so some of the  
22 communities in the Neighborhood Conservation Program, for  
23 instance, would -- the neighborhoods would not be eligible  
24 because they would not be low or moderate income neighbor-  
25 hoods. As long as it's an eligible activity under the HUD

17  
1 Regulations and principally benefits low or moderate income  
2 persons, then, it would be eligible for CD funding.

3 MR. MILLER: There seems to be a lot of groups  
4 overlapping here. Would you clarify one point. You have  
5 your Community Development Citizens' Advisory Committees,  
6 then we have the Ad Hoc Advisory Committee. Could you tell  
7 us how they distinguish---

8 MS. LINDERMAN: Well, the County has a long  
9 history of Citizen Advisory Committee and citizen's involve-  
10 ment in the County affairs. I don't know what the current  
11 number is but there must be 20 or 30 Advisory Committees to  
12 the County Board. And you are seeing some of the results  
13 of that. It's an effort by the County Board to get as much  
14 citizen input in various areas as they can. The CD Citizens'  
15 Advisory Committee was specifically set-up to advise the  
16 County Board on the Community Development Block Grant  
17 Program so that it is involved in the planning and the  
18 implementation of that program and to provide citizen input  
19 into that.

20 It gets involved somewhat into housing activities  
21 and into neighborhood improvement activities as they inter-  
22 face with CDBG Program. Groups like the Ad Hoc, Housing  
23 Advisory Task Force, were set-up to address the particular  
24 needs and advise the County Board on the large problem in  
25 the community that overlaps many areas. It includes not

1 only what the CD Program can do but other programs and other  
2 efforts the county might make in the area of low and moderate  
3 income housing.

4           The Neighborhood Conservation Advisory Committee is  
5 set-up to advise the County Board on the implementation of  
6 the Neighborhood Conservation Program. So, as I said, the  
7 County has a lot of advisory committees. We try and ensure  
8 that there's cooperation in communication between the groups  
9 by having cross representation. Mr. Marr is on the CD  
10 Citizens' Advisory Committee, for instance, so there is that  
11 communication between the two programs because there is over-  
12 lap.

13           MR. MILLER: All right, thank you.

14           Is the community development budget subject to  
15 review or approval by the County?

16           MS. LINDERMAN: The County Board is the one who  
17 approves the CD Budget.

18           MR. MILLER: And how does it approve it -- just as  
19 a simple review or ---

20           MS. LINDERMAN: Well, as I said, the CD Citizens'  
21 Advisory Committee submits a proposed program which outlines  
22 the program -- the activities and the amount of funding that  
23 should be given to different projects. And that is reviewed  
24 by the County Board at a Public Hearing.

25           MR. MILLER: I think what I am getting after -- what

1 constitutes review, could the County Board eliminate an  
2 activity at this stage or could it reduce it?

3 MS. LINDERMAN: Yes, the County Board has  
4 total authority under the HUD Legislation to approve the  
5 Community Development Program. The CD Advisory -- Citizens'  
6 Advisory Committee is an Advisory Committee only.

7 MR. MILLER: Fine. What is the role of the  
8 Northern Virginia Planning District Commission?

9 MS. LINDERMAN: They are one of the A-95 Review  
10 Agencies so they get a copy of our application and are given  
11 45 days to review and comment. And their comments are then  
12 submitted with the application to HUD.

13 MR. MILLER: All right.

14 And, what is the role of the Washington Council  
15 of Governments?

16 MS. LINDERMAN: The same. They are an A-95 Review  
17 process. I believe Ms. Bozman also went into how, under the  
18 Metropolitan Area Housing Opportunity Plan, we participate  
19 in that and under that program we do get -- this Metropolitan  
20 Area does get bonus Community Development funds so that these  
21 Areawide CD Grants are more directly controlled by the  
22 Council of Governments in their recommendations on who should  
23 get funded under that program, have a light of weight under  
24 the federal guidelines but those are special discretionary  
25 bonus CD funds and under the entitlement program it would just

1 be part of the A-95 review process.

2 MR. MILLER: All right.

3 Mr. Harris.

4 REVEREND HARRIS: You referred to the A-95 review--  
5 there is a process for that review and that process impacts  
6 on the Community Development Block Grant Program. Could you  
7 tell us the process -- tell us how it impacts on the  
8 Community Development Block Program?

9 MS. LINDERMAN: The A-95 process requires that  
10 certain applications for federal assistance are reviewed by  
11 Regional Planning Agencies to see whether they're in  
12 accordance with those Regional Plans. The Community  
13 Development Program is one of those Grant applications that's  
14 reviewed so that we're required to send our Community  
15 Development applications to three Regional Planning Agencies,  
16 the Council of Governments, the Northern Virginia Planning  
17 District Commission and the National Capitol Planning  
18 Commission. They receive our application and review it for  
19 whether it is in accordance with regional plans that have  
20 been adopted by this Metropolitan Region. They then submit  
21 those comments to HUD, they go with our application and HUD  
22 takes them into account when they decide to fund or approve  
23 a grant application.

24 REVEREND HARRIS: What steps have been taken to  
25 strengthen the A-95 review process for the CDBG application?

1 MS. LINDERMAN: I'm not really aware of any, per  
2 se, other than perhaps lengthening the time that the Regional  
3 Planning Agencies have to review our application is now 45  
4 days. I'm not familiar with anything other than that.

5 REVEREND HARRIS: I think it has already been  
6 indicated that Arlington did receive its first money, not as  
7 an entitlement community -- as an entitlement community in  
8 1977. When was this first receipt?

9 MS. LINDERMAN: We began as a discretionary  
10 community in the beginning of the CD Program in 1975. We  
11 received three discretionary grants for a total of the  
12 three years of six hundred and five thousand. We received  
13 two separate Areawide bonus CD Grants which I alluded to  
14 before for a total of five hundred and fifty thousand dollars.  
15 In our entitlement, we started in 1978, after the CD Act was  
16 re-authorized in '77. We have received two entitlement  
17 grants and we're about to begin our third entitlement program  
18 on July 1, 1980. Our two entitlements we received so far a  
19 total of five million, three hundred and twenty thousand  
20 dollars.

21 REVEREND HARRIS: Do you have the total that was  
22 received from the inception of ---

23 MS. LINDERMAN: All these grants?

24 REVEREND HARRIS: Yes.

25 MS. LINDERMAN: Six million, four hundred and

1 seventy-five thousand dollars.

2 REVEREND HARRIS: Did the County use local general  
3 revenue for planning community development activities prior  
4 to Arlington's receiving CDBG money and in what amount?

5 MS. LINDERMAN: I haven't researched this to find  
6 out what has been done in the history of the county. I am  
7 aware of one. The County used general revenue of ten  
8 thousand dollars to do a study for the Boston Target Neighbor-  
9 hood to determine what was the best circulation and design  
10 for the street improvements and that would be slated for  
11 that community. It's impacted by a lot of traffic and it's  
12 near a Metro Station and so the county brought on a  
13 consultant to look at the best way to cut through, to limit --  
14 to minimize, cut through traffic and design the streets to  
15 enhance the neighborhood and some of those streets will now  
16 be funded by Community Development funds.

17 REVEREND HARRIS: Did the first opportunity for  
18 the expenditure of money for the kinds of activities now  
19 carried out in the neighborhoods or target areas occur  
20 with the receipt of CDBG funds?

21 MS. LINDERMAN: No. The Neighborhood Conservation  
22 Program that you've heard about today, was enacted in 1964,  
23 and that was totally local general revenue.

24 REVEREND HARRIS: Please identify any activities,  
25 presently funded by CDBG money, which were previously funded

1 by the County?

2 MS. LINDERMAN: There isn't a specific project  
3 that is now funded by the CD. The County, through the  
4 Neighborhood Conservation Program had done some street  
5 improvements in the Nauck Neighborhood and we are now under  
6 CD doing some additional things in that neighborhood. It's  
7 the only one that I can think of. It's not -- there wasn't  
8 any replacement for a particular street but those kinds of  
9 activities at Nauck were funded under the Neighborhood  
10 Conservation Program. And announced under Community  
11 Development.

12 REVEREND HARRIS: Are there any present community  
13 development funded activities which also receive funding  
14 by the County either from its local general revenues, by  
15 the state allocated funds, or by revenue sharing funds?

16 MS. LINDERMAN: There are several. The street  
17 improvements in the target neighborhoods, while they receive  
18 the overwhelming majority from CD funds, receive a small  
19 amount of Neighborhood Conservation funds for that portion  
20 which will be assessed against home owners. So, it receives  
21 a small amount of Neighborhood Conservation funds. We are  
22 doing some improvements to the Drew Center in the Nauck  
23 neighborhood and part of that building is both the  
24 recreation center and the school and so county funds will be  
25 used for -- we're going to air-condition the recreation

1 center and the gym. And that gym is also used by the school  
2 so that the County -- we are prorating the cost of that  
3 project. The County funds will be used for a portion of the  
4 cost in the air-conditioning that will benefit the school,  
5 too.

6 Also, in FY-81, the County has approved a business  
7 development specialist to assist the Nauck Neighborhood. Part  
8 of that business development specialist will be funded by  
9 about one-quarter -- one-quarter of it will be funded by  
10 County funds and three-quarters by CD funds.

11 REVEREND HARRIS: If HUD approves the present  
12 budget as submitted with your application for the next time  
13 around, how much money do you anticipate receiving for your  
14 next entitlement year?

15 MS. LINDERMAN: Two million, nine hundred sixty-one  
16 thousand dollars.

17 REVEREND HARRIS: What resources are available for  
18 the purposes of neighborhood revitalization Community  
19 Development funds, other federal money, state funds, local  
20 funds, private funds?

21 MS. LINDERMAN: I'm not quite sure how to answer  
22 that. Definitely CD funds -- as you've heard, we have  
23 target neighborhood programs and we help other neighborhoods.  
24 Other federal money -- right now we are not receiving any  
25 directly other than Section 8 assistance which would tie in

1 with our CD rehab funds. We are seeking some innovative  
2 grants, CD funds, for the Nauck area for they are having a  
3 competition right now for energy conservation. We are seeking  
4 some funds for the commercial -- the neighborhood commercial  
5 area in the Nauck neighborhood as well as some funds for  
6 energy conservation in our low and moderate income apartments  
7 which will tie in with our CD rental rehab program. When we  
8 bring on the business development specialist, who worked  
9 with the commercial area in Nauck, we hope that we will be  
10 able to tap some funds from SBA and EDA in addition to the  
11 CD funds that have been slated for that neighborhood  
12 commercial area.

13 In terms of state funds, none specifically for  
14 neighborhood revitalization.

15 Local funds is the Neighborhood Conservation  
16 Program which you've heard about and the Apartment  
17 Conservation Program which is being used in conjunction with  
18 some rehab programs.

19 In private funds, we have sought through our  
20 Rental Rehab Program a commitment from the landlords to  
21 match the CD funds that are used for the rehab of the multi-  
22 family and single-family buildings and we have used that  
23 very effectively in some of our low and moderate income  
24 neighborhoods.

25 In addition, the Arlington Housing Corporation has

1 a corporation agreement with the Bank of Virginia for some  
2 funds for their rehab program for low and moderate income  
3 homeowners which is funded by CD, so we have tried to tap  
4 some of these sources also. We need to do a lot more on  
5 that.

6 It seems like, as Ms. Bawden said that, 2.9 million  
7 dollars is a lot of money but as you've heard today, there  
8 are a lot of needs in the community and this doesn't go very  
9 far and so we need to look more and more on how to leverage  
10 them.

11 MR. MILLER: All right, how much money does the  
12 County spend per capita from its local general revenue for  
13 community development projects in the target areas and in the  
14 County as a whole?

15 MS. LINDERMAN: I don't have that information with  
16 me. I'd have to research that and give it to you.

17 MR. MILLER: Thank you.

18 How have local general revenue funds been used  
19 to explore alternative ways of using community development  
20 funds?

21 MS. LINDERMAN: I'd say, basically, through the  
22 support of the Housing Services Office -- the staff there is  
23 almost totally supported by local revenues and that staff  
24 has been researching various programs and has made proposals  
25 for a number of programs. Housing Programs, specifically for

1 the use of CD funds.

2 MR. MILLER: All right. What provision is made  
3 by the County to assure that the residents of the targeted  
4 area neighborhoods of the community development plans obtain  
5 general revenue money from the County for neighborhood  
6 activities that are also funded in areas outside the target  
7 areas?

8 MS. LINDERMAN: Generally, at this point, the  
9 target neighborhoods are receiving almost totally Community  
10 Development funds to fund their neighborhood revitalization  
11 plans. Certainly, they could seek other funds but at this  
12 point -- other than the few instances that I mentioned,  
13 are receiving almost totally Community Development funds for  
14 their programs.

15 MR. MILLER: Are there minority low and moderate  
16 income census tracts or neighborhoods that do not receive  
17 CDBG funds?

18 MS. LINDERMAN: Yes. I would say that they do not  
19 receive the Neighborhood Revitalization funds through our  
20 rehab programs which are county-wide. They would receive --  
21 they would certainly be rehab projects scattered throughout  
22 the County but in terms of public neighborhood improvements,  
23 we have not hit every neighborhood.

24 MR. MILLER: But does the community development  
25 budget become part of the County's Capital Improvement Plan?

1 MS. LINDERMAN: Yes, it does.

2 MR. MILLER: Does it become integrated into the  
3 CIP in any manners?

4 MS. LINDERMAN: It is included in the CIP. We  
5 are looking towards, in future years -- right now it has  
6 kind of a separate sheet in the community -- in the Capital  
7 Improvements Plan. And we are looking towards, in next  
8 years process, of including all the projects that are  
9 proposed on the existing Capital Improvement categories  
10 so that it is totally integrated. Right now, as I said, it  
11 has a separate sheet and a separate category.

12 MR. MILLER: What is the timetable for the planning  
13 of the community development and CIP budget?

14 MS. LINDERMAN: As I mentioned earlier, I went  
15 through kind of a schedule for the planning of the CD  
16 Program. The Capital Improvement Program starts around --  
17 about -- well, I should say since we start in the Summer,  
18 the Capital Improvement Plan is developed in the Fall,  
19 submitted to the County Board around January or February,  
20 around the time that we are submitting our -- Advisory  
21 Committee is submitting their proposal for the CD Budget.  
22 At that point the Board approves it in February and where  
23 it doesn't approve the Capital Improvements Plan until  
24 about April or May -- at the time it approves the County  
25 Budget.

1 MR. MILLER: What role has citizen participation  
2 played in the budgetary and decision-making processes?

3 MS. LINDERMAN: As I alluded to and as I discussed  
4 the schedule of developing the application, the CD Citizens'  
5 Advisory Committee is the one that puts together a program  
6 in breaking down the 2.9 million dollars and submits its  
7 recommendations to the County Board. That Committee represents  
8 a large number of different groups in the community.

9 In addition, there are county -- there are -- the  
10 Advisory Committee and County Board both hold hearings on  
11 the program. We hold neighborhood meetings in the target  
12 neighborhoods to work on their programs, there are target  
13 neighborhood sub-committees made up of citizens from the  
14 neighborhood. We also, as I mentioned, send out about 400  
15 to 500 announcements in packets to various citizen groups  
16 and organizations who can then submit proposals. So, all  
17 of these together form the citizen participation process for  
18 the program.

19 MR. MILLER: Would you say that any of this type  
20 of citizen participation influenced a particular community  
21 project?

22 MS. LINDERMAN: I'd say, definitely. Historically,  
23 well historically we've been in the entitlement program for  
24 two years now but there have been very little changes made  
25 by the County Board in the program proposed by the CD Citizens'

1 Advisory Committee.

2 MR. MILLER: Please describe the recommendations  
3 made by the County Manager in the use of CDBG money and by  
4 the County Board?

5 MS. LINDERMAN: I don't know how to summarize  
6 that. The program includes many activities in it, both  
7 housing and neighborhood revitalization and other special  
8 projects. So, there are recommendations in each of these  
9 areas. I have copies of our applications and a summary  
10 chart that I can give you that summarizes the last two  
11 entitlement programs and the one that was just approved for  
12 the following year.

13 Our program has three major thrusts to it. I can  
14 say that. It is in the area of preserving and improving  
15 low to moderate income housing and in FY-81 over 50 per cent  
16 of our program will go to housing activities.

17 The other major chunk is for target neighborhoods --  
18 comprehensive neighborhoods in the target neighborhoods.  
19 There are -- there have been some projects that have been  
20 funded -- a limited number of isolated programs for low and  
21 moderate income neighborhoods. The other categories are  
22 special projects either for the handicapped have to meet  
23 special needs, whether it be emergency housing, Arlington  
24 Community Action Programs, organization programs, the  
25 handicapped study and the funds that have been set aside for

1 meeting the needs of the physically handicapped. So those  
2 are the three major areas that have been mapped out by the  
3 county staff and the Citizens' Advisory Committee and so the  
4 recommendations revolve around those three major areas.

5 MR. MILLER: Would you say, then, that the County  
6 Board and the Citizen Boards do more recommending and is the  
7 Board that actually approves the actual program as opposed  
8 to recommending -- the County Board?

9 MS. LINDERMAN: The County Board has the -- is the  
10 one that must approve the program.

11 MR. MILLER: All right.

12 I guess you answered that. Also, what has  
13 happened to these recommendations?

14 MS. LINDERMAN: Which recommendations -- this  
15 Advisory Committee?

16 MR. MILLER: Right.

17 MS. LINDERMAN: As I said, there have only been  
18 minor changes that have been made in the program recommended  
19 by the Advisory Committee by the County Board.

20 MR. MILLER: All right, then, what are some of  
21 the criteria used in allocating the CDBG funds?

22 MS. LINDERMAN: I alluded to them when I described  
23 the three major areas.

24 As you've heard all of the major testimony so far,  
25 the major concern is in housing in low and moderate income

1. housing so a lot of the programs are looked at in whether  
2 they meet that major need of the program -- whether it is  
3 a target program neighborhood, HUD urges us not to scatter  
4 our neighborhood improvement program county-wide but to  
5 try to make them comprehensive coordinated programs so you  
6 have a real impact on a particular neighborhood so we look  
7 at whether or not the project is in a new target neighborhood.  
8 If it's not in a target neighborhood, how much will it  
9 benefit low and moderate income persons, how much is the  
10 project a priority need in that neighborhood in terms of the  
11 trade offs with other projects that are submitted, the other  
12 areas where it addresses the needs of the physically and  
13 mentally handicapped, which is another major objective --  
14 these are some of the criteria that are used by the Citizens'  
15 Advisory Committee in evaluating projects. Whether the  
16 money will be effective in meeting that identified objective  
17 of the project. Basically, those are some of the criteria  
18 used.

19 MR. MILLER: All right, thank you.

20 REVEREND HARRIS: I have a few more questions for  
21 you. However, if you'd like to have a drink of water ---

22 (Remarks off the record.)

23 REVEREND HARRIS: Let me ask you, how are the  
24 priorities set for allocating Community Development Block  
25 Grant money?

1 MS. LINDERMAN: I'd say the priorities are set by  
2 identified needs from the community, Citizens' Advisory  
3 Committee representing some of those needs, listening to  
4 those needs at Public Hearings. There is a dialogue between  
5 citizens and the county staff to look at how best to address  
6 various priorities in the community and how the Community  
7 Development Program, specifically, can or cannot be used to  
8 address these priorities.

9 REVEREND HARRIS: Would you say, then, that a  
10 particular citizens' group that might appear at public hearing  
11 of the Citizens' Advisory Committee and not be included in  
12 the recommendations to the County Board -- that that  
13 Committee could again appear at a County Board Public Hearing  
14 to make its pitch again?

15 MS. LINDERMAN: Oh, very definitely. Citizens --  
16 that's the purpose of the Public Hearing to give them access  
17 to the Citizens Advisory Committee to the County Board and  
18 as I said, it's ultimately the County Board that makes the  
19 decisions. Traditionally, we have found the proposals  
20 submitted are about three times the amount of money that we  
21 have and so there are some very hard choices made by the  
22 Citizen Advisory Committee. They spend a lot of time  
23 discussing and weighing and it's very difficult to decide  
24 which one to fund and which one not to fund -- which one to  
25 recommend. Not everyone can be funded and, as I said, it

1 sounds ludicrous to say that 2.9 million is not enough  
2 money, but they do try and set priorities in terms of what  
3 are the most crucial needs for a particular project and who  
4 will the project benefit and how many people will benefit and  
5 how effective it will be.

6 REVEREND HARRIS: What role do residents within  
7 the target area or neighborhood have in deciding the amount  
8 of money -- CDBG money allocated to their neighborhood?

9 MS. LINDERMAN: Basically, the proposal for the  
10 target neighborhoods come from the target neighborhood  
11 sub-committees and these sub-committees are made up of  
12 residents of the area. In addition, there are -- we hold  
13 neighborhood meetings in each of the neighborhoods. We do  
14 a flyer to every household in the neighborhood informing  
15 them of the neighborhood meeting. In the beginning of the  
16 planning process so that these neighborhood sub-committees  
17 could get input from their co-residents and also when they  
18 come up with a program that they're going to propose to the  
19 County, there has been another neighborhood meeting held to  
20 discuss what they are going to propose. The planning staff  
21 works with these neighborhood sub-committees and gives them  
22 planning assistance and program development assistance but,  
23 basically, it's -- the proposal does come from the neighbor-  
24 hood. This proposal, as I said, is then reviewed by the  
25 Citizens' Advisory Committee. Each of the target neighborhoods

1 have a representative on the Advisory Committee. The Advisory  
2 Committee then makes a recommendation to the County Board.  
3 It may be the same as the neighborhood proposed, more or less.  
4 It could vary. It is intended to be -- the Committee tends  
5 to accept the neighborhood's proposal though it may make  
6 some minor changes as it tries to fit in the dollars of all  
7 the neighborhoods and organizations making proposals and,  
8 then, it's always through the County Board and the neighbor-  
9 hood can go to the County Board, and testify and -- before  
10 the County Board to effect their decision on how much is  
11 allocated to that neighborhood.

12 REVEREND HARRIS: After the allocation is made,  
13 then the citizens -- do the citizens have the opportunity  
14 to decide how the allocated money is to be expended and, if so,  
15 what provisions are made to inform them about the purpose  
16 for which County General Revenues, state and other funds  
17 are available for use in that area?

18 MS. LINDERMAN: Those are kind of two different  
19 questions. It varies depending on the particular project,  
20 how much citizen input there is in the actual expenditure of  
21 the funds. Normally, the project is expended for what it  
22 was allocated for so there is not much variation. If it's  
23 a public improvement, then, the neighborhood that's getting  
24 that public improvement would be involved in the development  
25 of the site plan, for instance, or the design of the streets.

1 There would be a neighborhood meeting held on that particular  
2 design or the site plan to get their input on the details of  
3 what was allocated for, let's say, an improvement of a park.  
4 For instance, the County has funded a Tenant Purchase  
5 Assistance Fund which provides planning and other assistance  
6 to tenant groups seeking to buy the building. That's a fund  
7 that's set-up so the particular tenant groups that would get  
8 funding under that, the CD Citizens Advisory Committee would  
9 have some input into that and then it would go to the County  
10 Board at a public meeting to decide.

11           Some of the projects are implemented by citizens  
12 and organizations so the citizens involved in those  
13 organizations have a very direct role in how that particular  
14 project -- how that money is allocated to them would be  
15 expended. For instance, the Arlington Housing Corporation  
16 is a citizens' non-profit organization and their Citizen  
17 Board is very active in that and they get a considerable  
18 amount of funds and they actually implement the program,  
19 whether it is a rehab loan or grant program for low and  
20 moderate income homeowners, they actually run that program.  
21 They get money to develop low and moderate income housing so  
22 that they have control over what they want to do with their  
23 funds. Obviously, with some input by county staff so that  
24 it would vary from project to project on the citizen input  
25 in the actual expenditure as opposed to the allocation for a

1 different particular project.

2 In terms of provisions made to inform citizens  
3 about what county general revenues are available, most of  
4 the neighborhoods we've worked with are available, different  
5 programs have been involved in this in the past. Certainly,  
6 if we are aware of any, the planning staff informs citizens  
7 of the funding that might be available.

8 REVEREND HARRIS: You indicated that certain  
9 meetings -- public meetings are held for the target areas  
10 and the Citizens' Advisory Committee.

11 Also for the County Board.

12 Where are these various meetings held and who  
13 makes the decision of where the meeting is to be held?

14 MS. LINDERMAN: The target neighborhood meetings  
15 are held in the neighborhood. The decision is normally made  
16 by the target neighborhood committee chairman, a representative  
17 from the neighborhood and is usually held in a community  
18 facility within the neighborhood. The CD Citizens' Advisory  
19 Committee Meetings, the decision would be by the committee.  
20 They are usually held in the Court House building because  
21 it's in a central location and it is also one of the  
22 facilities that is accessible -- not totally, but one of  
23 the best facilities that we have that are accessible to  
24 the physically handicapped.

25 They have held several of their meetings at other

1 facilities but they have found that they are at one part  
2 of the county or another, whereas the court house is kind  
3 of in the center of the county and so they have been holding  
4 their meetings there.

5 The County Board Hearings are held in the County  
6 Board Room, also in the Court House.

7 REVEREND HARRIS: What efforts are made to  
8 publicize these meetings?

9 Are efforts made to provide this information in  
10 language other than English and, if not, are interpreters  
11 present at these meetings to interpret the English for those  
12 who don't speak English or understand it?

13 MS. LINDERMAN: In terms of publicizing these  
14 meetings, we try every way we can think of. When we do our  
15 mail out to 400 organizations, we include there the schedule  
16 for the meetings so we try and reach all those groups. We  
17 do display ads in both local papers and in the Washington  
18 Star and the Washington Post.

19 In terms of neighborhood meetings, we now have the  
20 capacity to doing a mail-out to every household by resident  
21 in each of the target neighborhoods. We put up notices in  
22 the County's recreation centers and library, which are  
23 throughout the County. We asked County Agencies to  
24 distribute the information to anybody that participates  
25 in their programs.

1           That'a about all the ones that I can think of  
2 right now. In terms of translating our notices in English,  
3 we haven't done as much as we would have liked to have done.  
4 We did do some of the Colonial-Terrace notices in Spanish.  
5 Although we didn't get any turnout as a result of that. We  
6 have had any interpreters at our meetings for foreign  
7 languages. We have had interpreters for the deaf at a number  
8 of our meetings and hearings.

9           REVEREND HARRIS: How is continuity of citizen  
10 input assured in County Planning?

11           MS. LINDERMAN: Basically, we use the CD Citizens'  
12 Advisory Committee as providing that continuity on a  
13 County-wide basis and through our target neighborhood  
14 committees for each of the target neighborhoods.

15           That way we can assure continuity. We get a wider  
16 range when we do our neighborhood meetings and our hearings  
17 but you find people come and go in those so our committees  
18 are our principal mechanism for providing continuity, in  
19 particular people over a long period of time in the program.

20           REVEREND HARRIS: What is the purpose for  
21 obtaining, reviewing and responding to citizen input regarding  
22 specific proposals, regarding complaints -- formal or informal?

23           MS. LINDERMAN: In terms of ---

24           REVEREND HARRIS: Oh, I'm sorry. The word is  
25 "process". What is the process?

1 MS. LINDERMAN: The process for obtaining citizen  
2 input?

3 REVEREND HARRIS: (Nodding.)

4 MS. LINDERMAN: Well, I think I probably mentioned  
5 a number of those. It's the CD Citizens' Advisory Committee,  
6 it's the hearing on the CD Citizens' Advisory Committee holds  
7 a hearing on the proposals that have been submitted to give  
8 citizens an opportunity to respond and discuss the specific  
9 proposals that have been submitted after they've been  
10 submitted, the County Board Public Hearings at which citizens  
11 can have comment on proposals that have been submitted.

12 In terms of complaints, the informal complaints  
13 usually come to the staff and we try to resolve them whenever  
14 we can, however we can; in terms of formal complaints, the  
15 County staff responds to them and the staff -- our response  
16 has been given to the CD Citizens' Advisory Committee so  
17 they can make a judgement on those, on whether they think we have  
18 adequately responded to them.

19 REVEREND HARRIS: What steps have been taken by  
20 the County to coordinate its CDBG actions with the needs  
21 of minorities, women heads of household, the elderly and  
22 handicapped for health care, education, recreation, and  
23 employment, and day care -- both children and elderly?

24 MS. LINDERMAN: In terms of coordination, we try  
25 to inform and solicit proposals for any group and county

1 agencies that are involved in looking at these various  
 2 areas so that if they want to propose anything, they might  
 3 be eligible under the CD Program program, it would give  
 4 them that opportunity and solicit their proposals. That's  
 5 the process that we use.

6 In terms of what we have actually done, there have  
 7 been some things -- we are somewhat restricted under the CD  
 8 Program since many of those areas that you mentioned will  
 9 be public service type of activities and under the HUD  
 10 Regulations, we can only support public services in the target  
 11 neighborhoods. We can't provide Capital money for, for  
 12 instance, the acquisition of a facility or the rehab of a  
 13 facility for some of those programs.

14 The County has a day care program for the elderly  
 15 and the first discretionary grant we had provided funds for--  
 16 removing some of the architectural barriers to get into the  
 17 building for that program.

18 In terms of recreation, we have funded a number of  
 19 recreation projects in the target neighborhoods as well as  
 20 some outside the target neighborhood -- one about a hundred  
 21 and fifty thousand dollars for the Hyde neighborhood was a  
 22 recreational project and also for the Central Arlington  
 23 Neighborhood, both of which are minority communities.

24 The elderly program, we've done a number of housing  
 25 rehab programs. I mentioned the architectural barriers for

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1 the Madison Center and also for the Drew Center, which has  
2 an elderly program -- a nutrition program in it. So, it's  
3 usually through a Capital Rehab or improvement program that  
4 we can best provide that assistance to these programs.

5 Also, a number of those groups I should mention,  
6 are represented on the CD Citizens' Advisory Committee. For  
7 instance, the Commission on Aging has a representative; the  
8 Arlington Community Action Program has a representative on  
9 the Committee, both the mentally and the physically handicapped  
10 have representatives on the Committee and their representation  
11 it is hoped that through that that they will ensure that the  
12 program responds to the needs of those communities in those  
13 target groups.

14 REVEREND HARRIS: Ms. Crater.

15 MS. CRATER: Regarding the last question and  
16 response, does the County Board have specific guidelines  
17 that it must follow in appointing members to the Citizens'  
18 Advisory Board?

19 MS. LINDERMAN: That -- the HUD Regulations just  
20 provide that they should have representation from various  
21 target groups. The way the committee has structured it in  
22 Arlington, in order to make the Committee fairly -- the  
23 individuals on the committee fairly independent from the  
24 County Board in terms of the political process, the  
25 Committee is constituted so that organizations and neighborhoods

1 have a seat on the committee and that the individual -- the  
2 actual individuals representing those organizations or  
3 neighborhoods or groups is designated by that organization  
4 so that that particular person on the Advisory Committee is  
5 not controlled by the County Board -- just the organization.  
6 So that, for instance, the three target neighborhoods on  
7 there -- I can give you a copy of the breakdown of the  
8 Committee in terms of the organizations that are on it but,  
9 for instance, target neighborhoods are on it, there are some  
10 neighborhoods that are not target neighborhoods that have a  
11 large percentage of low and moderate income population that  
12 are on the committee that happen also to be minority  
13 neighborhoods. The Arlington Community Action Program which  
14 works on behalf of the needs of the low income population  
15 in the county, the tenants of Arlington County, the  
16 Tenant Landlord Commission to represent tenant's interest  
17 which are predominatly, because of our moderate cost rental  
18 stock, many of them low to moderate income, some county-wide  
19 civic groups such as the League of Women Voters and the Civic  
20 Federation and Planning Commission, Neighborhood Conservation  
21 Committee, the Arlington Housing Corporation, which was set-up  
22 to address the needs of the low and moderate income housing,  
23 the physically -- one representative -- one representing the  
24 physically handicapped, one representing the Task Force for  
25 the mentally handicapped -- I don't know whether I missed

1 any that I can think of but those are the constitution of  
2 the Committee and, as I said, each one of those organizations  
3 then designate the person it wants to represent its interests.

4 Oh, I should mention a couple of others I thought  
5 of. The Spanish speaking community is on the Committee and  
6 the Commission on Aging.

7 REVEREND HARRIS: How about the female heads of  
8 households?

9 MS. LINDERMAN: I think we've missed a group that's  
10 specifically -- that specifically represents that particular  
11 group. I think a lot of the organizations that I've mentioned  
12 their client groups in the groups their interests overlap.  
13 For instance, the housing needs -- women heads of households  
14 are -- have a great housing need then the Arlington Housing  
15 Corporation would represent theres. I think the Arlington  
16 Community Action Program probably works a lot with the female  
17 heads of households and the low income population so their  
18 needs would be represented as they represent the low  
19 income.

20 Spanish speaking community -- various groups like  
21 that so that there's not one organization that works  
22 specifically for female heads of households other than  
23 perhaps the Commission on the Status of Women, which you're  
24 not on the committee. Certainly, if you're interested in  
25 being on the committee, a number of groups that when the

1 committee was first established and became an entitlement  
2 jurisdiction since the number of groups have either sought  
3 representation themselves or have been added by the County  
4 Board on the County Board's own initiative and certainly,  
5 if the Commission is interested -- probably indicate that  
6 to the County Board and the County Board would add you to  
7 the Committee.

8 MS. CRATER: I have one more question.

9 Does the Citizens' Participation Board or do you,  
10 as a member of the staff, given the experience that you have  
11 with the housing needs, ever suggest or feel the need of new  
12 programs that you would suggest to HUD or any change of policy  
13 to make the program more effective.

14 Is there a formal mechanism for doing this or do  
15 you just do it?

16 MS. LINDERMAN: I don't think the Citizens'  
17 Advisory Committee for the CD Program has specifically done  
18 that. As a member of the County staff, CD staff, and the  
19 Housing staff as we're closely together and the County Staff  
20 as a whole have made a number of efforts to make proposals  
21 to HUD and certainly VHDA so that the programs better respond  
22 to the needs of Arlington.

23 MS. CRATER: What is the mechanism or do you have  
24 a mechanism for getting in touch with, say, your representatives  
25 in Congress?

1 MS. LINDERMAN: Well, the County staff and its  
2 various advisory committees have put together a number of  
3 legislative proposals.

4 For instance, there were a number of proposals in  
5 the area of housing which I guess Ms. Vaughn could speak to,  
6 and those were adopted by the County Board as some of their  
7 legislative proposals and then went down to Richmond. They  
8 were given to our local legislators and then went down to  
9 Richmond. Unfortunately, they weren't too successful in  
10 the State Legislature. An example of how some lobbying that  
11 is done -- certainly our effort to become an entitlement  
12 community was an effort by the County to lobby Congress for  
13 a change in CD legislation which then enabled us to become  
14 an entitlement jurisdiction. That's the one major effort  
15 that the County -- example that I can think of, in terms of  
16 lobbying. There have been a number of times when the County  
17 has gone to our Congressman to seek assistance on particular  
18 problems that we have had with HUD in its implementation of  
19 its housing programs. In terms of the allocation of Section  
20 8 funds for the approval of particular projects that we have  
21 sought and so our local Congressmen have tried to assist us  
22 in trying to effect what HUD does in these particular areas.

23 REVEREND HARRIS: Thank you very kindly.

24 Let me ask you, Ms. Linderman, would you make  
25 yourself available to respond to additional questions in the

1 future as we proceed in this process of gathering  
2 information?

3 MS. LINDERMAN: Yes.

4 REVEREND HARRIS: Thank you very much.

5 We're so happy to have you share with us and you  
6 are excused at this time.

7 (The witness was excused.)

8 REVEREND HARRIS: This ends our day. This is the  
9 last panel for the day. We'll resume on our discussions  
10 tomorrow morning at 9:00 a.m. We invite all of you to come  
11 back and share with us as we start again for a second day.

12 Thank you.

13 (Whereupon, at 5:15 p.m., the hearing was  
14 recessed, to reconvene at 9:00 a.m. tomorrow  
15 morning, Tuesday, May 10, 1980.)  
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## C E R T I F I C A T E

This is to certify that the attached proceedings in the aforecaptioned matter were held on June 9, 1980 and that this is a true and accurate record thereof and that this is the original transcript thereof.

*Helen L. Kaplan*  
HELEN L. KAPLAN