

**MEETING MINUTES OF THE HYBRID
ARLINGTON COUNTY COMMUNITY DEVELOPMENT CITIZENS ADVISORY COMMITTEE**

February 7, 2024

The Community Development Citizens Advisory Committee convened its meeting at 6:30pm on Wednesday, February 7, 2024.

PRESENT (IN-PERSON) Lara Malakoff, Chair
Lincoln Cummings
Tim Denning
Steven Gallagher
Margaret McGilvaray
Walter Sargent

PRESENT (VIRTUALLY) None

STAFF Caitlin Jones, Jennifer Daniels, Rolda Nedd, Akeria Brown, Jorge Laura

MEMBERS OF THE PUBLIC Saul Reyes

1. *Approval of January 3, 2024 Meeting Minutes.*

The January 3, 2024 minutes were approved unanimously.

2. *FY 2024 Non-Competitive Community Development Fund Program Interviews*

Each year, the Community Development Fund provides funding for specific County programs that do not submit a competitive application. In lieu of an application, these programs provide an overview of current and future activities.

Akeria Brown, Homeownership Program Coordinator

Akeria Brown, Arlington County's Homeownership Program Coordinator, provided an overview of the Moderate-Income Purchase Assistance Program (MIPAP) performance over FY 2023-FY 2024, and also detailed plans for the program in FY 2025. The MIPAP program is funded entirely with Community Development Block Grant (CDBG) funds and receives an annual allocation of approximately \$600,000-\$900,000.

The Purpose of the MIPAP is to provide moderate income households with up-front costs associated with purchasing a home in Arlington County. Loans are provided to households as a deferred second trust mortgage, which means borrowers have no monthly payments. Households are eligible to receive a loan in the amount of 25% of the total purchase price. The program caps the eligible purchase price at \$500,000, which means that the maximum MIPAP amount is \$112,500. MIPAP is a shared appreciation model which requires the borrower to pay the County a proportionate share of the net appreciation at the time of loan repayment. Upon resale of property, County receives the MIPAP amount plus up to 25% of the property appreciation.

Since FY 2018, County has issued 139 loans, primarily for condos located south of Route 50. In FY 2023, a little over \$1.1 million in CDBG funding was disbursed in order to support 13 households. So far in FY 2024 the County has disbursed around \$530k to support 7 households. The average purchase price for homes purchased with MIPAP is between \$300k-\$350k. While the majority of borrowers are white, 65%

are female head of household, 50% are one-person household and the majority are existing Arlington residents.

Akeria also discussed the County ongoing Homeownership study, which aims to make improvements to several of its homeownership programs, including the MIPAP program. County staff mentioned that these program recommendations should be available for the community to review in April or May.

- *Presentation: [Akeria Brown, MIPAP Program, Arlington Housing Division](#)*

Housing Outreach Program, Arlington Housing Division

Jorge Laura, the Housing Outreach Coordinator for Arlington, is responsible for the neighborhood outreach and tenant outreach / education programming in the Housing Division. Mr. Laura conducts outreach programs about fair housing issues, as well as educates residents along Columbia Pike about condominiums and other homeownership opportunities. Jorge focuses his work more on outreach and education, so that tenants and property owners understand the types of issues that could be considered code violations, etc.

In FY 2023, Housing Outreach staff provided referrals and support to low-income tenants, conducted seminars and held events geared towards tenants and homeowners, referred 413 clients to County agencies and non-profit programs, and hosted neighborhood cleanups to promote healthy neighborhoods.

Housing Outreach staff referred 413 clients to County agencies and non-profit programs and provided 27 hours of outreach in coordination with AFAC food distribution activities at committed affordable properties. Staff also provided technical assistance to 105 residents, helping with fair housing issues, pest management and helped staff communicate with property management staff. In addition to referral and outreach work, Housing Outreach staff, organized 36 education seminars, attended by 441 residents as well as two County-wide expos and fairs. Staff also organized two successful Neighborhood Clean Ups in Green Valley and Arlington Mill neighborhoods. A total of 480 residents participated in the events, which removed a total of 24 tons of trash and metal.

Housing Outreach staff has continued these same activities and outreach strategies through FY 2024 and into FY 2025. Jorge invited Community Development Citizens Advisory Committee members to attend the Live in Arlington Information Housing Fair on April 27 at 11am.

- *Presentation: [Jorge Laura, Housing Outreach Program, Arlington Housing Division](#)*

Tenant Outreach Program, BUGATA

Saul Reyes, Executive Director of BUGATA, provided an overview of BUGATA's Promotora program, which encourages civic engagement of low-income residents in the Buckingham community. The goals of the program are to build social networks, use neighborhood leaders to reach isolated residents, identify barriers faced by Latinos to accessing services, and work with low-income Latinos and other renters to participate actively in ensuring implementation of Arlington's Affordable Housing Master Plan.

In FY 2023, BUGATA conducted outreach with over 400 households, a majority of whom were low-income residents of different races and ethnicities. Through this program, BUGATA planned and supervised workshops for community residents including housing programs, debt and collections issues, eviction prevention, mental health support, financial literacy and leasing or tenant issues. BUGATA also assists residents in obtaining subsidies including heating/cooling assistance food assistance, emergency

assistance and more. In FY 2023, BUGATA also conducted a resident experience survey of CAFs residents to better understand unique experiences. The organization also assistance in distributing Arlington County Information Packets specifically geared towards CAF residents to over 9,000 affordable housing units. These packets provide at-a-glance information about housing and housing support for tenants living in CAFs.

Moving into FY 2025 BUGATA plans to continue to expand outreach and social networks to engage hard-to-reach residents as well as continue to pinpoint barriers that Latino and immigrant populations are facing in order to collaborate with partners on ways to reduce those barriers. In addition, BUGATA plans to continue to connect residents with programs to help mitigate the impact of inflation on vulnerable households as well as help to prevent evictions and displacement.

- [Presentation: Saul Reyes, Promotora Program, BUGATA](#)

3. Staff Report

Since the January meeting, Caitlin reported that she had been asked to participate on the reviewer for the RACE NOFA. CDCAC members were interested in how information was shared with the community and how they could potentially be more involved in reviewing applications in the future.

County staff reported that Housing has issued a call for Letters of Intent, looking for small housing projects that can potentially utilize federal Community Development Block Grant (CDBG) or HOME Investment Partnership (HOME) funding. If a project is selected for funding, the project would be reviewed by CDCAC before it goes to the Board for approval.

4. Member Reports

Margaret McGilvray reported that the Housing Commission discussed planning an annual tour, similar to the Community Development tour. Will report to CDCAC if the tour is scheduled.

Tim Denning reported that the community is approaching a crisis with elder care in the homeless population. Between the hospital, County programs and homeless services, like Path Forward, it is a constant source of challenge. The aging population is experiencing homelessness at critical levels. Rachel Coates in the County's Aging and Disability Services is pulling together a focus group to bring together community leaders and resources to begin discussing the challenge.

5. Chair Report

Lara Malakoff reported on a recent meeting with Maureen Coffey and invited Maureen to attend an upcoming meeting. In the discussion, Lara and Maureen discussed the decision-making process for Community Development Funds. Lara also specifically brought up the equity RACE NOFA and voiced some concerns about the lack of coordination with CDCAC. Lara offered to lend support to the process, if needed and asked that the County continue to keep CDCAC informed of the process. Lara also asked for clarification from staff on the timing of the RACE NOFA funds.

Meeting adjourned at 8:22pm.