

Embark Housing Advisory Group
Meeting Summary

September 26, 2018

- Committee Members in attendance: Rick Edson, Will Jasper, Michelle Krockner, Elisabeth Lardner, David Levine, Shelley Murphy, Soledad Portilla, Georgia Rangel, James Smith.
- Opening Remarks: Christine Morin, Chief of Staff from Supervisor Storck's office, informed the advisory group of an Embark community meeting held at Bethlehem Baptist Church in Gum Springs on Monday, September 24. According to Ms. Morin, attendees at that meeting expressed concern about what will be happening in their community because of Embark. It was recommended that, for a future Embark community meeting, an Embark 101 presentation be considered. It was also mentioned that on October 2 at Bethlehem Baptist Church, another meeting will be held – an NAACP forum.
- Review of Embark Housing Advisory Group Road Map: Advisory group members were given an opportunity to pose any questions regarding the Road Map. There were none.
- Update on "Market Affordable" Survey: Vin Rogers, Director, FCRHA Policy, Reporting and Communications for the Department of Housing and Community Development (HCD) provided an update, indicating that there was a Plan A and a Plan B for collecting the data for the survey. Plan A involved conducting the survey with the use of data from Co-Star. Plan B would involve proceeding without that data, and using information collected by graduate students at Virginia Tech University. Regarding Plan A, Mr. Rogers indicated that HCD had contacted Nick Bracco of the advisory group for a connection at Co-Star. Shelley Murphy and Rick Edson made offers that, if needed, their organizations have subscriptions with Co-Star and the students could work out an arrangement, such as work at their offices to do the research. The HCD Director, Tom Fleetwood, stated that the Fairfax County Redevelopment and Housing Authority was willing to cover the cost of the "Market Affordable" Survey. Mr. Rogers stated that a decision will need to be made in the next week or two regarding which direction this effort would be going.
- Continued Discussion of Embark Principles/Strategies: Mr. Fleetwood thanked Michelle Krockner for editing the "Principles for Embark Housing Strategies" from the skeletal version that had been sent to advisory group members. With the revised matrix projected onto a screen, Mr. Rogers stepped the advisory group through the matrix. The advisory group gave each principle a number of either 1, which equaled High priority; 2, representing Medium priority; or 3, representing Low priority. Exceptions were those principles that were deemed either a premise; that were to be a bullet under a different principle; that were to be reshaped; that needed follow-up with the County Attorney; or that in some way needed to be revised or expanded. There were also some revisions made to the wordings of the principles. It was agreed that HCD staff would restructure the matrix, in recognition that not all of what were identified as principles were actually principles, versus premises, or an item belonged under another principle. It was requested that staff better clarify the "Use County-owned land/co-locate housing with public facilities" principle. Regarding the "Streamlining approval process", Mr. Fleetwood stated that for the next meeting, staff could bring the "green-taping" recommendations from the County High-rise Affordability Panel to the advisory group. It was also suggested that a County staff person come to a meeting to update the advisory group on the Gartner Consultant Study.

Regarding a one-for-one replacement principle, Meghan Van Dam from the County's Department of Planning and Zoning, Planning Division agreed to send a link to the advisory group of the Seven Corners one-for one replacement policy.

- Citizen Time: During Citizen Time the following comments were made:
 - Regarding Transferable Development Rights (TDR), that was a principle on the advisory group's matrix, a citizen commented that she saw that the Virginia General Assembly allowed TDRs back in 2006.
 - A citizen commented on the September 24 Embark community meeting at Bethlehem Baptist Church and stated that people were very concerned about affordable housing. She invited anyone from the panel to come to the October 2 meeting referred to under Opening Remarks.
 - A citizen remarked that Arlington County is a jurisdiction to look at for a good streamlining model for the housing development approval process, mentioning that he felt Arlington County conducts this better than Fairfax County.
- Christine Morin summarized that, for next steps, the Principles for Embark Housing Strategies matrix will be updated and refined; it will be sent out to the advisory group before their next meeting; at the next meeting the advisory group might break out into smaller groups with each looking further into certain pieces of the principles; and HCD staff would seek a resolution as to whether Co-Star would be used for the "Market Affordable" survey work. For the next meeting, Ms. Morin requested that staff have the affordable housing maps that were provided at the prior meeting hung up in the room for when the advisory group discusses the "Market Affordable" survey.

Prior to conclusion of the meeting, it was requested by a citizen, and agreed to, that the time and place of the next Embark Housing Advisory Group Meeting be put in Supervisor Storck's newsletter.