



# Glencarlyn Civic Association

November 1, 2021

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## *DRAFT*

The meeting was called to order by President Julie Lee at 7:35 p.m.

The speaker for the meeting was Alice Hogan, a policy consultant for the Alliance for Housing Solutions who served 13 years on the Board of Directors for the Arlington Partnership for Affordable Housing.

She provided background on affordability and equity in the housing market. The two main keys to affordability in housing are supply (types, locations, prices) and dollars - or other resources - primarily from local, state, and federal governments. Housing that costs more than 30% of residents' income is a cost burden that puts their health and well-being at risk. Without affordable housing for lower income people a community loses diversity and school stability, and its economic success is at risk. There is an environmental impact from travel time of people who must commute to unaffordable communities for work. (Transportation is responsible for 29% of greenhouse gas emissions.) Home prices have been climbing since the mid 2000's, and we are experiencing a housing shortfall. The region needs 320,000 units in the next 10 years. According to the Urban Institute, additional housing is needed for every income level. Arlington's population is growing, especially in the sector of smaller homes. There is a huge growth of the 85-plus population, expected to grow 65.5% in the next 25 years.

Inequity is the result of a history of segregation, and existing housing policies perpetuate racial injustice. In areas of Arlington where only single-family detached housing is allowed, 70% of the residents are white. Single-family housing accounts for a quarter of the total housing units and takes up 73.2% of the land. The percentage of residents in midrise homes is 46.9%, and in high rises it is 8.7%, and those housing types take up 23.9% of the land. Housing types considered missing middle include duplexes, cottage courts, 4-plexes, townhouses (not huge ones) and stacked townhomes, triple stacked homes, courtyard buildings, mid-rise and live/work buildings.

### **Old Business**

Approval of minutes. Julie Lee asked for approval of the October minutes with Kathy Reeder's corrections and edits. There was a motion to approve, it was seconded, and the minutes were approved.

Treasurer's report by Tim Aiken. We have 184 dues-paying members and a balance of \$23,311.00.

The BBT Bank (which holds our account) is now Truist Bank

Civic Federation report by Sue Campbell. At the last meeting, there was a detailed presentation about the Missing Middle Study by Mathew Ladd and Kelly Brown. There was a second, hour-long presentation on a pilot program for sensors in streetlights for collecting data on pedestrian traffic in Clarendon. Related to that pilot program, questions were asked on issues of privacy and civil liberties.

Neighborhood Conservation Committee report by Kathy Reeder. There is new information on the 4<sup>th</sup> St project. The contract for the 4<sup>th</sup> St. S. project includes another project in a different part of Arlington and allows the contractor to determine how to complete both projects by the deadline. They may be done concurrently, but it is likely the other project will come first. There is a concern about getting the materials for the projects. It is unlikely that any work will be done on the Glencarlyn project this fall.

Kathy presented a project scope document with photos on the Kenmore School/ 2<sup>nd</sup> Street S./S. Manchester St. project. Up to \$500,000 has been proposed as a budget. The plan for the wooded area includes treating and removing invasives, scheduling the work with sensitivity to wildlife habitat use, removal of dead and diseased trees, and planting of native trees, grass, and pollinator plants. At the S. Manchester St. entrance, the dilapidated fence will be removed and replaced with a low stone wall. The large boulders will be moved so they are not a barrier (or perceived barrier) to the walkway. Native plants will be planted to shield the Fairfax County utility box. The plan for the 2<sup>nd</sup> Street S. dead end includes installing new curb and gutter, a storm water inlet, and a turnaround for vehicles at or near the dead end. A low stone wall approximately two feet from the existing concrete walkway will separate the planted area from pedestrian foot traffic. A new cobra streetlight will be installed (preferred location at existing utility pole). They will replace the worn grass behind the boulders with a native grass mix and drought tolerant perennials. New plantings will need to be maintained by APS or neighborhood volunteers. They will investigate the advisability of installing a trash can and the feasibility of continuing to divert some of the street stormwater runoff into the wooded area to diminish pollution of local streams and major waterways. A motion was made to approve the project, was seconded, and unanimously approved.

Village View report by Brandon Hemel. The deadline for the next issue is November 10

Steering Committee on Racial Equity and Inclusion, reported by Pippy Sickbert. No updates.

Glencarlyn Directory. Julie Lee reported a production slowdown since Glencarlyn Day. More information will be provided at the December meeting. Residents can still sign up to be included until November 15.

**Welcome packets** are available for new residents. Contact Deborah Elkinton ([drelkinton@gmail.com](mailto:drelkinton@gmail.com)) or Janet Fedak ([jjfedak@gmail.com](mailto:jjfedak@gmail.com)).

We will have the **Luminaria** display on December 11 with a rain date on the 18th. After walking the neighborhood, there will be a gathering in the library parking lot with cider and a fire pit. Volunteers are needed. There will be a signup genius link at <https://signupgenius.com/go/409084BAEAC2DA2FE3-gcluminaria4>. The question was posed as to whether there is a jolly guy in the community who is willing to be our new Santa.

### **New Business**

Upcoming GCA meetings. The next meeting will be December 6. The speaker is Katie Cristol, who will be the new Arlington County Board Chair beginning in February. There is no meeting in January. In March, we will hear from a representative from Arlington Neighborhood Villages, which provides volunteer services for elderly residents who remain in their homes. At the April meeting, there will be a brainstorming session on increasing resident involvement in the GCA. In May, Lloyd Wolf will give a presentation of his photos of Arlington residents from other countries.

The meeting was adjourned at 9:23 pm.