

**FAIRFAX COUNTY PLANNING COMMISSION
REDEVELOPMENT & HOUSING COMMITTEE
JOINT W/REDEVELOPMENT AND HOUSING AUTHORITY (RHA)
WEDNESDAY, JULY 27, 2005**

COMMITTEE MEMBERS PRESENT:

John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Suzanne F. Harsel, Braddock District
Ronald W. Koch, Sully District
Rodney L. Lusk, Lee District

COMMITTEE MEMBERS ABSENT:

Nancy Hopkins, Dranesville District

OTHER COMMISSIONERS PRESENT:

James R. Hart, At-large
Kenneth A. Lawrence, Providence District

STAFF PRESENT:

Susan M. Donovan, Deputy Clerk, Planning Commission Office
Barbara J. Lipa, Executive Director, Planning Commission Office
Linda Rodeffer, Clerk, Planning Commission Office

OTHERS PRESENT:

Conrad Egan, Chairman, Providence District, Redevelopment and Housing Authority
(RHA)
Albert McAloon, Lee District, RHA
Lee Rau, Hunter Mill District, RHA
Mary Stevens, Deputy Director, HCD

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Chairman Rodney L. Lusk called the meeting to order at 7:35 p.m. in the Board of Supervisors' Conference Room, Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Commissioner Byers MOVED THAT THE MINUTES OF JULY 28, 2004 AND MAY 4, 2005 BE APPROVED.

Commissioner de la Fe seconded the motion which carried by a vote of 3-0-1 unanimously with Commissioner Harsel abstaining; Commissioner Koch not present for the vote.

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Chairman Lusk announced that the Committee would be briefed on the implementation plan for the preservation of affordable housing.

Conrad Egan indicated that the chart entitled, "Affordable Housing Preservation Action Committee Recommendations Implementation Plan," had been distributed this evening, a copy of which is in the date file. He mentioned that a kick-off session on the "One Penny for Housing" flexibility fund had been held this morning in the Board Auditorium. (A copy of the agenda is in the date file.) He stated that this commitment would generate \$18 million in new funds for the preservation and production of affordable housing in FY 2006, noting that it would be an important addition to other Fairfax County and federal resources. Mr. Egan said the "One Penny" fund would provide a gateway for non-profit and for-profit developers and the Redevelopment and Housing Authority (RHA) to acquire affordable housing and supplement resources. He then discussed the affordable housing preservation processes at the Madison Ridge property in Centreville, the Island Walk property in Reston, and the Hunting Creek property in Alexandria. Mr. Egan asked that the Committee look over the handouts included in a folder that had been distributed this evening, copies of which are in the date file. He pointed out that complete information was available at www.e-affordable.org, noting that Mary Stevens would e-mail periodic updates to anyone interested. He said he was confident that the objective of the "One Penny" commitment to preserve at least 1,000 units by the end of 2007 would be met. Mr. Egan requested that Commissioners contact the RHA about projects where housing affordability could be preserved.

In response to a question from Chairman Lusk, Mr. Egan explained that the "One Penny for Housing" fund would give County staff the opportunity to act very quickly upon approval by the Board of Supervisors. He pointed out that specific allocations for different types of development would not be set aside.

Responding to a question from Commissioner Byers, Ms. Stevens noted that the developer of the Penn Daw Trailer Park site would work with the County to provide relocation assistance to the residents. Mr. Egan indicated that Mount Vernon District Supervisor Gerald Hyland had been discussing a proposal put forward by the Penn Daw community to develop property at Lockheed Boulevard and Route One, but said the RHA had not been able to reach agreement on any specific proposals at this time.

In response to a question from Commissioner Hart, Ms. Stevens explained that the RHA had requested a fund carryover to provide relocation assistance for the residents who would be impacted by redevelopment of the Knolls Apartments in Centreville and the Park Avenue Apartments in Herndon. She added that the RHA had also recommended that County and federal assistance be provided to help move qualified households. Ms. Stevens noted that there had been discussion about giving longtime Knolls residents priority to rent apartments at Madison Ridge or apply for the first-time homebuyers' program to help them purchase condominiums.

Responding to questions from Commissioner Harsel, Mr. Egan stated that the relocation of households would not be counted as part of affordable housing preservation. He explained that 98 units at Madison Ridge would remain as affordable rental housing, for which Knolls residents could apply. He said that some additional relocation opportunities would be available, but ongoing assistance would not be provided unless the household had been pre-qualified for Section 8 housing.

Commissioner de la Fe pointed out that encouragement of affordable housing during the condominium conversion at the Summit Properties in Reston had resulted in many units being purchased primarily by first-time homeowners. Ms. Stevens recommended that similar instances be brought to the attention of the RHA so they would be tracked under a separate category.

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Chairman Lusk noted that the Committee would next discuss the recommendations of the Affordable Housing Preservation Action Committee by focusing on the areas where the Planning Commission would be involved. He suggested that a pipeline be put in place for future projects and opportunities where the Commission could provide affordable housing. He further suggested that this Committee consider strategies that would allow the RHA to increase inventory. Mr. Egan replied that his suggestions had been recognized by the Housing Preservation Action Committee, which was now known as the Advisory Committee.

Mr. Egan noted that the recommendations of the Single Resident Occupancy Task Force had recently been published. He reported that an old travel lodge in the Seneca Creek area in Montgomery County, Maryland had been converted to a housing development and commented that he would like to see similar redevelopment in Fairfax County. Mr. Egan stated that the Advisory Committee's recommendations had been unanimously adopted for consideration by the Board of Supervisors and forwarded to County staff for execution. He recommended that this Committee highlight the recommendations that related to the Planning Commission and that the Department of Planning and Zoning (DPZ) track them.

In response to a question from Mr. Egan, Ms. Stevens explained that the Department of Housing and Community Development and DPZ would forward the demonstration project mentioned in Recommendations 2 and 3 to the Board of Supervisors' Housing Committee on Monday, August 1, 2005. She noted that this Committee could review the proposal at its next meeting.

Mr. Egan suggested that DPZ staff particularly examine Recommendations 2 and 3 and provide a brief report to the Committee.

Commissioner Byers recommended that any Plan amendments affecting South County be submitted during the current Area Plans Review cycle. Commissioner Harsel mentioned that the deadline for submissions would be Wednesday, September 21, 2005.

Commissioner Harsel suggested that Fred Selden, Director, Planning Division, DPZ, be asked when the next review of the Housing Element of the Comprehensive Plan would take place. Mr. Egan requested that Ms. Stevens investigate this issue and report back to the Committee.

Commissioner Byers noted that Recommendation 2 did not refer to a Policy Plan Amendment, but an Out-of-Turn Plan Amendment that would be associated with a specific project.

Mr. Egan said there had been a certain amount of overlap between Recommendations 2 and 3 with some of the activities. He announced that at the next Committee meeting, the RHA would provide a status report on these recommendations.

Commissioner de la Fe recommended that another column using smaller font be added to the chart to read: "Status." Ms. Stevens agreed to do that.

Ms. Stevens referred to Recommendation 4 and reported that creation of a "SWAT" team and the hiring of an ombudsman were now in the final stages. She indicated that the new staff members would canvas the community looking for opportunities or help the private sector facilitate preservation of housing.

In response to a question from Commissioner Harsel, Commissioner de la Fe said he interpreted "commercial development criteria" to be similar to the already-adopted Residential Development Criteria and would require that a developer provide a certain amount of affordable housing in commercial developments. Commissioner Harsel replied that she believed that affordable housing should be provided in mixed-use developments that featured housing over retail uses.

Chairman Lusk stated that he and Commissioner Alcorn had discussed the responsibility of employers in commercial and retail developments to help provide housing for their employees. He suggested that the Affordable Dwelling Unit (ADU) Ordinance be revised to include commercial and retail components. Chairman Lusk further suggested that this Committee discuss the possibility of workforce housing being provided by employers in the Overlay Districts, noting that this would affect areas where there were major blocks of employment such as Tysons Corner, Reston, parts of Herndon, and Chantilly.

Lee Rau referred to the Park Reston property where an affordable housing developer had expressed interest in designing a floor in each proposed tower to meet ADU standards, which would be purchased at sub-developers' cost with the County taking out the allocations for condominium fees. He commented that if high-rise developers could be persuaded to invest in this concept, they could be required either by the County or through an affordable housing partnership with non-profits.

Mr. Egan announced that the Board of Supervisors' Housing Committee, chaired by Hunter Mill District Supervisor Catherine Hudgins, would be meeting on Monday, August 1, 2005. He asked that Mr. Rau provide enough data on the ADU situation at the meeting.

Mr. Rau discussed the major redevelopment effort in the planning stage for downtown Springfield, noting that there was a proposal for four towers which would feature a combined total of 800-plus residential units above retail, commercial, and office uses. He said the ADU concept would need to be introduced to the developer fairly soon so it could be worked into the beginning of the planning stage.

Commissioner de la Fe stated that since high-rise development did not fall under the ADU Ordinance, County staff had been searching for ways to encourage developers in Reston to provide workforce housing that was not necessarily within the ADU standards.

Chairman Lusk reported that at the last Lee District Land Use Committee meeting, a developer representative had recognized the need to provide ADU or affordable housing at the Springfield project. He said the general issue of providing workforce housing in the area still needed to be addressed. He noted that ADUs could be provided voluntarily, but said he was not sure whether the ADU Ordinance revisions would be completed prior to the application being presented to the Planning Commission. He commented that the Springfield project could be the model of how ADUs could be provided under the revised ADU Ordinance. Mr. Egan replied that high-rise developments could also be incorporated into the ADU Ordinance.

Mr. Rau explained that the Task Force needed to reevaluate the cost and feasibility of including high-rise development in the ADU Ordinance and to look for other ways to provide affordable housing such as amending the Comprehensive Plan.

Chairman Lusk noted that the Committee would conduct a follow-up meeting to continue this discussion.

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The meeting was adjourned at 8:17 p.m.
Rodney L. Lusk, Chairman

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Meeting by: Linda B. Rodeffer

Minutes by: Kara A. DeArrastia

Approved on: March 15, 2006

Linda B. Rodeffer, Clerk
Fairfax County Planning Commission