

**FAIRFAX COUNTY PLANNING COMMISSION
HOUSING COMMITTEE
JOINT WITH REDEVELOPMENT AND HOUSING AUTHORITY
THURSDAY, NOVEMBER 8, 2012**

COMMITTEE MEMBERS PRESENT:

Frank A. de la Fe, Hunter Mill District
Earl L. Flanagan, Mount Vernon District
John L. Litzenberger, Jr., Sully District, Chairman
Timothy J. Sargeant, Commissioner At-Large

COMMITTEE MEMBER ABSENT:

Walter L. Alcorn, Commissioner At-Large

OTHER COMMISSIONERS PRESENT:

James R. Hart, Commissioner At-Large
James T. Migliaccio, Lee District
Peter F. Murphy, Jr., Springfield District

REDEVELOPMENT AND HOUSING AUTHORITY COMMISSIONERS PRESENT:

Elisabeth Lardner, Mount Vernon District, Chairman
Richard Sullivan, Dranesville District, Vice Chairman
Robert Carlson, Sully District
H. Charlen Kyle, Commissioner At-Large
Richard Kennedy, Hunter Mill District
Rod Solomon, Providence District

FAIRFAX COUNTY STAFF PRESENT:

John Payne, Deputy Director of Real Estate, Department of Housing and Community Development (HCD)
Thomas E. Fleetwood, Associate Director of Administration, HCD
Fred R. Selden, Director, Department of Planning and Zoning (DPZ)
Sterling R. Wheeler, Chief, Policy and Plan Development Branch, Planning Division (PD), DPZ
Linda E. Hollis, Planner III, PD, DPZ
Barbara J. Lippa, Executive Director, Planning Commission Office
Kara A. DeArrastia, Clerk, Planning Commission

OTHERS PRESENT:

Chris Porter, H. Charlen Kyle's assistant

ATTACHMENTS:

- A. Fairfax County's Draft Housing Blueprint for Fiscal Year 2013
- B. "Background on Nonresidential Contribution" document

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Planning Commission Chairman Peter F. Murphy, Jr. constituted the Housing Committee at 7:05 p.m. in the Board Conference Room of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia, 22035, pursuant to Section 4-102 of the Commission's *Bylaws & Procedures*. He indicated that the first order of business was to elect a Committee chairperson.

Commissioner Sargeant MOVED TO NOMINATE JOHN L. LITZENBERGER, JR. AS CHAIRMAN OF THE 2012 HOUSING COMMITTEE.

Commissioner de la Fe seconded the motion which carried unanimously.

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Chairman Litzenberger asked the attendees to introduce themselves.

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CURRENT AND FUTURE: OVERVIEW OF FY 2013 HOUSING BLUEPRINT

John Payne, Deputy Director of Real Estate, Department of Housing and Community Development (HCD), stated that the Housing Blueprint had been successful in reflecting the philosophy of the Board of Supervisors that affordable housing was a continuum ranging from the needs of the homeless to first-time homebuyers, consolidating all the funding sources and needs, and directing them accordingly to the appropriate Fairfax County agencies.

Thomas Fleetwood, Associate Director of Administration, HCD, stated that in 2010, the Board of Supervisors had endorsed a new affordable housing policy, known as the Housing Blueprint. He explained that per the Board's direction, the Blueprint focused on providing housing for those with the greatest need, including homeless families and individuals, persons with disabilities, and people with extremely low incomes. He noted that the Blueprint also emphasized collaborating with the County's nonprofit community to provide creative affordable housing solutions, refocus existing resources, and foster the development of workforce housing through land use policies and public/private partnerships. Mr. Fleetwood cited the Blueprint's four goals: 1) to end homelessness in ten years, 2) to provide affordable housing options to those with special needs, 3) to reduce the waiting lists for affordable housing by one half within ten years, and 4) to produce workforce housing sufficient to accommodate projected job growth through partnerships with the private sector and use of the public policy. He then reviewed the "At a Glance" document on the first page of the Draft Housing Blueprint for Fiscal Year 2013, as shown in Attachment A.

Elisabeth Lardner, Mount Vernon District representative and Chairman of the Fairfax County Redevelopment and Housing Authority (FCRHA), indicated that she also served on the Affordable Housing Advisory Committee (AHAC), which had coordinated with HCD staff to formulate the Housing Blueprint. She explained that the "Meeting the Goals" document

contained in the FY2013 Housing Blueprint identified the goals for the next Blueprint to address the need for new funding sources and to implement new policies related to planning and zoning issues. She emphasized the importance of the FCRHA working with the Planning Commission to explore ways to help achieve these goals.

Mr. Fleetwood announced that the AHAC would hold a community workshop on Monday, January 28, 2013, from 9:30 a.m. to 12:30 p.m. in Conference Rooms 4 and 5 of the Fairfax County Government Center, to review the issues outlined in the Housing Blueprint and identify opportunities for moving strategy into action. He said he would keep the Commissioners advised on this event and encouraged their participation. He then reviewed the land use goals depicted in the “Meeting the Goals” document, as shown on the last page of the Blueprint.

In response to questions from Commissioner Flanagan, Ms. Lardner discussed the need to specifically identify five to ten County-owned parcels for the development of affordable housing Countywide, through a public/private partnership. Mr. Payne also explained the following:

- Some of the former public school sites were already reserved to meet the higher demands or priorities placed by other County agencies, such as the Park Authority.
- Under the Land Bank Agreement between the Board of Supervisors and the Park Authority, the Board would receive a credit equal to the current tax-assessed value of certain properties the Board conveyed to the Park Authority, and this credit could be used as consideration for any future conveyance of real property. This agreement ensured that the Board and thereby Fairfax County taxpayers would not have to pay for the same parcel of land twice.
- Certain County-owned properties were being redeveloped to higher densities to provide a broader range of workforce housing opportunities. For example, for the Crescent Apartments Property in the Lake Anne Village Center Commercial Revitalization Area, the existing 181 affordable housing units would be preserved and the property would provide the potential to construct up to 935 residential dwelling units and create market demand for more affordable housing.
- The expansion of the Lewinsville Senior Housing and Services facility (Dranesville District) would be developed through a solicited Public Private Educational Facilities Infrastructure Act procurement and consist of the redevelopment of 80 units of independent living housing for the elderly based on moderate or low income of the residents.
- In lieu of providing affordable dwelling units (ADUs), developers could contribute to the Fairfax County Housing Trust Fund for capital construction of these facilities.

Replying to questions from Commissioner de la Fe, Mr. Payne noted that the Crescent Apartments Property Redevelopment was comprehensively planned to preserve affordable housing options. He said HCD staff would continue to work with the Planning Commission on drafting policy guidance in the Comprehensive Plan to create affordable housing opportunities. He also confirmed that FCRHA was participating in the redevelopment efforts at the Reston Town Center. Mr. Payne explained that one of the initiatives depicted in the Housing Blueprint was to explore ways to engage the private sector in the construction of affordable housing for low- and moderate-income residents. He added that the Board of Supervisors' goals to prevent and end homelessness and provide affordable options to special needs population required substantial funding. He indicated that the Comprehensive Plan stated that nonresidential development throughout Tysons should contribute a minimum of \$3.00 per nonresidential square foot, or at least 25 cents per nonresidential square foot over a specified period, to a housing trust fund that would be used to create affordable and workforce housing opportunities in Tysons. He said this fund would help serve lower income households in Tysons and produce higher quality affordable housing options.

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NONRESIDENTIAL CONTRIBUTION FOR AFFORDABLE AND WORKFORCE HOUSING

Linda Hollis, Planner III, Planning Division, Department of Planning and Zoning (DPZ), presented the information contained in Attachment B regarding a possible change to the Policy Plan to modify the Workforce Housing Policy to encourage monetary contributions to affordable and workforce housing from future nonresidential development.

Answering a question from Commissioner de la Fe, Ms. Hollis said she would consult Arlington County staff to determine why the county did not collect cash contributions for affordable housing in the five commercial revitalization areas along the Columbia Pike Corridor.

Fred Selden, Director, DPZ, discussed Fairfax County's efforts to encourage more office development in its Commercial Revitalization Districts (CRDs), which currently consisted of primarily retail development and were surrounded by older, more moderate to affordable housing such as in Bailey's Crossroads, Seven Corners, Annandale, and Richmond Highway. He explained that the policy question was if the Comprehensive Plan language for these areas included an expectation for mixed-use or office development proposals to provide a nonresidential contribution to affordable housing, would such an expectation be viewed as a disincentive to such development. He commented that this rationale could possibly be attributed to why Arlington County exempted the Columbia Pike Corridor from its nonresidential contribution for housing. Mr. Selden pointed out that the Tysons Plan exempted ground-floor retail located in office, hotel, and residential buildings from the calculation of the contribution amount to help encourage the provision of ground level retail. He added that the Reston Metro Station at Wiehle Avenue office development would contribute 10 cents per square foot annually to fund affordable housing needs.

Responding to questions from Richard Kennedy, Hunter Mill District representative, FCRHA, Ms. Hollis confirmed that all projects with a residential component that sought to utilize the redevelopment option in the Tysons Plan were expected to provide both affordable and workforce dwelling units. She indicated that Georgelas' Spring Hill Station applications (RZ 2010-PR-014A and RZ 2010-PR-014B) included a commitment to provide 20 percent affordable/workforce units, based on the total number of units provided, as set forth in the Tysons Plan. She added that two additional rezoning applications associated with the Spring Hill Station project (RZ 2010-PR-014D and RZ 2010-PR-014E) included a commitment to the non-residential contribution toward affordable housing in Tysons.

Mr. Selden pointed out that another policy question was whether the nonresidential contribution should also be based on hotel space. He explained that because the development projects planned for Tysons had a build-out over decades, the funds would not be delivered until the building had been constructed and ready for occupancy. Therefore, he noted that the pace of development and the actual flow of money toward affordable housing were both unknown factors. However, Mr. Selden said as more development projects were approved in Tysons, assumptions could be made pertaining to overall build-out in the next five to ten years to determine when the contribution funds were likely to be available.

Commissioner Sargeant recommended that staff consider the following issues when formulating a nonresidential contribution formula that was conceivable, reasonable, and applicable for areas outside of Tysons:

- The CRDs in the County were substantially different from the Planned Tysons Corner Urban District (PTC) and struggling to reach the kind of commercial prosperity afforded to Tysons and other urban areas. For example, it was more challenging to consolidate contiguous parcels to achieve higher density for future development opportunities in the Richmond Highway CRD than in the PTC. Therefore, parcel consolidation should also be considered part of the contribution formula.
- Despite the current flourish of multi-family and higher density housing development within and near the Richmond Highway CRD, the generated level of density did not constitute enough to formulate a per-square-foot contribution level that would be applicable for that entire development area.

Commissioner Hart presented the following items for consideration:

- Did the nonresidential contributions for housing in other jurisdictions throughout the United States also include exemptions or a sliding scale?
- Was it realistic to assume that office development in Bailey's Crossroads was in direct competition with office development in Arlington along Columbia Pike?

- If Fairfax County allowed certain exemptions that Arlington did not and vice versa, did such policies play a role in where people decided to develop?

Ms. Lardner pointed out that the FCRHA had sent a letter dated June 20, 2012, to the Planning Commission requesting that the Commission consider modifying the Policy Plan to incorporate a policy supporting a nonresidential contribution to affordable housing similar to the recommendation in the Tysons Plan. She thanked the Commissioners for inviting the FCRHA members to collaborate on this issue. (A copy of the letter is in the date file.) Ms. Lardner explained that this issue required a robust discussion and further research regarding the triggers for such a contribution. She said she believed that the AHAC was particularly interested in this issue. Therefore, she suggested soliciting input from people who work in the housing industry throughout the United States.

In reply to a question from Chairman Litzenberger, Ms. Hollis noted that one of staff's questions for the Committee was to identify an appropriate per-square-foot nonresidential contribution amount to apply to areas outside of Tysons.

Chairman Litzenberger commented that this contribution amount might vary depending on the particular area in the County. Ms. Lardner said she was uncertain of the most logical approach, noting that it was not an easily answered question. However, she pointed out that the assumption that CRDs should only be geared toward encouraging office development might be shortsighted. She emphasized the importance of ensuring that areas like the Richmond Highway CRD provided sufficient affordable housing opportunities 20 years from now.

Commissioner Murphy explained that it made sense to create a linkage between ADUs and commercial development rather than only a linkage between ADUs and residential development, which placed considerable burden on residential developers and landowners and was County policy since the inception of the ADU Ordinance. He said commercial development first attracted people to the County to find work and when they became employed and travelled to their workplace via mass transit, they then needed to find an affordable place to live.

Referring to the Commercial Contributions for Affordable Housing table on page 3 in Attachment B, Commissioner Migliaccio asked whether any of the states, counties, or cities that had implemented a policy or regulations on such a contribution in the past had now rescinded it or increased, decreased, or maintained the amount. Ms. Hollis said she would consult the data sources and provide this information.

Commissioner Flanagan suggested that staff be aware of the situation wherein developers preferred to construct uses permitted by-right and within the allowable density range in the Richmond Highway CRD, which was zoned C-8 and allowed only a limited amount of office. Therefore, he said it was difficult to encourage office development in this area because such a proposal would be subject to the rezoning process.

Mr. Selden noted that the underline zoning had considerable effect on the applicability of a new policy to encourage monetary contributions to affordable and workforce housing from future nonresidential development. He pointed out that staff was not considering a regulatory approach to address this issue. He explained that staff would present information to the Committee at its next meeting depicting the locations of and planned intensities and office space in the County's mixed-use centers and CRDs and the applicability of the Workforce Housing Policy to these areas. Mr. Selden then discussed the following policy questions for consideration by the Committee:

- Should the nonresidential contribution to affordable housing apply only within the mixed-use centers or broadly throughout the County? Based on his experience, Mr. Selden pointed out that he had never seen a zoning proposal for office development outside a mixed-use center.
- Should the County be sensitive to competing objectives, such as the encouragement of office development to the CRDs, and how might they be impacted by an affordable housing contribution?

Commissioner Sargeant said he believed there was some flexibility in the process to allow for different approaches depending on the particular area in the County, including incremental contributions or additional development density for affordable or workforce housing. He noted that additional research on this matter would be appreciated. He also suggested examining possibilities offered by the mixed-use centers and opportunities to apply flexibility to the Policy Plan.

Commissioner de la Fe recommended that staff evaluate the benefits of a one-time contribution versus an annual contribution, which in effect provided a predictable cash flow for a certain period.

Mr. Kennedy commented that perhaps the amount of contribution could be tied to the maximum allowable floor area ratio (FAR) in the given area on the basis that a very high FAR enabled developers to gain a very high return on their development. He also remarked that in the long term, the County would need to acquire as much affordable housing as possible, especially for residents with very low income. He noted that high-density areas provided more opportunity for such housing.

Richard Sullivan, Dranesville District representative and Vice Chairman of the FCRHA, said he agreed with Commissioner Sargeant's earlier remarks, adding that there probably was an infinite number of variations of how to apply this concept throughout the County taking into effect particular influential factors. He said he also found it encouraging that he did not sense a sentiment for limiting this concept to only Tysons.

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FUTURE DISCUSSION ISSUES/FUTURE MEETING SCHEDULE

Commissioner Sargeant suggested the following topic for future discussion by the Committee: The application of the policy to encourage commercial contributions for affordable housing to the proposed new way to review the Comprehensive Plan and replace the Area Plans Review process (known as the Comprehensive Plan Amendment Work Program).

Commissioner Flanagan also suggested the following discussion topic: Investigate the County's policies on workforce housing to determine their effect on the substantial amount of workforce housing currently provided in the mobile home parks along Richmond Highway.

Mr. Kennedy expressed appreciation to the Planning Commission for engaging the FCRHA in this discussion. He pointed out that these bodies should remember that the FCRHA's long-term efforts on affordable and workforce housing would impose administrative demands and require administrative costs associated with tracking and management. He said the Board of Supervisors should also be reminded of this impact.

Chairman Litzenberger suggested that the Committee next meet in February following the AHAC workshop on Monday, January 28, 2013. *(Note: The meeting was subsequently scheduled for Thursday, February 21, 2013, at 7:00 p.m. in the Board Conference Room of the Government Center.)*

Chairman Litzenberger recommended another topic for future discussion as follows: Amend the Workforce Housing Policy to allow developers to construct Americans with Disabilities Act-accessible workforce dwelling units as part of the contribution formula to help meet demand for such housing.

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The meeting was adjourned at 8:01 p.m.
John L. Litzenberger, Jr., Chairman

An audio recording of the meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Kara A. DeArrastia

Approved: February 21, 2013

Kara A. DeArrastia, Clerk to the
Fairfax County Planning Commission

MEETING NOTICE

**Joint Meeting of the
Fairfax County Redevelopment and Housing Authority (FCRHA)
and the
Redevelopment & Housing (RHA) Committee
of the Planning Commission**

Next meeting: Thursday, November 8, 2012

7:00 p.m. – 8:15 p.m.

Board Conference Room, Fairfax County Government Center

AGENDA TOPIC:

**Housing Blueprint – Current and Future: Overview of FY 2013 Blueprint;
Discussion of how the Planning Commission and the FCRHA Can Work in
Partnership to Foster Increased Development of Affordable/Workforce Housing**

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HOUSING BLUEPRINT: AT A GLANCE – FY 2013



GOAL

To End Homelessness in Ten Years:
2,650 UNITS/OPPORTUNITIES NEEDED
By the End of FY 2019

To Provide Affordable Options to Special
Needs Population

To Streamline and Reduce the Waiting Lists by Half
in Ten Years and Move Program Participants
Toward Self-Sufficiency ~ 6,900 HOUSEHOLDS

To Increase Workforce Housing
through Creative Partnerships
and Public Policy

NEED

Housed in FY 2011:	130
Remaining Need:	2520
FY 2012 Homelessness Plan Goal:	247
FY 2012 Housing Blueprint:	221
FY 2012 GAP:	26
FY 2013 Homelessness Plan Goal:	298
FY 2013 Housing Blueprint:	196
FY 2013 GAP:	102
Total Remaining Need:	2103

- CSB: Draft FY 2013 five-year CSB goal is 240 housing opportunities; FY 2013 Blueprint goal is 120 (assumes 10-year timeframe).
- Other High Priorities
 - Domestic Violence Victims
 - Large Families/Extremely Low Incomes
 - Seniors
 - Persons with Physical and Sensory Disabilities

Housed in FY 2011:	365
Remaining Need:	6535
FY 2012 Need:	690
FY 2012 Housing Blueprint:	522
FY 2012 GAP:	168
FY 2013 Need:	690
FY 2013 Housing Blueprint:	485
FY 2013 GAP:	205
Total Remaining Need:	5528

Approximately **50,000 net new housing units** affordable to households earning up to approximately 120 percent of AMI are needed based on projected job growth through 2030.

NEW OPPORTUNITIES FY 2013

Turnover	
FCRHA Federal Resources – Turnover:	93
New Resources	
New Federally-Funded Units/Beds:	17
New Group Home Beds:	5
Faith-Based Commitments:	6
FCRHA Project-Based Vouchers	40

- FCRHA Federal Resources – Turnover: 4
Serving CSB/eligible Clients and Persons with Physical/Sensory Disabilities – See also Homeless and Waiting List Goals
- FCRHA: Units Converted to Accessible: 6
- CSB: State Funded Group Home Beds: 12
- FCRHA/Non-Profits: HOME-Funded Group Homes for those with multiple disabilities: 16
- Housing Units Adjacent to Hanley Shelter: 6
- Shared Housing/Domestic Violence Victims: 2
- Other FCRHA Federal Resources: 8

FCRHA – FCRP Turnover:	200
FCRHA Federal Resources – Turnover:	40

Non-profit acquisitions/federal resources 5

Workforce policy units (estimate):	50
Affordable Dwelling Units (ADUs) (estimate):	25
Assistance to First-time Homebuyers (VHDA/federal):	50
Residences at Government Center:	270
Contributions by non-residential developers – Implementation of policy FY 2013	TBD

BRIDGING AFFORDABILITY PROGRAM

Year Three Funding: \$842,400 - new households 35

Year Three Funding : \$655,200 (10% of waiting list funding each for CSB-eligible persons and persons with a physical/sensory disability) – 30 new households

Year Three Funding: \$2,620,800 – new households 120

COUNTY FUNDING NEEDED

New Private Developer 200-unit Acquisition – 20% will serve homeless individuals and families with federal project based vouchers – (40 units; 20 singles, 20 families) –see *Waiting List Goal*

Rehabilitation of Lincolnia Senior Facility: (52 beds-assisted living/26 senior independent units) -Financing Plan in development
Lewinsville Senior Housing PPEA: Underway in FY 2013

New Private Developer 200-unit Acquisition: 120
\$5,000,000 (includes \$2,000,000 gap to be filled)
Residences at North Hill Park: Construction

New Private Developer 200-unit Acquisition – units 40

FY 2013 TARGET

196

84

485

435

COMMUNITY CHALLENGE TO CLOSE FY 2013 GAP

\$810,288

\$1,800,720

OTHER COUNTY EFFORTS IN CONCEPT

- Develop new housing options to serve chronically homeless - Future
- Apply for additional Family Unification Program vouchers
- Apply for additional Veterans Affairs Supportive Housing vouchers
- Seek funding from private corporations to serve homeless veterans
- Increase and deploy resources developed by new homelessness foundation

- Identify county surplus land for special needs housing production – Embury Rucker Shelter
- Re-apply for Money Follows the Person (MFP) Vouchers
- Development of units under amended Independent Living Zoning Ordinance
- Develop group homes to serve persons with MFP multiple disabilities
- Explore innovative design to accommodate co-location of those with special needs

- Tax exemption for developers providing housing affordable to extremely low-income households (30 percent of area median income and below)
- Proffers from private developers

- Tysons Redevelopment - Future
- Wiehle Avenue – Future
- Contributions by non-residential developers – Adoption of policy FY 2012
- Expansion of Crescent Apartments

CROSS-CUTTING INITIATIVES - FY 2013 AND BEYOND

- Coordinate Housing Blueprint with creation of supportive Services Blueprint
- Explore increased flexibility in policies concerning serving persons with credit issues/criminal histories
- Explore the use of commercial and industrial land for affordable housing development

- Develop Zoning Ordinance Amendment to encourage affordable studio development throughout the county
- Identify 5-10 county-owned parcels for the development of affordable housing county-wide, through public/private partnership

**DRAFT HOUSING BLUEPRINT: FY 2013
BEHIND THE NUMBERS**

HOMELESSNESS GOAL

2650 Units/Opportunities Needed

Fairfax County Ten-Year Plan to Prevent and End Homelessness

ABOUT THE NEED:

Housed in FY 2011:	130
Remaining Need:	2520
FY 2012 Goal	247
FY 2012 Blueprint	221
FY 2012 Gap	26
FY 2013 Goal:	298
FY 2013 Blueprint:	196
FY 2013 Gap:	102
Total Remaining Need:	2103

A CLOSER LOOK:

- *Homelessness in Fairfax County:* In January 2010, a total of 1,544 people were counted who were homeless, of whom 58 percent were in families and 42 percent were single individuals. Thirty-six percent of all persons who were homeless were children under the age of 18. Fairfax County Public Schools has identified 1824 homeless children to date (2011-12), in 2010-11 school year, there were 2,278 homeless children.
- *Emergency Assistance:* 2,982 homeless individuals in Fiscal Year 2011 were served (1,558 were single individuals and 1,424 individuals in families) with emergency assistance. Homeless households typically have high barriers to both housing entry and housing retention. Predominant among these barriers are extremely low incomes, poor credit and rental history, ongoing mental health and/or substance abuse issues, and limited employability.
- *Prevention Services:* Emergency assistance for basic needs in Fiscal Year 2010 (food, housing, utilities) was supported by the County through over 5,530 requests for housing payment assistance and 4,221 requests for utility bill assistance, an increase of 21 percent over the past year. Community nonprofit providers funded by Fairfax County and report preventing 9,799 evictions and 4,399 utility cutoffs in Fiscal Year 2010.

**HOMELESSNESS
NEW HOUSING OPPORTUNITIES IN FY 2013**

<u>Opportunities Created by Turnover</u>	93
<ul style="list-style-type: none"> • FCRHA <u>Federal Resources:</u> 93 <li style="padding-left: 20px;"><i>Includes turnover in the following programs:</i> <li style="padding-left: 40px;">○ FCRHA Tenant Based Rental Assistance Vouchers 4* <li style="padding-left: 40px;">○ FCRHA Veterans Affairs Supportive Housing (VASH) 4 <li style="padding-left: 40px;">○ FCRHA Family Unification Program (FUP) 5 <li style="padding-left: 40px;">○ FCRHA Housing Choice Voucher – Homeless Preference 80 	
<u>Opportunities Created with New Resources</u>	28
<ul style="list-style-type: none"> • New Federally-Funded Units/Beds: 17 <li style="padding-left: 20px;"><i>Includes the following new resources:</i> <li style="padding-left: 40px;">○ Continuum of Care beds for singles 14 <li style="padding-left: 40px;">○ Non-profit acquisitions using HOME 3* • New Group Home Beds: 5 <li style="padding-left: 20px;"><i>West Ox Group Home/beds for homeless veterans</i> • Faith-Based Commitments: 6 <li style="padding-left: 20px;"><i>Potential units/beds provided by faith based organizations</i> 	
BRIDGING AFFORDABILITY PROGRAM	
Year Three Funding: \$842,400; new households	35
<small>Subsidy available for one to three years; estimate based on an assumption of two years of subsidy per household.</small>	
COUNTY FUNDING NEEDED	
New Non-Profit 200-unit Acquisition	40
<small>20% of the units will serve homeless individuals and families with FCRHA project based vouchers – (20 singles, 20 families)</small>	
FY 2013 GOAL	196
FY 2013 GAP	102

COMMUNITY CHALLENGE TO CLOSE FY 2013 GAP

\$810,288

(Assumes average subsidy of approximately \$662 per household per month for one year.)

* Subject to federal budget cuts in FY 2013.

NOTE: Supportive services not included in the above and need to be funded separately.

**DRAFT HOUSING BLUEPRINT: FY 2013
BEHIND THE NUMBERS**

SPECIAL NEEDS GOAL

ABOUT THE NEED:

- **CSB:** FY 2013 five-year CSB goal is 240 housing opportunities; FY 2013 Blueprint goal is 120 (10-year timeframe).
- **Other High Priorities**
 - Domestic Violence Victims
 - Large Families/Extremely Low Incomes
 - Seniors
 - Persons with Physical and/or Sensory Disabilities

(Note: There have been no specific goals identified for these priorities to date.)

A CLOSER LOOK:

- *FCRHA Affordable Housing Programs:* Nearly one-third of the households served in the FCRHA's major multifamily housing and rent subsidy programs included at least one member with a disability.
- *Fairfax-Falls Church Community Services Board (CSB) Clients:* Nearly 1,650 CSB clients (persons with intellectual disabilities, mental illness, or substance use disorders) needed affordable housing as of June 2011. Of those, approximately 70 percent can afford to pay no more than \$205 per month toward rent. Thirteen percent have experienced homelessness. The populations the CSB serves over the next several years is anticipated to expand; a percentage of these populations will also require housing that is accessible and/or accompanied by personal assistance services, nursing, assistive technology and behavioral health supports.
- *Seniors:* Seniors are the fastest growing age segment in Fairfax County and are projected to comprise 11.1 percent of the County's population by the year 2015. There were approximately 2,845 elderly renters and 4,796 owners with low and moderate incomes (less than 80 percent AMI) who are severely housing "cost burdened" in 2005 -2007, meaning they pay 50 percent or more of their incomes for housing.
- *Domestic Violence:* Just over one-third of the families in Fairfax County shelters report domestic violence as a contributing factor to their homelessness. The majority of those affected by domestic violence stay in potentially lethal situations due to the fact that they are unable to find safe and affordable housing options.
- *Persons with Physical and Sensory Disabilities:* Affordable housing is less available to people with disabilities because, in part, they have a disproportionately lower rate of workforce participation and higher poverty rate compared to people without a disability. In Fairfax County in 2010, for the non-institutionalized population age 16 and over with a disability, the employment rate was just 33.6%, compared to 73.5% for the non-disabled population. The poverty rates for these two groups were 9.7% and 4.8%, respectively (American Community Survey). This ACS also indicated that 11.8% of people over age 18 in Fairfax County had a hearing difficulty; 4.9% had a vision difficulty; and 16.6% had an ambulatory difficulty – all of which can complicate an affordable housing search. In 2009, the Fairfax Area Disability Services Board conducted a non-scientific survey of the local disability population. Of the 156 survey respondents who used housing services, 47 percent indicated an unmet need for accessible, affordable housing.

SPECIAL NEEDS NEW HOUSING OPPORTUNITIES IN FY 2013

Opportunities Created by Turnover **4**

- **FCRHA Federal Resources:** **4**
Includes turnover in the following programs:
 - **Tenant Based Rental Assistance Vouchers (HOME)** **4***

Opportunities Created with New Resources **50**

- **FCRHA: Units Converted to be Accessible** **6**
Includes the following new resources:
 - **Public Housing** **4**
 - **Fairfax County Rental Program/Wedgewood** **2**
- **CSB: State Funded Group Home Beds:** **12**
- **FCRHA/Non-profits/CSB:**
 - **Federally-funded group home beds** **16**
Purchase of approximately four group homes with four beds each, either by the FCRHA or non-profits using HOME funds; properties purchased by the FCRHA would be rehabilitated and then transferred to non-profits. It is anticipated that two to three of these group homes would serve persons with multiple disabilities. The fourth group home would likely utilize a Residential Intensive Care model and focus on persons with autism.
 - **Housing Units at Hanley Shelter:** **6**
*Could serve the medically fragile. Execution of this project may include the selection of a non-profit to develop/own/operate the housing. Development of the project may potentially involve HomeAid for construction; the FCRHA will provide building plans.***
 - **Shared Housing/Domestic violence Victims:** **2**
Second of the two group homes on West Ox Road; to be used as shared housing for domestic violence victims.
 - **Other FCRHA Federal Resources:** **8**
Project-based vouchers for domestic violence victims/other special needs.

BRIDGING AFFORDABILITY PROGRAM

Year Three Funding: \$655,200; new households **30**

Ten (10) percent of waiting list funding each for CSB-eligible persons and persons with a physical/sensory disability. Subsidy available for one to three years; estimate based on an assumption of two years of subsidy per household.

COUNTY FUNDING NEEDED

Rehabilitation of Lincolnia Senior Facility:

(52 beds-assisted living/26 senior independent units) - financing plan in development – **total funding TBD**

Lewinsville Senior Housing: PPEA: Expected to be underway in FY 2013.

FY 2013 GOAL **84**

* Subject to federal budget cuts in FY 2013.

**Supportive services not included and need to be funded separately.

**DRAFT HOUSING BLUEPRINT: FY 2013
BEHIND THE NUMBERS**

WAITING LIST GOAL

*To Streamline and Reduce the Waiting Lists in Half in Ten Years:
~6,900 Households*

ABOUT THE NEED:

Housed in FY 2011:	365
Remaining Need	6535
FY 2012 Goal	690
FY 2012 Blueprint	522
FY 2012 GAP	168
FY 2013 Goal:	690
FY 2013 Blueprint:	485
FY 2013 GAP:	205
Total Remaining Need:	5528

A CLOSER LOOK:

- *Waiting Lists:* As of September 2011, the total unduplicated households (families and individuals) on the waiting list for the county's three principal affordable housing programs – the federal Housing Choice Voucher and Public Housing programs, and the Fairfax County Rental Program – was 12,113. There are additional households on the waiting lists for shelters and Community Services Board services.
- *Affordable Housing Gap:* According to the Center for Housing Research at Virginia Tech, the total affordable housing gap in Fairfax County for low- and moderate-income renters (earning 80 percent of the area median income (AMI) and below) is approximately 28,405 units. For low- and moderate income owners, the gap is approximately 49,120 units.
- *Affordable Rental Housing Programs in Fairfax County:* The Fairfax County Redevelopment and Housing Authority (FCRHA) operates three principal affordable housing programs: the federal Public Housing and Housing Choice Voucher programs, and the Fairfax County Rental Program. The average household income served in these programs in FY 2011 was \$25,905, or approximately 27 percent of the Area Median Income (AMI) for a family of three; this meets the federal definition of "extremely low income".

**WAITING LIST
NEW HOUSING OPPORTUNITIES IN FY 2013**

Opportunities Created by Turnover 240

- **FCRHA FCRP Turnover:** 200
Achieved through turnover and attrition in the Fairfax County Rental Program; very low-income households earning 50 percent of AMI and below.
- **FCRHA Federal Resources Turnover:** 40
Includes turnover in Public Housing and Housing Choice Voucher programs.

Opportunities Created with New Resources 5

- **Non-profit acquisitions with federal resources** 5*
Includes units acquired under the funding pool using CDBG.

BRIDGING AFFORDABILITY PROGRAM

Year Three Funding: \$2,620,800; new households 120

Subsidy available for one to three years; estimate based on an assumption of two years of subsidy per household.

COUNTY FUNDING NEEDED

New Non-Profit 200-unit Acquisition: \$5,000,000
(includes \$2,000,000 gap to be filled) **120**

Residences at North Hill Park: Construction

FY 2013 GOAL 485

FY 2013 GAP 205

COMMUNITY CHALLENGE TO CLOSE FY 2013 GAP

\$1,800,720

(Assumes average rental subsidy of approximately \$732 per household per month for one year.)

*NOTE: Subject to federal budget cuts in FY 2013.

**DRAFT HOUSING BLUEPRINT: FY 2013
BEHIND THE NUMBERS**

WORKFORCE HOUSING GOAL

ABOUT THE NEED:

Based on job growth and housing data prepared by the Center for Regional Analysis at George Mason University, and assuming that 65 percent of new workers will be housed in the county, it is estimated that Fairfax County will need approximately 50,206 net new housing units affordable to households earning up to \$124,000 per year (just under 120 percent of the AMI) by 2030. **NOTE:** This information is derived from the newly released Center for Regional Analysis report "Housing the Region's Future Workforce: Policy Challenges for Local Jurisdictions". This report includes information about the need for affordable/workforce housing in the Washington, DC region over the next 20 years, and the link between economic development and the availability of workforce housing.

NEW HOUSING OPPORTUNITIES IN FY 2013

<u>Opportunities Created with New Resources</u>	395
<ul style="list-style-type: none"> • Workforce policy units coming on line 50 <i>Units developed by private builders under the county's 2007 workforce housing policy; dependent on market conditions.</i> • New Affordable Dwelling Units 25 <i>Units constructed by private builders under the requirements of the Zoning Ordinance; dependent on market conditions.</i> • Assistance to First-Time Homebuyers 50 <i>Affordable financing provided to first-time homebuyers facilitated by the First-Time Homebuyers Program.</i> • Residences at Government Center 270 <i>Workforce rental housing constructed by private developer on the campus of the Fairfax County Government Center; first units to be delivered in FY 2013.</i> 	

COUNTY FUNDING NEEDED

New Non-Profit 200-unit Acquisition; workforce units	40
FY 2013 GOAL	435

**DRAFT HOUSING BLUEPRINT: FY 2013
BEHIND THE NUMBERS**

CROSS-CUTTING INITIATIVES – FY 2013 AND BEYOND

The cross-cutting initiatives identified in the draft FY 2013 Housing Blueprint constitute a “to do” list for FY 2013 and the future, on issues and concepts that impact some or all of the Blueprint goals. The following examples are included in the draft Blueprint:

- *Coordinate Housing Blueprint with creation of the Supportive Services Blueprint:* Deputy County Executive Pat Harrison is now working with the directors of the county’s human services agencies on the development of a supportive services blueprint, similar in concept and scope to the Housing Blueprint. While the Department of Family Services and the Community Services Board are anticipated to be the lead agencies in developing the supportive services blueprint, the Department of Housing and Community Development will have a critical role in helping coordinate the new services blueprint with the Housing Blueprint.
- *Explore increased flexibility in policies concerning serving persons with credit issues/criminal histories:* This issue was identified by the Community Services Board as an important consideration in service persons with disabilities. While recognizing the constraints on the county’s federal housing programs, CSB recommends exploring opportunities for increased flexibility on criminal histories and credit problems.
- *Explore the use of commercial and industrial land for affordable housing development:* This was originally recommended in 2007 by the Board of Supervisors-appointed High-Rise Affordability Panel. The High-Rise Panel recommended that, through a mechanism such as the Special Exception process or the development of a by-right prototype, affordable and workforce Housing should be permitted in commercial, industrial, and mixed-use districts, under certain conditions and restrictions. In addition, the Panel recommended that employers with campus-type facilities in commercial and industrial districts should be allowed to use a portion of their land to provide affordable/workforce housing for their employees. In either case, the Panel recommended that the affordable/workforce component of any residential development permitted in commercial or industrial districts should not count against the planned density or intensity of the property, within reasonable limits.
- *Develop Zoning Ordinance Amendment to encourage affordable studio development throughout the county:* Staff continues to work with the Office of the County Attorney and the advocacy community on this issue.
- *Identify 5-10 county-owned parcels for the development of affordable housing countywide, through a public/private partnership:* This concept is a continuation of the efforts that led to the development of the Residences at the Government Center project. In addition to identifying parcels that would be appropriate for affordable housing, work is needed to create a mechanism for public/private partnerships to develop such parcels.

About Fairfax County's Rental Housing Programs: The Fairfax County Redevelopment and Housing Authority (FCRHA) operates three principal affordable housing programs: the federal Public Housing and Housing Choice Voucher programs, and the Fairfax County Rental Program. *The average household income served in these programs in FY 2011 was \$25,905, or approximately 27 percent of the Area Median Income (AMI) for a family of three; this meets the federal definition of "extremely low income".* The following are brief descriptions of each program, including eligibility criteria and data on the households served.

Program Name	Major Funding Source(s)	Income Served	Program Description/Eligibility	Units in Program Households Served Program Results
Fairfax County Rental Program (FCRP) – Multifamily	Rental income; some County assistance	Average household income served in FY 2011 = \$36,290 , or approximately 38% of the Area Median Income (AMI) for average family size of three. <i>Income estimate does not include senior housing.</i>	The FCRP includes rental property owned by the FCRHA and developed with funds other than Public Housing or Housing Choice Voucher funds. FCRP generally serves working households with incomes slightly higher than those households living in Public Housing and or participating in the Housing Choice Voucher program. Housing managed under the FCRP include multifamily housing, magnet housing for police, firefighters, FCPS teachers and bus drivers, housing for families, single persons, seniors, and supportive housing for special populations. The FCRP generally serves a range of household incomes from the low teens up to 80% of AMI, depending on the program component and the property.	<ul style="list-style-type: none"> • 5,578 persons housed in FY 2011 • 1,929 multifamily units and 19 residential studio units in program as of 11/2011 • 504 units of senior independent housing and also managed under FCRP (see below) • 115 mobile home pad sites at Woodley Hills Estates managed under FCRP but not included in unit count.
FCRP: Senior Housing Programs	Rental income, County contributions	Average income served in FY 2011: <i>Assisted living = \$16,783 or 23% of AMI for a family of one.</i> <i>Independent living = \$17,121 or 23% of AMI for a family of one.</i>	Includes eight independent senior living properties included in the Fairfax County Rental Program and the two assisted living facilities.	<ul style="list-style-type: none"> • 112 beds of assisted living at the Lincolnia and Braddock Glen facilities; • 504 units in the Fairfax County Rental Program • 428 persons in Independent Living and 108 persons in Assisted Living were being served as of the end of FY 2011. <p>(NOTE: Incomes and households served do not include the Olley Glen independent living community, which opened during FY 2011.)</p>

Program Name	Major Funding Source(s)	Income Served	Program Description/Eligibility	Units in Program Households Served Program Results
Housing Choice Voucher Program (HCV)	Federal (HUD) Annual Contribution	Average household income served in FY 2011 = \$20,032 , or approximately 21% of AMI for average family size of three. Most new lease ups are among households earning up to 30% AMI	Participants in the HCV Program receive financial assistance to rent privately-owned housing units. HCD administers the Federal Housing Choice Voucher rental subsidy program (formerly known as the Section 8 Program) for Fairfax County, and for the Cities of Falls Church and Fairfax, and the Towns of Herndon, Vienna and Clifton. Tenants pay 30% of their adjusted income, 10% of gross income, or \$50.00 – whichever is higher. In addition, they can pay up to 10% more of their adjusted income in order to rent a unit in which the gross rent exceeds the payment standard. HCD will pay the remainder of a reasonable rent directly to the landlord up to the payment standard for the bedroom size of the unit, or the bedroom size to which the family is entitled, whichever is lower.	<ul style="list-style-type: none"> • 3,527 vouchers authorized; • 9,103 persons housed in FY 2011 • Rated “High Performer” by HUD for FY 2011
Public Housing	Rental income; HUD operating subsidy and annual contribution; HUD Capital Fund Program	Average household income served in FY 2011 = \$22,334 , or approximately 23% of AMI for average family size of three. Most new lease ups are at or below 30% AMI.	The FCRHA operates 1,060 Public Housing units, which are managed and maintained by HCD. The units were built or acquired using federal public housing funds, and are located throughout the County. Federal program allows new lease-ups for households earning up to 80% AMI; however, the FCRHA policy is to serve mainly households earning 30% AMI and below. Tenants pay 30% of their income for rent. HUD Capital Fund Program supports maintenance and management improvements for public housing.	<ul style="list-style-type: none"> • 1,060 units • 2,839 persons housed in FY 2011 • Rated “High Performer” by HUD for FY 2010 (FY 2011 scores not yet available)

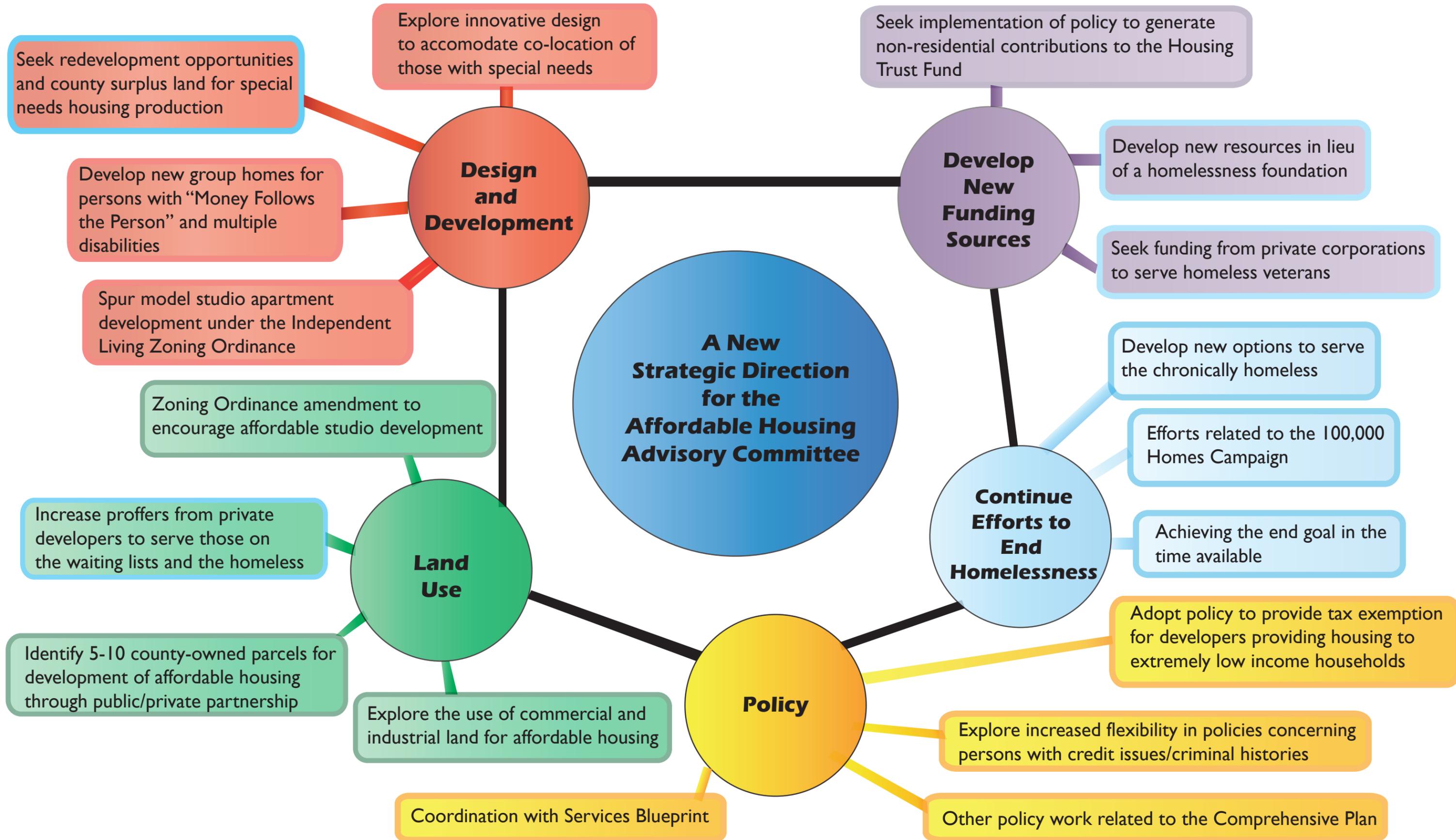
HOUSING BLUEPRINT: MEETING THE GOALS

To End Homelessness in Ten Years:
2,650 UNITS/OPPORTUNITIES NEEDED
By the End of FY 2019

To Provide Affordable Options to
Special Needs Population

To Streamline and Reduce the Waiting Lists by Half
in Ten Years and Move Program Participants
Toward Self-Sufficiency ~ 6,900 HOUSEHOLDS

To Increase Workforce Housing
through Creative Partnerships
and Public Policy



Background on Nonresidential Contribution
Prepared for Planning Commission's Housing Committee

A nonresidential contribution for affordable and workforce housing was discussed as the Tysons Land Use Task Force developed its vision for transforming Fairfax County's urban center. Task Force members were provided information on nonresidential contributions for housing in Arlington County, Alexandria, and other jurisdictions throughout the U.S. Similar information is included on pages 2 and 3 of this document.

When the Planning Commission developed the Plan Amendment for Tysons, they included a \$3.00 per square foot nonresidential contribution for housing. This amount was based on the proffer received from MITRE prior to the 2010 Plan Amendment, of \$1.10 per square foot for housing. The intensity permitted under the previous Plan was expected to be about one-third of that permitted under the 2010 Plan. Therefore \$3.00 per square foot was considered a reasonable amount.

The contribution was included when the Board adopted the Plan Amendment in June 2010. In the Land Use section of the Areawide Recommendations, on page 35, the Plan states, "Nonresidential development throughout Tysons should contribute a minimum of \$3.00 per nonresidential square foot (adjusted annually based on the Consumer Price Index) or at least 25 cents per nonresidential square foot over a period of time to be determined at the time of rezoning to a housing trust fund that will be used to create affordable and workforce housing opportunities in Tysons."

Information on proffers for nonresidential contributions at Tysons is included on page 4.

In June 2010, the Board also approved a number of follow-on motions. Motion 17 "directs staff to bring back to the Board an evaluation of ... (a) possible change to the Policy Plan ... to modify the County's workforce housing policy to encourage monetary contributions to affordable and workforce housing from future nonresidential development."

Since that time, staff in the Planning Division of the Department of Planning & Zoning have conducted research and discussed options for this proposed policy change. Issues in applying the nonresidential contribution outside of Tysons are discussed on page 5 of this document.

Examples of Nonresidential Contributions

In June 2006, Arlington County was authorized by the Virginia General Assembly to begin collecting cash contributions for affordable housing. The nonresidential rates in the original ordinance were \$1.50 per square foot for the first 1.0 FAR of gross floor area (GFA), and \$4.00 per square foot for GFA above 1.0 FAR.

In 2012, those rates have been updated to \$1.77 per square foot of GFA for the first 1.0 FAR and \$4.72 per square foot of GFA above 1.0 FAR. If the Arlington County rates were applied to a hypothetical building with an FAR of 4.0, the weighted average contribution would be \$3.98 per square foot. *It should be noted that in the five commercial revitalization areas along the Columbia Pike Corridor where the form-based code applies, the nonresidential contribution to affordable housing is not collected.*

In 2005, the City of Alexandria began collecting \$1.50 per square foot of GFA above 3,000 square feet.

Table 1 on the following page contains recent information on nonresidential contributions for housing in the U.S. (These are also called housing linkage fees.) Excluding the Cities of Mountain View and Santa Monica, California, and Arlington County, Virginia, all of which have two-tier rates, the mean amount of contribution is \$4.41 per square foot, and the median is \$3.00 per square foot.

Table 1
Commercial Contributions for Affordable Housing

<i>State</i>	<i>County or City</i>	<i>Amount per Square Foot of Office Space</i>
CALIFORNIA		
<i>Cities</i>	Alameda	\$3.92
	Berkeley	\$4.00
	Cupertino	\$2.00
	Livermore	\$0.52
	Los Angeles	\$5.00
	Menlo Park	\$12.54
	Mountain View	\$1.06 for 1st 10,000; then \$3.11
	Oakland	\$4.00 over 25,000 sq. ft.
	Palo Alto	\$16.01
	Petaluma	\$2.08
	Pleasanton	\$2.44
	Rohnert Park	\$2.08
	Sacramento	\$0.99
	San Diego	\$1.06
	San Francisco	\$14.96
	Santa Monica	\$3.87 for 1 st 15,000; then \$8.61
	Sebastopol	\$2.08
	Sunnyvale	\$8.00
	Walnut Creek	\$5.00
<i>Counties</i>	Marin	\$7.19
	Napa	\$1.00
	Sonoma	\$2.08
COLORADO	City of Boulder	\$9.10 downtown only
	Gunnison County	\$1.79
FLORIDA	City of Coconut Grove	\$0.15
	Pinellas County	\$2.50
	City of Winter Park	\$3.00
MASSACHUSETTS	City of Boston	\$7.18
	City of Cambridge	\$3.28
	City of Everett	\$3.00
	City of Somerville	\$3.91
VIRGINIA	City of Alexandria	\$1.50 over 3,000 sq. ft.
	Arlington County	\$1.77 first 1.0 FAR; \$4.72 above 1.0

Sources: Websites for Policy Link, City of Alexandria and Arlington County; Keyser Marston Associates survey; and Economic & Planning Systems, Inc., survey.

Tyson's Proffers for Nonresidential Contribution for Housing

To date, seven applicants for rezoning at Tysons have proffered the nonresidential contribution based on their net new square feet of office and hotel space. Five of the applicants specifically exclude retail and service space from the contribution. Six of the applicants proffer either \$3.00 per square foot or \$0.25 per square foot over a 16-year period. The only application approved by the Board to date, Capital One Bank, proffers \$3.00 per square foot.

Three applicants, CARS, Perseus and Sunburst, have not revised their proffers since their initial submissions in 2011; they did not address the nonresidential contribution at that time.

Finally, some applicants for rezoning at Tysons are not proposing to build nonresidential space and therefore are not subject to the contribution. They are The Commons, Beacon Capital, and Georgelas Parts A and B (approved in September 2011).

Table 2 shows the net new square feet of office and hotel space at Tysons that will be subject to the nonresidential contribution.

Table 2
Tysons Proffers for Nonresidential Contribution

Applicant	Sq. Ft. Subject To Contribution
Capital One Bank	3,095,039
Cityline – Arbor Row	935,414
SAIC/Dittmar	2,023,209
Georgelas Parts D and E	1,941,912
Cityline – Scotts Run South	3,329,341
JBGR	371,768
NV Commercial	772,000
Total	11,696,683

Issues in Applying Nonresidential Contribution Outside of Tysons

Amount of Contribution

In beginning its evaluation, staff in the Department of Planning & Zoning Planning Division analyzed the planned intensities in the county's 26 mixed-use centers. Outside of Tysons, these intensities are generally between 1.0 and 3.0 FAR. At Tysons, intensities within ¼ mile of Metro are expected to reach 6.0 FAR and above, and other portions of Tysons will have intensities of 2.0 FAR and above.

Because intensities at Tysons are at least twice as high as elsewhere in the County, is it appropriate to expect a nonresidential contribution to housing from the other centers to be less than \$3.00 per square foot?

Commercial Revitalization Districts

Arlington County collects a nonresidential contribution for housing in the Rosslyn-Ballston Corridor. However, there is no such contribution in the Columbia Pike Corridor, directly adjacent to the Bailey's Crossroads Commercial Revitalization District (CRD). One of the cornerstones of the county's CRD policy is to encourage higher intensity, mixed use development, with office as a central component. In addition, the CRDs already have multifamily housing, much of it affordable.

Could our efforts to attract office development to the CRDs be hampered by the competing objective of a nonresidential contribution to housing?

We look forward to discussing these issues and potential policy options with the committee.