

Embark Housing Advisory Group  
Meeting Summary

August 30, 2018

- Committee Members in attendance: Nick Bracco, Stanley Koussis, Michelle Krockner, Elisabeth Lardner, Pam Michell, Shelley Murphy, Soledad Portilla, Georgia Rangel, James Smith, Lynne Strobel.
- Opening Remarks: The Department of Housing and Community Development (HCD) Director, Tom Fleetwood, opened the meeting, and those in attendance introduced themselves.
- Update on Group Leadership: Mr. Fleetwood turned the floor over to Christine Morin, Chief of Staff from Supervisor Storck's office, and Taylor Holland, Chief of Staff from Supervisor McKay's office. Ms. Morin stressed the importance of the advisory group and how she and Mr. Holland's principal role was to listen, and Mr. Holland spoke of how a big part of the day's meeting would be a discussion on the top priorities. Ms. Morin stepped the members through the Embark Housing Advisory Group Road Map that was handed out to them and indicated that if members had comments, they should let Vin Rogers, HCD's Director, FCRHA Policy, Reporting and Communications, know. Member comments included pointing out the One Fairfax pledge and suggesting that a presentation on this would be good since the One Fairfax lens would be applied to their work. Mr. Holland stated that he and Ms. Morin would work with Mr. Fleetwood on how to incorporate One Fairfax into the advisory group's work, and Mr. Fleetwood stated that he had been in contact with Karla Bruce, the County's Chief Equity Officer, and he plans to have her serve as an advisor to the group as it continues its work.
- Review of Staff Deliverables (Maps of subsidized housing in Mount Vernon and Lee Districts; maps of Housing Choice Voucher utilization; and data on vacancy rates in residential and non-residential properties): Mr. Fleetwood stated that, based on last meeting's comments that the advisory group felt they did not have sufficient information to begin discussions on priorities, staff had put together data for review. Stephen Knippler, Senior Program Manager for HCD, explained the maps that were provided to members, pointing out that the affordable rental/subsidized housing maps showed general locations within the Mount Vernon and Lee Districts of Fairfax County Redevelopment and Housing Authority (FCRHA) and privately-owned properties, and that clusters could be seen of where households who had Housing Choice Vouchers were living within the two districts. Sophia Fisher of the Planning Division of the Department of Planning and Zoning addressed the advisory group regarding the two tables on the handout provided to the members regarding vacancy rates in residential and non-residential properties. Ms. Fisher mentioned there were policies in existence to be able to convert vacant rental office spaces.
- Update on "Market Affordable" Survey: Mr. Fleetwood indicated that HCD was working with the Virginia Center for Housing Research at Virginia Tech to conduct a "Market Affordable" survey. Vin Rogers provided highlights of the scope of work which included a survey of properties affordable to those at 60, 70, and 80 percent of Area Median Income. The inventory resulting from the survey would be taken and compared to an analysis Mr. Fleetwood and Mr. Rogers did ten years ago to see what the perceived potential loss of

units was during the time spread. With a goal of completing this by the end of the year, Virginia Tech staff would need to start right away, and once completion of the survey is done for the Embark area, they would do the same for the whole County. Mr. Fleetwood stated that he did not think the advisory group needed to have the Embark area survey data to come up with recommendations since it was almost certain that the data will show a loss of affordable housing over that time frame.

- Discussion of Embark Housing Strategies and Next Steps: Mr. Fleetwood opened the discussion on Embark housing strategies and posed the question of what the top three to five things might be in prioritizing what is needed in the Embark area. The advisory group members provided their input, and Mr. Fleetwood stated that HCD staff will take the draft strategies identified and clarify them. When the advisory group meets in late September they will have discussions on what they are going to prioritize among the strategies. Mr. Fleetwood indicated that staff would email the list to the members.

Mr. Rogers reminded staff of the new Embark housing web page. He also pointed out that the next advisory group meeting will be at the South County Government Center and that staff will note this in the reminder emails concerning the meeting. Ms. Morin mentioned that Mary Paden was in attendance at this meeting, and reiterated that the next meeting of the Embark Housing Advisory Group would be September 26, 2018.