

Embark Housing Advisory Group
Meeting Summary

December 20, 2018

- Committee Members in attendance: Nick Bracco, Taylor Holland, Will Jasper, Stanley Koussis, Michelle Krocker, Elisabeth Lardner, David Levine, Pam Michell, Christine Morin, Shelley Murphy, Soledad Portilla, Georgia Rangel, James Smith, Lynne Strobel.
- Opening Remarks: Taylor Holland, Chief of Staff from Supervisor McKay's office, welcomed the advisory group.
- "Market Affordable" Survey Data Estimates: Vin Rogers, Director, FCRHA Policy, Reporting and Communications for HCD, stepped the advisory group through the handout, "*Preliminary* Tabulation of Affordable Units in Lee and Mount Vernon Districts of Fairfax County", stating that the data still needed some "cleaning". The Director of the Department of Housing and Community Development (HCD), Tom Fleetwood, stated that what the data showed was what was expected. Next steps regarding the survey will be to have a breakout of committed affordable units and market affordable units. It was requested that staff also provide a map showing the concentrations of these units. Mr. Rogers stated that the data did not currently incorporate manufactured homes but that the consultant from Virginia Tech University who prepared the data indicated that she could get that data as well. Staff will look at the loss of units since 2010, when a survey similar to this was last done.
- Embark Housing Strategies Language Updates: Mr. Rogers briefly reviewed the Embark Housing Strategies graphic that was provided to advisory group members and stated how the accompanying narrative document went into more detail. He pointed out the highlighted change from last meeting's document, noting that the two points raised at the last meeting were included via the change, specifically that the replacement units would be in transit-friendly locations and that they would serve like incomes as the replaced units, to the extent feasible. Mr. Holland informed the advisory group of an opinion that he became aware of that one-for-one replacement would discourage development, and he solicited comments from the advisory group. Feedback from advisory group members included agreement that the policy could be viewed negatively, but that incentives for developers would counteract this. Michelle Krocker stated her preference for the wording "no net loss" versus "one-for-one replacement", and Mr. Holland agreed with this and asked staff to take a look at the No Net Loss/One-for-One Replacement wording in the strategies documents for possible revision. Ms. Krocker commented that funds used for transit in the Commonwealth of Virginia have an affordable housing requirement and that a conversation with the Virginia Department of Transportation regarding this would be needed. Mr. Holland requested information regarding this as a "Q & A" for the next meeting.
- Discussion – Three Proposals for New Housing Production – As an introduction to the discussion, Mr. Fleetwood informed the advisory group that there was a work group looking into the Workforce Dwelling Unit (WDU) policy and stated that the work being done by the Embark Housing Advisory Group would be more of a recommendation, adding that it was important not to predispose the work of the WDU group. Mr. Rogers referred the advisory group to the section in the Embark Housing Strategies narrative document that

addressed a 12 percent unit-income breakdown and stated that this was based on the tier used in the Seven Corners Community Business Center Plan for Land Unit C. At the last meeting it was requested that options regarding a tiered structure be developed. With the assistance of Nick Bracco, three options besides the Seven Corners Model were developed and presented to the advisory group in a handout. Some discussion revolved around the 12 percent figure and Mr. Fleetwood stated that this was provided as a starting point for the advisory group and that the next version of this would not use the 12 percent. Ms. Krockner noted that a lot of the Embark area is an Opportunity Zone area and raised the question of a possible Overlay District being created by the County. Mr. Holland requested that Sophia Fisher of the Planning Division of the Department of Planning and Zoning have someone from her Department come to talk to Christine Morin, Chief of Staff from Supervisor Storck's office, and him regarding this possibility.

- Embark Housing Advisory Group Road Map Check-In: Mr. Rogers stated that the advisory group was in good shape regarding meeting the benchmarks on the road map. Preparations for the presentation to the Strategic Economic Development Team (SEDT) is needed, as the timeline calls for presenting draft recommendations to SEDT by the end of January. Ms. Morin stated that a meeting with SEDT would have to be after Supervisor Storck's February 2, 2019 Town Hall Meeting. A discussion ensued as to whether any of the current proposed recommendations of the advisory group would require a Comprehensive Plan Amendment. Ms. Morin requested that Ms. Fisher develop a road map for Comprehensive Plan processes that would be required for the different strategies.

Ms. Morin summarized the deliverables resulting from this meeting: 1) Map(s) showing the concentrations of committed affordable and market affordable units along with follow-up information on number of units lost since the last survey was done; 2) Road map regarding the process for Comprehensive Plan Amendments including establishing an Overlay District; 3) Data on manufactured homes in Lee and Mount Vernon Districts; 4) A reworking of the four options for new housing production in the Embark area. Before moving to Citizen Time, Mr. Fleetwood reported that, during the week of December 10, the Fairfax County Redevelopment and Housing Authority closed on financing for the rehabilitation of Murraygate Village, affordable apartment rental housing in Lee District. The transaction creates significant revenues, and HCD had just released a Request for Proposals (RFP) for non-profit organizations to pursue to develop more affordable housing. Mr. Fleetwood mentioned another successful closing in Mason District that preserved a significant number of affordable housing units.

- Citizen Time: During Citizen Time the following comments were made:
 - A citizen asked if Mr. Fleetwood could report on how things were progressing regarding the strategies of Phase 1 of the Communitywide Housing Strategy. Mr. Fleetwood stated that a focus is now on the WDU policy and stated that staff can bring information to the next Embark Housing Advisory Group meeting regarding overall progress on the Phase 1 strategies. The citizen also inquired how the County was doing regarding the 12 percent requirement for affordable new housing construction. Mr. Fleetwood stated that staff can bring information back regarding this at the next meeting as well.