

Embark Housing Advisory Group  
Meeting Summary

February 21, 2019

- Committee Members in attendance: Nick Bracco, Rick Edson, Taylor Holland, Stanley Koussis, Elisabeth Lardner, David Levine, Christine Morin, Shelley Murphy, Georgia Rangel, Lynne Strobel.
- Opening Remarks: Taylor Holland, Chief of Staff from Supervisor McKay's office, welcomed the advisory group.
- Review of Maps for Lee and Mount Vernon Districts: Vin Rogers, Director, FCRHA Policy, Reporting and Communications for the Department of Housing and Community Development (HCD), spoke of the four maps that were provided to advisory group members and stated that they were similar to the maps provided at the last meeting but have a listing of the properties identified on the maps attached to them. Mr. Rogers also addressed a question from the previous meeting, clarifying that the circles on the maps represented individual properties versus clusters of properties.
- Embark Housing Strategies Language Updates: Mr. Holland introduced the next agenda item by stating that the black-lined version of the Draft Report of the Embark Housing Advisory Group provided at this meeting showed changes from the last version emailed to advisory group members. (The advisory group was also provided a clean copy of this latest version.) Advisory group members were provided some time to look through the black-lined document. The Director of HCD, Tom Fleetwood, led a discussion of the latest Draft Report, stating that most of the comments incorporated in this revision were clarifying ones and indicating that what remained to be addressed was a geographic clarification of the area that the recommendations covered. Mr. Fleetwood stated that staff comments suggested the use of the Richmond Highway corridor boundary that includes the community business centers (CBCs) and suburban neighborhood areas (SNAs) in between, as defined in the Comprehensive Plan, as the area applicable for recommendations covered in the report. Lynne Strobel raised a concern about the wording associated with TDR (Transferable Development Rights) stating that the report should indicate that implementation of this would require an amendment to the Zoning Ordinance. Mr. Fleetwood acknowledged this and recommended the insertion of language stating that the advisory group understands that to implement TDR would require a Zoning Ordinance amendment. Sophia Fisher from the County's Department of Planning and Zoning, Planning Division recommended changes to language in the second paragraph under Principle 1 that would change the wording "serving lower incomes" to "serving people at lower incomes" and suggested qualifying the value of 60% of the Area Median Income with the words "as of February 2019". To assist with the discussion about the applicable area, Ms. Fisher handed out a map entitled "Potential Bus Rapid Transit System" that illustrated the Embark area and had the CBCs and SNAs identified. Mr. Fleetwood expressed that he felt the advisory group needed to consider how to deal with properties that did not fall in the CBC and SNA areas and suggested that the advisory group use language stated above for geographic areas applicable to the report and include a request that staff are to look at issues and how to address them for those properties that fall outside of this area. Elisabeth Lardner brought up the idea of an overlay and Ms. Fisher stated that she felt an overlay map that takes the properties identified in the four maps discussed earlier and the map that she handed out could be created quickly. Mr.

Fleetwood stated that this new map could be appended to the recommendations document reflecting the comment that those properties outside of the CBC and SNA areas need to be addressed. Shelley Murphy suggested that, in the Annex of the document in the “Flexibility in affordable housing scale” section, the paragraph end with wording that staff review this not only within the context of revitalization goals, but also corridor goals. Ms. Strobel pointed out that, under Principle 2, instead of referring to “high percentages of black and Latino households”, stating “a diverse population” instead might be preferable. Mr. Fleetwood stated that staff would make that change.

Ms. Murphy made a motion that the advisory group adopt the most recent document (incorporating black-lined changes) and include other comments from this meeting, particularly those involving the incorporation of units outside the Richmond Highway corridor. Nick Bracco seconded the motion. All were in favor. Mr. Fleetwood stated that he had spoken with advisory group member, Michelle Krockner, who had provided comments and who stated that she was in support of the report moving forward.

- Embark Housing Advisory Group Road Map Check-In: Christine Morin, Chief of Staff from Supervisor Storck’s office, stated that the next step on the road map was the preparation of the presentation of the draft recommendations to the Strategic Economic Development Team (SED). Ms. Morin stated that Mr. Fleetwood, Mr. Holland and she would present this. Subsequent to the presentation, a joint Board Matter from Supervisors Storck and McKay would be raised presenting the recommendations to the Board of Supervisors.
- Citizen Time: During Citizen Time the following comments were made:
  - A citizen expressed interest in what would be done after the Board Matter was presented to the Board of Supervisors, and inquired if there would be work initiated with Opportunity Zones staff. Ms. Morin stated that once the recommendations are presented to the Board they will be worked on in concert with the Embark Comprehensive Plan Amendment. She stated that the County’s Department of Planning and Zoning, Planning Division, as they implement the Embark Amendment, would look at the recommendations of the advisory group, that HCD staff would be involved in this work as well, and that the work of the Affordable Housing Resources Panel would be taken into consideration. Regarding interaction with Opportunity Zones staff, Ms. Morin stated that she has regular meetings with the County’s Opportunity Zones team.
  - Mr. Fleetwood thanked the advisory group for their service and Ms. Morin thanked all on behalf of Supervisor Storck. Mr. Holland also thanked the advisory group and expressed that he thought the product that has resulted is what Supervisors Storck and McKay had in mind at the start of the advisory group’s efforts.
  - The citizen who spoke previously announced and passed out a flyer on the community forum “Housing for All” to be held on March 14, 2019, at First Baptist Church of Vienna.
  - Ms. Morin announced that the Chamber of Commerce would be hosting a forum on March 14, as well, where Amazon’s plans for HQ2 and its impacts on Fairfax County would be discussed. Stanley Koussis added that representatives from Virginia Tech University would also be in attendance to discuss updates on the Innovations Campus.