

1 U. S. CIVIL RIGHTS COMMISSION

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3 VIRGINIA ADVISORY COMMITTEE

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5 FACTFINDING MEETING ON CDBG AND FAIR HOUSING

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7 Tuesday, June 10, 1980

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9 The Committee met, pursuant to notice, at 9:00
10 o'clock a.m., in Ballroom A, West Park Inn, Rosslyn,
11 Virginia, Ruth Harvey Charity, Chairperson, presiding.

12 MEMBERS PRESENT:

13 Rev. Curtis W. Harris, Vice-Chairperson

14 Bettie Baca-Fierro

15 Selma Baxt

16 Dr. Calvin M. Miller

17 Bertha Silva-Pla

18 ALSO PRESENT:

19 Patricia Dunn, Staff Counsel

20 Wanda Hoffman

21 Edward Rutledge

22 Barbara Stafford

23 Chris Scarnecchia

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P R O C E E D I N G S

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2 CHAIRPERSON CHARITY: Good morning, ladies and
3 gentlemen. We would like to start our hearing for the
4 morning.

5 I am Ruth Harvey Charity, Chairperson of the
6 Virginia State Advisory Committee of the United States
7 Commission on Civil Rights.

8 We will have a brief opening statement by the
9 Reverend Curtis Harris, who is Vice-chairperson of the
10 Committee.

11 Reverend Harris.

12 REV. HARRIS: Thank you very much. The Virginia
13 Advisory Committee to the U. S. Commission on Civil Rights
14 is composed of citizens who are familiar with local and
15 state civil rights problems. They serve without compensa-
16 tion.

17 Among its mandates, the Virginia Advisory Committee
18 is authorized to study legal developments, constituting a
19 denial of equal protection of laws of the Constitution be
20 cause of race, color, religion, sex, national origin, age
21 or handicap in the administration of justice.

22 Seated with me here this morning are members of
23 the Committee, including our Chairperson, Mrs. Charity, who
24 is from Danville.

25 Mrs. Selma Baxt, to my right, from Fairfax.

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Mr. Calvin Miller, to my left, next to Miss Charity, from Ettrick, Virginia.

Also seated here at the table with us is Miss Patricia Dunn, legal advisor.

Out of the audience is our regional director of the Mid-Atlantic Region, Mr. Edwin Rutledge and, also, Mrs. Wanda Hoffman, who is our field representative.

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

On behalf of the Virginia Advisory Committee, I would like to express our appreciation to all of the people who have so generously given their time and knowledge in making this fact-finding conference a reality.

Ms. Dunn.

CHAIRPERSON CHARITY: Thank you, Reverend Harris.

Miss Dunn will now make a statement for our guidelines.

MS. DUNN: I wanted to reiterate the basic rule under which we are operating.

And that is based upon a Commission of Civil Rights limitation, as set forth in its statute. The Commission has a special procedure regarding testimony or evidence which may tend to defame, degrade or incriminate any person.

1 Section 102(e) of the Commission's statute pro-
2 vides -- and I quote "if the Commission determines that
3 evidence or testimony at any hearing may tend to defame,
4 degrade or incriminate any person, it shall receive such
5 evidence or testimony in executive session. The Commission
6 shall afford any person defamed, degraded or incriminated
7 by such evidence or testimony an opportunity to appear and
8 be heard in executive session with a reasonable number of
9 additional witnesses requested by him before deciding to
10 use such evidence or testimony."

11 Therefore, should a situation arise during these
12 proceedings, in which evidence or testimony presented may
13 tend to defame, degrade or incriminate any person, I will
14 call this to the attention of the speaker and request that
15 he or she refrain from making such statements.

16 However, if the statement is -- the statement of
17 that person is of sufficient importance to this inquiry,
18 it may be necessary for the Advisory Committee to hear
19 the information in a closed session.

20 The person against whom the allegations are
21 being made will have ample opportunity to make a statement
22 in a closed session before the Advisory Committee submits
23 its report to the Commission.

24 Since this is a public meeting, the Press, radio
25 and television -- as well as individuals -- are welcome.

4 1 Any person discussing a matter with this committee, however,
2 may specifically request that he or she not be televised,
3 recorded or photographed.

4 In that case, it will be necessary for me to
5 request compliance with those wishes. With these excep-
6 tions, these proceedings are open in full to the public
7 and, of course, to the media.

8 CHAIRPERSON CHARITY: Thank you, Miss Dunn.

9 Mrs. Selma Baxt will now introduce the panel.

10 MS. BAXT: Would all of you please state your
11 name and address and give a brief description of your past
12 and present involvement in furthering fair housing and
13 community development in Arlington, starting with you on
14 my right, Ms. Nnoka.

15 MS. NNOKA: I'm Barbara Nnoka. I'm Director of
16 a program which the Red Cross calls "service to military
17 families and veterans", but which, in Arlington, is both
18 more broadly funded and more broadly conceived.

19 We are engaged in emergency assistance -- emergency
20 cash assistance -- and, in the time since I've been there,
21 which is five years now, the total amount of cash that we
22 disburse in the form of emergency aid has tripled.

23 This cash assistance is given in different
24 categories, including emergency shelter. We also have
25 special programs in the Red Cross related to services to

1 older citizens and we do give special preference to, and
2 we provide special services for, these.

3 In relation to the cash grant program, we offer
4 emergency shelter. I became involved in the development
5 of the ACTS shelter, and we are actively seeking separate
6 funding for the coming year for emergencies which we see
7 coming, especially among the older people, as the disloca-
8 tions relating to condominium conversion develop.

9 MS. BAXT: Miss Linderman?

10 MS. LINDERMAN: Joan Linderman; I am Community
11 Development Supervisor for the County. 2100 14th Street
12 North, Arlington.

13 Previous to being head of the Community Develop-
14 ment program, I was Executive Director of the Arlington
15 Fair Housing Board for about four and a half years, so I've
16 been with the county for about seven years.

17 MS. BAXT: Miss Peters.

18 MS. PETERS. My name is Virginia Peters. I am
19 the Executive Director of the Wesley Housing Development
20 Corporation of Northern Virginia. This is an organization
21 sponsored by 99 Methodist churches in northern Virginia.
22 We were created for the sole purpose of increasing housing
23 opportunities for low- to moderate-income people in northern
24 Virginia.

25 We were chartered in December, 1974.

1 MS. BAXT: Miss Frederick.

2 MS. FREDERICK: My name is Lou Ann Frederick and
3 I am the Executive Director for the Arlington Housing Corpo-
4 ration. We are also a private, non-profit community-based
5 organization founded in 1975 for the purpose of increasing
6 housing opportunities for low- and moderate-income families
7 in Arlington.

8 The activities of the Housing Corporation focus
9 primarily on the supply side of housing problems. We have
10 programs dealing with the preservation of existing homes
11 and programs to develop new units to be made available to
12 low- and moderate-income families in Arlington.

13 I would also like to introduce to you Steve
14 Smith, who is the financial administrator on our staff,
15 and he has brought with him statistics on who the recip-
16 ients of our programs are, if you are interested in asking
17 questions along those lines.

18 MS. BAXT: Thank you.

19 Welcome, Mr. Smith.

20 Miss Linderman, what is a Grantee Performance
21 Report?

22 MS. LINDERMAN: That is a report required by HUD
23 that all community development jurisdictions must submit
24 annually that details various information that HUD is
25 interested in on our performance in implementing our CD

1 program.

2 MS. BAXT: What are the goals to be reached in
3 each CD-funded project?

4 There's a second part to that question: How
5 does the Housing Assistance Plan relate to the goals?

6 MS. LINDERMAN: Well, they have about 30 to 50
7 activities. Do you want me to go through each of them,
8 or --

9 MX. BAXT: Oh --

10 MS. LINDERMAN: It would take a long time to
11 do that.

12 MX. BAXT: Generally.

13 MS. LINDERMAN: As I mentioned yesterday, we
14 have three major categories of our program. We have our
15 housing activities that are to preserve and improve and
16 increase the housing opportunities for low- and moderate-
17 income persons, so we have a range of activities, many of
18 them funded by Arlington Housing Corporation and Wesley
19 Housing Development Corporation.

20 Our second major categories are neighborhood
21 improvement programs. These are mainly our target neigh-
22 borhood programs. And the objective is the comprehensive
23 revitalization of these low- and moderate-income neighbor-
24 hoods.

25 A third category is kind of a miscellaneous

1 category, although it is mainly aimed at special projects
2 to meet special needs in the community, such as the needs
3 of the mentally and physically handicapped -- needs for
4 emergency shelter, weatherization improvements for low- and
5 moderate-income persons.

6 So there is that kind of miscellaneous category.

7 MS. BAXT: In Arlington County, what are the
8 allocated amounts -- are those the 50 projects you are
9 talking about?

10 MS. LINDERMAN: Yes.

11 I can give you copies of my application.

12 MS. BAXT: All right.

13 MS. LINDERMAN: And, also, I have a chart that
14 summarizes the three years that we've been in the entitled
15 ment program that would list each program that is approved
16 and I can give that to the Commission.

17 MS. BAXT: Could you tell me what steps have
18 been taken by the County to encourage developers to initiate
19 assisted housing and allocate a proportion of their
20 planned unassisted developments to low-income residents,
21 the handicapped, female heads of households and minorities?

22 MS. LINDERMAN: I wish we could say we've been
23 more successful in getting developers to initiate assisted
24 housing. We have tried, through public efforts, working
25 with the development community through our HUD, through

9 1 personal contact, to encourage people to develop assisted
2 housing in the County.

3 We've had three developments for the elderly in
4 the county in terms of Section 8 developments. We have not
5 been as successful on the family side although we have had
6 several developers that have tried or have initiated and
7 couldn't get control of a particular piece of land or what-
8 ever.

9 Because of our lack of success in that area, we
10 have turned to the non-profit citizen organizations who,
11 we feel, coming from the community, would be the best to
12 develop the assisted housing.

13 And so that has been our major effort in provid-
14 ing CD funds to enable them to provide that housing,
15 since the private market has not responded.

16 In terms of providing a portion of a project for
17 assisted housing, the County Board has gone on record
18 calling for 20% projects in the subway corridor, for in-
19 stance, which is one area where we are getting some
20 development occurring in terms of high-rise development
21 and so we have asked HUD for approval -- approving general
22 occupancy, Section 8 units in high-rise developments in the
23 Metro corridor.

24 We have been working with tenant groups who are
25 seeking to buy the buildings as they face condo conversion

1 and, through those tenant groups, have been seeking to do
2 20% Section 8 projects for the existing tenants, to minimize
3 displacement.

4 The County also had an effort that was mentioned
5 yesterday called the ten-per cent guideline. Unfortunately
6 ly, in Virginia, we cannot make it mandatory, but it was
7 a voluntary effort where the county would give a bonus in
8 density if the developer would provide 10% of the units
9 to low- and moderate-income families.

10 This was not very successful. Many of the
11 developments that were occurring were high-rise develop-
12 ments and our real need was in the area of families. In
13 addition, as you know, the development of housing has
14 almost totally ceased in the county and so we weren't
15 getting much housing of any kind -- much less, any assisted
16 housing.

17 We are still trying to use that provision where
18 we can. We are now working with one developer who owns a
19 number of garden apartments in an area that is slated for
20 higher density development right by a Metro station. He
21 also owns some other properties.

22 So we are still trying to use that provision and
23 say: well, we'll give you a little higher density on that
24 piece if you'll sell us a building over here for a Section
25 8 substantial rehab project.

1 So it's not been greatly successful but we are
2 trying to use the tools that we can.

3 MS. BAXT: What action has been taken to establish
4 a local housing authority to provide assisted housing?

5 MS. LINDERMAN: I believe Mrs. Bawden talked to
6 that issue a little bit yesterday. I can summarize.

7 Under state law, the county has to have a
8 referendum to establish a housing authority. About 20 --
9 25 years ago, I believe there was such a referendum and it
10 was turned down.

11 During the interim, the county has been using
12 other mechanisms to address its housing problems -- some
13 described yesterday such as the rent tax relief program
14 that is totally county-funded and now uses about \$1.2
15 million.

16 The Section 8 existing program has been a major
17 tool. The whole effort in the area of the county was to
18 enable people to acquire housing in the private market to
19 give them the money in which to compete in the private
20 market.

21 So that the rent tax relief programs under
22 Section 8 existing program have fit into that.

23 Our large supply of garden apartments, until
24 recently, has provided us with a major source of private,
25 moderate-cost housing. And it's only in the last about

12 1 five years that we have sought -- as the post-war housing
2 has gotten older -- that we are starting to lose a great
3 proportion of those units and we are faced with a major
4 crisis.

5 Our efforts in working with the Arlington
6 Housing Corporation and the Wesley Housing Corporation
7 is an effort to provide community-based organizations to
8 buy and develop the housing and to manage it, rather than
9 through the traditional public housing mechanism where the
10 government owns the housing.

11 You will find in most of the neighboring juris-
12 dictions, while they have housing authorities and do have
13 some public housing, that many of them -- they are not
14 developing any new public housing; that they are using
15 the newer housing programs such as Section 8 and organiza-
16 tions like Wesley to help develop assisted housing in the
17 community.

18 That has been -- is our major effort right now.
19 We are looking at other mechanisms to increase our ability
20 to finance such developments as we found difficulty getting
21 financing through the State Housing Finance Agency and
22 through HUD.

23 The County recently authorized the -- for the
24 Tomaro Project -- which, unfortunately, did not go ahead
25 -- but the County authorized the use of 11(b), which is a

13 1 federal tax provision of tax-exempt bonds to finance the
2 development of the housing and we would have provided that
3 tax-exempt money to the Tomaro tenants' group in order to
4 acquire and rehab the apartment building.

5 We hope to use that mechanism in the future to
6 provide low-cost or lower-cost financing. We are also
7 looking at -- there is a provision in State law called
8 Industrial Development Authority, which we are hoping
9 perhaps to maybe utilize for floating bonds for the
10 development of housing.

11 MS. BAXT: Is there any consideration of having
12 another referendum since there are some obvious advantages
13 to the housing authority?

14 MS. LINDERMAN: The Housing Advisory Committee,
15 the ad hoc advisory committee which the Board established
16 last year to look into the whole housing problem and come
17 up with recommendations, I am sure, will be looking at
18 the Housing Authority and what it does, and does not, offer
19 the County.

20 And we'll be looking at that and come up with
21 some recommendation on whether they think that should be
22 a recommendation or not.

23 As I said, the money for new public housing
24 coming from HUD is not really there any more the way it
25 was years ago and the Section 8 program, as seen by both

1 the Federal and Local Governments, as having some advantages
2 over public housing in that the Section 8 builds in a
3 provision for increasing maintenance costs of operating
4 money, whereas, the public housing program does not. And
5 so the public housing program has gotten squeezed as inflation
6 has increased because of maintaining the properties. Whereas
7 the Section 8 Program has -- you have your rents going up
8 with inflation and there is a provision for increasing the
9 amount of money for maintenance. So in some ways, there
10 are advantages to Section 8 assisted housing as opposed to
11 public housing.

12 MS BAXT: I am going to ask you a kind of a multiple
13 question and this is the last one for awhile.

14 What specific kind of actions have been taken by
15 the county to permit fairhousing as follows -- for acquisition
16 of sites?

17 MS. LINDERMAN: The County has been working with
18 the Arlington Housing Corporation and the Wesley Housing
19 Corporation in their search for sites for their project.
20 We have been -- we have encouraged them to look throughout
21 the county and not in areas of minority concentration.

22 I should say that there is an interesting juxtaposition
23 that I thought about yesterday and Lou Ann might
24 want to speak to us a little bit more -- but there are kind
25 of two goals that go on in the community that sometimes
conflict. We have a minority community that would very

1 much like subsidized housing in their community because
2 they feel that the housing costs in Arlington are so high
3 that the people, the young people, in their community must
4 leave and go out to Stafford County and the outlying areas
5 because they can't afford housing. They would like us to
6 develop housing in their community. On the other hand,
7 we also don't want to -- we want to provide housing
8 opportunities throughout the community and so, therefore, we
9 are faced with two conflicting goals in trying to meet both
10 the needs of the community and I think that is probably an
11 issue that hasn't even been resolved on the national level
12 either. I know that there has been a lot of discussion on
13 whether dispersion or assistance within the community is the
14 best way to go. We have been telling the Arlington Housing
15 Corporation that we want to do several projects throughout
16 the county before we even approach doing a subsidized housing
17 project in our minority community so that we can assure that
18 those opportunities are throughout the county.

19 MS. BAXT: How about improvement os sites?

20 MS. LINDERMAN: City funds will be used with the
21 Arlington Housing Corporation in terms of providing site
22 improvements. They are developing 14 unit Section 8 Projects,
23 that is, new construction. CD funds have been used for both
24 the acquisition of the site and will be used for other site
25 improvements, in order to make the numbers work on that

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1 project and bring it in under the FHA maximum mortgage
2 limits of the Section 8 assistance.

3 MS. BAXT: Changes in local zoning policies?

4 MS. LINDERMAN: As I mentioned, we did have the
5 10% guidelines which was used to provide a bonus for those
6 developers who provided 10% of assisted units in their project.
7 Some examples of some other things that we have done: You
8 may be aware of the Colonial Village Apartment Complex which
9 was the first FHA garden apartment complex after the war
10 by the courthouse subway station. The County drew a line
11 around the development and called it a Coordinative Preserva-
12 tion and Development District, which requires the owner of
13 that property to come in for a site plan approval under the
14 zoning ordinance, before they could make any plans for the
15 redevelopment of that apartment which provides a thousand
16 units of low- and moderate cost housing in the county. Mobil
17 Oil Land Development Corporation bought the property from
18 the original owner and did come in with a site plan as part
19 of that site plan process which is part of the zoning --
20 the whole zoning ordinance.

21 We were unable to get some commitments from Mobil
22 for preservation of a portion of the development. The
23 agreement to sell 75 of the units to a non-profit housing
24 corporation, to sell 75 units to tenants for a tenant co-op.
25 So through that mechanism of the site plan, we will be able

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1 to preserve some of that housing for low- and moderate-income
2 persons.

3 MS. BAXT: Changes in land use policy?

4 MS. LINDERMAN: I can't think of any specific
5 change that there has been in land use. One of the things
6 that makes us a little different from, perhaps, some other
7 suburban jurisdictions that you've looked at, is that we
8 have a wide range of zoning and land use in the county. We
9 are not one of those suburban jurisdictions that have large
10 lots and acre zoning. So when you get a lot of high density
11 development, you get an opportunity to build apartment units
12 which provide some filtered down type of housing supply, so
13 that there haven't been any particular changes to that process.
14 The only thing that has occurred in the last, let's say, five
15 years, is that the county has -- the Washington Area Subway
16 has opened. The County has called for higher density
17 development around the subway stations.

18 MS. BAXT: Has there been issuance of permits for
19 building or utility connections, and so forth?

20 Has that been used in the policy?

21 MS. LINDERMAN: I am not quite sure how that would
22 ever be used in relation to fairhousing. I can't really
23 think of an example.

24 MS. BAXT: Changes in the housing code?

25 MS. LINDERMAN: Again, I don't see how that would

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1 directly relate to fairhousing. The only thing that Mr.
2 Ingram mentioned yesterday is that the definition of a
3 family in our housing standards ordinance is four or more
4 unrelated persons, so that enables singles to live together.
5 And that is the issue of marital status discrimination.
6 And so the ordinance permits four or more persons to live
7 as a family in a family unit.

8 MS. BAXT: Thank you.

9 MS. Nnoka in which neighborhood do you live?

10 MS. NNOKA: I live in Colonial Village.

11 MS. BAXT: Do you own or rent.

12 MS. NNOKA: Rent because everybody rents.

13 MS. BAXT: What impact does the use of CD funds
14 have on your neighborhood?

15 MS. NNOKA: Well, we are in this process that Joan
16 has just described of trying to negotiate with Mobil Corpora-
17 tion for the site development plan and to keep as many units
18 rental as we can keep, especially for the large number of
19 older people who live in Colonial Village. To get the best
20 possible terms for the co-op people who want to engage in
21 that sort of organization and to get condominiums at a price
22 which is affordable for those people who want to make the
23 investment in the condominium.

24 The density which Mobil Corporation is seeking
25 will be achieved at the price of the demolition of some of
the units and the reconstruction on undone -- land not now

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1 developed -- undeveloped land of luxury towne houses and
2 high-rises and combination office and high rise kinds of
3 things. So that even if these rental units and this other
4 thing are preserved with the help of CD money, Mobil
5 Corporation is going to encircle us with a whole lot of
6 other things anyway.

7 MS. BAXT: What impact do you think CD funds
8 have had on benefiting the housing assistance in needs of
9 minorities, women, heads of household, the elderly, handi-
10 capped? Refugees?

11 MS. NNOKA: I have been thinking about Section 8
12 as Joan has been speaking, and how it is difficult to use
13 for these categories of people the way it is structured in
14 the county. It's hard to find an apartment if you are not
15 the most mobile adult in the world. If you are in a place
16 like Colonial Village or some of the others and you want to
17 stay in Arlington and you don't have enough income to go
18 out into the -- you know, the new commercial market which
19 is way ahead of you, so you apply for Section 8. And after
20 you get your certification then it's up to you to find the
21 place where the landlord will accept Section 8. You have
22 to be somewhat mobile, you have to be a little sophisticated,
23 you have to have somebody help you, if you are not any of,
24 you know, those things. And I am not quite clear that
25 although financially it sits there available, the waiting

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1 lists are very long now. And its availability of a resource
2 to a lot of the older people, I think, is not as real as it
3 appears from the description of it.

4 In terms of the women with families -- to find
5 housing that is large enough for a family, whether you are
6 a refugee family or a single parent with a couple of children,
7 or a single parent -- like the lady I was dealing with
8 yesterday, four children still at home and two in and out,
9 her landlord refuses Section 8. He won't have anything to
10 do with it. And she has either got to get out of that house
11 or stay there at some considerable -- with some considerable
12 problem because the rent is high. But when a landlord can
13 refuse, or when a landlord does not want to deal with it
14 and the family is -- its large enough -- the family still --
15 even if they've been approved for Section 8, they can't make
16 use of that provision. I think that since we don't have
17 three bedroom apartments in Arlington -- I forget what the
18 number is, but it is so small it is kind of ridiculous and
19 we have increasingly few numbers of single family houses
20 where families can settle, whether Section 8 is there and
21 available, again, it's one of those academic questions. The
22 housing isn't there and the family can't stay.

23 I think Mrs. Peters -- and I don't know whether Ms.
24 Frederick -- was at the meeting when Buckingham was being --
25 we were discussing with the new management that came in there.

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1 He rated prospective tenants as the most desirable being
2 sort of middle-aged about to retire, civil servants who
3 were used to paying their bills and their debts and who will
4 get their rent in on time and don't complain. That was a
5 big thing. They don't complain.

6 Older people on fixed income, provided there is
7 some subsidy and so forth, they are also habituated to the
8 good tenant role and they will do this he said. But the
9 people he really didn't want were single parents, especially
10 with children, because who watches kids and the damage to
11 the apartment and all that sort of thing.

12 I drive through Buckingham every day on my way to
13 the Red Cross and there is still a lot of children in Bucking-
14 ham. They have not been, you know, eliminated by that policy.
15 But I think in applying for as as a new tenant in any situ-
16 ation around here now, there are fewer and fewer opportunities
17 and women run the credit problems, the money suspicions, and
18 the suspicions about their personal habits and then if they
19 add children to all that, well, they've really had it. I
20 mean nobody is really interested in them, and we have more
21 than our share of single parent women with a child, with two
22 children, in the ACTS Shelter. I think that it has been the
23 bulk of the people served by the emergency shelter -- people
24 who have needed a week, two weeks and sometimes a month, and
25 most of them as far as I can tell from the cases I know about

1 at ACTS, have had to go down to Woodbridge or someplace to
2 find an apartment where they could settle. They are not able
3 to find anything at Arlington.

4 MS. BAXT: You mentioned the lack of sophistication
5 earlier. Should there be more outreach do you think. Should
6 there be a way?

7 MS. NNOKA: It isn't just outreach, there needs to
8 be more actual housing. The Apartment Hunters Guide is there.
9 The office is there, the people are polite, you can, you know,
10 get a lot of things done. But you really need to put the
11 pieces together. You need to take, like one of our Red Cross
12 cars that I have -- and I need to send a worker, one of my
13 volunteer case workers out, to meet the tenant, to get her
14 around or him -- I say her because most of these people are
15 older women, and to persuade them that it is not going to
16 hurt that much. Then we were hunting up packing boxes for a
17 women who has got to get out of the house and move to Harris-
18 burg. I mean, it gets right down to those nitty-gritty things
19 and I don't think Government can possibly afford to pay for
20 that, but the community has got to really build in a lot more
21 than just out -- you know, just notices and papers and things
22 like that in order to move this population around and not to
23 have it collapse and pack up and go where nobody knows.

24 MS. BAXT: You mentioned temporary shelter. Would
25 you explain it and the effect that the CD funds have had on

1 that program.

2 MS. NNOKA: Well, I was one of -- my agency and a
3 number of others that were paying for motel expenses when
4 somebody called the police department or somebody was at
5 National Airport or the police called the Red Cross night
6 number and said that they've got a guy in a phone booth out
7 here or a woman, especially women I think, although we
8 started out thinking we could serve both sexes. We didn't
9 get a facility that we could. At any rate, we all knew we
10 were spending money on providing emergency temporary shelter,
11 and that commercial housing was re ping profit from us along
12 with everybody else. And a group of churchpersons in
13 Arlington who have a good history of working together as an
14 ecumenical group, found that they could incorporate and
15 become self-standing, non-denominational organization and
16 apply for community development block money to enable the
17 purchase of a facility which, if we could put operating plans
18 and things together, could then provide this temporary shelter.
19 I guess the group met almost a year and one-half or two
20 years -- I remember being at the courthouse in January, I
21 think it will be two years ago this coming January -- maybe
22 three. Finally, last October, we did not -- we have not used
23 the basic grant yet for a purchase. We decided to start
24 flying with a rented facility offered to us by a church at a
25 very nominal rate which had to be rehabbed, and we only can

1 accommodate a maximum of eleven people and it is terribly
2 crowded then, but it is in use and has been. I think the
3 average -- there are six comfortable beds in three bedrooms
4 upstairs. The extras go into -- there are extra bedrooms
5 in the dining room downstairs if you have to use it that way.
6 So it is not big. But mostly, its run three, four, five
7 average over a period of more than eight months. The emphasis
8 -- the first priority is women because then -- women with
9 children, single women. If there was an intact family
10 stranded in Arlington or for some reason homeless in Arlington,
11 and the mother and the father and one child or two children
12 can sleep in one bedroom, we have accommodated families
13 like that, but we are not taking single men. We have very
14 close connection with the battered -- with the spouse abuse
15 program in Arlington. And if there is a call for help for a
16 woman who is trying to get straight from a condition like that,
17 we will move around if -- you know, anything we can to get
18 her in there. However, we are not really very well situated.
19 We are right in the middle of an area and it is not really the
20 best place for I think, a program like that. We learned a lot
21 in the eight months that that has been operative now. About
22 who this sort of population is that can't find a place to
23 settle -- that really doesn't have a home. And sometimes it's
24 -- most of the successful re-settlements have been outside of
25 Arlington County because we can't put the pieces together

25

1 in Arlington right now.

2 MS. BAXT: What were the major obstacles you faced
3 in seeking CD funds for this program?

4 MS. NNOKA: Well, if we hadn't had a volunteer I
5 couldn't have done it. I work full time and I couldn't have
6 taken time to pursue the inquiries, the hearings, the papers
7 and all that sort of thing. But we did have a very well-
8 educated, professional board -- people who are themselves
9 have been active, or are still active in their professions, --
10 those who were retired took on the responsibility for pursuing
11 this and they put in hours. But we did have to, you know, do
12 studies which provide background information. And I don't
13 know that it was any -- if I put that against what the
14 Government must have in the way of accountability -- I don't
15 want to sound like I'm complaining about red tape, because
16 I'm not: I understand if you're going to get accountability
17 you know, you've got to put something into this. However,
18 unless we -- we didn't have any paid staff and we were just
19 lucky that we had enough volunteer personnel -- capable,
20 volunteer personnel to see through it and then Joan can speak
21 to the amount of time she spent with that board too. It takes
22 a long time to get something like that together. That's the
23 chief obstacle I can think of. The neighbors -- we did
24 advance work with the condominium high-rise across the street.
25 We had some friends and they were already and we got them to

1 work and we didn't have the neighbor problems that some
2 of the group home people have had when they have had to
3 go into other neighborhoods.

4 MS. BAXT: Thank you.

5 CHAIRPERSON CHARITY: Will turn now to Ms. Frederick.
6 Would you please describe briefly what your
7 corporation is and what its purposes are?

8 MS. FREDERICK: As I said earlier the Arlington
9 Housing Corporation is a private community based organization
10 not for profit-organization, We have currently 200 dues
11 paying members, there is an eleven member board of directors
12 that is a policy-making body in the corporation, and we
13 have six full-time staff people who implement the programs
14 of the housing corporation.

15 The purpose is to help meet some of the problems
16 that we have been talking about this morning. By trying to
17 provide additional supply of low- and moderate-income housing
18 in Arlington.

19 I think that all of the members of the AHC would
20 second everything that Ms. Nnoka said about the limitations
21 of other programs, rent assistance programs, when there is
22 no supply of housing to put the people to be assisted into,
23 consequently, we are focusing on the supply side of the
24 housing problems.

25 CHAIRPERSON CHARITY: When did you decide to apply

1 for CD funds in Arlington County and follow it up with why?

2 MS. FREDERICK: The housing corporation was begun
3 in late 1975 and at the same time the original directors
4 applied for block grant money and our first funding came in
5 1976. I forget which CD year that was. The reason for
6 applying for the money relates to some of the things that
7 have been said earlier. There is no other source of funds
8 to make housing programs operational in Arlington County.
9 It as basic as that. The HUD Section 8 Programs do not work.
10 The new construction, substantial renovation programs do not
11 work in Arlington County because of the high cost of real
12 estate in Arlington County combined with the generally high
13 cost of construction. And it is not necessarily getting the
14 prior developer interested in this program, is not enough.
15 There is no way that the private developer can work with
16 those programs and come out even, let alone make a profit,
17 in Arlington County. There has to be some source of funds
18 available to acquire land and either write down the whole
19 cost of buying the land or at least a portion of that cost.
20 There is no other source of funds available for doing that
21 currently either, at any level of Government -- the State,
22 Federal or Local level other the community development block
23 grant program. Also we have investigated private sources
24 of funding and the amounts of money that are necessary to
25 undertake the kinds of write-downs that you need are just

1 not available through private foundations.

2 CHAIRPERSON CHARITY: Have you encountered any
3 problems in applying for and using CD funds from Arlington?

4 MS. FREDERICK: As Mrs. Nnoka said, the process
5 of applying for and using funds is one of weaving your way
6 through a whole network of regulations and we all realize
7 the necessity of having those regulations and being account-
8 able for them, but it is -- it does require a considerable
9 amount of staff time to do that. And Arlington County --
10 CD standards have been extremely helpful in working with us
11 in the beginning when we only had volunteers with the
12 corporation, we had eight charter members and there was
13 a staff person was made available to the corporation to
14 make the application and to get the program started. Now
15 we have adequate funding so that we have the staff that is
16 available to do that, and so it is not really a problem. It
17 is just something that we have to recognize as a necessity.
18 There are some problems in using the block grant money that
19 I would like to spend a little time talking about because
20 I think that to some degree, because the block grant program
21 is the only source of money to leverage a lot of other
22 programs into being, some of the technical problems of using
23 the block grant money need to be brought to light. Particularly
24 with regard to eligible activities.

25 There are a lot of housing activities that are

1 eligible expenses but there are some just little technical
2 things that make using the money difficult. For example,
3 paying for an architect or an engineers fees for a new
4 construction project or not -- you can pay for preliminary
5 studies but you cannot pay the whole bill to the architect.
6 For a non-profit sponsor that has no other funds other than
7 block grant money, it is severly limiting for us to have to
8 go and find an architect that is willing to work on a
9 contingency basis to say that he will get paid twelve --
10 eighteen months from the time that he does his work is
11 he gets paid at all, because if the project does not get
12 funded there is a likelihood that there will be no money
13 to pay that person. Consequently, finding an architect
14 to do the work under those circumstances and then writing
15 a contract all becomes a difficulty. There are some other --
16 interest payments on the acquisition on the land that is to
17 be held for any period of time while you are planning a
18 program, planning the renovation and acquiring the financing --
19 those interest payments are not eligible expenses and so it
20 limits the ways in which you can acquire the property. You
21 have to either buy a property that is very small, so that you
22 can pay cash -- you get together 200 or 300 thousand dollars
23 worth of block grant money which is about the maximum that
24 you can put together for one project. That means that the
25 site has to be very small and the numbers of units that you

1 can develop on that site are very small and to lose economies
2 of scale on developing the site. Or you can go out and find
3 market-rate, conventional financing and buy the property
4 outright. But that means that you have to integrate the
5 interest payments, the debt service into your rent schedules,
6 which means that during the time you are planning the project
7 you have to raise the rents and maybe displace some of the
8 people that you intended to keep in the project to begin with.

9 Or the third alternative to deal with the program
10 is that you have to talk the seller into giving you an
11 option for twelve to eighteen months. And it is very difficult
12 to compete with the private investors who can put cash money
13 down within a much shorter time or it is also difficult to
14 decide what a fair price is going to be if they are going to
15 hold a property for twelve to eighteen months for you.

16 So there are those kinds of acquisition problems.
17 There are also some problems -- some of that arrives from the
18 fact that down-payment assistance is not an eligible activity.
19 We are involved in developing cooperatives. HUD is becoming
20 more aware of what a cooperative is and how it works and what
21 its needs are. But -- and consequently, they have made --
22 cooperative monthly payments for cooperative ownership -- an
23 eligible expense for the Section 8 program. You can use a
24 Section 8 program to pay monthly charges but there is no way
25 to help a low income person who is eligible for Section 8 to

1 pay for the down payment, because it is not a CD eligible
2 expense. And so, in order to reduce the down payments, we
3 have to go through a lot of contortions to fund eligible
4 expenses rather than providing down payment assistance.

5 Also when rental property is converted to condominiums
6 a good number of tenants might be able to put together half
7 the money to meet the monthly payments so the housing corpora-
8 tion could provide a loan first and take a second trust on
9 the purchase of the property. But there is no way to assist
10 those people in finding a down payment on that property. So
11 I think some attention could be paid on the part of the
12 federal policy makers on what housing activities are eligible
13 expenses and how we can, since this is the only program. It
14 is true that there are some other ways to deal with those
15 problems - a shorter processing time on the other side of HUD --
16 on the mortgage insurance on the Section 8 side would eliminate
17 some of the problems that we have with property acquisition
18 and if there were some other funds made available from the
19 County or some other source, some land banking or things of
20 that sort, some of the acquisition problems could be dealt
21 with that way. But those other two areas haven't been
22 forthcoming in providing assistance, and since we are talking
23 about block grant money now, I think the eligibility regula-
24 tions could be investigated a little bit.

25 CHAIRPERSON CHARITY: Thank you.

1 Well then, I take it from what you've just said
2 that you received little or no money from Arlington?

3 MS. FREDERICK: We have received a considerable
4 amount of community development block grant money from
5 Arlington County. We have received very little general
6 revenue money from Arlington County. And it is the community
7 development block grant money that is governed by the eligi-
8 bility regulations that I was talking about.

9 Some funds that were general revenue money from the
10 Arlington County treasury would not have the same regulations
11 attached to it and could be used to leverage the CD money.
12 a little bit.

13 CHAIRPERSON CHARITY: How much CD money have you
14 received?

15 MS. FREDERICK: We have received to date, about
16 equal amounts for our home improvement programs and our
17 housing development programs -- about \$775,000 for each one
18 of them plus about \$250,000 for administrative activities.

19 CHAIRPERSON CHARITY: Aside from the development
20 cooperative, what has the CD money from Arlington been used
21 for and how much has been used for each project or activity?

22 MS. FREDERICK: The \$775,000 -- aside from the
23 cooperatives?

24 CHAIRPERSON CHARITY: Yes. You might include what
25 you have used before.

1 MS. FREDERICK: Okay, so the housing development
2 money has been spent on two projects, one is a new construction
3 project which development two and three bedroom townhouses.
4 The other project is a 77 unit garden apartment building,
5 both of which will be made available to Section 8 families
6 as cooperatives. On the other side in our home improvement
7 program, we have renovated about 150 single family homes.
8 And I think I should take this opportunity to correct an
9 error that I think was made yesterday. One of the members of
10 our board was here yesterday and noted that somebody used the
11 statistics from the League of Women Auditors Report and
12 divided 950 by 120 and a number of \$46,000 per unit as our
13 renovation cost. I think there was a decimal point misplaced,
14 the average cost of renovating the houses under the home
15 improvement program is about \$4,600. So --

16 CHAIRPERSON CHARITY: Makes a difference.

17 MS. FREDERICK: As a matter of fact, instead of
18 feeling that we are an example of misuse of public funds,
19 we have felt that over the last four years we have spent a
20 considerable amount of time creating some interesting partner-
21 ships with local lending institutions and using private funds
22 so that we have been able to leverage CD funds a little better
23 every year and get a little bit more renovation, or a little
24 bit more -- a few more clients out of the money we have every
25 year, rather than have it get worse.

1 CHAIRPERSON CHARITY: Well tell us. There may be
2 some of us who know, but tell us what cooperatives are.

3 MS. FREDERICK: Cooperatives are organizations which
4 own housing in a cooperative as opposed to a condominium;
5 and a member buys a share in the corporation and the corporation
6 then owns the building. The corporation holds the mortgage
7 for the entire property and the co-op member pays each month
8 a monthly fee that covers his pro-rata share of the mortgage
9 amount and the operating costs and the taxes and then end of
10 the year, as any other homeowner, that cooperative member
11 receives tax benefits of the interest payments and the taxes
12 that have been paid by the property. And the organization is
13 run in a democratic way by representatives of the co-op owners
14 elected to a board of directors.

15 CHAIRPERSON CHARITY: Has the cooperative idea
16 received a good response?

17 MS. FREDERICK: I think that people in Arlington
18 are extremely open to the idea of cooperatives. I received
19 many phone calls and requests from tenant organizations to
20 provide them with information about co-ops and we found --
21 the housing corporation has provided free lectures and seminars
22 and so forth to help tenant organizations understand more about
23 cooperatives.

24 From the consumer side there is a lot of interest in
25 cooperatives. We have not had a terrific response on the part

1 of the Virginia Housing Development Agency. Their receptiveness
2 to co-ops has been very limited. As a matter of fact, they
3 have not been very interested in helping us finance one.

4 HUD . is increasing its knowledge on cooperatives
5 and more technical assistance is being provided from the
6 central office to the area offices I think. And they are
7 trying to fund to provide assistance to people who want to
8 fund co-ops. As I said, there has not been very many of them
9 before, and it is a learning process for everybody who is
10 involved.

11 CHAIRPERSON CHARITY: We are kind of running out
12 of time, but could you just give me -- just succinctly what
13 you think has been achieved for low- and moderate-income
14 people in Arlington. And I would like for you to gear it
15 particularly to minorities, women, heads of household, handi-
16 capped, elderly, large and small families and singles. If you
17 could just pick out maybe one or two examples.

18 MS. FREDERICK: Arlington View Terrace which is our
19 garden apartment complex is almost 100% occupied by minority
20 residents. Our purpose in doing that project is to prevent
21 the displacement of those minority people if that project had
22 been sold to a private investor. And Steve Smith has been
23 sitting here all this time. He has done some analysis of who
24 the recipients of our home improvement program are and he
25 could spend a little bit of time talking about that -- just a

1 couple of--questions just quickly.

2 STEVE SMITH: Okay. Briefly I'll just give some
3 percentages.

4 60% of the home improvement program recipients were
5 a minority, 40% non-minority. In breaking it down into lower
6 income, very lower income, and both of these categories are
7 within the Section 8 guidelines -- 70% are in the lower income
8 bracket and 30% in the very low.

9 42% of our recipients in home improvement program
10 were elderly and 58% family and 27% were disabled or handi-
11 capped. Of the minority recipients 83 out of 87 were black.
12 One was Spanish, two Vietnamese and one was Indian.

13 CHAIRPERSON CHARITY: Thank you so very much.

14 Ms. Baxt, Ms. Peters -- Would you please describe
15 your corporation and what its purposes are?

16 MS. PETERS: The WHIC has one purpose and that is
17 to increase housing opportunity for low- and moderate-income
18 people in Northern Virginia.

19 CHAIRPERSON CHARITY: When -- oh I'm sorry.

20 MS. PETERS: I just wanted to say that one -- as
21 well as being a housing developer, one of the things that we
22 also carry out is an educational program to try to make
23 communities -- people in our communities, aware of housing
24 needs and the kinds of viable programs that can be implemented
25 to meet the housing need and also to improve communities.

1 And in doing that, I want to leave with you three
2 items. One is a booklet which we published using community
3 development block grant funds from Fairfax County called,
4 "Why Assisted Housing" which lays out the housing need.

5 We also publish, about every two months, a news
6 letter which has a circulation of 3,000. And as I said earlier
7 we are sponsored by 99 Methodist Churches. The third thing I
8 will leave with you is a brochure, which was a bulletin insert
9 last year, on WHDC Sunday, which is celebrated once a year,
10 in the 99 Methodist Churches.

11 CHAIRPERSON CHARITY: Could you tell us when you
12 decided to apply for a block grant money from Arlington
13 County and why?

14 MS. PETERS: We applied for year 4 money, \$100,000
15 in Arlington County in November 1978. This was money that
16 was already in the County's hands and we wrote to the
17 Arlington County Board Chairman and requested our first
18 allocation. Our reason of course, was because we recognized
19 that Arlington has a serious housing need that had CD funds
20 available, and WHDC had experience and felt that we could
21 be helpful in helping the county to meet its housing assistance
22 plan.

23 CHAIRPERSON CHARITY: Could you tell us what
24 problems you faced in this application?

25 MS. PETERS: That was a very interesting process

1 and we feel that we have contributed landmark legal decision
2 and ruling in the state of Virginia. The County Board
3 approved our request on December 2, 1978. It was not until
4 October 19, 1979 that we finally signed a contract with
5 Arlington County and implemented the use of the spending
6 that \$100,000 that we had been granted. This was because
7 there was a question of whether or not the WHDC could receive
8 community development block grant funds without violating the
9 Virginia constitution. We waited -- the Arlington County
10 attorney sent a memorandum to the Attorney General on February
11 27, 1979, laying an excellent reason why we were eligible to
12 receive this money and not violate the Virginia constitution.
13 Then on 7-30-79, the Attorney General issued a ruling agreeing
14 with the Arlington County attorney. And then it took us a
15 couple of months to negotiate the terms of the contract. We
16 have at least during that period of time, cleared the way for
17 other church sponsored non-profits to receive CD money through-
18 out the state of Virginia.

19 CHAIRPERSON CHARITY: Could you tell me how much
20 money you have gotten from Arlington?

21 MS. PETERS: Yes, a total of \$250,000. Now that is
22 year 4 and year 5 money.

23 CHAIRPERSON CHARITY: What has this money been used
24 for and could you tell me how each project -- how it is applied
25 to each project or activity?

1 MS. PETERS: Well, our contract was signed by
2 October 19, 1979 and that was five -- six months ago. During
3 that time we have diligently been working through the guidelines
4 for developing the CD program in Arlington and that takes
5 considerable time.

6 We have hired a housing specialist to help implement
7 the whole CD program in Arlington. We have to date, examined
8 six properties in Arlington. One we are negotiating a contract
9 with the seller and hoping each day that we will be able to
10 be successful in that effort.

11 We have spent, as of April, just over \$10,000
12 in administrative money, so to directly answer your question,
13 on how the money has been spent so far, it has been spent
14 almost entirely for administration. However, we have spent
15 some development money for an assessment of the property.

16 CHAIRPERSON CHARITY: I realize that you haven't
17 had that much time because of the contract signing time, but
18 could you tell me what you have achieved as far as low- and
19 moderate-income people in Arlington, with the emphasis on
20 minorities, women, heads of household, minorities, etc.

21 MS. PETERS: Well, to answer your question bluntly,
22 we haven't really achieved anything in helping low- and
23 moderate-income people in Arlington, except that, we have
24 begun the tedious process of trying to deliver the services
25 to the people who need it. I can offer some frustrations that

1 we feel could help us to get the delivery of services to the
2 people faster. Frequently when you are working through
3 federal guidelines and regulations, you feel that perhaps you
4 have more roadblocks to overcome than you possibly can. We
5 would like in negotiating just on this first building that we
6 would like to buy. We wish desperately that we could find
7 some way to shorten the whole process so that we could compete
8 more realistically with conventional developers in the field.

9 We are talking now with a bank, for instance, in
10 trying to develop some method for interim financing so that
11 we could purchase a building and put the money on the table
12 and give it to the seller and say -- and he could be done with
13 it. And then we could have the time that is needed in order
14 to get the federal mortgage insurance in place in Section 8
15 and rent assistance in place.

16 As it is without having financing we have to convince
17 the seller to agree to a price today for a building which he
18 is not going to get for another year and a half. Because we
19 feel we need at least a year and a half in our contract -- an
20 option of that length before we finally go to settlement.
21 That would give us, that is the time that is required to get
22 the financing that is required under Section 8 in place.

23 So in order to streamline the process and the delivery
24 of the services to the people who need it, this interim
25 financing mechanism is something that is very much in need.

1 CHAIRPERSON CHARITY: We'll go to the other side of
2 the room with Ms. Linderman.

3 What are the long term and short term objectives
4 to be achieved in each of the following target areas? And
5 I'll go through them and then you can answer.

6 Ballston

7 MS. LINDERMAN: I'd like to refer you to our year
8 5 CD application which goes through a description of the
9 neighborhood, a discussion of its needs and outlines. A long
10 list of objectives for each of the neighborhoods.

11 I can briefly try to summarize them but as we go
12 to each neighborhood, it might take awhile. The Ballston
13 neighborhood -- the major objective there was to preserve
14 the existing housing in the neighborhood has until the town-
15 house development, proved the -- public improvements, speci-
16 fically the streets, lighting, landscaping and trees, and
17 improve the condition of the existing single family housing
18 and a few number of apartment buildings.

19 CHAIRPERSON CHARITY: Thank you. That's -- if you
20 will try to confine your description of the other target areas
21 as briefly, it will be helpful.

22 MS. LINDERMAN: Okay.

23 CHAIRPERSON CHARITY: Colonial Terrace?

24 MS. LINDERMAN: That's an area of almost about 95%
25 are renter occupied in most of the apartments. Their main

1 need -- Mr. Dreher discussed yesterday.

2 They have several times successfully through the
3 county limited the redevelopment of the whole neighborhood
4 and the county had made a commitment to preserve it as
5 middle density apartment development. The major needs
6 identified by the neighborhood were the need for street
7 improvements and park and recreation improvements. That was
8 their major need. They were looking for some infield develop-
9 ment although there is very very little land in the neighbor-
10 hood.

11 It is scattered ownership of small apartment buildings
12 so as I said, there were two major needs for street improve-
13 ments and park improvements.

14 CHAIRPERSON CHARITY: Nauk?

15 MS. LINDERMAN: Nauk is our major target area and
16 our largest one with the largest and wide-ranging needs.

17 They are an older minority community which had
18 severe housing needs for housing rehabilitation on the existing
19 housing stock. Street improvements -- it is a very hilly area
20 that had drainage and other problems -- no sidewalks, curbs,
21 and gutters. It is a major need. We have upgraded the park
22 improvements in the area. They have several recreation and
23 park facilities that were existent in the neighborhood, we
24 have done some upgrading of those facilities. It has a small
25 commercial area in the center of the neighborhood which is

1 very deteriorated. We are working in that area in terms of
2 next year starting a commercial rehab program. Also working
3 with the businessmen on landscaping and beautification and
4 improved lighting.

5 There is some need for basically sprucing up and
6 beautification of the neighborhood. There also are employment
7 problems so we are trying to start a job training program
8 that will be geared to Nauk residents. The County has a
9 number of job training programs through the CETA program, but
10 this will -- the CD funds will be able to assure a set number
11 of slots in a job training program just for Nauk residents.

12 It is kind of a quick summary of a major neighbor-
13 hood that has major needs.

14 CHAIRPERSON CHARITY: Is this neighborhood primarily
15 minority?

16 MS. LINDERMAN: Yes it is.

17 CHAIRPERSON CHARITY: And what about Ft. Myer?

18 MS. LINDERMAN: Ft. Myer Heights is not yet a
19 target neighborhood. The County Board designated it for study
20 purposes. Our objective in the Ft. Myer Heights neighborhood
21 which is almost totally garden apartments and lower cost
22 apartments, is to preserve, to provide, -- to recognize --
23 I should backup -- see if we could devise a mechanism to
24 preserve the existing low- and moderate-income housing before
25 we went in with a full-scale target neighborhood program.

1 Ft. Myer Heights is located between two Metro
2 stations, between Roselyn and Courthouse and while it is need
3 of park improvements, recreation improvements and street
4 improvements, as well as housing rehab, we were concerned
5 that if we went in with the CD funds that the long term
6 beneficiaries would not be low- and moderate-income, that the
7 private market would overtake us. So that we are working with
8 the various major property owners in the area to see whether
9 we can work up some kind of mechanism either through the
10 Section 8 moderate rehab program or Section 8 substantial
11 rehab or selling to tenants organizations for a tenant co-op
12 that is partially Section 8 that would assure that some of
13 the units would remain for low- and moderate-income persons
14 and when we have got to that point, then we would go in with
15 public improvements that would benefit those residents. I
16 should mention that Arlington Housing Corporation's first
17 Section 8 development is located in this neighborhood and
18 we had wanted to tie together both that development and
19 preservation of some of the other housing in the target
20 neighborhood program. Don't know whether we will be successful
21 though, but we are trying.

22 CHAIRPERSON CHARITY: Approximately what percentage
23 minority is Ft. Myer Heights?

24 MS. LINDERMAN: The only data that I have is the
25 1970 Census, which is vastly outdated. I can give you --

1 CHAIRPERSON CHARITY: Just an approximate answer.

2 MS. LINDERMAN: It was 6% of black and Spanish and
3 that is all we were able to get from this census. My feeling
4 now in Ft. Myer Heights is, as with any of our other apart-
5 ments, is that they are not one particular minority group
6 but there are a lot of various nationalities. The County
7 has every nationalty that you can think of in the moderate
8 cost apartments -- it has been a housing supply for them so
9 that when you go into a neighborhood like Ft. Myer Heights or
10 Colonial Terrace, you will find everything from Spanish to
11 Vietnamese, to Indian to Pakistani to middle eastern and it
12 provides a real diversity for the neighborhood.

13 CHAIRPERSON CHARITY: What actions have been taken
14 by the county to require affirmative action plans by contractors,
15 sub-contractors and developers in Arlington who use or benefit
16 from CD funds?

17 MS. LINDERMAN: We comply with the federal regs that
18 say a certain -- if it is a large enough contract that we
19 provide the requirements for affirmative action plan for
20 construction projects in terms of employment.

21 CHAIRPERSON CHARITY: Have you been successful in
22 this?

23 MS. LINDERMAN: Since we are new in the entitlement
24 program we haven't started much construction. We just right
25 now are starting our first major construction project so that

1 I can't give you a report on how successful we have been. We
2 have been spending the last year and a half in our start-up of
3 hiring staff and doing all the environmental reviews and all
4 those federal red tape things that our non-profits hate so
5 much, that we hate too. So we are just now getting into
6 construction of our street improvements and park improvements.

7 CHAIRPERSON CHARITY: Has CD money been used to
8 grant planning contracts?

9 MS. LINDERMAN: They are in very limited ways --
10 you mean outside contracts as opposed to planning within the
11 staff?

12 CHAIRPERSON CHARITY: Yes.

13 MS. LINDERMAN: We have done very limited outside
14 planning contracts. One was done out of an earlier discretion-
15 ary grant looking at the facility needs for two programs that
16 provide day services for the mentally retarded. One is
17 sheltered workshop and one adult activity center. And the
18 study was done by a consultant to look at their facility needs.
19 They had outgrown their existing facility. I'm trying to
20 think.

21 CHAIRPERSON CHARITY: I take it then that you have
22 used CD money for inhouse planning?

23 MS. LINDERMAN: Yes, we have used-kind of bought
24 planning services from the rest of the planning division in
25 the county as well as, special planning efforts done by the CD

1 staff for the target neighborhoods as well as housing planning
2 effort in the development of our houses coming up in our
3 programs.

4 I should mention one other planning study -- it is
5 kind of a high road between inside and outside. We
6 that we are funding for a year, a study of the handicap needs.
7 It is not being done by a consultant, it is being done by
8 a temporary employee. We have had hired a planner -- a full
9 time planner for a year as well as some part-time people to
10 assist on that study of the handicap needs.

11 CHAIRPERSON CHARITY: I am glad you mentioned that
12 because it leads into my next question. How many minorities,
13 women, handicapped or elderly persons have been among the
14 recipients of planning contracts using CD funds?

15 MS. LINDERMAN: The two studies that I mentioned --
16 one, the facility needs of the mentally handicapped was not a
17 minority firm. The one that is being done by the temporary
18 employees -- a women is -- the major planner for that and part
19 of the part-time assistants -- the different components of
20 it, one is a physically handicapped person.

21 CHAIRPERSON CHARITY: What is the nature and subject
22 of these contracts?

23 I think you have pretty well capsulized that but if
24 you have got anything to add to it.

25 MS. LINDERMAN: No. I should say the handicapped

1 study -- we have received a number of proposals for meeting
2 the needs of the handicapped that didn't know what the
3 priorities were in terms of the major needs. So that the
4 board set aside some money for the study and implementation
5 of the study results. The study -- our hope is that at the
6 time the study is completed, we will have something like a
7 5 year plan for meeting the needs of the physically handicapped
8 in various priority areas, such as transportation, housing
9 and other services. And this will be adopted by the board
10 and will identify various funding sources, whether it be CD
11 or general county funds.

12 CHAIRPERSON CHARITY: I take it then that this plan-
13 ning study covers all the geographical locations you have in
14 the target areas?

15 MS. LINDERMAN: The handicapped study would be
16 county wide for the needs of the handicapped county wide.

17 The inhouse planning studies for housing are county
18 wide.

19 I have a planner for each of the target neighborhoods
20 that works with the community in doing the plan for each of
21 the target neighborhoods as well as some special planning
22 efforts in the Nauk community and working with the businessmen
23 in the neighborhood commercial area.

24 I should mention we have also granted some money
25 but it hasn't been used yet.

1 Yesterday Mr. McGregor mentioned the Dunbar Homes
2 which is an older cooperative in the Nauk community. It is
3 now about, I would say, about 35 years old, and in need of
4 major rehabilitation. The county board approved about \$13,000
5 funds for a planning study for the Dunbar Homes. However,
6 there has been a turnover in the board of directors at the co-op
7 and they have not yet opted to use that money for the planning
8 study.

9 CHAIRPERSON CHARITY: Is this the only outside
10 money that you have gotten?

11 MS.LINDERMAN: That and the study for the facility
12 needs for the day programs for the mentally handicapped.

13 CHAIRPERSON CHARITY: Have CD funds been used to
14 explore alternative ways of using community development funds
15 and if you have, -can you cite the neighborhoods?

16 MS. LINDERMAN: Well, in terms of housing I think
17 we have supported the -- why its mostly general revenue for
18 in-housing services staff, there has been some city funds
19 for that staff and they have been working both with the
20 Arlington Housing Corporation and Wesley and within staff to
21 develope various housing programs to respond to ways of using
22 CD funds. We have also, as I mentioned in working with the
23 non-commercial areas, the businessmen in that area, to devise
24 ways of improving their commercial area. As a result of that
25 work last year included in our FY 81 CD programs, a commercial

1 rehab loan and grant program for the commercial area, which is
2 one of their -- they have identified as the greatest needs.
3 We are continuing to provide an overall implementation plan
4 for the sprucing up of the commercial area and that will be
5 done with public improvements in addition to the commercial
6 rehab loan and grants.

7 CHAIRPERSON CHARITY: What studies have been sited
8 by the county in order to identify the housing assistance
9 needs of the minorities, females, heads of households, the
10 elderly and the handicapped?

11 And I stress county.

12 MS. LINDERMAN: Again, the studies -- the county
13 support of the housing services office, I would say, in terms
14 of their identifications in the whole -- development of the
15 houses and other documents for guiding public discussion on
16 the housing needs of those groups, would, I guess be considered
17 as part of that. Again, the handicapped study and the needs
18 of the physically handicapped; I'm not aware there is a
19 commission on aging and a senior citizens coordinator, and I
20 am not aware of all of the work that they have been doing. I
21 don't know, maybe Ms. Nnoka knows about what has been done in
22 terms of the needs of the elderly, for various task forces
23 of county staff and community workers on the needs of the
24 elderly.

25 CHAIRPERSON CHARITY: Are CD funds available for the

1 provision of services in neighborhoods or target areas.

2 MS. LINDERMAN: Under the city program public
3 services are only eligible in target neighborhoods as part
4 of a comprehensive program.

5 Currently we are using -- the only public services
6 that we are engaged in as housing counseling services for the
7 three target neighborhoods as part of our concentrated code
8 enforcement program. We have a two person team and an
9 inspector, and a housing counselor that goes door to door,
10 assisting people with their housing needs in the target
11 neighborhoods.

12 We also provided a special housing council grant
13 to the Valley Heights condominium, a low- and moderate-income
14 condominium in the Nauk community who were having problems
15 managing the condominium. We provided the grant for special
16 housing counseling services for individuals that were default-
17 ing on their condo fees as well as training and condominium
18 ownership for these residents and for the board of directors.

19 CHAIRPERSON CHARITY: How effective has that service
20 been?

21 MS. LINDERMAN: That, I think has been very effective.
22 The contract has just been completed with a certified housing
23 counseling firm and they have turned the condominium -- The
24 board of directors are now operating effectively and people are
25 paying their condo fees and we hope to keep that as a viable

1 project. I should say we have kind of combined the various
2 things like Arlington Housing Corporation has also provided
3 them with some rehab money. We had needs -- were needed when
4 it was converted to a condo there was ~~several~~ problems in the
5 project so with our housing counseling money and with some CD
6 funds through the Arlington Housing Corporation and some rehab
7 needs, we have helped that condo which is right in the center
8 of the Nauk community.

9 CHAIRPERSON CHARITY: So you have really kind of
10 anticipated the next question, which was: What steps have been
11 taken to fund or assist relocation of any individuals or
12 families displaced by CD projects or displaced by other public
13 action or private action?

14 MS. LINDERMAN: The only displacement that we have
15 so far in the CD program is we take CD funds to the alcoholic
16 rehab group, a non-profit citizen organization that has a
17 program for alcoholics, to acquire an apartment building that
18 would be used as a half-way facility. Unfortunately, it had
19 14 families in it and we relocated the 14 families. That is
20 the only direct displacement so far. The Arlington Housing
21 Corporation, as we mentioned, is going to be building 14 town-
22 houses. There are two housing units on the site right now
23 and those two households will be displaced but they have not
24 as yet been displaced.

25 CHAIRPERSON CHARITY: Please identify the number of

1 minority households displaced and --

2 MS. LINDERMAN: Out of the 16 households, two were
3 black and one was Spanish, and the rest were white.

4 CHAIRPERSON CHARITY: Alright, do you have the
5 number of permanently relocated persons?

6 MS. LINDERMAN: That is it.

7 CHAIRPERSON CHARITY: That is it?

8 MS. LINDERMAN: Yes.

9 CHAIRPERSON CHARITY: What is the neighborhood's
10 strategy area?

11 MS. LINDERMAN: That is HUD's term for what we
12 call a target neighborhood because that's kind of a long term.
13 Neighborhood strategy area is an area identified by a local
14 jurisdiction for a comprehensive coordinated program to
15 provide long term revitalization and improvements to the
16 neighborhood; rather than scattering the improvements
17 throughout the jurisdiction. HUD encourages local juris-
18 dictions to designate such areas as to -- to develop a
19 comprehensive plan for the area that will improve that neigh-
20 borhood; over about a time period of about 7 to 9 years.
21 Through that I should say we developed a 3 year plan which
22 covers the three year funding cycle for our CD grant with
23 the community and lays out a plan for CD funds and other funds
24 that will be used to revitalize the neighborhood.

25 CHAIRPERSON CHARITY: What census tracts are located

1 within the neighborhood strategy area of Arlington.

2 MS. LINDERMAN: Census tracks 14, 16 and 31.

3 CHAIRPERSON CHARITY: 14, 16 and 31.

4 MS. LINDERMAN: Yes.

5 CHAIRPERSON CHARITY: Now in Arlington are there
6 low-and moderate-income census tracks which are also minority
7 census tracks?

8 MS. LINDERMAN: 31, which I mentioned, which is
9 Nauk -- that is a target area. Census track 8 which is High-
10 view, which is not a target neighborhood, but which has the
11 same CD funds and the Arlington View Neighborhood -- census
12 track 33, which is not a target neighborhood has -- I should say
13 that Highview and Central Arlington have received one time
14 public improvement grants for activities and housing rehabili-
15 tation funds through the CD funded Arlington Housing Corpora-
16 tion Home Improvement Program, as well as one of the 77 unit
17 building that Arlington Housing Corporation has acquired for
18 rehabilitation and preservation is the Arlington View Neighbor-
19 hood.

20 CHAIRPERSON CHARITY: Would you tell us what actions
21 have been taken by the county to provide special services for
22 example, escort services to brokers offices, in non-traditional
23 neighborhoods. Weatherization assistance, establishment of
24 crisis shelters and like services?

25 MS. LINDERMAN: I don't think the county has done too

1 much in terms of escort services. I have been told that the
2 Spanish speaking committee which is supported by county funds,
3 local funds, provides some assistance to the Spanish community
4 in terms of located housing. Through a CETA grant the county
5 also funded a CETA worker at the Clairmont Apartments which
6 is being converted to condominiums, and we have 500 units,
7 500 families being displaced by private condo conversions.

8 A CETA worker did work with those families to assist
9 them in being relocated, finding other housing. Also, which
10 was mentioned yesterday, the county has an apartment booklet
11 which lists all the apartments in the county and provides
12 information about rents and amenities or whatever. So that we
13 can provide information to anybody that is looking for housing
14 -- that they look county wide. We have provided -- well it
15 wasn't developed as a tool necessarily, just for minorities
16 and is used by the whole community as a former fairhousing
17 person, I feel that that is an excellent tool; for showing
18 people that you know, they don't realize that there may be
19 housing within their price range out of their neighborhood and
20 by using this booklet they can see that housing exists through
21 a large proportion, I should say of the county. County's
22 garden apartments which were developed right after World War II
23 are throughout the county and they are, what's left of them, as
24 we lose them day-by-day. But they do provide moderate cost
25 housing. And I think that booklet, as I said, is to show

1 people that they can look elsewhere and that they can find
2 housing within their price range. So I think that that has
3 been a very valuable tool.

4 CHAIRPERSON CHARITY: Has

5 MS. LINDERMAN: I should say that it is distributed
6 free of charge by the county and is being printed up in
7 thousands of copies.

8 CHAIRPERSON CHARITY: That is a very good service,
9 but I would to really like to --

10 MS. LINDERMAN: I should mention, you mentioned
11 weatherization and emergency.

12 The Arlington community action program has a DOE
13 grant for weatherization program. We have also given them
14 CD grant to enlarge that program, they receive \$50,000 a year
15 to provide weatherization to low-and moderate-income owners
16 and renters. It also has somewhat of a job-training component
17 to it because rather than contracting out with private con-
18 tractors they do the actual work themselves. So that under
19 the DOE program they have a CETA position and the CD grant
20 provides a permanent position to move the trained workers into
21 Energy workers that are trained in - installing insulation,
22 they blow in insulation, they do - install storm windows,
23 caulking, and other weatherization improvements. In terms
24 of emergency housing, as Ms. Nnoka mentioned, we provided
25 two separate grants. One a \$15,000 grant to the ACTS, which

1 Arlington Community Temporary Shelter, for the rehab of the
2 church-owned house for initial facilities that program was
3 started. We rehabbed that and also we used some CETA workers
4 with the county's job training program and combined the two
5 programs. We also have provided a \$100,000 to ACTS, which
6 they have not yet used to acquire a permanent facility for a
7 temporary shelter.

8 CHAIRPERSON CHARITY: We know that many low- and
9 moderate-income persons are hesitant about going in to non-
10 traditional neighborhoods. Have you provided any escort
11 service or any volunteer service any way to meet this need?

12 MS. LINDERMAN: Not directly. The only one that the
13 county has been involved in is with the support of the Spanish
14 speaking committee which has workers that help the Spanish
15 community do that. And as I said, just very specialized with
16 our CETA worker in the Clairmont Community.

17 CHAIRPERSON CHARITY: Fair-housing groups are
18 becoming increasingly important and we wonder if steps have
19 been taken by the county in providing funding or other assist-
20 ance in Arlington?

21 MS. LINDERMAN: I would say no there have been no --
22 other than the fair-housing board, which is a county enforce-
23 ment agency. There are no other fair-housing groups in the
24 county and it has not directly supported them. There is a
25 community housing resources board that was set up as a result

1 of HUD's affirmative action agreement signed with the Northern
2 Virginia Board of Realtors. That board which includes both
3 staff and citizens, is providing kind of providing in-kind
4 services by the county.

5 CHAIRPERSON CHARITY: What actions have been taken
6 by the county to fund or otherwise assist human relations or
7 Civil Rights groups in an effort to affirmatively further the
8 county's mandates concerning housing opportunities?

9 MS. LINDERMAN: Our fair-housing board and staff has
10 been working as I mentioned earlier, with the community
11 housing resources board and with the Northern Virginia Board
12 of Realtors on the implementation of the affirmative action
13 plan. Previous to that, the staff has worked very actively
14 through - to the Metropolitan Area of Washington's Council of
15 Government. Which has had a rather active program. We had
16 developed through the COG, a guide, fair-housing affirmative
17 action plan, which was developed to show the real estate
18 industry or lay out for the real estate industry, what they
19 could do in terms of affirmative action, in terms of their
20 practices. It was to address both, house buying, the single
21 family real estate market, as well as the apartment market.
22 And the booklet was published and distributed throughout the
23 real estate industry. We worked several years on that with
24 the area and fair-housing staffs. Also through a Ford Founda-
25 tion Grant to the Council of Governments, we developed a

1 minorities and real estate program. Which was an effort to
2 get more minorities into the suburban real estate -- salesman
3 and broker field. As a way of promoting fair-housing in the
4 suburban area of Washington.

5 That has been a very successful program. There are
6 a number of people who has been provided grants to assist them
7 in becoming and studying and getting their real estate licenses.
8 And we have a great cooperation by the real estate community
9 in the whole training process and the selection of the people
10 that were to participate in that program.

11 Also through the Council of Governments, we developed
12 with the assistance of the Washington Post Staff a booklet that
13 showed how advertisers, real estate advertisers, for instance
14 as you see in the Saturday Post and the display ad, could use
15 minority models. If you look at those ads, there are no
16 minority models in any of those display ads. And it was an
17 effort to show and educate the real estate community on how
18 to do integrated models and display ads. And the Council of
19 Governments is trying to distribute that brochure widely.

20 Those are some of the efforts that we have done in
21 terms of affirmative action.

22 CHAIRPERSON CHARITY: Alright, Ms. Dunn has a
23 question that she would like to ask you.

24 MS. DUNN: Also, one of their -- Mr. Smith, I wonder
25 if you could make available to the committee the statistics

1 that you so diligently prepared.

2 MR. SMITH: I'll send them. These are pretty rough.

3 MS. DUNN: That will be fine. Thank you. Okay.

4 Ms. Linderman, with unanimity the panelists this
5 morning and referred to various difficulties and the complexi-
6 ties that exist in applying for CD funds and were using the
7 money once it was received, and I think yesterday and today,
8 you have also alluded some of the problems that you face in
9 administering the statute. I wonder if you have any views as
10 to statutory and regulatory changes that could be implemented
11 to facilitate your efforts to provide and meet the housing
12 needs and community development needs in Arlington? This
13 committee will make recommendations to the Commission on Civil
14 Right and the Commission of Civil Rights will then advise
15 the President and the Congress in this regard. It will be
16 helpful to have an administrator's view as to what could be
17 done.

18 MS. LINDERMAN: That's, that's a big question.

19 In some ways the CD program has been very good in
20 that it is a block grant program and has provided us with a
21 lot of flexibility and enable us to respond to Arlington's
22 particular situation. I think that some of the frustrations
23 that we had, very, very great frustrations when we first started
24 out had been relieved somewhat very recently by some regulatory
25 changes. For instance, when Arlington Housing Corporation

1 and the County were looking for a housing site, we had no --
2 we had to go -- I should back up. There are so many objectives
3 -- federal objectives that are laid on top of the CD program
4 and they are all very good objectives but when you put them
5 on top of each other, they make it very difficult. I'll give
6 you an example. Environmental protection. There are some
7 very valid reasons for why you want to protect the environment
8 in our community and so there is a whole requirement for
9 looking at the environmental impacts of projects. But when
10 you try and develop housing and compete in the private market
11 to acquire property in a housing market like Arlington, to
12 hold off buying something until you do a full environmental
13 review you lose the property and so AHC and we were getting
14 very frustrated in going through an environmental review and
15 advertising our finding, and waiting fifteen days and request-
16 ing release of funds. And waiting another fifteen days.

17 As you can see, it took us 45 to 60 days to go
18 through that process.

19 By then the property was gone. And also, citizen
20 opposition would increase against the subsidized housing and
21 they would use the environmental laws as a way of stopping
22 the process.

23 That was very frustrating. HUD has not allowed us
24 to use CD funds for options so that we can get action on a
25 piece of property and then meet some of these requirements.

1 They have also loosened some of the environmental
2 regulations so that things like acquisition and rehab, where
3 you are not changing any major thing about the environment,
4 is now exempt. So they have helped a little.

5 Some of the things are not so much a CD problems,
6 but as Virginia and Lou Ann mentioned, it is the whole lump
7 process for Section 8 and federal financing.

8 As Virginia mention, it takes you eighteen months --
9 you know, how can you ask anybody to wait. And we need a
10 whole lot of money to be able to buy a piece of property --

11 (Proceed to next page with no loss of content.)

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1 more money than the CD or other Government funds can be used
2 when you are talking a million dollar project.

3 Some of the other requirements that make it difficult
4 just are good objectives, as I said -- things like labor
5 standards, contracting requirements to assure that public
6 money is used in a good way, just make it a little more
7 difficult and you don't have the flexibility.

8 I think Lou Ann's comment about HUD doesn't allow
9 you to use the CD funds for new construction because they
10 feel there are other housing programs for new construction
11 and therefore they don't want to compete with it. Well,
12 unfortunately, those new construction programs don't work in
13 Arlington because of housing and the price of land. 235
14 limits don't work in Arlington. So that those aren't really
15 avenues for us and our CD funds are often the avenue for
16 things like down payment assistance. So that's where some
17 of the difficulties are.

18 I think that we try to make the application processes
19 as easy as we can. Some of the regulations are kind of vague
20 and one of the things I'd like to urge on HUD is that I find
21 they are over worked, under trained, under staffed and really
22 what we need is technical assistance and you know, they say,
23 why haven't you done this, but they really haven't given us
24 the tools and the assistance to do it. So many of the housing
25 programs don't respond, for instance, as we heard yesterday,

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1 to cooperatives, you know, as Mr. Leshner mentioned. These
2 tenants don't have very long in order to put together a whole
3 project. Because the owner of the property will sell it to
4 a developer. Why should they wait. But before HUD can take
5 all the time to do their appraisals and their evaluations and
6 their underwriting, it takes forever and it's impossible to
7 respond. We have the tomorrow which would have been a
8 beautiful project for subsidized housing, over-looking the
9 Potomac and two blocks from the Metro Station and we lost it
10 because we didn't put it together in six months time. And
11 HUD -- just one barrier after another. So it's really the
12 categorical housing programs that have provided, I think,
13 the greatest barriers. Perhaps Lou Ann and Virginia would
14 like to add more to that since they are on the firing line
15 in the nitty-gritty and not only have to deal with me -- deal
16 with HUD but they have to deal with me I guess. But we try
17 to make as much as we can to, the program as flexible as we
18 can and I think it has provided some flexibility.

19 I should say the HUD staff in some ways is trying
20 to turn their eyes and say do it, and we won't worry about
21 its eligibility. Its probably not eligible but that's the
22 only way we are going to get housing and so just don't tell
23 us about it, do it anyway. So any time we can do that we try
24 and make the program work for our particular situation.

25 CHAIRPERSON CHARITY: Thank you.

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1 MS. FREDERICK: I just realized that I'm on tape,
2 maybe I shouldn't say that.

3 CHAIRPERSON CHARITY: Thank you. We would welcome
4 the views of the other panelists as to any recommendations --
5 the best vehicle would be in writing in line of the limi-
6 tations.

7 CHAIRPERSON CHARITY: I would just like to say that
8 we are running considerably behind time so that if you have
9 a comment to make, would you make it quite briefly because
10 we will need to welcome to our next panel Ms. Davis and
11 Ms. Mallory. And of course, Ms. Linderman will stay on,
12 so would you respond if you care to.

13 MS. FREDERICK: I think that I can provide some
14 written comments and not take any more of your time. Although
15 I do want to say that our frustrations -- we have been
16 frustrated with the processing, but I want to make it very
17 clear that -- particularly Joan has tried to make this
18 process -- to facilitate the process as best we can and
19 I think that part of her frustration is that the entitlement
20 program in Arlington County began more recently than it has
21 in other places and setting up a new program definitely has
22 some growing pains associated with it. We are hoping that
23 now that we are over some of those there will be some more
24 in the future.

25 CHAIRPERSON CHARITY: May I say now that if either

36 1 of you care to submit any written comments, we would certainly
2 welcome those comments. And at this point, I think we need
3 to move quickly into the next panel.

4 I am asking Mrs. Davis and Ms. Mallory to come join
5 us.

6 MS. BAXT: Metro is proving to be a mixed blessing
7 in Arlington, as a daily rider I love it. But I know what
8 it's doing to housing values in the Metro Area, the station
9 area -- is there any provision in the county that you know
10 of to use some of the increased tax revenues for low- and
11 moderate-income housing?

12 MS. LINDERMAN: We would have to get state enabling
13 legislation to specifically earmark and put into a separate
14 fund a revenue that came off of the increased taxes. But
15 there is nothing to prevent the county from -- just because
16 it gets more tax money -- then to put more money into housing
17 and that the community as a result of a housing forum several
18 weeks ago, and efforts of the housing advisory committee and
19 proposals by the Arlington Housing Corporation in terms of
20 putting more local dollars into housing, is certainly some-
21 thing that is being talked about.

22 I should say, as you are well aware, that the
23 competing -- the increased housing prices are also hitting the
24 elderly and other people who are on fixed income in the houses
25 and the county has responded by trying to reduce the tax rate

1 as inflation has upped the assessment prices of houses.

2 As well as have its rent tax relief program assist
3 that. But certainly there is a housing crisis and a need
4 for more money in housing so that the whole issue is a matter
5 of public discussion right now in the community.

6 MS. BAXT: I was also impressed with the reference
7 to the commercial -- the help that you are getting from some
8 commercial businesses -- establishments in the area. It would
9 seem to me that that is an area that should be pursued further,
10 because they certainly are benefiting from Metro and it would
11 seem to me that there might be an additional source.

12 CHAIRPERSON CHARITY: I would like to say, unfortun-
13 ately Ms. Davis is ill and will not be with us today.

14 Ms. Mallory, I would like for you to forgive me for
15 sort of butchering your name at the beginning, but please note
16 that we welcome you here today. And panel 7 the questioning
17 will be held and handled by Dr. Calvin Miller and Rev. Harris.

18 CALVIN MILLER: Ms. Mallory, would you mind intro-
19 ducing yourself and telling us where you live and telling us
20 something about what you are doing.

21 MS. MALLORY: Yes, I'm glad to have this opportunity
22 because it is only this morning that I saw the questions that
23 I am to be asked and I realize that you are operating under
24 some mis-apprehensions as to what my responsibilities are.

25 I am Bernice Mallory. I live in Arlington County

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1 and I am President of the Board of Directors of Culpepper
2 Garden. And Culpepper Garden is a non-profit corporation
3 which built, owns and operates Culpepper Garden. It was
4 built with 236 funds and has 210 rental apartments. The
5 project was sponsored by the Unitarian Church of Arlington,
6 Virginia. I have been on the board for a number of years
7 and am now serving as president.

8 CALVIN MILLER: I thank you very much.

9 Would you care to tell us what is the proportion
10 of minorities? And single women, heads of household and
11 Spanish speaking people that constitute this Culpepper
12 Garden?

13 MS. MALLORY: The residences -- I can give you --
14 this is a report as of June 30, 1979 -- the last report that
15 is available.

16 We have male residents, 28 singles, 8 married and
17 then two male employees who live there. Female residents,
18 175 singles and 8 married.

19 Handicapped persons under 62 -- 6 males and 4 females.
20 Our minorities -- black residents 1, and black employees 1.

21 CALVIN MILLER: Now you have one black employee and
22 one black resident.

23 Is that synonymous to -- one black who lives in this
24 apartment is also employed by the apartment.

25 MS. MALLORY: Pardon.

CALVIN MILLER: The one black who is a resident

1 of this complex, is also an employee?

2 MS. MALLORY: No, no, no.

3 CALVIN MILLER: Alright.

4 MS. MALLORY: I think that now we have two black
5 employees. This was at the end of 79.

6 CALVIN MILLER: Right.

7 This question here says would you please describe
8 what special housing is available for elderly persons in
9 Arlington who have reached retirement age?

10 MS. MALLORY: Well, this is asking me a question
11 that I am not sure that I can cover adequately.

12 There are three apartments for the elderly in
13 Arlington. Culpepper Gardens which has 210 apartments,
14 Woodland Hills, has 235 apartments, and Claridge House has
15 300.

16 Culpeper Garden was built with 236 funds.

17 Woodland Hill and Claridge House I believe, were
18 both built with Section 8.

19 Am I right?

20 CALVIN MILLER: Do you have a feeling that there
21 is sufficient housing available for the elderly of this
22 category in Arlington.

23 MS. MALLORY: Well, if we go by the waiting list
24 that we have at Culpepper Garden and I know is also true of
25 other places, there is not sufficient housing for the elderly

1 in Arlington County.

2 We have about -- usually around 60 people or more
3 on our waiting list. And we are having to tell people now
4 that we have a year and one-half waiting time as far as
5 getting into the apartment.

6 CALVIN MILLER: Would you have any idea of the
7 characteristics of the residents in these other apartments
8 for the elderly -- Woodland Hill and what is it, Charity?

9 MS. MALLORY: I didn't understand your question.

10 CALVIN MILLER: Would you have any idea of the
11 characteristics of the residents in these other two complexes
12 Woodland Hills and Charity in the same fashion as you gave
13 us.

14 MS. MALLORY: Claridge House. Yes.

15 CALVIN MILLER: Claridge House.

16 MS. MALLORY: I do not know, I do not know but
17 both of them were built under Section 8 funds and for that
18 reason they serve low-income people as we do.

19 I don't know the number of minorities or the number
20 of handicapped in either one of those.

21 I do not have that information.

22 CALVIN MILLER: Would I be correct in describing
23 Culpepper Gardens as being predominantly non-minority elderly
24 even though it is low income.

25 MS. MALLORY: It is -- yes it is non-minority.

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1 CALVIN MILLER: What I am trying to find is that
2 a comparable minority -- predominantly minority home for the
3 elderly in Arlington.

4 MS. MALLORY: Is there?

5 CALVIN MILLER: Yes

6 MS. MALLORY: Not that I know of.

7 CALVIN MILLER: OK, fine.

8 To what extent have these facilities for the
9 elderly been aided by federal money?

10 Have you received any CDBG funds?

11 MS. MALLORY: We have not received any Community
12 Development Block Grant Funds at Culpepper Gardens.

13 CALVIN MILLER: Alright, have you applied for any?

14 MS. MALLORY: No, we have not applied.

15 CALVIN MILLER: Fine

16 MS. MALLORY: We are five years old. We are a
17 non-profit corporation and we are trying hard to make a go
18 of the project, which is very difficult.

19 CALVIN MILLER: Alright

20 MS. MALLORY: In today's world.

21 CALVIN MILLER: Do you foresee any possibility that
22 you might submit a proposal to the County for obtaining CDBG
23 funds in the future?

24 MS. MALLORY: Not at the present time.

25 CALVIN MILLER: Why do you seem to stay away from

1 these funds?

2 MS. MALLORY: Well, I think that we were built
3 with 236 funds. We have been able to make the project viable
4 without funds. We have help for federal grant assistance and
5 we get county funds to help residents and so we have not had
6 any reason to do it.

7 CALVIN MILLER: Well, would you say then that your
8 operation at Culpepper Homes is a good model for non-community
9 development funds?

10 MS. MALLORY: For non-community funds?

11 CALVIN MILLER: Right. Are you saying that the
12 Culpepper Homes are a good model that can survive without
13 community development grant funds?

14 MS. MALLORY: Well, we have survived but we have
15 had a lot of support from the community and from citizens
16 and we have a lot of support from federal funds -- but not
17 this particular community development block grant.

18 CALVIN MILLER: I think you are giving us something
19 new. Would you care describe the giving by private citizens
20 to this corporation.

21 MS. MALLORY: Yes. When we moved into Culpepper
22 Gardens, we did not have sufficient federal funds to buy
23 furniture for lobbies, to furnish the dining room and kitchen
24 that -- for the required meal program and we had a fund drive
25 in the community -- a private fund drive. And then we also

1 had a little -- got loans from the bank and financed it in
2 that way.

3 CALVIN MILLER: Now you say that this is run by
4 the Unitarian Church. Is this project in the budget of the
5 Unitarian Church?

6 MS. MALLORY: The Unitarian Church has no financial
7 responsibility in relation to it. The church sponsored the
8 project. The Board of Trustees of the church appoints the
9 Board of Directors of it. But they have no financial respon-
10 sibility for it. But they do support it through contributions
11 and through volunteer.

12 CALVIN MILLER: You indicate that you have not
13 received any CD funds and that you have not applied.

14 Are you familiar with the procedure?

15 MS. MALLORY: No, I am not.

16 CALVIN MILLER: Would you be interested in knowing
17 about the procedure?

18 MS. MALLORY: Well, if we have a need for it we
19 would be. I know a good deal about the Arlington Housing
20 Retirement Corporation, I belong to that group and I know
21 about their projects and this kind of thing. But we have not
22 to date felt the need for it.

23 CALVIN MILLER: Do you think the elderly people in
24 Arlington are generally aware of the community development
25 block grant program in Arlington? And that the CDBG funds may

1 used to assist the county in identifying the housing needs
2 and conditions of the elderly?

3 MS. MALLORY: I think are. I believe that the
4 housing seminar that we had last week in Arlington County
5 to which a number of persons that are sitting here this
6 morning were present, indicate that the county is doing a
7 good job. And this was sponsored by the civic association
8 and a number of other groups in the county. So I think that
9 they are aware of it. They have good publicity, a good TV
10 program following it.

11 CALVIN MILLER: Alright, I think I have one final
12 question.

13 Do you believe the County has adequately assessed
14 the housing assistance needs of the elderly, or is further
15 study needed before the 1980 census date become available?

16 MS. MALLORY: I think that we know a good deal
17 about the needs of the citizens in Arlington, but I do not --
18 I suppose it would helpful to have further information about
19 specific needs of the elderly. We don't know -- we are guessing
20 at the number of elderly that will come out of the 1980 census.
21 The league of women voters did a study in which they made some
22 guesses in that way, but we will probably need more specific
23 data.

24 CALVIN MILLER: Alright. Thank you.

25 MS. MALLORY: Thank you.

1 REV. HARRIS: Excuse me. I would like to ask you
2 just one more question before I go to my favorite panelist.

3 MS. MALLORY is your program -- the 236 housing
4 program that is sponsored by the Unitarian Church -- is your
5 program monitored by HUD?

6 MS MALLORY: Yes

7 REV. HARRIS: And if so, when was the last review?

8 MS. MALLORY: I am not sure that I can tell you
9 exactly when the last review was. But it probably was in --
10 let's see, this is June. I remember that it was some time
11 before the first of the year, I think, but I am not absolutely
12 sure about that. Our manager of the project is the one who
13 is present at that time and I know that he reported to our
14 board in relation to it, but I am not sure that I can recall
15 the exact date.

16 REV. HARRIS: Has he reported that the report of
17 the review has come to the corporation from HUD?

18 MS. MALLORY: Yes

19 REV. HARRIS: Do you have a copy of that review?

20 MS. MALLORY: As far as I know. I don't have a
21 copy with me.

22 REV. HARRIS: Could you make it available to the
23 committee at some later date.

24 MS. MALLORY: Yes I will check on that and find out.

25 REV. HARRIS: Thank you very much.

1 Ms. Linderman, is there an affirmative action
2 program affecting county government employment as required by
3 HUD?

4 MS. LINDERMAN: Yes

5 REV. HARRIS: Could you make that available to the
6 committee.

7 MS. LINDERMAN: Sure

8 REV. HARRIS: At some later date for our scrutiny.

9 MS. LINDERMAN: (Nodding) You mean an employment
10 program -- employment affirmative action.

11 REV. HARRIS: Employment affirmative action governing
12 employment of county employees and all of its agencies. If
13 there is a separate affirmative action plan for the police
14 department, the fire department, we would request copies of
15 each of those.

16 You were asked and responded to a question regarding
17 the grantee performance report.

18 What time during the year is that report submitted
19 to HUD?

20 MS. LINDERMAN: HUD just changed their regulations
21 so the timing is going to change. It used to be six months
22 here after our program here ended. Which meant we submitted
23 it by the end of February. They just changed the regulations
24 and the new cycle will be starting -- we will be submitting
25 another one by the end of August. And then it will be sub-

1 mitted every August.

2 REV. HARRIS: Then we have copies of the last
3 grantee report that you submitted?

4 MS. LINDERMAN: I will be glad to give you one.

5 REV. HARRIS: You mentioned also that there are
6 some problems in getting some of the private developers
7 involved in developing units for low- and moderate-income
8 families.

9 What specifically do you think the problem is to
10 get the private developers involved.

11 MS. LINDERMAN: I think Ms. Frederick alluded to
12 it before. Basically there is no money to be made off it
13 in Arlington. The price of land and the price of construction
14 is so high. As we worked with AHC on their projects we are
15 having to put significant CD subsidy to make the program work
16 in Arlington. That's just not going to -- a private developer
17 is just not going to get involved in something like that. And
18 so for low- and moderate-income family housing it is just not
19 viable in Arlington for a private developer to do such
20 developments. As Ms. Mallory mentioned, we have had several
21 elderly projects but they are more profitable. You can get
22 more units on a site and when you talk about the price of land
23 in Arlington, I would say that the more units you get out a
24 piece of property, the more you can make off the development.
25 But, for family housing, you can't do that. You can't do high

1 rise for families. And so it is not just viable in
2 Arlington without significant public subsidy. In addition to
3 the Section 8 subsidy -- I mean development subsidy such as
4 through CD funds.

5 REV. HARRIS: You indicated that housing authority
6 is a question in the county and that some time ago when a
7 referendum was tried, it was defeated, and it's also implied --
8 you also implied that since we have Section 8 and other
9 housing assistance programs that we might not need public
10 housing. Is it a question of either/or or is it a both/
11 and kind of situation that we ought to be thinking about?

12 MS. LINDERMAN: I am not very knowledgeable about
13 what housing authority perse would enable us. I don't think
14 that there is a lot of public housing money available from
15 HUD for new public housing. But the housing authority might
16 give us the mechanisms in which to float bonds and finance
17 other housing along with the Section 8 Program.-- in other
18 words using it as leveraging and finding other findings and
19 techniques. That whole thing is under study by the Ad Hoc
20 Housing Advisory Committee to see whether that mechanism is
21 really needed or whether it does give us something more or
22 does not. As I said, there are other financing mechanisms
23 such as the 11(B) Tax Exempt Bonds, which we don't need. We
24 have been certified in the public housing authority for the
25 Section 8 existing program. And so by getting that certifi-

1 cation, the counties also certified as I mentioned earlier,
2 to use 11(b) Tax Exempt Bonds, so that mechanism was already
3 available to us, under federal regulations. So I don't know
4 what else -- I am not that knowledgeable about it under
5 Virginia State Law. But the Housing Authority Act would
6 enable us to do, but that is one of the things that the
7 housing advisory committee would be looking at -- whether
8 there are some mechanisms there that we don't have that could
9 be used by housing authorities and whether they think its
10 really viable to seek that as another mechanism or whether
11 we can use other mechanisms, and not have to go through
12 that referendum process.

13 REV. HARRIS: In your judgement is it likely that
14 a referendum would pass given all of the situations of the
15 county -- high price land, middle class and upper middle
16 class, way of life that we are talking about -- public housing
17 that may be put, you know, next to wherever. And is it likely
18 that a referendum would pass for a housing authority in your
19 judgement?

20 MS. LINDERMAN: If you had asked me that about 7
21 years ago I would have answered you differently than I think
22 I answer you now. I don't know. It might just pass today.
23 I think that there is very wide range of income levels in the
24 county in terms of, its a diverse community and it is not
25 traditional, suburban community that is upper middle class

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1 and all single family apartments. Its got a lot of apartments,
2 and a lot of low- and moderate-income people, a lot of people
3 on fixed incomes. And I think also in the last year -- say
4 before while we all of these thousands and thousands of garden
5 apartments, we had our own private supply of moderate cost
6 housing. Now that we are losing that housing everybody is
7 feeling the crunch. A wide spectrum of the Arlington community
8 is being hit by that -- what we are now calling a housing
9 crisis. And so that there is much more of a public issue
10 being felt throughout the community and so I think that when
11 you have a lot of people being impacted by it you may be much
12 more open at looking at various other mechanisms to respond
13 to that. Whereas before, there wasn't as great a need, and
14 it didn't hit as many people. So I think now it might have
15 a chance of passing. I really don't know.

16 I think that there is a lot of distrust of Govern-
17 ment run things. And I think there is a great support for
18 the Arlington Housing Corporation and the Wesley Housing
19 Development Corporation as was mentioned. The County has
20 given over a million dollars to these community groups. They
21 fear that -- and this is a long tradition in Arlington as we
22 mentioned yesterday with some of the advisory groups and as
23 Ms. Mallory touched on it. It is a very active community.
24 Things are done by the community and I think that has been a
25 more preferred way of having the community develop its

1 housing, rather than have the government come in and run
2 housing. If the authority was seen as providing its financing
3 mechanisms for these non-profit housing corporations and for
4 private developers, then I think it might just be accepted.
5 The County Board's approval of the 11(b) financing mechanism
6 was immediately approved as tax exempt bonds; and if that is
7 what the housing authority provides us the mechanisms to do,
8 then I think that there would be support for that.

9 REV. HARRIS: Thank you.

10 How do the housing assistance goals support the
11 neighborhood revitalization strategies?

12 MS. LINDERMAN: Our hat goals directly relate in
13 terms of the number of rehab projects that we are going to,
14 implemented program by AHC. A large percentage of them go
15 to the non-community and are directly in support of our
16 vitalization for that community. So that there is that
17 correspondence. Our Metro rehab program also has a dual
18 objective in providing a larger bedroom units for our Section
19 8 and even also for providing rehabilitated housing that will
20 support the revitalization of neighborhoods.

21 REV. HARRIS: Please explain the role of any
22 neighborhood organization in the neighborhood revitalization
23 strategies?

24 MS. LINDERMAN: As I mentioned yesterday the
25 planning of such a target neighborhood, is done by a target

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1 neighborhood subcommittee made up of citizens who represent
 2 various organizations that are active in the community. The --
 3 there is a very close tie between civic associations of that
 4 particular neighborhood and the target neighborhood committee
 5 so that there is that coordination and cooperation. But we
 6 try and the target neighborhood committee gets a spectrum
 7 of the neighborhood. Often you find civic associations are --
 8 tend to be homeowners because they tend to be more active in
 9 the community. So we have tried to get tenants and business-
 10 men and landlords and other residents involved in our target
 11 neighborhood committees.

12 REV. HARRIS: What actions have been taken by the
 13 County to facilitate the integration of housing in areas not
 14 previously integrated?

15 MS. LINDERMAN: I think our active enforcement of
 16 the fairhousing ordinance since 1968 has been a major factor.
 17 A number of the other activities were mentioned yesterday and
 18 I mentioned them earlier, in terms of our affirmative action
 19 efforts with the real estate industry in terms of the adver-
 20 tising, the guide of affirmative action plan in working with
 21 the Northern Board of Virginia Realtors and the Apartment
 22 Association.

23 We also have done -- worked in terms of doing testing.
 24 One of the frustrating things, I think, as a former fairhousing
 25 person is that you know what is going on out there but a lot

1 of people are afraid to come in and make complaints and so
2 when we get an inkling that somebody might be discriminated
3 against, we try to set up a testing situation to see whether
4 discrimination is going on. We've worked very closely with
5 the lawyers Committee for Civil Rights in terms of referring
6 cases and working on the development of cases so that we
7 can use the Federal Enforcement efforts through the courts.
8 We've also worked very closely with the Justice Department.

9 REVEREND HARRIS: What actions have been taken
10 by the County to establish means of informing members of
11 minority groups of housing opportunitites to non-traditional
12 neighborhoods and providing services to familiarize them
13 with such neighborhoods?

14 MS. LINDERMAN: As I mentioned earlier, we do not
15 specifically provide escort services other than through the
16 Spanish speaking community in specialized situations but,
17 as I mentioned earlier, I think the apartment booklet is
18 one of our major tools and within the apartment booklet, there
19 is information and if people feel that they are discriminated
20 against and the name and the number of the Fair Housing
21 Board staff, but I think that that booklet and thousands
22 of copies we've been able to distribute to our Tenant
23 Landlord Office and our Housing Services Office and every
24 community agency and county facility has been a mechanism
25 through which we can inform people of housing opportunities

1 throughout the County.

2 REVEREND HARRIS: Do we have a copy of the booklet
3 you mentioned?

4 MS. LINDERMAN: If you don't, I'll make sure
5 you get one. I may have one with me. I'll check.

6 REVEREND HARRIS: Thank you very much.

7 What actions have been taken to correct any
8 conditions that may have limited minorities, female heads
9 of households, the elderly or the handicapped from
10 participating or benefiting from any housing program?

11 MS. LINDERMAN: The thing is, I can't really
12 think of any particular conditions that might have prohibited.
13 Some of the figures that you were given yesterday by
14 Ms. Bawden in the Section 8 Program and by AHC this morning
15 has shown that the overwhelming majority of the participants
16 have been minorities and females heads of households. I'd
17 say the biggest problem is with the physically handicapped
18 in terms of how do we, through using existing housing, which
19 the County being totally developed, that's what we rely on
20 the most -- when you talk about housing that was built 30
21 and 40 years ago, how do you make it accessible to the
22 physically handicapped and I think that's been the biggest
23 problem.

24 I hope one outcome from our handicap study would
25 be to propose the best ways of dealing with the removal of

1 architectural barriers in housing for the physically
2 handicapped, but I'd say that's our biggest problem and
3 I guess I don't feel that there have been any particular
4 conditions that have limited the other groups from
5 participating.

6 REVEREND HARRIS: What is the policy of the
7 County now as it relates to minorities, housing areas or
8 target areas with reference to confining or dispersing.

9 Does the County have a policy on whether or not
10 they're going to confine these communities -- these people
11 in these communities through these communities -- improve
12 the housing or is it a policy of the County to make other
13 housing available for these persons in these communities
14 dispersed around the County -- is it either they're going
15 to stay where they are or go to some other County or city
16 for residents?

17 MS. LINDERMAN: I think they're dual objectives.
18 I don't think you can have one without the other. I think
19 that certainly the County is strongly supportive of equal
20 housing opportunity and freedom of choice, our whole enact-
21 ment of the ordinance in going against the Commonwealth
22 Attorney in 1968 and defying him at passing the Fair Housing
23 Ordinance and our efforts in terms of affirmative action and
24 what we can do for opening up of the housing market, is
25 certainly to allow people the opportunity to obtain housing

1 throughout the community. I don't think you can foresake
2 the people who choose not to do that and neglect their
3 communities. The County's enactment of the Neighborhood
4 Conservation Program in 1964, which was spearheaded by
5 two minority communities and now has gotten over five million
6 dollars in county funds was certainly an effort to upgrade
7 and support those neighborhoods. And that program has now
8 grown so that a lot of non-minority community neighborhoods
9 have joined that program and want to improve their neighbor-
10 hoods as well and, certainly our CD program is aimed at
11 revitalization of the low and moderate income neighborhoods.
12 So, I think there has to be a dual objective and certainly
13 the county has been active in both aspects.

14 As I mentioned earlier, there is that dilemma.

15 Some of our minority communities say, well, why
16 aren't you developing Section 8 housing in our neighborhoods
17 and we say, well, it's the federal and local objective to
18 give opportunities for minorities to seek housing throughout
19 the community but a lot of them -- as I say, we don't want
20 to leave our neighborhoods. We want to stay in our community
21 because this is our support system and we like our community
22 and they want to provide opportunities within our neighbor-
23 hoods.

24 So, I think it's incumbent upon us to meet both
25 of those objectives.

1 REVEREND HARRIS: You've indicated that you've
2 spent five million dollars in concentration. Can you give
3 us a figure on how much you've spent for disbursement?

4 MS. LINDERMAN: That five million dollars is for
5 the 12 Neighborhood Conservation plans of which 3 are
6 minority and the other 9 are non-minority so it's not five
7 million dollars for keeping people in place. I think it's
8 five million dollars for over 16 years for improving
9 neighborhoods in the community.

10 In terms of disbursing, we don't control the
11 private housing market. All we can do is try through our
12 Affirmative Action efforts, education efforts of the real
13 estate community and strict enforcement of the Fair Housing
14 Laws -- to try to open up housing throughout the neighbor-
15 hood -- throughout the county.

16 REVEREND HARRIS: What steps have been taken by
17 the County to improve the provision of municipale facilities
18 or services in the minority neighborhoods for the elderly,
19 for female heads of households and for the handicapped?

20 MS. LINDERMAN: Oh, that's a big one.

21 I'd say the Neighborhood Conservation Program
22 certainly aimed at improving municipale services and improve-
23 ments in our three traditional minority communities and
24 certainly the CD Program has provided addtional funds on
25 top of that. There have been County funded efforts at various

1 programs -- for instance, in the Nauck Community, the
2 Drew Center and the Y, which the County supports through
3 local dollar dollars.

4 I'm not up on all the elderly programs. I should
5 say there's a Senior Citizen Coordinator and there's a
6 Commission on Aging and there are senior citizen recreation
7 centers and there is a large program in terms of meeting the
8 elderly needs. I think Ms. Mallory can correct me -- I
9 think the County provides some assistance for recreation
10 room in Culpepper Gardens to make some of the numbers work
11 when that project was developed so that the County did
12 support through that way having senior recreation centers.

13 MS. MALLORY: The County rents the space in
14 Culpepper Gardens -- the ground floor is rented by Arlington
15 County for a senior citizens recreation center. And, of
16 course, it's a real asset to the apartment -- to the
17 residents there. That is also a community service -- more
18 than five thousand elderly citizens each month come to that
19 community center.

20 MS. LINDERMAN: We have a large number of senior
21 citizens and adult clubs that are staffed and serviced by
22 the Recreational Division for senior citizens of which --
23 that's just one of the things that I'm aware of. I'm not
24 actively involved in the programs. In terms of the female
25 heads of households, the County has a Commission on the

1 Status of Women that makes recommendations for things that
2 address the needs of women. I think it's also, for instance,
3 started and funded a staff position for battered wives program,
4 as one example.

5 For the handicapped -- I'm not up on all the
6 programs. I know what the CD Program is -- has been involved
7 in. We funded \$64,000 for architectural barriers as a start
8 project and then the study which has come out with the 5-year
9 plan and other recommendations for both local and CD funds.

10 Also, as a component of that we did a study on
11 housing needs of the learning disabled. The county has a
12 very active program for group homes for the mentally
13 handicapped as well, which we use CD funds and also gets
14 a great deal of its operating money from the County.

15 That's about, I guess, 8 group homes for the
16 mentally handicapped scattered throughout the community
17 within neighborhoods to provide housing for the mentally
18 retarded and the mentally ill in a home-like setting.

19 The first year the CD Program had provided a ramp
20 in Madison Center which is a program -- a very innovative
21 program for -- day program for the elderly that was put in
22 in a closed school and we provided ramp funding for ramps
23 in the driveway. Also, the Drew community and the Nauck
24 community has a senior citizen nutrition program and we
25 provided CD funds to make the building accessible for the

1 elderly.

2 The temporary shelters serves, as we heard, female
3 heads of households -- these are some examples that I can
4 think of.

5 DR. MILLER: All right, Ms. Linderman, what steps
6 have been taken to geographically disburse low and moderate
7 income housing units which have been funded in whole or in
8 part by the CDBG monies?

9 MS. LINDERMAN: Ms. Bawden, I think described
10 rather in detail yesterday how the Rental Rehab Program,
11 which is funded by CD -- and this morning the Arlington
12 Housing Corporation Home Improvement Program -- I should
13 say, that's not a disbursal program; that's to help people
14 fix up their housing where they are but that's how people
15 throughout the County -- the Rental Rehab Program -- the
16 purpose of it is to relocate and rehab larger bedroom units
17 for Section 8 families.

18 As it was mentioned, we don't have many three-
19 bedroom apartments and so that -- for small and larger
20 families we need to use single-family homes. In order to
21 get landlords involved in that and make -- since the Fair
22 Market Rents are kind of low for single-family houses, under
23 the Section 8 program, it doesn't really work for single
24 family houses and we don't have the apartments to make it
25 work. We devised a Rental Rehab Program, we provide rehab

1 assistance to a landlord matching grants and in response to
 2 that they provided a three to five year commitment under
 3 that program and we started a mod. rehab program with a
 4 15 year commitment. We've been able to disburse these
 5 rehab houses throughout the county and to provide those
 6 housing opportunities for many of the minorities who are
 7 the participants in the Section 8 Program throughout the
 8 County.

9 DR. MILLER: What steps has the County taken to
 10 remove the effects of past discrimination that may have
 11 contributed to the over-concentration of minorities in
 12 particular areas of the County and, too, resulted in
 13 sub-standard housing conditions in those neighborhoods and
 14 could you be somewhat specific in your answer?

15 MS. LINDERMAN: Well, I think I've pretty much
 16 discussed them in terms of the first part of your question--
 17 in terms of over-concentration of minorities. I think that
 18 we had, prior to '68 we had segregated housing market. Here
 19 and elsewhere in the County -- in the Country. And our early
 20 unaggressive enforcement of the Fair Housing Ordinance was
 21 an effort to open up the housing market to minorities through-
 22 out the County.

23 So, I think that's the major effort that the County
 24 has put itself behind -- that fair housing is required in the
 25 County.

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1 DR. MILLER: Just for clarification, then, you
2 say the vigorous enforcement of the Fair Housing Act would
3 be the example of removing past discriminatory housing
4 patterns?

5 MS. LINDERMAN: Yes.

6 DR. MILLER: All right.

7 MS. LINDERMAN: And our efforts as I mentioned
8 before in terms of affirmative action, getting more
9 minorities into the real estate industry has -- and all
10 those other examples I gave earlier, I think, are efforts
11 by the County to that.

12 In terms of sub-standard housing conditions,
13 I think that our Home Improvement Program and our other
14 rehab programs are specifically addressing that.

15 If you look at where the home improvement program
16 has done its most work, it has been in the Nauck, the
17 Highview Community and the Arlington Community -- are three
18 older, Black neighborhoods that have had housing needs and
19 that's where we have had overwhelming majority -- majority
20 in terms of our home improvement loans have been in those
21 neighborhoods.

22 That program was the first program funded under
23 the discretionary program and has been in operation now
24 for five years and, with entitlement funds, we can now
25 greatly increase the funding for the program.

1 MS. CRATER: In an evaluative sense, can you
2 visually look at Arlington County, prior to the entrance
3 of the Fair Housing Act and look at Arlington County now
4 after the implementation of the Fair Housing Act and do you
5 visually see a difference in terms of equal housing oppor-
6 tunity -- in terms of a scattering, if you will, of all
7 individuals of various racial and ethnic and low-income
8 groups?

9 MS. LINDERMAN: I think definitely. I think
10 both the Federal and local Fair Housing ordinance. We
11 mentioned these three areas that are predominantly minority.
12 They've been single-family, high-owner occupancy, minority
13 communities but I think that, prior to the whole Fair
14 Housing effort -- that a lot of the apartemts in certain
15 areas of the county were not open, but I think you can
16 go into any area of the county now and visually see a
17 wide range of minorities.

18 I am eagerly awaiting the '80 census so that we
19 can really see and have a more documented feel for exactly
20 what is happening, but my gut reaction, having started out
21 in Fair Housing seven years ago in the county and being
22 here that long, I think, as I've gone into the neighborhood
23 and since I am now working in community development and
24 gotten more into various neighborhoods, I think that there
25 has been a very marked change.

2

1 MS. CRATER: All right. Well, probably, some
 2 of your data would be found here. In terms of Arlington
 3 County, can you identify the census tracts that have the
 4 low-income residents, the moderate-income residents, the
 5 middle-income residents and the high-income residents?

6 MS. LINDERMAN: Since I don't work too much with
 7 the middle- and the high-, I don't have those figures and
 8 I would have to get that for you at a later date. I do
 9 have low- and moderate- kind of combined.

10 We haven't separated our data. There are 12
 11 census tracts that have a majority of low- and moderate-
 12 income residents. And I can read them off to you, if you
 13 want. I'll give them to your staff later.

14 MS. CRATER: You can submit that information?

15 MS. LINDERMAN: Yes.

16 MS. CRATER: I find no point in reading it.

17 Are these census tracts in which the majority of
 18 persons are of a minority race?

19 MS. LINDERMAN: There are three which have a
 20 majority in the census tracts -- 8, 33 and 31.

21 MS. CRATER: 8, 33 and 31 are predominantly
 22 minority?

23 MS. LINDERMAN: That's Arlington View, Highview
 24 Nauck.

25 DR. MILLER: Now, would this minority be Black,

4 1st high-density zoning, but I could get you the specific
2 census tracts later.

3 DR. MILLER: All right. We'd appreciate that.

4 What steps have been taken by the County to
5 ensure that small and large families have access to low-
6 income housing.

7 MS. LINDERMAN: Our major effort in our whole
8 housing program is for family housing; with the three Section
9 8 elderly projects that have been built, we feel that we
10 have made a major dent in that need. But our major need
11 is in family housing so that all of our funds that are
12 going to the Arlington Housing Corporation, to Wesley
13 Housing Development Corporation, to the tenant organiza-
14 tions or winter rehab programs are all geared to family
15 housing.

16 And that's where our total program is at this
17 point except for the -- some of the rehab funds being set
18 aside for elderly home owners. But our major thrust is
19 all in family housing.

20 DR. MILLER: All right.

21 What steps have been taken by the County to ensure
22 that its citizens' Advisory groups are representative of
23 minorities, felame heads of household, the elder and the
24 handicapped.

25 MS. LINDERMAN: I can't speak for the other

1 advisory committees on how they specifically set them up.
2 They are geared to a particular area, like the Commission
3 on the Aging or the Committee of the Status of Women, so
4 they are specialized advisory committees.

5 The CD Citizens' Advisory Committee is constituted
6 by organizations of members to ensure that we get this
7 cross-representation so that the community action program
8 which is a minority low-income organization, the minority
9 neighborhoods that are represented.

10 DR. MILLER: All right.

11 What steps have been taken by the County to
12 ensure that citizens play a meaningful role in the imple-
13 mentation of the community development block grant project?

14 MS. LINDERMAN: We use various mechanisms,
15 depending on the type of project. A lot of our projects are
16 implemented by citizen organizations -- non--profit citizens'
17 organizations.

18 So, through those organizations, we are able to
19 get a large number of citizens involved in the programs,
20 such as the Arlington Housing Corporation, the Wesley
21 Housing Development Corporation, the group homes for many
22 handicapped, the ACTS group which is a temporary shelter
23 for citizens so, through the citizens' organizations that
24 directly implement the program, we've been able to involve
25 them.

6
1 If it's a neighborhood improvement project or
2 public improvement project, we have neighborhood meetings
3 to go over the site plans or the particular plans for that
4 particular improvement.

5 For instance, tonight, we are holding a neighbor-
6 hood meeting on the site plan for the improvements to the
7 Drew Center and the Nauck Community. We also use the
8 Senior Citizens' Advisory Committee which gets bi-monthly
9 reports on the implementation of our CD projects and
10 reviews them as part of its ongoing function.

11 DR. MILLER: All right, I believe you've given
12 us the answer but, to make sure we are comprehensive, I
13 will ask you this last question: What specific steps
14 have been taken to work with the landlords to further the
15 Fair Housing and access to low-income by minorities,
16 female heads of households -- and the same thing with
17 homeowners?

18 MS. LINDERMAN: I'd say our Fair Housing efforts
19 in terms of the enforcement, our work with the Northern
20 Virginia Board of Realtors and the Northern Virginia Apart-
21 ment Association, our publication of the Guide to Fair
22 Housing Affirmative Action Plan which sets out specific
23 things that the Real estate industry will do in terms of
24 affirmative action. I guess those are the examples I gave
25 earlier.

7 1 DR. MILLER: Thank you very much.

2 Madame Chairman.

3 CHAIRPERSON CHARITY: Thank you so much, Mrs.
4 Linderman and, certainly, we would like the audience to
5 know that we are deeply appreciative of the panelists who
6 have come here today to give of their time and their
7 knowledge in the development of these very important
8 questions on block grant housing.

9 We will pause now for an open-mike session.
10 If there are any persons who would like to come forth,
11 to ask questions, to make statements --

12 MR. McNEESE: Could I go over to this mike?

13 CHAIRPERSON CHARITY: I believe that we do
14 have some guidelines and I may have misled you by saying
15 "questions", but we are going to ask Ms. Dunn to simply
16 state them to you.

17 MR. McNEESE: I just wanted to make a statement.

18 CHAIRPERSON CHARITY: All right, that's fine.

19 MR. McNEESE: I've been retired. I'm a Civil
20 Service retiree. I belong to --

21 MS. DUNN: Would you like to state your name,
22 please?

23 MR. McNEESE: Edward J. McNeese.

24 CHAIRPERSON CHARITY: And, while you are giving
25 that information, will you give us your address?

8
1 MR. McNEESE: 4923 Ninth Street North, 22203.

2 And, if you look around, why, the senior citizens
3 are conspicuous by their absence. It's a shame when you
4 consider the number of senior citizens out of 168,000 --
5 I understand there's about -- between 16- and 17%, so
6 25,000 senior citizens and they weren't represented here
7 in this whole discussion.

8 And, when you think of the billions of dollars
9 that is spent by HUD and then you think that a million
10 dollars here or some place and make such a big deal over
11 it -- and, when it comes to housing for the senior citizens,
12 they are not supplying any -- probably not for anybody.

13 I don't know the answer to what can be done
14 about it but, from listening to these panelists and every-
15 thing, why, you have to get rid of the regulations and red
16 tape because, every time something comes up, you can't do
17 it because of this or that.

18 The financing can't be done because of this or
19 that so, if you really want to supply housing for anybody,
20 you've got to get rid of the red tape because all this
21 administration -- and, when it comes to supplying housing
22 for anybody, there isn't any.

23 A couple of dozen here or a hundred there -- when
24 you think of seven or eight units for 25,000 senior citi-
25 zens -- and this Culpepper House that this lady described

9 1 today is my idea of a very good way of taking care of
2 senior citizens and another one that is similar is Woodland
3 Hill.

4 They -- when it comes to people, you know,
5 discriminating against the elderly, I don't think this is
6 a problem. We are much better off to have help with
7 something similar to Culpepper House or Woodland Hill --
8 and I'm not acquainted with the other one, but it's
9 probably the same.

10 And, if we don't have land or facilities available
11 in Arlington, why, let's go outside and, if we took and had
12 like a motel for senior citizens with a hundred or two
13 hundred units that are all on the level and all engineered
14 for handicapped people and everything, why, we could have
15 a certain number of units for volunteers that would service
16 the thing and have them have rent-free -- the others. And
17 this would be a very cheap way of taking care of hundreds
18 of elderly people.

19 Now, another area for elderly people is nursing
20 homes. I think we have one nursing home now and we have the
21 projects of another one. We have two. And, when you think
22 of the need for 500 or more people that need nursing homes
23 and, then, you have to be practically a millionaire to
24 afford \$1600 a month.

25 Now, who has that kind of money? So the truth

10 1 of the matter is: the people that need nursing homes are
2 being taken care of somewhere in the community -- very
3 inadequately.

4 And, you know, like in Culpepper House, they
5 lose about 40 people a year and they have a waiting list
6 of about 60 people -- a year and a half. When you are
7 elderly, why, you probably die off before you ever get help
8 getting into Culpepper House and, if you do get it, why,
9 you won't be able to enjoy it very long.

10 CHAIRPERSON CHARITY: Thank you very much for your
11 statement and, certainly, we want your testimony to be
12 included in our whold report.

13 MR. McNEESE: If you have another meeting like
14 this, contact the American Association of Retired Employees
15 and have somebody from there tell you about the needs for
16 the elderly and their retirement group. And they are
17 interested in the Woodland Hills.

18 Part of their organization is the NRTP or some-
19 thing like that. That's the National Retired Teachers'
20 Association or something. And have them come and tell you
21 more about the elderly than I can tell you because, not
22 being connected with one of these retirement organiza-
23 tions, I don't have facts and figures. But some of these
24 people that you have had here -- it surprises me -- the
25 information and the facts and things that they do have

1 available on what our needs are.

2 But the thing that I understand mostly is that
3 it's all things that are planned and spoken about but,
4 when it comes to actual housing and things, they don't
5 mention the numbers but there might be dozens or maybe in
6 the hundreds, but our needs are in the thousands.

7 Thank you very much.

8 CHAIRPERSON CHARITY: Thank you so very much.

9 And you've given us two references and I don't know, but
10 we may yet be able to get some information from them.

11 MR. McNEESE: Thank you.

12 CHAIRPERSON CHARITY: Are there others who would
13 like to make a statement?

14 (No response.)

15 CHAIRPERSON CHARITY: If not, we will adjourn
16 for lunch and we will come back for our eighth and ninth
17 panels and, then, our tenth activity will be summary state-
18 ments and adjournment.

19 Thank you so much for being here this morning.

20 (Whereupon, the morning session adjourned at
21 12:00 o'clock noon, to be resumed at 1:30 p.m.)

22 * * *

23

24

25

AFTERNOON SESSION

1
2
3 CHAIRPERSON CHARITY: We will now resume the
4 hearing for the afternoon.

5 I would say initially to the panel: we are very
6 pleased to have you here and we are grateful that you have
7 taken time out from your busy schedules to render this
8 service to us in our deliberations.

9 I would like each of you to give your name and
10 address and a brief description of your past and present
11 involvement in furthering fair housing and community develop-
12 ment in Arlington.

13 Would you lead off, Miss Drayton? Just a quick
14 statement.

15 MS. DRAYTON: My name is Patty Drayton. I am a
16 Community Planning and Development Representative with the
17 U. S. Department of Housing and Urban Development. I am
18 the CDBG rep for Arlington County. I have been the rep
19 for the county for approximately six months.

20 I have been with the Community Planning and
21 Development office for about a year. Prior to that, I
22 worked in the Office of Fair Housing and Equal Opportunity
23 of HUD.

24 CHAIRPERSON CHARITY: Thank you very much. We
25 have Miss Linderman, who was here with us earlier -- and I

2
1 think the record fully gives her background.

2 Miss Cleaver?

3 MS. CLEAVER: My name is Brenda Cleaver and I'm
4 with the Fair Housing and Equal Opportunity Division of
5 the D. C. Area Office of HUD and I am the Senior Equal
6 Opportunity Specialist on staff. I am not assigned to
7 the Virginia territory -- not territory, but Virginia --,
8 the State of Virginia, but I can answer questions in
9 general on how my division monitors or reviews fair
10 housing, equal opportunity in the State of Virginia
11 particularly -- county.

12 I've been an EEO specialist for seven years,
13 but I've been with the Washington, D. C. area office for
14 about a year.

15 CHAIRPERSON CHARITY: Thank you very much.

16 Ms. Linderman, in what way is the CDBG program
17 monitored to ensure that it is carried out efficiently
18 and effectively and who conducts the monitoring?

19 MS. LINDERMAN: You mean monitoring by federal
20 agencies or by myself?

21 CHAIRPERSON CHARITY: Monitoring by federal
22 agencies, I think, is the import of the question.

23 MS. LINDERMAN: Okay. The HUD area office monitors
24 us annually -- comes out and does their monitoring visit
25 annually. They also monitor our grantee performance report

3

1 every so often.

2 We are monitored on a particular subject by the
3 regional office. For instance, last fall, we were monitored
4 by the Equal Opportunity and Fair Housing Office of the
5 regional office in addition to the regular HUD area office
6 monitoring.

7 CHAIRPERSON CHARITY: And in your own in-house,
8 that might be helpful for us.

9 MS. LINDERMAN: I, as the community development
10 supervisor, monitor and oversee the whole program. We also
11 see that so many of our programs are implemented by non-
12 profit recipients.

13 We -- my staff, then, in turn, monitors how they
14 are conducting the program with money that we give them.

15 CHAIRPERSON CHARITY: Mrs. Cleaver, I believe
16 that you have been an EEO specialist for seven years.

17 (Nodding.)

18 CHAIRPERSON CHARITY: Is this the length of time
19 you have been in your present position?

20 MS. CLEAVER: No. Not the present position --
21 not the Washington D. C. Area Office. I've been there for
22 about a year -- one year.

23 CHAIRPERSON SHARITY: What are your responsi-
24 bilities as they relate to Fair Housing in Arlington
25 County?

4 1 MS. CLEAVER: The office monitors or reviews
2 fair housing in numerous ways -- one, through our applica-
3 tion reviews. We insure that, for example, site selection
4 policies are met.

5 We have the HUD site standards, so we insure that
6 minority communities are not further impacted with assiste
7 housing.

8 By the same token, if housing is to be proposed
9 for a minority community, we ensure that comparable oppor-
10 tunities exist outside of a minority community so that there
11 is freedom of housing choice.

12 Also, with respect to application reviews, we --
13 certain communities or recipients have to submit a plan.
14 It can be the affirmative fair housing marketing plan or
15 it can be equal opportunity housing plan, but both of
16 them give procedures as to how the recipient will make
17 housing available to persons least likely to apply for
18 housing because of traditional housing patterns or socio-
19 economic standards.

20 We also monitor the HUD -- monitor newspapers to
21 ensure the use of the HUD logo. And this is for HUD federal
22 recipients as well as non-recipients -- federal recipients.
23 And we send out letters if we see that a developer or a
24 builder is not using the EO logo, because it is a require-
25 ment for a federal recipient but it's still a guideline for

1 a non-federal agency.

2 And, also, my office receives complaints with
3 respect to fair housing. We do not actually investigate
4 the complaints. Our Philadelphia office does that, but
5 sometimes a person might call in to get some information
6 as to whether or not this particular activity would come
7 under the jurisdiction of HUD and, if it does, we refer
8 that to Philadelphia.

9 If not, then, we refer it to the appropriate
10 agency -- perhaps, it could be a community development
11 recipient. There might be some type of fair housing
12 problem and, if it's not really something that my division
13 could get into, we refer it to CPD for that office.

14 So, to answer your question, we look at fair
15 housing in various ways and it's not just limited, you
16 know, to CDBG recipients.

17 CHAIRPERSON CHARITY: All right, I have a follow-
18 up on that and that is: what are your responsibilities
19 as they relate to community development in Arlington
20 County? Give us a little bit of that in that answer.

21 MS. CLEAVER: If I limit myself to just block
22 grant program when the application comes in for our re-
23 view, we look at the program -- the application -- to
24 make sure that there is an identification of minority
25 needs, elderly needs, female heads of household, and we

6 1 also make sure that those needs are addressed, sometime
2 throughout the life of this program.

3 And, also, with housing applications, again,
4 going back to site selection criteria, we ensure that
5 there is not a further impaction with respect to a minority
6 community.

7 CHAIRPERSON CHARITY: How often are you in con-
8 tact with the Arlington Community Staff?

9 MS. WEAVER: We are in contact, I would say,
10 at least -- at a minimum of at least once a year, and
11 that is where we do our regularly scheduled monitoring
12 -- on-site monitoring.

13 There could be contact throughout the year, for
14 example, when there is a monitoring as a follow-up or as
15 an application but, at a minimum, it is once a year.

16 CHAIRPERSON CHARITY: And what are your responsi-
17 bilities as they relate to the monitoring of fair housing
18 and equal opportunity in Arlington?

19 MS. WEAVER: There are several, I guess, broad
20 topics that we would look at. First of all, we would look
21 at the entire CDGB program as it relates to equal oppor-
22 tunity.

23 So, therefore, we look at citizen participation.
24 That is whether or not minorities, female heads of house-
25 hold, the elderly and other identifiable segments of the

1 community are afforded an opportunity to participate in the
2 block grant program.

3 We also look at housing. What is the recipient
4 doing in the area of housing? Whether or not the recipient
5 has addressed the fair housing component -- that is,
6 activities specifically designed to further fair housing.

7 We also look at contracting in the sense of
8 whether or not minority contractors are used, whether or
9 not Section 3 is being complied with -- that is, the use
10 of project area residents.

11 We make sure that the receipt is maintaining
12 the records that are required -- records that FHEO would
13 need to determine whether or not minorities, female heads
14 of household and other persons are actually participating
15 in and benefiting from the block grant program.

16 And the monitoring effort could last from one
17 day to about three days because it is a very intensive
18 review and it is also a site visit. We look at the activ-
19 ities -- we try to get out into the community -- if there
20 is an organized community advisory board, we try to get
21 in contact with at least the chairperson.

22 CHAIRPERSON CHARITY: And are there any other
23 matters covered in the contacts with the Arlington County
24 staff, aside from what you just mentioned, involving mainly
25 the monitoring, or does that about cover it?

1 MS. WEAVER: I think that would about cover it.

2 CHAIRPERSON CHARITY: How often are you in con-
3 tact -- and I think you mentioned that you've been in
4 contact with Arlington County staff at least once a year -

5 MS. WEAVER: One's right.

6 CHAIRPERSON CHARITY: And could that vary?

7 MS. WEAVER: You mean could it be more than
8 once?

9 CHAIRPERSON CHARITY: Yes.

10 MS. WEAVER: Yes. Yes, by all means, it could be.
11 A complaint could come in that we would have to make some
12 contact with the recipient or maybe as a result of an
13 application we would need more information, or maybe the
14 grantee performance report.

15 We do review the performances. There could be
16 an area of confusion -- misunderstanding on our part.

17 CHAIRPERSON CHARITY: But, pretty much based on
18 your experience, it is once a year?

19 MS. WEAVER: Yes -- at least.

20 CHAIRPERSON CHARITY: What results are sought
21 by HUD when monitoring and reviewing fair housing and
22 equal opportunity? What are you trying to get at that
23 point? What kind of results are you looking for?

24 MS. WAEVER: Basically, to insure that recipient
25 is meeting the equal opportunity requirements; that the

1 program is designed to address and meet the identified needs
2 of minorities and women to ensure that minorities and
3 women are benefiting from, and participating in, the
4 program.

5 CHAIRPERSON CHARITY: And how to you monitor or
6 review what is being done in Arlington County with regard
7 to its civil rights assurances and fair housing mandate
8 requirements?

9 You said, in a sense, that you wanted to see that
10 these things are carried out and maybe I'm asking you to
11 be a bit more specific in asking: how do you see?

12 MS. WEAVER: Okay. Well, first of all, a grantee
13 performance report would come in and we would compare
14 performance with what was stated in the application. Then,
15 either a monitoring visit would be before the performance
16 report or shortly thereafter to ensure that what, in effect,
17 was put down on paper actually occurred and that there is
18 documentation to show that, in effect, minorities and women
19 did benefit.

20 So it's an application review. It's the on-site
21 monitoring -- the grantee performance review, as well as
22 contact with the CDBG rep.

23 There is close contact, you know, with the rep,
24 too, and we coordinate.

25 CHAIRPERSON CHARITY: When were the most recent

1 monitorings and reviews conducted on fair housing and equal
2 opportunity in Arlington County?

3 MS. WEAVER: The review in my office was conducted
4 last month, in May?

5 CHAIRPERSON CHARITY: In May?

6 MS. WEAVER: Right. The last week in May. So
7 we are still in the process of notifying the recipient of,
8 whatever findings we might have.

9 As far as application reviews, again, that has
10 been very recent. The application has come in, grantee
11 performance report has come in, so all three have been --
12 I'd say in the past two months.

13 CHAIRPERSON CHARITY: All right. Has the monitor-
14 ing been completed?

15 MS. WEAVER: The on-site portion has been completed,
16 but the monitoring itself has not been. The entire monitor-
17 ing phase. Because there is a notification to the recipi-
18 ent and then there is the response.

19 CHAIRPERSON SHARITY: When do you think it will
20 be?

21 MS. WEAVER: When?

22 CHAIRPERSON CHARITY: When do you think the
23 monitoring will be complete?

24 MS. WEAVER: It varies.

25 CHAIRPERSON CHARITY: About how long does it take

11 1 on an average?

2 MS. WEAVER: It could take -- you could take
3 about -- allowing for mail and so on and so forth and
4 negotiation -- could take a month or longer.

5 CHAIRPERSON CHARITY: A month to six weeks or
6 something like that?

7 MS. WEAVER: It could very well be longer. In
8 the case of larger recipients, you know, talking about
9 Arlington County, but larger recipients, it has taken
10 several months to come to some sort of -- for the monitoring
11 to be completed.

12 CHAIRPERSON CHARITY: Now, are the results of HUD's
13 monitoring or reviews made a part of the public records?

14 MS. WEAVER: I'm not exactly sure what you mean
15 by public records.

16 CHAIRPERSON CHARITY: Well, is it made accessible
17 to --

18 MS. WEAVER: Yes.

19 CHAIRPERSON CHARITY: -- to the public?

20 MS. WEAVER: Yes.

21 CHAIRPERSON CHARITY: How is it made accessible?

22 I mean: is it newspaper or special pamphlets or --

23 MS. WEAVER: No, no.

24 CHAIRPERSON CHARITY: -- lodged in a given office
25 where people can come and look at it?

1 MS. WEAVER: Okay. I'll explain our procedure.
2 Once the monitoring is completed, there's a letter that
3 goes back to the recipient identifying areas of concern
4 or areas that EO shows some kind of praise -- say that:
5 you are doing a good job in this particular area; however,
6 we are concerned with this or that area.

7 If the recipient would like to see the monitoring
8 report itself, then, under the freedom of information act,
9 it would be made available to the recipient but, normally,
10 it's not published. That's what I mean by: what did you
11 mean by public record? It's available upon request. The
12 report itself.

13 CHAIRPERSON CHARITY: Now, where do you request
14 it and how would you get it?

15 MS. WEAVER: Okay. That's never happened, but
16 I would suspect that, through our Public Information Office
17 -- that the recipient would make that request and we would
18 be so obliged.

19 CHAIRPERSON CHARITY: How much notice is given
20 to the county before HUD monitors or reviews fair housing
21 and equal opportunity?

22 MS. WEAVER: If Fair Housing and Equal Opportunity
23 goes out and monitors by itself -- because there are
24 occasions when there was a joint monitoring with CPD. CPD
25 would take the lead.

3
1 So, if CD would go out alone, we try to give
2 at least two weeks' notice.

3 CHAIRPERSON CHARITY: Two weeks' notice for
4 equal opportunity?

5 MS. WEAVER: If we go out by ourselves, it's
6 usually a telephone call.

7 CHAIRPERSON CHARITY: What about Fair Housing by
8 itself?

9 MS. WEAVER: That's what I mean. If my division
10 would go out by itself without the CPD -- I believe CPD
11 has other procedures.

12 CHAIRPERSON CHARITY: What steps do you take to
13 monitor and review maintenance of efforts by Arlington
14 County?

15 MS. WEAVER: There is a follow-up requirement.
16 We are required to monitor every recipient at least once
17 a year. And those recipients that had more serious EO
18 problems or areas of concern would necessitate our going
19 out more often.

20 So, to answer your question, we follow up -- we
21 ensure the maintenance of efforts, so to speak, by a
22 follow-up visit. It could be at least six months after
23 the monitoring that we originally found some EO concern,
24 and that's in addition to the regularly scheduled monitoring
25 of that recipient.

14 1 CHAIRPERSON CHARITY: I see.

2 Would you briefly explain what has been done by
3 HUD in the Washington area office to carry out the New
4 Horizons Program in Arlington County?

5 MS. WEAVER: To my knowledge, I don't believe
6 that there has been -- not in Arlington County. We do
7 have a New Horizons agreement with another recipient. But,
8 with Arlington County, I don't think that that subject has
9 been brought to their attention. I could be mistaken but
10 I don't think so.

11 CHAIRPERSON CHARITY: Would you describe for us
12 just briefly: what is the New Horizons program?

13 MS. WEAVER: It's a strategy for addressing
14 fair housing -- fair housing concerns and in particular
15 localities. It's an agreement that is signed between the
16 locality and HUD's central office with the area office
17 providing appropriate technical assistance, and I guess
18 advance negotiation.

19 But it is a comprehensive coordinated effort by
20 the locality to address fair housing concerns within the
21 community.

22 CHAIRPERSON CHARITY: Thank you very much. I
23 think your testimony has been quite helpful to us.

24 Turning now to Mrs. Drayton: how long have you
25 been in your present position?

15 1 MS. DRAYTON: I've been a community development
2 planning representative for approximately a year.

3 CHAIRPERSON CHARITY: What are your responsibili-
4 ties as they relate to fair housing in Arlington County?

5 MS. DRAYTON: I do not have a responsibility as
6 far as fair housing is concerned. If you would like to
7 know what I --

8 CHAIRPERSON CHARITY: Give us your responsibility.

9 MS. DRAYTON: I'm the Community Planning and
10 Development Representative. The Division of Community
11 Planning and Development of HUD is responsible for administer-
12 ing the block grant program.

13 My position is: as a community planning and
14 development representative, I serve as a focal point of
15 contact for Arlington County, providing technical assistance
16 to the county on the implementation of their program and
17 also getting whatever information they might need from
18 other technical branches to respond to questions that they
19 might have.

20 In addition, I take the lead responsibility in
21 reviewing Arlington's block grant application to HUD,
22 coordinating the reviews from various other divisions of
23 HUD which includes housing development, housing management,
24 economic -- fair housing opportunity, and I have the lead
25 respnsibility for monitoring Arlington's activities to

1 assure compliance with HUD's regulations.

16 2 CHAIRPERSON CHARITY: Do you have special
3 responsibilities relating to that monitoring?

4 MS. DRAYTON: Do I --

5 CHAIRPERSON CHARITY: Anything that you have
6 not covered in that previous answer?

7 MS. DRAYTON: Well, I could give you -- I can
8 tell you what our monitoring consists of.

9 CHAIRPERSON CHARITY: Please.

10 MS. DRAYTON: Okay, we monitor our recipients
11 at least once annually. We might monitor them more
12 frequently if the need arises.

13 Our monitoring begins with an in-house review,
14 which could mean -- or re-review of the application --
15 looking at the application, the comments that we might
16 have received, and we look at the grantee performance
17 report that the applicant submits annually and any other
18 information that we might have gotten on the community --
19 complaints or newspaper articles or what-have-you. And,
20 then, we go out to the community. Out to the locality.
21 We talk with the CD staff and get more information on the
22 activity.

23 We review the files and we go out and make
24 on-site monitoring and look at the activities that are
25 proposed -- the location of that and the surrounding areas

1 of the activities that are proposed and underway. And
2 our four priority areas of concern when we monitor are
3 program progress, the -- that is, whether or not the
4 program is progressing as the applicant indicated that it
5 would in the application in accordance with the schedule
6 as submitted in the application and whether, when the
7 applicant's progress is compared to cities of like size or
8 localities of like size with like activities -- whether or
9 not they are progressing as rapidly as the like community.

10 We look at their housing assistance plan
11 implementation comparing their goals with their accomplish-
12 ments and we make a determination to whether or not we feel
13 that they are progressing as we feel that they should or
14 could in the area of housing assistance. We also look at
15 the beneficiaries of the program to assure that the
16 beneficiaries that they have indicated -- the persons that
17 they say will benefit from the program in the application
18 or the actual beneficiaries of the program.

19 And we look at citizen participation to assure
20 that citizens are being given an opportunity to plan and
21 implement the Block Grant Program.

22 In addition, we look at the financial management
23 and their Fair Housing and Equal Opportunity activity; their
24 environmental activity, labor relations and whatever other
25 areas that we feel need attention.

1 CHAIRPERSON CHARITY: In the event you find that
2 progress is not being made according to the standard of
3 progress of like activities and like cities or areas, what,
4 then, do you do?

5 MS. DRAYTON: Well, we discuss any deficiencies
6 that we find with the localities and we try to find out
7 what their problems are, what's causing the lag in their
8 program and work with them to work out any deficiencies
9 that they might have, especially if it's something that's
10 under the control of HUD and if there are other areas that
11 they need technical assistance in that we can provide, we
12 do so.

13 CHAIRPERSON CHARITY: How often are you in contact
14 with the Arlington County staff about the usage of CDBG
15 funds?

16 MS. DRAYTON: Well, we are generally in contact
17 with Arlington rather frequently. At least once a week at
18 all times.

19 CHAIRPERSON CHARITY: Okay, good.

20 MS. DRAYTON: But, sometimes it's more frequent
21 around application review time or application submission.
22 We are in contact with them more frequently around Grantee
23 Performance Report time we might be in contact with them
24 more frequently than at other times.

25 CHAIRPERSON CHARITY: How often has Arlington County

1 been monitored or reviewed on its CDBG Program?

2 MS. DRAYTON: You say, how often?

3 CHAIRPERSON CHARITY: Yes.

4 MS. DRAYTON: It's generally reviewed once a year.

5 CHAIRPERSON CHARITY: Since Arlington has had the
6 Block Grant Program?

7 MS. DRAYTON: They've been monitored each year, since
8 they've been in the entitlement program. And they've been
9 in the entitlement program for two years.

10 CHAIRPERSON CHARITY: When was the most recent?

11 MS. DRAYTON: The most recent monitoring review
12 was conducted April 9, 15 and 16 of 1980.

13 CHAIRPERSON CHARITY: When will these -- have
14 these monitorings been completed?

15 MS. DRAYTON: No. It has not been concluded. We
16 are waiting a response to our monitoring letter from the
17 County. Generally, we conclude our monitoring review and
18 we allow the County at least 30 days to respond to our
19 review. Of course, if they need additional time, we would
20 have no problem granting it.

21 CHAIRPERSON CHARITY: And you expect the County
22 to give their reaction to the monitoring review?

23 MS. DRAYTON: Oh, yes.

24 CHAIRPERSON CHARITY: From previous experience
25 about how long has the entire process taken?

1 MS. DRAYTON: It generally takes at least -- well,
2 I would say it generally takes at least six weeks to two
3 months because as I stated, we allow the County a month to
4 respond to our monitoring findings. And then if we need
5 additional information we might have to get back to the
6 locality. So this could take an additional month but it
7 generally doesn't.

8 CHAIRPERSON CHARITY: All right. Are the results
9 of HUD's monitoring reviews made a part of a public record?

10 MS. DRAYTON: We make them a part of our files at
11 the D.C. Area Office.

12 Generally, if a request is made to us regarding
13 the locality, we refer that request first to the locality
14 and then if a person was unable to get the information that
15 they needed from the County, then they could get it from our
16 office under the Freedom of Information Act. We don't
17 publicize, as such, our monitoring findings.

18 CHAIRPERSON CHARITY: I don't think I asked you
19 but how much notice is given to the County before the
20 monitoring and reviews take place?

21 MS. DRAYTON: Generally, we give the County a
22 months' notice. We contact the County by telephone and if a
23 convenient time is agreed upon to conduct the monitoring,
24 we do it and then this is confirmed by letter.

25 CHAIRPERSON CHARITY: Now, would you comment on
what has been done by HUD in the Washington Area Office to

1 carry out the New Horizons Program in Arlington County?

2 MS. DRAYTON: My office, the Community Planning
3 and Development Office, does not have the responsibility
4 for the New Horizons Program. And I personally do not have
5 knowledge of that program, so I am afraid I cannot respond
6 to it.

7 CHAIRPERSON CHARITY: Thank you so very much.

8 Ms. Linderman, it looks like you're on again.

9 Have there been controversies regarding the use
10 of CDBG funds and, if so, would you describe what these
11 controversies are?

12 MS. LINDERMAN: I don't know quite how to define
13 controversies. There have been two complaints or letters
14 of inquiry sent to HUD. One was raising the question about
15 whether Boston should be a target neighborhood. Since we
16 started the target neighborhood in Boston, a lot of
17 development has started there very recently and while it is
18 now low and moderate income, the citizens raised the question
19 about whether the long-term beneficiaries would be low and
20 moderate income as the new development occurred in the
21 neighborhood. The staff and the County has been watching
22 very closely the development that has occurred. As I said,
23 it has been very recent and very sudden. Right now the
24 staff is undergoing a review of the trends in Boston and
25 will be submitting a report to the CDBG Citizens Advisory

1 Committee and it will be submitting a report on whether to
2 continue Boston as a target neighborhood since we are going
3 into our planning for next years application later this
4 Summer. That report will be going to the County Board by
5 July so that they can make a decision on whether to continue
6 Boston as a target neighborhood or not.

7 The other one was a complaint submitted by the
8 tenants of Arlington County.

9 That organization and another organization called
10 Northern Virginia Family Services had both requested funds
11 to do the same program. In deciding between who to give the
12 grant to, the County Board decided to grant the funds to
13 Northern Virginia Family Services to do the project rather
14 than the Tenants of Arlington County. The Tenants of
15 Arlington County complained that they felt they should have
16 gotten the grant. We've responded to that complaint laying
17 out how we thought we had gone and met all the processees
18 and whatever, and the reasons or the basis on which the
19 decision was made. We haven't heard anything more about
20 that. We're working very closely with the Tenants of
21 Arlington County and Northern Virginia Family Services
22 together in making sure that the program implemented by
23 Northern Virginia Family Services is an effective one, so
24 TOAC --is involved in that whole process and I have met with
25 them but I do not know whether they are pursuing their

1 complaint or not.

2 CHAIRPERSON CHARITY: So there may be some unresolved
3 issues between HUD and the County CDBG staff?

4 MS. LINDERMAN: Maybe Patty can respond to the
5 one on the TOAC complaint. Other than that, I don't think
6 there are any.

7 I was going to ask Patty we did submit our letter
8 in response to the monitoring visit and I was hoping she had
9 gotten it.

10 MS. DRAYTON: No, I'm sorry, we haven't received
11 it:

12 MS. LINDERMAN: But as far as I know, there are
13 no unresolved issues.

14 CHAIRPERSON CHARITY: Has HUD made recommendations
15 to the County or requested specific changes or additions to
16 plans submitted by the County under the CD Program and, if
17 so, are you able to give us those changes, additions or
18 recommendations?

19 MS. LINDERMAN: They did ask us to provide
20 separate allocations for housing and rehab programs to each
21 of the target neighborhoods. We had originally allocated
22 them to the Arlington Housing Corporation for the whole
23 program and they wanted us to break down that allocation
24 for both the housing rehab and the concentrated code
25 enforcement to each of the separate target neighborhoods, so

1 we did revise our application and have submitted those
2 revisions to HUD.

3 CHAIRPERSON CHARITY: Have you had a change to have
4 any response yet from the County?

5 MS. LINDERMAN: Are you asking me or Patty?

6 CHAIRPERSON CHARITY: I'm asking you.

7 MS. LINDERMAN: I'm a little confused. We've
8 submitted that response to HUD in response to their request
9 for the changes. Yes, we have submitted those.

10 CHAIRPERSON CHARITY: Yes, thank you.

11 Please describe the reporting system used?

12 MS. LINDERMAN: Basically, the regular reporting
13 system is the Grantee Performance Report, which is submitted
14 once a year. If there is any request for additional
15 information, those are received orally and they would be
16 for a specific thing and we may respond to a specific request
17 for additional information but the regular reporting system
18 is the Grantee Performance Report.

19 CHAIRPERSON CHARITY: Thank you very much.

20 At least you'll get a change of tone and we're
21 going to ask Ms. Baxt to finish the questions.

22 MS. BAXT: In your judgement, how is that system
23 of reporting working?

24 MS. LINDERMAN: The Grantee Performance Report?

25 MS. BAXT: (Nodding.)

1 MS. LINDERMAN: It's gotten a little better as
2 HUD has revised its forms. It was rather cumbersome and
3 I think the forms are an improvement over what they were
4 before.

5 I think it's useful that HUD comes out and talks
6 to us in addition to the forms, because you really can't get
7 a very good picture from a written report.

8 I think the system is a good one.

9 MS. BAXT: Do you have any suggestions for
10 improving it?

11 MS. LINDERMAN: More revisions to the forms.

12 I think when they design some of these forms, they
13 should try them out on the local jurisdiction and ask us how
14 well they work. I think that the only other suggestion by
15 the HUD staff, if they can get the time and come out and
16 it's so much easier to get a feeling for what the program is
17 like if you can see it. You know, it's hard to understand
18 something that you really can't get to see and, so, I know
19 it's very useful to them and it makes it easier for us to
20 describe things to them when they come out and we can show
21 them exactly what they are doing and they can get a good
22 picture of it.

23 MS. BAXT: Do you keep information on the number
24 of employment opportunities generated by the CD Program
25 activities for low-income persons?

1 MS. LINDERMAN: No, we don't.

2 MS. BAXT: Has any -- have any CD funds been used
3 for job training?

4 MS. LINDERMAN: We have allocated fifty thousand
5 dollars to the Nauck community for small job training
6 program. It has not yet been implemented.

7 MS. BAXT: What actions were taken to -- oh, well,
8 if it hasn't been implemented then you haven't done anything
9 about it yet.

10 MS. LINDERMAN: Right.

11 MS. BAXT: How many individuals does the County
12 employ on a full-time basis for the operation of the CD
13 Program?

14 MS. LINDERMAN: Okay. There are 14 CD funded
15 employees with the County. That's both -- I should say
16 that's both the general CD staff and some project implementing
17 staff like a rehab specialist that specifically implements
18 a rehab program.

19 MS. BAXT: Of these, how many are minorities and
20 when I say minorities, I'd really like you to breakdown the
21 definition of minorities?

22 MS. LINDERMAN: Four of the 14 are minorities.
23 3 of them are Black and one of them is Oriental.

24 MS. BAXT: Females -- how many are females?

25 MS. LINDERMAN: 10.

1 MS. BAXT: Elderly?

2 MS. LINDERMAN: None.

3 MS. BAXT: Handicapped?

4 MS. LINDERMAN: None.

5 MS. BAXT: How many individuals does the County
6 employ on a part-time basis for the operation of the CD?

7 MS. LINDERMAN: There are -- when -- I was told
8 you were going to ask part-time. I lumped into part-time
9 a temporary position that's full-time so that may change
10 your numbers a little but this is the temporary planner
11 that we have for a year to do a study on the handicapped so,
12 there is one full-time temporary person who is a white
13 female. There is a part-time handicapped person working on
14 that study. We also fund part of full-time employees that
15 are regular county employees. We pay for part of their
16 salary and the County pays for the other part. Of those,
17 I have kept them in a separate category. Those are 2 women.

18 MS. BAXT: So, in other words, you have one
19 temporary full-time and one part-time handicapped person
20 working together on a study?

21 MS. LINDERMAN: Right.

22 MS. BAXT: Is that correct plus funding for
23 part-time ---

24 MS. LINDERMAN: Two other people.

25 MS. BAXT: Since I've been a three-fifths person

1 myself for several years, I know exactly what you're talking
2 about.

3 What is the salary of each job description of
4 the employees we just described?

5 MS. LINDERMAN: I don't really have the salary
6 down by job description. Of those jobs that are -- that I
7 gave to you, only one of them is a clerical position. All
8 the rest are professional positions -- our Grantee Performance
9 Report gives a breakdown by certain salary levels and that
10 would -- rather than reading you that, I guess I will refer
11 you to that.

12 MS. BAXT: Thank you very much, Ms. Linderman.
13 You have been absolutely marvelous.

14 CHAIRPERSON CHARITY: I would like to give the
15 other members of the Panel an opportunity to ask questions
16 and Calvin spoke loudest, so he comes first.

17 Dr. Miller.

18 DR. MILLER: Ms. Drayton, I believe, since you
19 had the responsibility for monitoring the CDBG grant, does
20 your monitoring include these figures that have just been
21 given by Ms. Linderman -- the idea of community grant of
22 14 people that's only 3 minorities. Does this fit into
23 your guideline -- and if you monitored this and discovered
24 this, did you have any reaction to this?

25 MS. DRAYTON: Generally, Brenda Cleaver or some-
body from the Office of Fair Housing on Equal Opportunity

1 would monitor in depth as far as the minority employment is
2 concerned. However, if I went into a locality and I saw the
3 total staff and I knew the staff was 100 per cent majority,
4 I would certainly bring this to the attention of the Fair
5 Housing and Equal Opportunity staff for them to look at
6 when they did their monitoring, if we weren't monitoring
7 as a team.

8 DR. MILLER: Well, then, you say 100 per cent but
9 3 out of 14 would not strike a bell that would cause you to
10 look?

11 MS. BAXT: Excuse me, wasn't that 4; three
12 Blacks and one Asian?

13 DR. MILLER: Well, my Advisor is telling me this
14 is Ms. Cleaver's responsibility.

15 Ms. Cleaver, the same question. In your monitoring
16 situations would this type of staffing cause you to question
17 it?

18 MS. CLEAVER: Generally, when we monitor a
19 recipient with respect to employment, we follow the CDBG
20 dollars and in instances where the employees could include
21 those, other than those in the CDBG Division, then we
22 consider the placement of the minorities and the females and,
23 depending upon population statistics, those types of concerns,
24 we look at when we make a judgement as to whether or not we
25 should make any type of comment with respect to employment of

1 you know, in a particular locality.

2 DR. MILLER: Now, I think you said you did not
3 have direct responsibility for Arlington but I left the
4 question any way for either you or Ms. Drayton. Would you
5 say that a ratio of 4 out of 14 minorities is not sufficient
6 to cause critical monitoring -- to ask a question about
7 that employment pattern?

8 MS. CLEAVER: Yes, it would be. It would be.
9 But, again, before we would make any kind of recommendation
10 up to our Regional Office for a compliance review for a
11 further indepth analysis of it, again, there would be an
12 analysis on our part as to the total number of employees
13 that were funded with Block Grant Funds, both permanently,
14 employed as well as part-time and taking into consideration
15 the population statistics and, if we considered it to be
16 serious enough of a concern, then, yes, we would recommend
17 it up to the Regional Office for a compliance review for a
18 further indepth analysis.

19 DR. MILLER: We've heard a lot of testimony today
20 and yesterday from Arlington County about the needs. We
21 were also told this morning that there were funding projects
22 outside of the target area. From your position and your
23 mandate, how and on what basis and according to what guide-
24 lines are projects outside of the target areas supported and
25 approved?

5

1 MS. DRAYTON: Every three years a locality is
2 required to submit a community planning and housing
3 strategy plan. When Arlington submitted theirs in 1979,
4 they indicated what their Community Development needs were
5 and what their housing needs were. And they indicated
6 certain targeted areas and they also indicated that as these
7 needs were met in these target areas, they would move out
8 to other areas but their focus would be in the three target
9 areas. So, when a locality submits a new activity or a
10 new project outside of the target areas that are designated,
11 we look first at their Community Development or housing
12 strategy and see whether or not they have indicated a need
13 outside of these target areas for this activity and we approve
14 an activity or disapprove an activity based on that, assuming,
15 too, that they supply the needed information as to who would
16 be benefiting from this activity. We can be sure that low
17 and moderate income people are the beneficiaries of this
18 activity and it would be considered an eligible activity,
19 even though it was outside of the targeted area.

20 DR. MILLER: One final question of Ms. Cleaver.
21 What is HUD's relationship with the Fair Housing Board and
22 vice-versa?

23 MS. CLEAVER: Both the Fair Housing Board and HUD
24 are members of the Fair Housing Task Force. Metropolitan
25 area of -- Fair Housing Task Force so every month there is

1 a meeting where not only the Arlington County Fair Housing
2 Board but the representatives from other jurisdictions in
3 the area meet to discuss fair housing equal opportunity
4 matters. Aside from that formal situation, there is
5 periodic contact with members of the Fair Housing Board, if
6 something should happen in Arlington County that they wish
7 to bring to the attention of HUD, then there is, you know,
8 a telephone contact. So there is at least a monthly contact
9 with Arlington County Board.

10 CHAIRPERSON CHARITY: Thank you.

11 Ms. Silva-Pla.

12 MS. SILVA-PLA: Ms. Linderman, we have a big
13 group of Spanish in Arlington and why don't you have one
14 Hispanic in your group in the County?

15 MS. LINDERMAN: As an employee of the Citizens'
16 Advisory Committee?

17 MS. SILVA-PLA: No, as an employee. We have a
18 big majority of Hispanic in Arlington. I think it's the
19 biggest one we have and you don't have one Hispanic.

20 MS. LINDERMAN: I can't say other than the fact
21 that, in the time I've been there, I don't think I've had one
22 Hispanic apply. I don't know why. Most of my jobs are
23 urban planning jobs. I have one Inspector and one Housing
24 Counselor and one secretary. Those are the various job
25 titles and I have not had any Hispanic applicants. The

1 Spanish speaking committee's office is right in our building
2 as is the Personnel Office -- the County's Personnel Office,
3 through which we do our regular recruitment and I don't
4 know why we haven't had any applications.

5 MS. SILVA-PLA: Is there no other way to make
6 a recruitment through the community because they have a job
7 bank and they have a lot of job applications there. Is there
8 no way you could go through them?

9 MS. LINDERMAN: The County, when it does the
10 recruitment has a long list of organizations that sends out
11 the notices, too. I'm not sure whether that program you
12 mentioned is on the list and I can check. I would think
13 that the Spanish speaking community would be involved in
14 any recruitment process since they are right there. I could
15 check. I don't know whose on the list.

16 MS. SILVA-PLA: I would like you to check on that.
17 Thank you.

18 CHAIRPERSON CHARITY: Are there other members on
19 the Committee with questions and then we'll go back to
20 Calvin?

21 THE REVEREND: I have two or three questions I'd
22 like to raise on that.

23 MS. LINDERMAN: I should mention that the Section 8
24 Housing staff or Housing Services staff does have a
25 Hispanic employee.

1 CHAIRPERSON CHARITY: Thank you.

2 REVEREND HARRIS: Thank you.

3 Is a CDBG -- this is for Ms. Linderman -- staff
4 considered County employees?

5 MS. LINDERMAN: Yes.

6 REVEREND HARRIS: Ms. Drayton, when you do a
7 monitoring -- whether you're doing it visually or as a
8 team, do you review the County's employment affirmative
9 action plan?

10 MS. LINDERMAN: I don't as a Community and
11 Development representative. I do not review ---

12 REVEREND HARRIS: Ms. Cleaver, do you look at
13 the affirmative action plan?

14 MS. CLEAVER: Yes, yes, we do. First of all, we
15 ascertain whether or not the employees are County employees
16 and, if so, then we ascertain how the County employs
17 recruits -- whether or not there is an affirmative action
18 plan, whether or not there is an affirmative Action Officer--
19 someone that would be directly responsible for the maintenance,
20 so to speak, of the affirmative action plan so, yes, that is
21 something that either I or someone in the office would look
22 at.

23 REVEREND HARRIS: You do require an affirmative
24 action plan for the County?

25 MS. CLEAVER: No. It's not a requirement. Block

1 Grant recipients are required to take affirmative action
2 but they are not required to maintain affirmative action
3 plan unless there has been an evidence of discrimination --
4 a finding of discrimination and that would come out of our
5 Regional Office.

6 REVEREND HARRIS: When you look at the Affirmative
7 Action -- how do you determine whether or not the County is
8 providing employment on an equal opportunity basis, based
9 on the population issue, if there is no affirmative action
10 plan?

11 MS. CLEAVER: No, most recipients already have in
12 place an affirmative action plan. Most of them because --
13 in most instances, it's not their first time as a HUD
14 recipient even if they were recipients of Urban Renewal
15 funds and other funds. So, they already have in place an
16 affirmative action plan and what we do is review the plan
17 and, in some instances, ask that they update the plan and
18 we suggest and recommend that an affirmative action plan is
19 in place because, just like you asked me, how can we measure
20 how can the County or recipient measure their performance or
21 results in the area of equal employment, if there is not a
22 tangible document in place. So, in most instances, an
23 affirmative action plan is there. I cannot think any time
24 that I had gone out to monitor the -- that there has not been
25 an affirmative action plan. But the regulations do not

1 require an affirmative action plan -- only requires that
2 they take affirmative action in the areas of employment.

3 REVEREND HARRIS: Are you satisfied that, in
4 Arlington County, the employment ratio is comparable to
5 the ratio of persons living here as it relates to race and
6 sex?

7 MS. CLEAVER: I'll answer it this way. Our
8 Regional Office just recently conducted a compliance review
9 and the compliance review covered the area of equal
10 employment. The FIR, the final investigation report is
11 available under the Freedom of Information Act as well as
12 the results of the review itself.

13 And there was a finding of substantial compliance.

14 REVEREND HARRIS: Ms. Drayton, what effect does
15 a monitoring review have on approval of an application, if
16 any?

17 MS. DRAYTON: I suppose the monitoring review
18 serves as a basis along with some of the other concerns of
19 the Grantee Performance Report for application approval. If
20 we found an activity that had been proposed in a previous
21 application was not being carried out in conformance with
22 the regulations, we -- this --and this activity appeared in
23 the following years application, we would certainly disapprove
24 that activity or that -- or if we found it was not principally
25 benefiting low and moderate income people or was not being
carried out in general in accordance with the regulation,

j21

1 then it might be grounds to disapprove that activity for
2 that particular application. We might disapprove activities
3 without disapproving the entire application.

4 REVEREND HARRIS: What would be your reaction if
5 you found out that the Housing Assistance Plan that -- found
6 out the housing conditions, housing needs and proposal
7 over a three-year period is not being met because of a variety
8 of reasons -- what would you do in considering application
9 for additional funds?

10 MS. DRAYTON: Well, when we look at localities
11 performance in the area of HAP, we refer to Housing Assistance
12 Plan as HAP -- we look at whatever efforts that they might
13 have taken to try an implement the plan. Sometimes, in-
14 frequently their lack of activity in the area of housing
15 is due to circumstances beyond their control. For instance,
16 they might not have gotten the units that they had
17 anticipated -- allocation of units that come from HUD in
18 conjunction with them.

19 REVEREND HARRIS: In the case of Arlington where
20 land purchase is a big problem for new construction -- new
21 construction which may add to the housing stock for low and
22 moderate income people, would you require a place like
23 Arlington to use more then a Community Development Grant
24 money that they get aid to assist in the purchase of land
25 that could be then utilized for the development of low and

1 moderate income housing?

2 MS. DRAYTON: The purchase of land is an eligible
3 expense -- expenditure under the Block Grant Program. And
4 if this was an avenue that we felt that the County should
5 pursue, then we would encourage them to do so. Of course,
6 we can't dictate to the localities how they should spend
7 their Block Grant money. Congress gave the discretion to
8 the localities and as long as the activities are eligible
9 under our regulations, then, generally -- and meeting all
10 requirements, we generally approve them.

11 REVEREND HARRIS: And, if you have a problem of
12 insufficient housing stock for low and moderate income
13 persons which is stated very often in this -- that they
14 have a crisis -- a housing crisis in this area and a part
15 of that crisis is because of the cost of land and the cost
16 of renting, generally, in the area, that may finally cause
17 many people to move out of this County because they can't
18 find housing. Would that be the kind of crisis situation
19 that would cause HUD to move in the direction that I have
20 suggested?

21 MS. DRAYTON: Yes. HUD would encourage a
22 locality in that instance to place more emphasis in the area
23 of housing.

24 REVEREND HARRIS: Thank you.

25 CHAIRPERSON CHARITY: Dr. Miller.

1 DR. MILLER: I yield to Ms. Dunn.

2 MS. DUNN: Ms. Drayton, I think you mentioned that
3 you were in contact with the Arlington County staff at least
4 once a week, is that right?

5 MS. DRAYTON: (Nodding.)

6 MS. DUNN: How does that compare with the context
7 that you have or other planners have with other recipients.

8 Is that about normal; is it more or less?

9 MS. DRAYTON: I think that's about normal.

10 MS. DUNN: Okay.

11 Am I correct in understanding that a Community
12 Development review was just conducted in April -- is that
13 right?

14 MS. DRAYTON: You mean a monitoring review?

15 MS. DUNN: A monitoring review, yes.

16 Did you mention something before?

17 MS. DRAYTON: No, I said the last monitoring
18 review was conducted in April.

19 MS. DUNN: I see.

20 MS. DRAYTON: But monitoring review can take place
21 at any time.

22 MS. DUNN: And, Ms. Cleaver, did you indicate that
23 a monitoring review was just done of Arlington County in
24 May and that a compliance review by the Regional Office was
25 also recently done?

1 MS. CLEAVER: Right. I'm not exactly sure which
2 month it was but I believe it was in March or April because
3 it was recent.

4 MS. DUNN: Are these monitoring reviews done on
5 a cyclical basis -- in other words do they occur at the same
6 time each year?

7 MS. CLEAVER: No, no. It just happened that the
8 Regional Office's Compliance Review and the area offices
9 monitoring review coincided, you know, so close. But, usually,
10 we monitor once a year and, again, it doesn't have to be
11 a certain month.

12 MS. DUNN: And when was the last Fair Housing
13 EEO monitoring review done by your Office of Arlington
14 County, absent this last one in May?

15 MS. CLEAVER: I believe this was the first.

16 MS. DUNN: The first?

17 MS. CLEAVER: The first on-site monitoring.

18 MS. DUNN: And on what basis did you decide to
19 conduct the monitoring review in May?

20 MS. CLEAVER: It was more -- for one, it was a
21 review of our files that showed a lack of an EO visit and
22 we knew that we should go out to monitor. This particular
23 community as well as a mandate, so to speak, from Central
24 Office. It says, all CDBG recipients should be monitored
25 at least once a year so it was an awareness on our part that

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1 we should go out at this particular point in time to
2 monitor because we had not been out before.

3 MS. DUNN: And, Ms. Drayton, on what basis did
4 you decide to conduct the monitoring review for Arlington
5 County in May?

6 MS. DRAYTON: Well, first of all, our review
7 was conducted in April.

8 MS. DUNN: In April, I'm sorry. I'm confusing
9 these months.

10 MS. DRAYTON: Well, I suppose there was no
11 particular thing that precipitated the review. We have a
12 monitoring schedule that is established by our office in
13 conjunction with goals that are established by Regional and
14 Central Office and this was just part of meeting the annual
15 goal.

16 MS. DUNN: And when was the last monitoring review
17 done by your office of Arlington County?

18 MS. DRAYTON: I didn't check the date but I know
19 it was done in '79.

20 MS. DUNN: Okay, thank you.

21 CHAIRPERSON CHARITY: Ms. Baxt has one.

22 MS. BAXT: Ms. Drayton, this morning we heard from
23 a number of people in community projects where they had
24 lost possible abilities and so forth because of length of
25 time review of application, et cetera.

1 Is there any provision for emergency funding or
2 emergency cutting of red tape, if you will, to help groups
3 in a crisis area like Arlington.

4 Is there any way of expediting some of these
5 applications?

6 MS. DRAYTON: I suppose what you are referring to
7 are housing applications?

8 MS. BAXT: Yes..

9 MS. DRAYTON: The responsibility for housing
10 applications does not take place in the Community Planning
11 and Development Division. It takes place in the Housing
12 Division and I would be very reluctant to respond to a
13 housing question.

14 MS. BAXT: I see. Thank you.

15 CHAIRPERSON CHARITY: Dr. Miller.

16 DR. MILLER: I have one question here. Why does
17 not Arlington participate in the New Horizons Program.

18 We've heard a lot of talk this morning about
19 you needed technical assistance and one of the things HUD
20 could do. And we understand you are not participating in
21 this New Horizons Program, which seems to have a big content
22 of technical assistance, is that correct -- Ms. Cleaver?

23 MS. CLEAVER: Yes, that is correct.

24 DR. MILLER: Ms. Linderman, would you know?

25 MS. LINDERMAN: To be honest, I've never heard of

1 the New Horizons Program. From Ms. Cleaver's description,
2 it sounds like a program designed to encourage activity in
3 the Fair Housing area. My guess is that Arlington hasn't
4 been -- it hasn't been suggested for Arlington since we've
5 been active in Fair Housing since 1968. The technical
6 assistance I mentioned this morning was more in terms of
7 how to go about developing housing and our other issues like
8 that in terms of developing low and moderate income housing--
9 how to structure various programs, new ideas on how to meet
10 various needs so, that is kind of what I was getting at.

11 From the description of New Horizons it's more
12 oriented towards new housing.

13 DR. MILLER: I guess my final question of Ms.
14 Drayton would be: Has HUD encouraged Fair Housing in
15 Arlington by strengthening the law creating a Human Rights
16 Commission with enforcement powers?

17 MS. DRAYTON: I think you ought to address your
18 question to Ms. Cleaver.

19 DR. MILLER: Ms. Cleaver?

20 MS. CLEAVER: All right, when we do go out to
21 monitor, look at what a recipient is doing in the area of
22 Fair Housing and we do not limit the Fair Housing activities
23 to Block Grant dollars. In the case of Arlington, the County
24 is funding -- the Arlington County Fair Housing Board as well
25 as other Fair Housing activities. That's not to say that a

1 New Horizons Agreement would not be something that would be
2 discussed. We made it a matter of policy just recently that
3 whenever we go out to monitor the New Horizons, the subject
4 is, you know, brought to the attention of the recipients
5 and, to answer your question, there really isn't a reason
6 as to why there is not a New Horizons Agreement, you know,
7 in place just yet, but there are other recipients that I have
8 personally gone out to monitor where there has been no activity
9 of any type in the area of Fair Housing and the recipients
10 will ask, you know, what can we do and that is an opportune
11 time to mention the New Horizons Program and to see whether
12 or not an agreement can be made.

13 And, going one step further to answer the question,
14 Mr. Harris was talking to Ms. Drayton -- when we do go out to
15 monitor, and we find that there has been a negligence, so
16 to speak, in the area of Fair Housing that there is an impact
17 upon the application review because the FHEO Division will
18 not accept the certification of a recipient if our files and
19 our records show that the recipient has not addressed the
20 area of Fair Housing. So, therefore, we cannot accept
21 the certification. In that case we will accept a special
22 certification and this has been done. We will accept a
23 special certification with goals and timetables, specifically
24 in the area of Fair Housing.

25 CHAIRPERSON CHARITY: Reverend Harris has a further

1 question.

2 REVEREND HARRIS: Ms. Cleaver, are you aware that
3 the County has no budget to implement its Fair Housing
4 Program other than the salary of the Director and what is
5 your reaction to that?

6 MS. CLEAVER: It was my understanding -- I could
7 be mistaken, that the County is funding the Fair Housing
8 Board but it was County funds and it was not Block Grant
9 funds. Other than that, I'm not familiar.

10 REVEREND HARRIS: Does that have an effect on the
11 effectiveness of the Fair Housing enforcement of the budgetary
12 consideration?

13 MS. CLEAVER: You mean with the lack of ---

14 REVEREND HARRIS: Yes, if there is no budget
15 you've just got a law and no budget to implement it, then
16 that has something to do with the effectiveness of that law?

17 MS. CLEAVER: Theoretically speaking, yes.

18 REVEREND HARRIS: Would you look at that in your
19 review?

20 MS. CLEAVER: If we see that a recipient has
21 passed -- has a law, so to speak, but has not provided the
22 implementing mechanism, then, yes, that would be a concern--
23 an area of concern for EO that we would look into and make
24 some type of suggestion -- recommendation.

25 REVEREND HARRIS: Thank you.

1 MS. CLEAVER: Well, we're looking at two different
2 areas. The Regional Office of Fair Housing and Equal
3 Opportunity is looking at the Block Grant Program with
4 respect to delivery of services, to minorities, women and
5 the elderly. The monitoring that the area office would do
6 in general -- I'm talking the area office, not specifically
7 a division FHEO but the area office would look at the
8 application, whether or not the application is designed to
9 meet the needs of low and moderate income and FHEO monitoring
10 is really technical assistance and we are the focal point --
11 we would refer up to the Region if there was some type of
12 EO deficiency but when there has been a recent compliance
13 review, and the compliance review is a more indepth analysis
14 of the monitoring -- a compliance review can last from a
15 week to two weeks. And there are more records and more
16 contact then in a monitoring.

17 CHAIRPERSON CHARITY: But there's nothing in your
18 regulation that, if you found discrimination or you found
19 an area that you felt was not being served, that you could
20 not make a recommendation that ---

21 MS. CLEAVER: Right.

22 CHAIRPERSON CHARITY: -- this be further
23 investigated?

24 MS. CLEAVER: Right. We could do that.

25 DR. MILLER: Are these records of these reports

1 available only under FOI?

2 MS. CLEAVER: That's our procedure.

3 DR. MILLER: Would this Commission need to use
4 the FOI to get those reports of your recent monitoring?

5 MS. CLEAVER: I would assume so.

6 DR. MILLER: Well, I'll let you clear it up but
7 just for the record, this Hearing would like to have the
8 report of your most recent monitoring and conclusions.

9 MS. CLEAVER: Monitoring or compliance?

10 DR. MILLER: The compliance -- everything you
11 do.

12 MS. CLEAVER: Well, the compliance is at the
13 Regional Office level. The compliance review that was
14 conducted about two or three months ago -- that's a
15 Regional Office function. That's the one where the finding
16 was substantial compliance.

17 DR. MILLER: Right.

18 MS. CLEAVER: Now, the monitoring is an area office
19 function and the monitoring was conducted last month and
20 was still in the process of writing the report and we have
21 not notified FHEO -- FHEO has not notified the recipient
22 yet of a deficiency or areas of concern. So, which report?

23 CHAIRPERSON CHARITY: Both.

24 DR. MILLER: Both reports but the reports that
25 you are directly responsible for, if you can answer that, we

1 would like to have that report.

2 Now, the other report, you say the Regional Office--
3 we'll probably have to find out to -- who to contact at the
4 Regional Office if you cannot facilitate that.

5 MS. CLEAVER: (Nodding.)

6 REVEREND HARRIS: It has been indicated that the
7 reports are sent back to the County and that any request
8 for reports should first be made to the County. Is that
9 correct, Ms. Drayton?

10 MS. DRAYTON: Well, my reference to that -- it -- it
11 was as far as citizens were concerned. Generally when
12 citizens make requests to HUD, we refer them first to the
13 County.

14 REVEREND HARRIS: And what you are saying is,
15 that all of the documents in question are lodged in the
16 County Records -- the compliance review, the letters?

17 MS. DRAYTON: No. That information would be
18 available in our files.

19 REVEREND HARRIS: In your files?

20 MS. DRAYTON: Yes. But we do send the County a
21 letter stating what our findings were both pro and con and
22 what ever recommendations we have for corrections.

23 REVEREND HARRIS: Okay.

24 Ms. Cleaver, you indicated that the Regional Office
25 Compliance Review would take precedence over an area office

1 monitoring. That was the implication.

2 MS. CLEAVER: The finding was -- especially in the
3 case of a recently completed compliance review and because
4 their investigation is more extensive in depth in ours --
5 it's really hard for me to see where our monitoring would
6 find something that the Regional Office was unable to find,
7 so to speak, but in the case where a compliance review was
8 conducted a year and then a year later we go in to monitor,
9 then, perhaps, something has changed or there's, you know, a
10 new element that has been added to the Block Grant Program
11 or whatever it is, but there are -- there is some difference.
12 But there is only two months ---

13 REVEREND HARRIS: Does the Regional Office rely
14 on the area offices monitoring in its compliance review?

15 MS. CLEAVER: Before the Regional Office actually
16 goes on site, there is a visit to the area office and there's
17 a conference with the EO specialist directly in charge of
18 the State of Virginia and there is negotiations -- not to
19 mention negotiations but a conference with whatever EO findings
20 or concerns that we may have had throughout the life of the
21 program, brought to their attention and we make available to
22 them any type of document, records, monitoring reviews,
23 application reviews -- whatever we have in our files, we would
24 make it available to them. So that before they go out to the
25 office, yes, they do have the benefit of the area offices

1 EEO input.

2 REVEREND HARRIS: . The Regional Office relying
3 heavily on the monitoring of the area office would indicate
4 that the area office has a great responsibility in
5 determining whether Equal Opportunity exists in the area.
6 So, when the Regional Office finds an area in compliance,
7 is it not true then, that it is obvious that the area office
8 has not made any recommendations contrary to that review
9 finding?

10 MS. CLEAVER: No, no. See, we can make a
11 recommendation for a compliance review and we proceed --
12 if we preceive there's to be some kind of a deficiency.
13 When the Regional Office goes in to investigate, there is
14 a more indepth analysis and investigation. They look at
15 record we do not look at. They interview persons that we
16 do not interview. We are more or less, I guess, a flag that
17 has been raised -- a warning flag. And, in some instances--
18 not discrimination but concerns have been justified and in
19 other instances there has been an acceptable reason as to
20 why something has occurred or something has not occurred.

21 CHAIRPERSON CHARITY: I would like to thank the
22 Panel for the information they have given us and, again,
23 invite you to submit any statements or records that would be
24 helpful to this Committee -- any documentation, any
25 statistics -- whatever.

1 This is an on-going investigation and we may,
2 in the future, have to call on you again for further
3 questions and other information in the area of your
4 expertise.

5 Yes?

6 MS. CLEAVER: You had indicated that there was
7 some information that you would like. Now, how would I
8 get in contact with you. Would I just mail it to your
9 office, would I call Wanda -- okay.

10 CHAIRPERSON CHARITY: Ms. Hoffman is the person
11 to contact.

12 There is just one kind of burning question that I
13 had that I want to ask, Ms. Linderman.

14 Have CD Funds been helpful in eliminating the
15 racial and economic isolation of minorities and women who
16 are heads of households, the elderly -- if you could, in
17 two sentences, give me your impression of that.

18 MS. LINDERMAN: I'd say our CD Funds that are
19 used in supportive housing programs in our efforts to provide
20 those housing opportunities throughout the County -- in that
21 way, yes, they have supported that effort.

22 CHAIRPERSON CHARITY: Thank you.

23 This concludes interrogation of this Panel and we
24 will move now to Panel IX.

25

1 CHAIRPERSON CHARITY: We are going to resume our
2 panel. We are pleased to welcome Mr. Jose Garza and --
3 MR. FULCO: Mr. Bruce Fulco.

4 CHAIRPERSON CHARITY: Mrs. Bettie Baca-Fierro,
5 a member of our committee who is also our secretary, will
6 begin the questioning. Mrs. Bertha Silva-Pla will be the
7 backup person and they will be backed up by all the members
8 of the committee and all of the questions that we didn't
9 get in this morning -- I'm afraid you're in for it,
10 gentlemen. We are going to get them in this afternoon.

11 MR. GARZA: Before the questioning starts, I
12 would like to make a very brief statement if I may, and
13 it's part of our reaction to some of the statements that
14 were made while we were sitting in the audience.

15 CHAIRPERSON CHARITY: Good.

16 MR. GARZA: First of all, let me describe who
17 we are.

18 MS. BACA-FIERRO: Mr. Garza, that's right. We
19 were going to ask you if you could first introduce yourselves
20 -- both of you -- and if you could give your position,
21 affiliation and also a little of your background.

22 MR. GARZA: My name is Jose Garza, President of
23 the National Hispanic Housing Coalition. It's a national
24 training and technical assistance coalition to upgrade
25 the capacity and skills of hispanic community-based groups.

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1 MR. FULCO: My name is Bruce Fulco. I am
2 Director of Research at the National Hispanic Housing
3 Coalition.

4 MR. GARZA: My brief statement is to this effect
5 -- that: as a national organization, we, of course, do
6 not deal with the CDBG and the HAP plans of Arlington
7 County on a day-to-day basis, nor do we monitor the pro-
8 gram on an ongoing basis.

9 However, when we were asked to testify, we felt
10 that it was important for us to gather some information,
11 simply because the Hispanic community has traditionally
12 been left out of the total CD process.

13 The information that we have was put together
14 in a three- or four-day period by simply spending those
15 three days going through documentation that we gathered
16 from the county.

17 We are testifying simply because we have an
18 interest and that interest is very basic -- that the
19 Hispanic community in Arlington County get their fair
20 share -- no more; no less.

21 I was struck by one of the statements when the
22 question was raised about Hispanic employment within
23 the County structure. And there are none. I blame that
24 partly to the County itself and partly to the federal
25 government who has some enforcement powers in that respect.

1 There is a need, obviously, for some outreach,
2 especially in the community where Hispanics are the
3 largest minority.

4 The Hispanic community in Arlington County is
5 12%. I think that's compared to something like 6- or 7%
6 to the Black community, which follows that.

7 Sometimes, the arguments are made that: well,
8 we don't assist the community because they are recent
9 immigrants. They, nevertheless, are residents and are
10 poor and need assistance.

11 So I guess what we are saying in a nutshell
12 is: the County has a need for an overall outreach program,
13 both in terms of internal employment and insuring that
14 their programs reach the Hispanic community.

15 MS. BACA-FIERRO: Thank you. That was very
16 enlightening and helpful to the Committee. We appreciate
17 your remarks.

18 Given your statement, how -- or do you think
19 there is an awareness among Hispanics in Arlington County
20 of the CDBG Program and its goals and objectives?

21 MR. GARZA: I think that the Hispanic community
22 in Arlington is not atypical of Hispanic communities
23 throughout the country. They are not aware of the CDBG
24 program.

25 We took a nationwide survey recently and we

4 1 discovered that only 75% of the Hispanics surveyed had
2 ever heard of the Department of Housing and Urban Develop-
3 ment.

4 If they hadn't heard of the Department, then, I'm
5 sure they haven't heard of the Community Development Block
6 Grant programs.

7 You know, we haven't done a survey in the County
8 to specifically determine if they know about it, but we did
9 sort of a regional survey. We contacted a couple of groups
10 and all they did was reaffirm that they really had no idea
11 of what the program was or how it worked.

12 MS. BACA-FIERRO: Do you have any idea of why
13 this is true?

14 MR. GARZA: Again, I think it goes back to my earlier
15 statement that there are basically two at fault and that
16 is the Hispanic community itself for basically not making
17 that attempt to find out if there is a program -- and I
18 think that's beginning to help -- that's beginning to
19 happen.

20 But I put the major burden at fault within the
21 Government structure because I think the Government has a
22 responsibility to have an outreach and make the programs
23 known to the community.

24 I think the government also has the burden of
25 going out and finding out what the needs are and then

5
1 providing the technical skills and training that a community-
2 based group needs to begin having an input on those programs
3 that are supposedly developed to a system.

4 MS. BACA-FIERRO: Have you ever been able to
5 assess the housing problems of the Hispanics in Arlington
6 and/or to measure any benefits that have been derived from
7 the c-mmunity development block grant program in Arlington
8 specifically for Hispanics?

9 MS. BARZA: Within the last two or three days,
10 we did. And what I will do is let Bruce, because he did
11 the major part of the research --

12 MR. FULCO: If I can, I would just like to make
13 a comment on your last question which you are saying we
14 have an idea of why it's so.

15 I agree with Mr. Garza that we have to, you know
16 -- government structure has to -- there has to be some
17 changes to help this, but what I think we also have to look
18 at is the CDBG program is a change from the model cities
19 in NDP and other programs, in that it combined all these
20 different interests into one.

21 Now, this combining -- it makes it hard for
22 single-interest groups to bring to -- you know, bring to
23 the issue front the problems that are happening in the
24 community because they have to become much more sophisticated
25 to, you know, elaborate on all these policies and this

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1 especially impacts on the Hispanic community, and I think,
2 in order to alleviate this problem, we have to give the
3 Hispanic Americans and other minorities that are having
4 problems, you know, overcoming these obstacles a chance and
5 an outlet and those outlets are present in the communities
6 already.

7 Our organization has set up chapters in several
8 states -- Southern, Northern California; New Mexico;
9 Colorado, Michigan, Washington State, New York, Massachu-
10 setts, Texas, Arizona and New Jersey.

11 And I think it has to be the duty of the local
12 government and local officials to contact these chapters
13 to help overcome, you know, the problems.

14 MR. GARZA: I think what Bruce is saying is
15 we are right across the river from Arlington and the
16 County, if they need any help; before we can move into
17 any local unit of government to provide that kind of
18 assistance, we need clearance from the local unit govern-
19 ment.

20 That is an amendment that was passed from
21 Congress a couple of years ago. But we are willing to
22 come in and assist in any way we can. So what we are
23 saying is: we are offering a challenge to the County.
24 Ask us and we'll come in and we'll do all the training
25 for free.

7
1 MS. BACA-FIERRO: We will pass that along to
2 the County, you can be sure.

3 Following the same line of questioning, have you
4 been able to determine if there are any Hispanic contractors
5 or subcontractors in Arlington County that would partici-
6 pate in the CD program?

7 MR. FULCO: We didn't find any that have been
8 awarded any kind of a contract. We have reason to believe
9 that it's, again, the poor outreach policy. And the
10 other one is -- and we can't prove this, but there has
11 -- and I don't think it's malicious, but there's a form
12 of discrimination just -- the lack of discrimination that
13 there is a community out there and there are a lot of
14 minority contractors in this area -- tremendous numbers
15 of them.

16 Like I said, we can't prove that, but we look
17 at other cities in the country. One is Dallas, for
18 instance.

19 A study conducted by HUD proved discrimination
20 against the Hispanics. In that case, Mexican-Americans
21 was greater in that area than it was for Blacks. The same
22 thing was proven in New York City -- that the discrimina-
23 tion against Puerto Ricans was greater than for Blacks in
24 the cities, so I have no reason to believe that it would
25 be any different in the Arlington area.

1 MS. BACA-FIERRO: Mr. Garza; Mr. Fulco, we have
2 heard testimony over the past two days that, indeed, there
3 are no Hispanics on the Community -- employed by the
4 Community Development Block Grant program, nor are any on
5 the Fair Housing Board.

6 If you've had an opportunity to review the
7 citizenship participation plan, do you find that that
8 is a viable means of involving Hispanics in the CD pro-
9 gram?

10 MR. GARZA: It has worked in some instances but,
11 again, you know, it seems like we are repeating ourselves,
12 but I think it's important because that's what we see.
13 There are two things to citizen participation. One is
14 that there has to be a very strong outreach program.
15 Los Angeles, for example, has one. They published every-
16 thing that -- every time they are going to have a hearing,
17 it's published in, like, six different languages to accom-
18 modate the various minority groups.

19 I think that's needed here because, like I said,
20 a lot of the Hispanic residents in Arlington County are
21 recent immigrants and they need that kind of assistance.

22 The other is: those folks need to be taught
23 that there is a process on how the process works. As a
24 matter of fact, they need somebody to come in and sort of
25 lead them through the process the first time. That's the

1 only way groups learn.

2 The other thing is -- the other aspect of it
3 that, once you testify and the testimony is taken, what
4 happens? In a lot of localities, it just becomes part
5 of the record.

6 We've had instances where groups went and
7 testified and, then, the allocations -- resources were
8 made and they did not receive any of the monies.

9 That's where we intervened and went in and groups
10 were outright told: no, you can't come into the plants.
11 So I'm saying: if an effort is made in the first place not
12 to bring them in once they learn the process and other
13 efforts are made and somehow the only way that can be
14 resolved is through a joint partnership with community-
15 based groups -- the county and national group that could
16 come in and sort of act as the linkage between the two
17 groups --

18 MS. BACA-FIERRO: Did you have a comment, Mr.
19 Fulco?

20 MR. FULCO: Yes, I just had a comment. I just
21 wanted to say that, along the lines that Arlington is
22 starting in this right direction is that -- that I think
23 that they have a fairly comprehensive citizen-participa-
24 tion plan.

25 They do have some bi-lingual publications of the

0
1 hearings which is good and according to the regulations.

2 In addition, Arlington, unlike many of the
3 other communities, has focused on the lower-moderate
4 income objectives, rather than slum-blight and urgent-needs
5 objectives.

6 And, by doing this, it, One: makes it easier for
7 the community-based groups to understand the program and
8 to evaluate the program and it also reduces the burden on
9 HUD.

10 Also, Arlington, unlike many other communities,
11 has started to conduct some external housing surveys --
12 going around looking at, you know, the conditions of
13 houses, and this is really good because one problem that
14 we found throughout the Nation that is especially impacted
15 upon the Hispanics harmfully is they are relying -- a lot
16 of communities are relying on old data -- 1970's census
17 data -- which the Hispanics weren't included in and, you
18 know, for the condition of the houses.

19 By this updated data, we hope that, you know,
20 the improvements that were mentioned that Arlington can
21 help and can continue to help the Hispanic community.

22 MS. BACA-FIERRO: I have a couple more questions.
23 In fact, I have a lot more questions but, before I go on,
24 I would like to give Ms. Silva-Pla an opportunity to ask
25 a couple.

11

1 MS, SILVA-PLA: Mr. Garza, do you think that DCBG
2 program in Arlington have elements within that would help
3 to revert the housing crisis for the Hispanic American in
4 Arlington or among the low- and moderate-income persons?

5 MR. GARZA: Okay. Bruce.

6 MS. SILVA-PLA: Mr. Fulco?

7 MR. FULCO: Basically, when you look at a success-
8 ful community development process or policy, I think it
9 has to look at a-1 the elements. It can't just be
10 rehabilitation. It can't just be public service. It
11 can't be a little bit of housing there and, you know, it
12 has to be very comprehensive and look at all the problems.

13 One of the major problems that we've seen in
14 the Arlington program is that it doesn't quite have this
15 comprehensive focus. Basically, it focuses a lot -- 50%
16 of its monies are more in the target areas, but these
17 target areas -- most of them are used there for public
18 services and street improvements and I think that they
19 have to target more of their revitalization monies in these
20 areas rather than scattering them throughout the community,
21 you know.

22 The minorities don't have the voice yet and they
23 don't have the awareness of where these monies -- how they
24 should be spent and we have to look to the government and
25 the county to help them focus the monies there.

1 Another problem that we found in the program
2 is that they didn't really specify, you know, where the
3 large Hispanic concentrations are. There were no detailed
4 maps showing where the large residential areas are and what
5 are the conditions of the housing for the Hispanics in
6 these areas and it's really hard to target benefits to
7 Hispanic communities if you don't know where the communi-
8 ties are.

9 MS. SILVA-PLA: Do you think the benefit will
10 be long-term or short-term?

11 MR. FULCO: Well, the basic problem is that,
12 at best, the benefits will be short-term, because they
13 are focusing more on the public services rather than on
14 a comprehensive approach that will help Hispanics in the
15 long run.

16 I think that, in the long run, a program that
17 focuses more on public services to the exclusion of tar-
18 geted rehabilitation will create long-term harmful
19 effects for the Hispanic community.

20 MS. SILVA-PLA: What about the Cuban refugees?

21 MR. GARZA: Well, that's a hard question to
22 answer again, simply because of the lack of data.

23 However, it will create a problem. It will
24 create a problem in terms of housing those people because
25 the new migrants are of the lower socio-economic class

1 compared to the older immigrants and they also have lesser
2 skills and their education is not as high as the ones we
3 had before so that, in terms of applying for housing, they
4 will need housing and, as we all know, there is a shortage
5 of housing anywhere in the Washington area and I'm assum-
6 ing that, because there is a sizeable Cuban population in
7 the area, and -- that we will feel some effect because they
8 will be coming in to be close to relatives that they have
9 here.

10 MS. BACA-FIERRO: Doyou suppose the County has
11 taken any plans to meet and greet this situation when and
12 if it arrives?

13 MR. GARZA: I doubt it. No other local jurusdic-
14 tion has. I think the only one we know of that has
15 attmpted to do something is Hialeah in Dade County. Miami
16 is not doing anything.

17 So I think everyone was caught totally unprepared.

18 MS. BACA-FIERRO: I'm going to ask you both a
19 question that is really outside of your area. However,
20 given the research that you've done, perhaps you might
21 have some answers or information that could assist the
22 committee.

23 I appreciated your statement, Mr. Garza, that
24 the Hispanic community is unrecognized in Arlington County.
25

14

1 Another group that is also unrecognized is the
2 Asian community. And I wonder if, in your research, you
3 were able to come across any of the problems and difficul-
4 ties surrounding the housing conditions of this group and
5 particularly the Indo-Chinese refugees?

6 MR. GARZA: I think some of the problems are
7 very similar to the problems we have in the Hispanic
8 community. The one I mentioned was on documentation -- you
9 know: where are these people located?

10 The County -- it's not through the entire fault
11 of the County. You know, its 1970 Census data that they
12 are going out of -- that didn't really document these
13 incoming, you know, fluctuations in the population, but
14 the problem is that we have to plan ahead. We have to
15 say, you know: well, we know that the 1980 Census is
16 going to allow us, you know, a better identification of
17 these populations.

18 We have to use -- you know, use -- you know, be
19 able to draw maps and be able to use this data to help the
20 groups that we are going to be able to find out the groups'
21 needs.

22 It didn't seem that the NSA's were chosen, either
23 with the Asians or the Hispanic Americans in mind. We look
24 at the three NSA's that they had and one NSA had no Hispanic
25 Americans residing in it and the other two had well below

15
1 the average percentage of the community and this is the
2 basic problem that continues throughout the CDBG program
3 that, One: they don't know where it is -- where the
4 minorities are and, Two: when they know where the minori-
5 ties are, they still don't target the monies there.

6 MS. BACA-FIERRO: Do any of the other members
7 of the Advisory Committee have questions?

8 MR. MILLER: Yes, I have one.

9 Mr. Garza, you are saying that the group that
10 you represent are outside but there are guidelines that
11 say you must go through the county.

12 Have you made an energetic attempt to get the
13 Spanish people in Arlington in the citizens' participation
14 and Community Development Grant program?

15 MR. GARZA: No, we haven't, simply because the
16 resources that we have are limited and we were -- we had
17 tall sites to impact on and we had to go according to
18 size of population and they needed some other criteria
19 which, in a sense, effectively rules out the Washington
20 Metropolitan area with the exception of Washington, D. C.
21 because we were able to squeeze them in by using that as
22 our testing model.

23 That's what we started a year and a half ago.
24 Now, what we have -- we are a little more flexible. We
25 have doubled our staffing and our resources so that, come

16 1 this October, we will make the whole Metropolitan area a
2 site so that what I am saying is: you know, that, by
3 November, we will be ready to assist Arlington County,
4 Alexandria -- all of northern Virginia.

5 MR. MILLER: Are you saying that, through your
6 efforts, Arlington County, the government Board is aware
7 of the fact that there are Spanish-American in Arlington
8 who are not represented, even though you say they are not
9 recognized; even though you say that there is communica-
10 tion that you have written and called and badgered, what-
11 have-you, to the County Board?

12 MR. GARZA: No. We haven't had an aggressive
13 indirection with the County (confrontation?).

14 MR. MILLER: Okay, thank you. —

15 CHAIRPERSON CHARITY: Are there any other
16 questions?

17 MS. BAXT: I have one. And the day is late
18 and you may have answered this, so forgive me, but you
19 were talking about the citizens' groups -- the Hispanic
20 groups needing to learn the process and the fact that
21 there has to be a partnership developed between the
22 Hispanic community and the county of Arlington.

23 Whose responsibility do you think -- do you
24 think this is purely a county responsibility or do you
25 feel -- what you were just saying about your expanded

17 1 outreach?

2 MR. GARZA: I see it as a three-way responsibility
3 and, in a sense, maybe a four-way responsibility.

4 I think it has to be a partnership between the
5 Federal Government -- and, by that, I mean the appropriate
6 Federal agencies. In this case, it would be HUD, the
7 area office, simply because they have some monetary powers
8 over the city BG and HAP programs.

9 The other is the County itself because it is
10 a local unit of government. They, as a unit of government,
11 have some responsibilities to citizens -- all citizens,
12 including Hispanics.

13 The third is the citizens themselves, but I place
14 a lesser degree of responsibility on them, simply because
15 somehow they have to be taught the process. And then it
16 falls back on the national group like ours that we also
17 have to come in and assist with developing that partner-
18 ship between the four groups that I mentioned.

19 MS. BAXT: Thank you.

20 CHAIRPERSON CHARITY: Are there any other
21 questions?

22 MS. BACA-FIERRO: I just have one request. I do
23 know that you need to get back, but there is going to be
24 an open-mike session after this panel and I was wondering
25 if one or both of you could stick around.

1 MR. GARZA: Okay, I'll let Mr. Fulco still around.
2 I have to get back. We are having a board meeting and I
3 haven't written my report yet, so I have to get back to
4 that.

5 CHAIRPERSON CHARITY: Well, certainly we would like
6 to express our appreciation for your taking time out to
7 come to us, especially under the circumstances you now
8 find yourself in, but please know we welcome any written
9 information or documentation or comments that you have --
10 any statistics or any such thing that you have that you
11 would care to submit to the commission to be included in
12 our investigation.

13 This is an ongoing investigation and we may
14 be calling on you more specifically in the future.

15 MR. GARZA: That's my closest statement. I'm
16 familiar with the Commission because I worked for them
17 two and a half years about eight years ago so I know how
18 they operate.

19 And we have some written testimony and some other
20 information that we will submit.

21 Thank you.

22 CHAIRPERSON CHARITY: Thank you very much.

23 And now it comes to the period which is called
24 "open-mike" and we invite statements from anybody who
25 would care to make them. You, the audience, are on stage.

19

1 MS. LINDERMAN: I know I've talked a lot. I
2 wonder if I could just make a few comments.

3 MS. DUNN: Please identify yourself for the
4 record.

5 (Laughter.)

6 MS. LINDERMAN: My name is Joan Linderman and
7 I was interested in Mr. Garza's statement. I was not
8 familiar with his group and we have been working with
9 some local groups and I understand that he is with a
10 national group.

11 I don't know how much he has been in contact with
12 the Spanish-speaking committee of Northern Virginia. That
13 group is supported by the county in some of its efforts.
14 You mentioned we don't have any Spanish on our staff and
15 there's none on the Fair Housing Board, but there wasn't
16 any notice of the fact that we have two Spanish represen-
17 tatives on our CD Citizens' Advisory Committee, one from
18 the Spanish-speaking Committee of Northern Virginia and
19 the Commission on Aging's representative is also an
20 Hispanic.

21 I did want to make that point, and I think there
22 is always a lot more than we can do, but I wouldn't want
23 it being assumed that we are not involved with that com-
24 munity at all.

25 Secondly, I don't know who Mr. Garza has spoken

20

1 with or where he has done his research. He mentioned we
2 have not had any contracts with Hispanic firms. That's
3 not quite true.

4 I don't have my information here with me on
5 what our rehab program has done, but we have given a
6 contract for \$450,000 to an Hispanic-owned construction
7 company that is doing street improvements in the Nauck
8 community. That's our largest construction contract we
9 have let so far.

10 We have let three of them, and one of them is
11 to a Spanish firm for \$450,000.

12 Another group that we have worked with somewhat
13 in addition to the Spanish-speaking community -- and I
14 should mention we worked with that community -- they were
15 interested in looking at a community center -- a focal
16 point for the Spanish community.

17 Unfortunately, their county-wide facilities
18 are not CD eligible. Arlington is a little different
19 from some of the other jurisdictions. It doesn't have
20 one neighborhood that's a Spanish neighborhood. Washing-
21 ton, D. C. has Columbia Road.

22 But, in Arlington, the Spanish community is
23 dispersed through our garden apartments that are really
24 county-wide, and you, therefore, don't have that one
25 neighborhood that's a Spanish neighborhood with which we

1 could work.

2 They were looking for some focal point themselves
3 so that they could reduce the isolation of the Spanish
4 community, because they do -- have been dispersed in the
5 community, but then they've lost the -- somewhat sense of
6 community.

7 County-wide facilities are not eligible under
8 CD and we were working with them and they were looking at
9 the possibility of doing a community center but they
10 decided not to pursue that any further, not so much because
11 of CD but because of some other problems.

12 We also worked with the Iberian-American Chamber
13 of Commerce who were seeking to raise some funds for a
14 program to provide capital financing to minority businesses.
15 Unfortunately, because of several Federal regulations,
16 they cannot use CD funds for their initial capital that
17 they have to raise.

18 And, while we were looking towards giving them
19 that capital, it turned out that the regulations were
20 changed and they had to totally raise that money privately.
21 Then, we could give the CD funds later, so we have worked
22 on it for a number of potential projects with the Spanish
23 community.

24 I just wanted to raise those few issues because
25 I felt that we hadn't had a chance to respond, and I would

1 have wished that somebody from the Spanish-speaking Committee
2 of Northern Virginia had been here since they have been on
3 our committee since inception and they are the group that
4 the county has been most working with on the local level.

5 CHAIRPERSON CHARITY: Thank you so much.

6 Ms. Silva-Pla.

7 MS. SILVA-PLA: Yes. I wanted to say some of the
8 things that Mrs. Liberman mentioned.

9 You mentioned that you were not aware, in the
10 first place, that the Commission on Civil Rights -- they
11 have an advisory committee and we have two Hispanic in
12 here and we have all the contact with Mr. Garza and all
13 this was going on around the State of Virginia with the
14 minority -- Spanish-speaking minority and we not only have
15 the Hispanic Community that you mentioned. We also have
16 another organization like Image and LOLA and this group
17 has Mr. Garza and we are all connected and so whatever
18 information you have, you can contact them.

19 MS. LINDERMAN: Is the Spanish-speaking Committee
20 of Northern Virginia involved?

21 MS. SILVA-PLA: Well, not really. We have tried
22 to have all the groups united but there is something in
23 between there that is very hard for us because we don't
24 have fund. We are no fund at all. We are just volunteer
25 and we belong to these groups and we've been trying to get

1 all united.

2 And we are trying our best, but whatever infor-
3 mation you wanted to have for that -- the rest of the
4 group of Hispanic and see who can help us and we can get
5 something out of it.

6 Thank you.

7 CHAIRPERSON CHARITY: Do you have a statement?

8 MR. MCGREGOR: Yes.

9 CHAIRPERSON CHARITY: Please state your name
10 and address and affiliation, if you have one.

11 MR. MCGREGOR: My name is Robert McGregor. I
12 am a citizen in Arlington County. I am currently a member
13 of the Fair Housing Board of Arlington County. I am also
14 the Chairman of the Housing Committee for the NAACP. I
15 would like to comment on the need for an increased staff,
16 which was mentioned earlier this afternoon for the Fair
17 Housing Board.

18 It is true that there is only one full-time staff
19 member and he is not able to do as effective a job as he
20 might if he had more clerical and secretarial support. So
21 I would wish that your committee would take that into
22 consideration in making your recommendations to HUD and
23 County.

24 I heard a comment on the fact that CD funds
25 should not necessarily go into material things but into

1 people programs.

2 I mentioned this previously. However, I would
3 like to re-emphasize that, in the Black communities -- and
4 this is traditional throughout the country, general
5 accounting funds; general municipal funds were never really
6 invested in the Black communities.

7 In Arlington County in particular, the Black
8 communities were without sanitary sewers, storm sewers,
9 sidewalk curbing and gutters and it is virtually impossible
10 to elevate the -- or enhance the quality of life for the
11 Black community if CD funds were not put into these types
12 of investments.

13 True enough, it's the County's responsibility
14 but, as a Black community, we'll accept funds from anybody
15 to elevate the quality of our life.

16 He mentioned the fact -- well, this relates to
17 the same thing about blight. While there is a need to
18 remove blight from a community, if you consider the fact
19 that, in our Black communities, there has never been any
20 time or manpower or money put into beautification of the
21 community.

22 There has never been any educational programs
23 to teach new citizens coming into the community that this
24 is the way we live here and this is what we want. So, as
25 a result, over the years, blight has built up. One generation

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1 after another generation has seen an open field where you
2 toss your trash there. And this is a typical thing. So,
3 there needs to be some programs directed toward blight and
4 to clean up the community.

5 My last comment is on the TOMARO Project. I think
6 it's extremely important that there be a closer monitoring
7 on the HUD funds that go into every community. For example,
8 the TOMARO Project, which was discussed here, the NAACP --
9 we did not get to do a full job on testing the project --
10 the TOMARO project was an apartment complex that the tenants
11 want to buy from the owner and convert it into a cooperative.
12 They were successful in getting CD funds. However, the
13 NAACP was aware of the fact and we learned this at least
14 a year before they made their move -- that the landlord
15 and the manager and the owner told us, we don't have any
16 vacancies, we don't keep waiting lists. And when they were
17 questioned about, well, how do you fill the vacancies when
18 you do get them, well, one of our tenants usually refers
19 somebody.

20 However, when TOMARO was before the County Board
21 asking for CD Funds and support, they brought up the fact
22 that, indeed, there was a 5 per cent vacancy traditionally
23 in this apartment which meant that out of 118 apartments
24 there were at least 1 or 2 units available every month but
25 we Blacks were told there was none available. As a result,
the NAACP wrote directly to the TOMARO, which is the new

1 cooperative being organized and we really asked them to
2 commit themselves to a policy of open house. Our letter was
3 never responded to although she did have some of her
4 organizations members to call us on the phone to say that
5 they would do that.

6 But, in the meantime, the County Housing Department,
7 in spite of the fact that Arlington County has a Housing
8 Code -- there was no emphasis put on whether you had to
9 have an open house policy in this and to put it down on
10 paper where it could be seen. The State of Virginia has
11 a mechanism called, The 11-B Instrumentality, which
12 authorizes the local community to float non-taxable bonds,
13 to make rennovations on any property who proposes to get a
14 HUD mortgage and until such time as the Bill is brought up
15 to HUD standards, the new organization needs money to make
16 certain rennovations -- again, Arlington County, it is my
17 observation that Arlington County is so anxious to initiate
18 this new mechanism to float bonds in Arlington County that
19 they were willing to ignore the open house aspect of it.

20 In the meantime, because Federal Funds was in this
21 investment, I think, they had an obligation and a commitment
22 to involve open house and make it crystal clear to this new
23 group that they couldn't do a thing without opening the
24 complex up to everybody. So, it points out the need for a
25 closer monitoring of CD Funds. The question, Ms. Charity

1 raised, were CD funds enhancing the quality of life for
2 minorities in Arlington County, in one respect, yes. In
3 another respect such as I've just described to you, no.

4 If a white group wants to continue their policy
5 of racialism, they were just about to get away with it.

6 Thank you.

7 CHAIRPERSON CHARITY: We certainly thank you for
8 that statement.

9 Does anybody here on the Committee have any
10 questions for either of the two presenters?

11 (No response.)

12 CHAIRPERSON CHARITY: Are there other statements
13 from the audience?

14 Ms. Hoffman. Would you identify yourself,
15 please?

16 MS. HOFFMAN: Yes, I'm Wanda Hoffman, Field
17 Representative Regional Office, U.S. Commission on Civil
18 Rights and staff to the Virginia Advisory Committee.

19 I would like to go on record as saying that,
20 throughout the two months that we've been working on the
21 Fact Finding Meetings that we have had the pleasure of
22 meeting a great many people in Arlington who have been most
23 helpful to us and I don't think anybody could have possibly
24 put this program together without the cooperation that the
25 County staff gave us. The information that they gave us and

1 the cooperation they've given us, both before and here, I
2 think, was absolutely wonderful. And we have also had good
3 support from citizens groups and from HUD. So, I would like
4 to just extend our thanks to everyone who worked on it.

5 The other thing I would like to say, for the
6 record is, that we hope to publish our findings and conclusions
7 by the end of this calendar year and that the Virginia
8 Advisory Committee will be meeting to consider ways in which
9 it can best be able to publicize and disseminate the
10 information received from this Fact Finding Meeting.

11 CHAIRPERSON CHARITY: Thank you very much.

12 Mr. Rutledge, do you have a statement?

13 MR. RUTLEDGE: No.

14 CHAIRPERSON CHARITY: As we close this meeting, we
15 must say that we are very appreciative of the presence here
16 of the various members of the community. We thank them for
17 their presentations.

18 We thank the Panelists who have come and Ms.
19 Linderman who has spent, I think, about the two days with
20 us and the other members of the Committee who have taken
21 time out from their busy schedules to do this important
22 piece of work. This concludes the Fact Finding Hearing and,
23 for the moment -- because this will be an on-going investigation.

24 For those in the audience who still would like to
25 get a statement in, we would be very pleased to receive it,

1 if you will sent it in writing to Ms. Hoffman at the Mid-
 2 Atlantic Regional Office. We will be very happy to have
 3 it.

4 Thank you so much.

5 (Whereupon, the hearing was concluded at
 6 4:05 p.m.)

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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 10, 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