



# AFFORDABLE HOUSING ADVISORY COUNCIL

## PUBLIC MEETING MINUTES

**WHEN:** Friday, May 20 at 9:30am

**WHERE:** Government Center, Conference Room 232 and WebEx

Meeting materials are posted online at <https://www.fairfaxcounty.gov/housing/ahac> or can be received by contacting Regina Coyle at 703-246-5277 or [regina.coyle@fairfaxcounty.gov](mailto:regina.coyle@fairfaxcounty.gov).

### AGENDA:

1. FOIA Welcome and Introduction (10 Minutes)
2. Fairfax County Budget Update & Discussion (15 Minutes)
3. Homelessness in Fairfax County (45 Minutes)
4. Executive Committee Meeting Dates and October 7 Meeting Plan (10 Minutes)
5. Other Business (10 Minutes)

### Next Meeting:

October 7, 2022 at 9:30 am - Room 232 Government Center – Affordable Housing Advisory Council Quarterly Meeting



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## ATTENDANCE:

Appointment	Name	Attending (Yes/No)	Calling in From
Co-Chair	Rip Sullivan	No	
Co-Chair	Kerrie Wilson	Yes	
Community Services Board	Jennifer Adeli	Yes	
Disability Services Board	Cookie Blitz	Yes	Fairfax
Alliance for Human Services	Marlene Blum	Yes	
Business, Economic Development, Health	John Boylan	Yes	Webex
For-Profit Real Estate Industry	Nicholas Bracco	Yes	
Human Rights Commission	Eduardo Conde	Yes	
Alliance for Human Services	Joe Fay	Yes	
Advisory Social Services Board	Alice Foltz	Yes	
Redevelopment and Housing Authority	Richard Kennedy	Yes	
Mt. Vernon District	Keary Kincannon	Yes	Webex
Northern Virginia Affordable Housing Alliance	Michelle Krocker	No	
Braddock District	Molly Bensinger-Lacy	Yes	
Advocacy Group	David Levine	Yes	
Community Action Advisory Board	Ken McMillon	Yes	
Hunter Mill	Gwendolyn Minton	Yes	
Providence District	Joseph Mondoro	No	
Affordable Housing Developer/Owner	Shelley Murphy	Yes	
Dranesville District	RJ Narang	Yes	
Business, Economic Development, Health	Ava Nguyen	Yes	McLean, VA
NAACP	Mary Paden	Yes	Mount Vernon, VA
Springfield District	Vacant		
Human Services Council	Jerry Poje	Yes	
Faith Community	Jon Smoot	Yes	Alexandria
Planning Commission	Julie Strandlie	Yes	
Advocacy Group	Eleanor Vincent	Yes	
Business, Economic Development, Health	Steven Woolf	No	
Sully	A.J. Zaman	No	

### Non-AHAC members present

Organization	Name	Attending	
Housing and Community Development, Fairfax County	Thomas Barnett	Yes	
	Regina Coyle	Yes	



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	Elif Ekingen	No	
	Jamie Ergas	Yes	
	Thomas Fleetwood	Yes	
	Bree Fuller	No	
	Malia Stroble	Yes	
Health Department, Fairfax County	Anna Ricklin	No	
Office of the County Attorney, Fairfax County	Cynthia Bailey	No	
Virginia Housing	Jill Norcross	No	

## WELCOME AND CALL TO ORDER:

### MOTION

Chair Kerrie Wilson Moved that remote participants' voice may be adequately heard by each other member of the Affordable Housing Advisory Council and their reasons for not attending in person are in accordance with policy.

**Motion seconded by:** Richard Kennedy

The chair voted aye, and the motion passed unanimously

### Fairfax County Budget Update

Chair Kerrie Wilson acknowledged the hard work of staff and announced HCD Director Tom Fleetwood is the recipient of the Leadership Fairfax Kate Hanley Public Service Leadership Award. Ceremony to be held during the LFI Board of Supervisors breakfast on Thursday, May 26, 2022.

Tom Fleetwood thanked AHAC for its unbelievable efforts during the budget process and the long-term efforts and involvement of the advocacy community. The budget process was very successful this year. A total of \$31 million dollars expected to be made available through the RFP process this year. This amount does not include roughly \$2 million in federal CDBG, and HOME money expected to be released simultaneously. The BOS actions restored a little over a penny and the BOS budget guidance directed staff to move toward the second penny. Currently 3,000 units in the pipeline. When RFP is issued noteworthy that an equity component is intentionally added and an intentional emphasis on the delivery of permanent supportive housing. Plan to be shared with BOS at Housing Committee meeting on June 14, 2022.



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## **Question/Answer**

Q: Will the Amazon \$55 million housing trust fund contribution be added? Boeing recently moved in. Partnership conversations with them could be similarly advantageous.

A: Amazon's investment in Dominion Square West garnered regional and national attention.

Q: What does the \$31 million represent?

A: It is the current penny. The value of a penny is roughly \$29 million.

Kerrie Wilson wrapped up this portion of the agenda, noting that AHAC will review the dashboard and monitor the impact of the fund's investment. She noted Co-Chair Rip Sullivan currently in Richmond, and as the state budget has not yet been approved, we will discuss at an upcoming meeting.

## **Homelessness in Fairfax County Presentation**

Kerrie Wilson introduced the topic and welcomed the presenters. Homelessness strategies will be incorporated into the work of AHAC under its charter.

Maura Williams, Chair of the Continuum of Care, provided background on the Ten-Year Plan (2008-2018), an implementation plan to prevent and end homelessness – adopted by the BOS in March 2008. Four core strategies were included:

Prevention – Preservation – Integration of Services – Plan Management & Implementation

Tom Barnett outlined the successes and challenges. Successes include 46% reduction in homelessness and more effective and efficient homeless services. Challenges noted include demand for shelter, racial disparities in homelessness and community understanding of the causes of homelessness

Positive Outcomes since 2020 were noted to include the merger of the Office to Prevent and End Homelessness with the Department of Housing and Community Development, improvements to the Bridging Affordability Program, permanent supportive housing development synergy within one department, and emergency housing vouchers are matched more quickly with those in need.

Lauren Leventhal, Vice Chair of the Continuum of Care, offered data and lessons from the CoC's Covid-19 experience. QPID Hotels were used as additional shelter space to facilitate social distancing/safety. Many who were offered permanent housing declined opting instead to remain in the QPID hotel option until the program was discontinued. Lauren provided an update on the latest Point-in-Time Data was shared in addition to other best practices being considered



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for addressing homelessness needs today. The strategies related to homelessness contained within the Housing and neighborhood Livability Outcome Area of Countywide Strategic Plan were highlighted for AHAC.

The Chair thanked the panel and opened a question-and-answer session, noting that AHAC would capture all questions and that information not available today would be shared in future meetings or incorporated into CoC/AHAC work.

## **Question/Answer Session**

1. Why did people opt to stay in QPID hotels?
  - QPID operation was intended to address safety. Shelter residents were diverted here first and found there was no cost to stay, onsite medical care, support services, laundry services, meal delivery, no need to leave their room, which is different than operations in a shelter setting. In addition, end dates for the program were extended a few times and some residents declined to focus on housing.
2. What was the percentage of people who chose to stay in QPID as opposed to receive a more permanent housing option?
3. How do we address homelessness migration and coordination at the regional level?
  - Migration is a common theme in each jurisdiction. 10-20% of homelessness population routinely report they are migrating from another jurisdiction. Most jurisdiction increased the level of service delivery to comparable levels.
4. How do we obtain reliable data Point in Time Data?
5. How do we engage and continue to engage with those who say “No thanks” to offers of more permanent shelter?
  - DC does report migration from Fairfax. Keep in mind that different housing options have more requirements and require more personal accountability. Vouchers are like “gold”. Homelessness populations often need critical support services.
6. More Coordination among mental health services and housing is needed.
7. The number of homeless families and children seems to be declining as a trend over time. Has there been enough attention to address families and children? What will be the impact of the end of emergency rental assistance on families?
8. What about services/shelter accommodations for the homelessness during heat events? What planning is in place for shelter/ relief for the homeless during high heat days?
  - Note that conditions and temperatures in the winter pose a far greater risk of exposure and death and why there is a formal program. All shelters may elect to set-up cooling sites, provide and distribute water, increase drop-in during periods of heat exposure. Fairfax County looks at this issue for other populations.
9. Funds available. What data is collected to track the cycle of homelessness. Recidivism effect?



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- HUD has a measure on the HUD website. It includes a dashboard that shows each jurisdiction’s system performance. It is absolutely impacted by housing availability and cost of living. Staff will share the link with AHAC.
10. What are we doing as a community?
- We provide supportive services that are very critical for those who have been chronically homeless for long periods. Very important. People are homeless for multitude of reasons and the population needs are on a continuum.
11. Can we mobilize advocacy to make a bigger impact in a more effective way? How can we create a multiplier effect and multiply our impact? How can we share the work in a more wholistic way? Think structurally and institutionalize in a way to get the right people at everyone’s table. How can we lift up the community need higher?
12. How do we manage homelessness encampments?
13. What resources are needed to support the efforts?
- Permanent Supportive Housing Supply, Support Services, Client Outreach workers, maintaining staffing levels and other.
14. The perspective of people with lived homelessness experience is lacking. Not everyone wants to own a home. Housing options for people to rent a SRO-like housing option. Not all homeless need support services many need the affordability element.
- The solution is increased supply of affordable housing.
15. How can the current system be disrupted to provide a different housing option within the county?
16. What is the data and plan for the end of emergency rental assistance?
- A presentation from NCS staff on the emergency rental assistance program can be arranged for a future meeting.
17. The rate of rental increases by landlords can cause homelessness. Should AHAC suggest that the BOS encourage consideration of a voluntary landlord cap on rental rate increases?
- Fairfax County considered this at the beginning of the pandemic based on national models.
  - Council member noted the “slippery slope”– market rate landlords are likely not able to hold rent at current levels. Another presentation/information session to discuss what has occurred with the Landlord Alliance.
18. Why does each Supervisor have its own way of handling homelessness encampments? Why must QPID housing come to an end for the 25 Reston homeless? There is \$111 million dollars available. Why can’t a solution be found? It seems that it is a lack of will not money to solve the 25 in Reston encampment. Visit the people and learn their stories. Extend the QPID program.
- CoC is required to look at the entire continuum of homeless/housing needs. Board matter coming forward to suggest plan for options. AHAC and CoC will facilitate some conversation.



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19. When does the continuum of care start? What is the timeline for rapid rehousing? Delve into why people refuse a permanent housing solution. Can we solve for their expressed concerns?

Kerrie Wilson thanked AHAC and visitors for their care and commitment to addressing the affordable housing needs of our community, particularly for those experiencing homelessness and other special populations, and in need of integrated services. Next steps will be to work with CoC and AHAC Executive Committee.

## **Next Steps**

Monthly meetings are being planned and will be announced.

June 14, 2022, Housing Committee meeting information to be distributed.

**Chair Kerrie Wilson adjourned the meeting**