

Summary of the Board of Supervisors' Housing Committee Meeting – August 1, 2023

On August 1, 2023, the Board of Supervisors' (Board) Housing Committee held a meeting in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia. Members of the Board present for the meeting were: Supervisor John Foust, Committee Chairman; Board Chairman Jeffrey McKay; Supervisor Walter Alcorn; Supervisor Penny Gross; Supervisor Pat Herrity; Supervisor Rodney Lusk; Supervisor Dalia Palchik; Supervisor Kathy Smith; Supervisor Daniel Storck; Supervisor James Walkinshaw. Also present was Bryan Hill, County Executive, and Christopher Leonard, Deputy County Executive.

Fairfax County Redevelopment and Housing Authority (FCRHA) Chair and Vice Chair Introductions

Supervisor Foust introduced the newly elected FCRHA Chair, Lenore Stanton, who has represented the Sully District since 2019. Supervisor Foust recognized Chair Stanton's professional accomplishments and noted that the Board looks forward to working with her in her new role as Chairman of the FCRHA. Chair Stanton thanked Vice Chair McKenna for her leadership and Supervisor Smith for appointing her to the FCRHA.

Supervisor Foust also introduced the newly elected FCRHA Vice Chair, C. Melissa McKenna, who has represented the Dranesville District since 2013. Supervisor Foust highlighted that under Vice Chair McKenna's tenure as Chairman of the FCRHA, Fairfax County witnessed tremendous advancements in its efforts to address affordable housing issues. Vice Chair McKenna thanked Supervisor Foust for appointing her to the FCRHA, and the Board for letting her lead the County's plan to address affordable housing.

Progress Report

Thomas Fleetwood, Director, Department of Housing and Community Development (HCD) provided a brief update of HCD's progress since the Board's last Housing Committee meeting held on May 16, 2023. Mr. Fleetwood noted that HCD has continued to work on several fronts to include new development, policy initiatives, preservation, as well as homelessness governance.

Mr. Fleetwood reported there are over 1,000 units under construction throughout Fairfax County, including units underway or recently delivered. In addition, there are well over 2,000 units in the immediate development pipeline with many more to come. Mr. Fleetwood noted that The Lamb Center, a permanent supportive housing project in the City of Fairfax, Virginia, along with the first phase of Residences at Government Center II were awarded Low Income Housing Tax Credits (LIHTC) which are significant accomplishments regarding the competitive tax credits.

The Residences at North Hill (Mount Vernon District), a new 279-unit mixed-income housing development, is complete and was recently delivered. Mr. Fleetwood thanked Supervisor Storck for his leadership on The Residences at North Hill as well as Chairman McKay for the opportunity to deliver a high-quality, intergenerational community using a public-private partnership.

Mr. Fleetwood reported that the FCRHA is moving forward with the preservation of Coralain Gardens (Mason District), a 106-unit LIHTC property nearing the end of its tax credit period. Enterprise Community Development was selected as the developer, and the project is expected to close in January 2024.

It was also noted that on April 28, 2023, HCD staff convened the Workforce Dwelling Unit (WDU) For-Sale Task Force and meetings are now underway. HCD has contracted with HR&A Advisors, Inc. as the third-party financial and development advisor, and expects to deliver recommendations for the reformation of the program to the Board by the end of 2023.

Mr. Fleetwood informed the Board that the FCRHA recently awarded ten recipients funding under a new scholarship program, designed to support postsecondary education. Mr. Fleetwood briefly shared information on four of the scholarship recipients, noting how inspirational their stories are and the difference the FCRHA's scholarship program will make in their lives.

Recruitment is underway for the Continuum of Care Board. Members of the Board should provide all nominees to HCD by August 15, 2023, if possible. Appointments and confirmations are expected to be made at the Board's meeting in September 2023.

Several members of the Board commended staff for the progress being made by HCD and expressed excitement for continued progress towards achieving the County's housing goal and the inclusion of affordable housing in all magisterial districts.

Proposed Administrative Guidelines for the Affordable Housing Preservation Policy

Meghan Van Dam, Division Director, Affordable Housing Development, HCD, provided an update on the Affordable Housing Preservation Policy Guidelines (Administrative Guidelines). The guidelines have been developed to assist in the execution of the Affordable Housing Preservation Policy (AHPP) which was adopted by the Board in March 2023. The AHPP seeks to maintain the affordability of housing in accordance with the County's Comprehensive Plan and the goal of no net loss of affordable housing. The proposed Administrative Guidelines for the AHPP outline greater details of the administrative processes for determining the applicability of the policy and the analysis of development proposals. The proposed guidelines will also outline how property owners will work with the County to utilize the policy and provide direction on the administration of the preserved units once an entitlement is approved. Ms. Van Dam explained that the components of the Administrative Guidelines have not changed since they were presented to the Board in May 2023. The guidelines are structured to cover

the applicability of the AHPP, the review process, replacement of unit goals, administration of units, and the relocation plan development.

Since May 2023, outreach was conducted to gather feedback on the proposed Administrative Guidelines. Outreach included posting a draft of the proposed guidelines on HCD's website from June 1, 2023, through June 30, 2023, along with a public comment form for stakeholders to provide direct feedback. Letters were also sent to property owners of committed and market affordable properties, engagement sessions were held, and targeted outreach was conducted with industry professionals.

Overall, comments received on the proposed Administrative Guidelines were positive. Common themes of the public comments included the applicability of policy, predictability of the review timeframes, flexibility regarding alternative preservation scenarios, and the need to provide clear relocation plans based on the Fairfax County relocation guidelines. Ms. Van Dam explained that feedback was also solicited for preservation of offsite units within one mile of the redevelopment site. The feedback overall supported this option. However, it also acknowledged that the relocation of units offsite may complicate the relocation proposals if the new units offsite are already occupied.

The Administrative Guidelines will be finalized based on feedback from the Board. An Administrative Item will be presented at the September 12, 2023, Board Meeting for authorization to hold a public hearing on the guidelines on September 26, 2023. Although not required, the hearing will allow stakeholders to provide additional comments directly to the Board on the new process.

Lastly, HCD is forming an internal staff work group consisting of members from various HCD Divisions who have experience with relocation. The work group will review the current Relocation Guidelines using the One Fairfax lens to identify areas that require updates. An update will be provided to the Board at the November 2023 Housing Committee meeting.

Members of the Board commended staff for their efforts in preparing the proposed Administrative Guidelines and provided extensive feedback on how the guidelines could be further developed prior to being released for public comment.