

Embark Housing Advisory Group
Meeting Summary

November 29, 2018

- Committee Members in attendance: Nick Bracco, Rick Edson, Stanley Koussis, Elisabeth Lardner, David Levine, Pam Michell, Soledad Portilla, Georgia Rangel, Lynne Strobel.
- Opening Remarks: Taylor Holland, Chief of Staff from Supervisor McKay's office, welcomed the advisory group.
- Embark Housing Advisory Group Road Map Check-In: The Director of the Department of Housing and Community Development (HCD), Tom Fleetwood, stated there was nothing new to report, and there were no questions regarding the Road Map.
- Update on "Market Affordable" Survey: Vin Rogers, Director, FCRHA Policy, Reporting and Communications for HCD, reported that the Purchase Order with Virginia Tech University was completed. He stated that staff will have some information to report in December.
- Density Bonuses in Arlington County: Sophia Fisher of the Planning Division of the Department of Planning and Zoning gave a presentation on density bonuses/affordable housing incentive programs in Arlington County. Ms. Fisher's presentation regarding Arlington covered Housing Conservation Districts; Arlington County's Affordable Dwelling Unit (ADU) Ordinance; and the Arlington County Board's ability to permit additional height and density. In addition to Arlington County information, Ms. Fisher provided a summary of Fairfax County policies including the Comprehensive Plan Policy Plan guidance that calls for an increase in the supply of affordable housing units each year by 12 percent of the total housing production in the County for the previous year; Fairfax County's ADU Program; and the Countywide and Tysons Workforce Dwelling Unit (WDU) policies. Ms. Fisher informed the advisory group that Transfer of Development Rights (TDR) is permitted in Arlington County for certain purposes.
- Update on TIF (Tax Increment Financing) and TDR: Mr. Fleetwood provided a handout to advisory group members on TDR and explained its concept. Mr. Fleetwood requested that the advisory group review the literature and suggested that the advisory group recommend that the Board of Supervisors direct staff to look into using TDR as a tool for affordable housing preservation. There was no report on TIF.
- Opportunity Zones Briefing: Scott Sizer of the County Executive's Office provided a presentation on Opportunity Zones. Mr. Sizer provided background regarding the zones, a breakdown of the tax advantages, information on Opportunity Funds, and spoke of the possible applicability in Fairfax County, including workforce/affordable housing. A question was posed from the advisory group regarding what the benefit is to the developer, and the answer was a cost of capital benefit. Lynne Strobel requested that staff send Mr. Sizer's PowerPoint to the advisory group via email.
- Continued Discussion of Embark Housing Strategies: Mr. Fleetwood spoke of the revisions made to the Embark Housing Strategies graphic and narrative. Elisabeth Lardner suggested that, where reference is made to replacement of units, wording be

added to indicate that the replacement units would be in transit-friendly locations. Discussion was held regarding the percentage of units to be affordable at various income levels and it was agreed that staff would draft language that would show a sliding scale. Staff will work on a menu of three different options, with at least one contemplating going below 12 percent so as to serve a lower income. Language that would encourage developers to seek Project Based Vouchers to serve lower income people would also be drafted.

- Citizen Time: During Citizen Time the following comments were made:
 - A citizen indicated that she was at the County's Affordable Housing Resources Panel (AHRP) meeting on November 28, and she stated how she would like to see the percentages of units to be affordable that the Embark Housing Advisory Group recommends match up with those of the AHRP. She also recommended taking some data from the Communitywide Housing Strategic Plan under consideration regarding types of jobs to be coming to the Embark area, adding that before the advisory group's recommendations are finalized the advisory group needs to look at what the projected needs are in the Embark area to determine whether policies will meet the need or a portion of the need or not. Sophia Fisher stated that the County's Comprehensive Plan breaks down jobs by types of jobs but not the incomes of them, and Vin Rogers stated that the data for the Communitywide Housing Strategic Plan had jobs by income level but not broken down geographically.
 - A citizen remarked that in Arlington for the Columbia Pike redevelopment, a one-for – one replacement policy was utilized. In response it was pointed out that the Columbia Pike policy was kept in mind when the policy for Seven Corners was developed and now, as well, with the development of the Embark Housing Strategies.
- Sophia Fisher announced that there would be an Urban Design Workshop on December 8 on the future appearance of the Richmond Highway corridor. This is an opportunity for the public to help shape the design guidelines for the Embark area. Christine Morin announced that on December 6, Supervisor Storck would be holding his Holiday Open House.