

Community Planning, Housing and Development

Arlington County Civic Federation
General Membership Meeting
February 11, 2025



CPHD Director Samia Byrd

- 17 years with Arlington County
 - 2007 - CPHD, Principal Planner
 - 2017 - CMO, Deputy County Manager
 - 2020 – CMO, Chief Race and Equity Officer
 - 2023 – CPHD, Director
- University of Virginia, Bachelor of City Planning
- Georgia Institute of Technology, Master of City Planning
- The George Washington University, Center for Excellence in Public Leadership
 - Certification in Strategic Management Performance Systems
 - Certification of Public Management
- Leadership Center for Excellence, Leadership Arlington, Alumnus



Director Samia Byrd

- Co-author, Regional Principles for Equitable Development
- Served on inaugural Metropolitan Washington Council of Governments, Chief Equity Officers Committee, including term as Co-Chair
- Member, Urban Land Institute (ULI)
 - Alumnus, ULI-Washington Regional Land Use Leadership Institute
 - ULI-Washington Advisory Board, UrbanPlan Steering Committee, Diversity and Inclusion Committee
 - Participant, ULI-Washington Pathways to Inclusion Program
- Government Alliance for Race and Equity (GARE)
 - Co-facilitator, Housing Land Development Networking Group
 - Member, Steering Committee
- Member, City of Alexandria, Martin Luther King Jr. Memorial Planning Committee
- Member, Delta Sigma Theta Sorority, Incorporated



About CPHD

- Multi-disciplinary 200+ person team
- CPHD is:
 - Collaborative
 - Passionate
 - Helpful
 - Dedicated

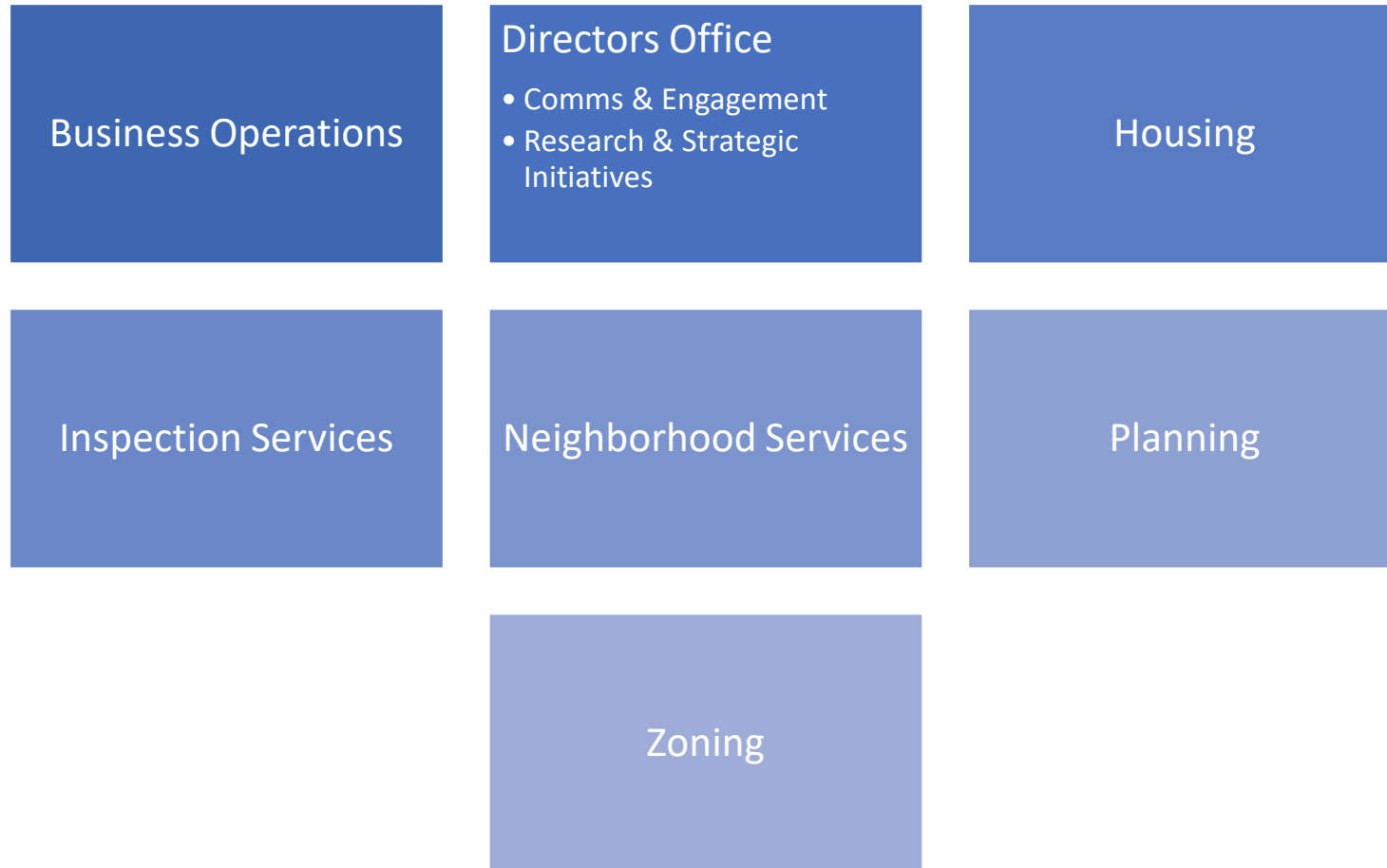


CPHD Mission

To support and guide how Arlington changes and grows physically, socially, culturally, and economically to create an environment that is vibrant, equitable, inclusive, and sustainable and which prioritizes public health and safety for all, now and in the future.

- Updated in 2023
- Aligns with County vision and furthers work in core areas like equity, sustainability, and the economy
- Expands beyond the physical to include the relationship of our work with people and community

CPHD Organizational Structure



CPHD Organizational Structure



Business Operations, Cynthia Hernan



Director's Office, Jill Hunger



Director's Office, Rachel LaPiana

- **Business Operations** – Serves our entire department providing guidance and support for human resources, budget, and IT systems to facilitate the organizational and resource capacity needed to carry out the department's mission.
- **Director's Office** – Provides vision, leadership, strategy, and structure under which the department carries out the mission. This includes our community engagement and research and strategic initiatives group.

CPHD Organizational Structure



Planning, Anthony Fusarelli



Housing, Anne Venezia



Zoning, Arlova Vonhm

- Planning Division - Facilitates and implements growth and regulates the build out of Arlington as a diverse group of great places, setting long-range vision and reviewing developments through the lens of that vision and our mission.
- Housing Division - Ensures a range of housing choices are available and accessible to all, with a focus on policy, housing development and finance, outreach and education, and support for community development services and programs.
- Zoning Division - Regulates, monitors, and enforces development and land use to mitigate impacts and ensure it is orderly, predictable, and in compliance with the Zoning Ordinance and County Board approvals.

CPHD Organizational Structure



Neighborhood Services, Chikwe Njoku



Inspection Services, Shahriar Amiri

- Neighborhood Services Division - Builds community through partnerships, shared history and culture, and the creation of neighborhood places that serve all of Arlington.
- Inspection Services Division - Regulates and enforces the safety of structures for occupancy and use, and ensures buildings are constructed to code for long term sustainability, efficiency, and the health and welfare of all people.

CPHD Goals

- Elevate an equitable approach to development and comprehensive planning
- Center people
- Emphasize housing, neighborhood planning, and supportive community service programs
- Apply the equity lens to create healthy, thriving, and connected neighborhoods
- Ensure we have policies and regulations in place to process and review development opportunities with efficiency
- Continue to provide access and customer service that is high-quality and timely
- Ensure we are good stewards of the development process, focused on the long-term health and sustainability of the Development Fund

CPHD Core Values

- **Person-Centered Approach:** we value, respect, and uplift each individual's unique experiences, feelings, and perspectives without judgement.
- **Leading with Integrity:** we make bold, data-driven decisions to reduce and/or eliminate negative impacts while achieving the most positive outcomes for all.
- **Accountability:** we take personal and collective ownership and responsibility for our actions or lack thereof.
- **Authentic Relationship-Building:** we are invested in cultivating genuine and compassionate connections with each other, colleagues, and in our community.
- **Wellness First:** we embrace people as our greatest asset to this work and encourage them to prioritize their mental, physical, and emotional health and wellbeing.
- **Sustainability:** we believe in building infrastructures and adopting cultural norms that will increase the longevity of our work, how we progress it, and create space for innovation.

Equitable Development Principles



1. Acknowledge history and repair past harms



2. Practice inclusive and meaningful community engagement



3. Commit to internal capacity with community transparency



4. Advance economic mobility and opportunity



5. Prevent residential, commercial, and cultural displacement

Equitable Development Principles



6. Expand affordable housing options and preserve existing affordability



7. Support and strengthen diverse community values



8. Promote people-centered multi-modal mobility and connectivity



9. Develop healthy and safe communities



10. Promote and regulate for environmental justice

Major CPHD Projects and Initiatives

- Affordable Housing Master Plan 10-Year Anniversary Report
- Barcroft Renovation/Redevelopment
- Commercial Resiliency (MMA, Adaptive Reuse, Signs)
- Comprehensive Plan Update/CVIM
- CY27-32 Consolidated Planning
- Development Fund & Fees
- Digital Equity Initiative
- Equitable Engagement/Strategic Communications
- Homeownership Study Implementation
- Housing Arlington 5-Yr Anniversary Report
- Housing Needs Analysis Update
- Low Residential Study
- Neighborhood (Mini) Grants Program
- Zoning Ordinance Amendments

Note: the preliminary work program to be presented to the Board in March is for Planning only and does not comprise the full department's work

Envisioning Arlington & CPHD

CPHD is not just one independent division or discipline. It is a collection of disciplines that together facilitate the emergence of a built environment for and about people.



Thank you

