

Affordable Housing Resources Panel (AHRP) Meeting Summary

February 7, 2019, 6:30 pm to 8:00 pm

12000 Government Center Parkway, Conference Room 11

Members Attending: Co-chair Kevin Greenlief, Co-chair C. Melissa Jonas, Tom Bash, John Boylan, Carol Bradley, Mark Carrier, Sharron Dreyer, Rick Edson, Sol Glasner, Verdia Haywood, Rodney Lusk, Kamilah McAfee, Ava Nguyen, Mary Paden, Adam Parnes, John Payne, Soledad Portilla, Phil Rosenthal, Nancy Scott, Tim Thompson, Mark Viani

- Co-chair C. Melissa Jonas welcomed the AHRP and reviewed its previous work: approved a recommendation to the Board of Supervisors (BOS) of 5,000 affordable units to be developed over the next 15 years, funded through the dedication to the Penny for Affordable Housing Fund of the equivalent of one additional penny on the real estate tax rate. AHRP members sent resource ideas to staff who incorporated them into a broad framework for how the recommendations could be presented to the BOS.
- Tom Fleetwood, Director of the Fairfax County Department of Housing and Community Development (HCD), discussed the recent efforts to produce affordable housing elements on 20 acres of county-owned land. In addition, he said that there are approximately 1,300 affordable housing units being developed through the public-private partnership pipeline on public land or using public financing. HCD recently opened the Housing Choice Voucher waitlist and received more than 12,000 completed applications, demonstrating the affordable housing need in the county.
- Mr. Fleetwood discussed the framework developed from the comments AHRP members provided to staff, for the recommendations to the BOS, which were grouped around four main areas of focus: 1) the need for more affordable housing; 2) preservation of existing market-rate affordable units; 3) land use policies and regulations; and 4) addressing institutional capacity. He stated that per the AHRP member comments, the use of additional tools could leverage increased affordable housing unit production. Co-chair Greenlief added that the 5,000 housing units number was a minimum that would hopefully be exceeded. Mr. Fleetwood reiterated that the 5,000 housing units were suggested to be developed using public financing via loans through the FCRHA. He discussed the AHRP member comments recommending that the county's new Deputy County Executive make housing a priority, and that the county should explore a regulatory tool box as options for increasing the number of affordable housing units developed. He stated that AHRP member comments said that the BOS should evaluate the personnel capacity of HCD and the county's regulatory agencies.
- Co-chair Jonas mentioned documents distributed to the AHRP for their review.
- Members talked about the challenge in finding land for development and the need for revisiting zoning restrictions. They brought up the possibility of Opportunity Zones as one avenue for affordable housing funding, and Co-chair Jonas said that staff would send out locations of Opportunity Zones in Fairfax. Members discussed tracking market-rate affordable housing units; the use of the Capital Improvement Plan to encourage co-location of affordable housing units with county facilities; the use of tax relief measures; ensuring that affordable housing is a planning priority within the

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county; the use of tax sales; addressing the role of caregivers in affordable housing for seniors and other vulnerable populations; and leveraging outreach to corporate residents, among other comments.

- Members talked about the need to look at legislative efforts at the state and federal levels, and Mr. Fleetwood said that staff could add legislative opportunities as a fifth area of focus to the recommendations to the BOS.
- Co-chair Greenlief said that staff would provide the AHRP with a text document of the framework discussed prior to the next AHRP meeting on February 26th so that the AHRP could vote on it.
- The meeting was adjourned.