

WEBVTT

1

00:00:00.000 --> 00:00:03.508

Yes.

2

00:00:05.153 --> 00:00:08.364

Okay, thank you. This is Melissa McKenna.

3

00:00:08.364 --> 00:00:22.134

I am 1 of the CO, chairs of the affordable housing preservation task force, like to welcome you to our February 4th, 2021 meeting and we are going to kick off with a little bit of housekeeping that we have to do the 1st thing. I wanted to do.

4

00:00:22.134 --> 00:00:30.533

Is to remind the members of the task force to please keep yourself muted as if you're not speaking and additionally to help us with bandwidth.

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00:00:30.533 --> 00:00:45.264

We request that if you can refrained from using virtual backgrounds, it really helps with the quality of our meeting to conduct this meeting. Hopefully electronically and to effectuate the emergency procedures authorized by foil.

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00:00:48.325 --> 00:00:56.935

The affordable housing preservation task force needs to make certain findings and determinations for the record. It's a bit cumbersome. So, I ask you in advance for your patients.

7

00:00:57.414 --> 00:01:09.295

1st, we're going to check for the stability of everyone's voices, because the task force is participating in this meeting from a separate location are from separate locations.

8

00:01:09.295 --> 00:01:18.715

We must 1st verify that a quorum of members is present and that each member's voice is clear audible and add an appropriate volume for all the other members accordingly.

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00:01:18.715 --> 00:01:27.504

I'm going to conduct a roll call and ask each member of the task force participating in this meeting to state your name and location. From what you are participating.

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00:01:28.344 --> 00:01:37.974

I ask that each of you pay close attention to ensure that you can hear each of your colleagues following this roll call. We will vote to establish that every member can hear every other member.

11

00:01:38.310 --> 00:01:50.040

I will begin with myself, Melissa mechanic from Herndon, Virginia. Um, we are waiting for our Co chair Walter Clark to join. So we will come back to him.

12

00:01:50.040 --> 00:01:55.260

Eva new good afternoon, even when from claim.

13

00:01:55.260 --> 00:02:01.439

Thank you ma'am common. Romero Carmen Romero from Arlington, Virginia.

14

00:02:01.439 --> 00:02:06.390

Thank you, Cory. Are you out there?

15

00:02:06.390 --> 00:02:10.889

He's not here. Thank you. Ma'am. David Levine.

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00:02:10.889 --> 00:02:15.810

Good afternoon David Levine calling from Alexandria, Virginia.

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00:02:15.810 --> 00:02:19.770

Thank you sir Eric Mary project.

18

00:02:19.770 --> 00:02:23.789

Good afternoon Eric Mary from Fairfax, Virginia.

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00:02:23.789 --> 00:02:34.169

Thank you Eric Hoffman. Eric from Virginia. Uh.

20

00:02:34.169 --> 00:02:37.889

Brass comes to the a Falls Church.

21

00:02:37.889 --> 00:02:40.889

Thank you Howard Mac.

22

00:02:43.080 --> 00:02:47.340

He's not here. Thank you. Jill. Norcross.

23

00:02:48.990 --> 00:02:52.020

Hi, Jill Norcross from Reston, Virginia.

24

00:02:52.020 --> 00:02:56.939

To John Blair John Blair from Arlington, Virginia. Thank you.

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00:02:56.939 --> 00:03:00.750

Well, from several.

26

00:03:00.750 --> 00:03:04.169

Thank you sir. Camilla. McAfee.

27

00:03:04.169 --> 00:03:07.590

Camilla McAfee Arlington, Virginia.

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00:03:07.590 --> 00:03:16.319

Thank you Ken McMillan I see down there.

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00:03:16.319 --> 00:03:19.439

The, Ken, you're muted and.

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00:03:20.759 --> 00:03:26.580

No audio, or I will circle back around. Oh, there you are Ken.

31

00:03:26.580 --> 00:03:35.189

Yes, good morning or good afternoon. My days are now Topsy. Turvy.

32

00:03:35.189 --> 00:03:41.789

Oh, no, well, if you could please let us know where you're calling from that should give us the auditability check.

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00:03:41.789 --> 00:03:45.330

I'm calling from Fairfax, Virginia Providence district.

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00:03:45.330 --> 00:03:48.719

Thank you sir mark.

35

00:03:51.900 --> 00:03:56.789

He's not here yet. Thank you. Ma'am Michelle Crocker.

36

00:03:59.129 --> 00:04:08.699

Sorry, Michelle cropper from Alexandria, Virginia.

37

00:04:08.699 --> 00:04:14.039

Thank you ma'am Paul Brown brown Arlington, Virginia.

38

00:04:14.039 --> 00:04:17.790

Thank you sir. Rick Edson.

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00:04:17.790 --> 00:04:22.769

Very soon with us tomorrow. Thanks, sir. So, at that 40.

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00:04:22.769 --> 00:04:27.838

But these are from Circuit City stores.

41

00:04:27.838 --> 00:04:31.468

Good afternoon Stewart Jane from the Virginia.

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00:04:31.468 --> 00:04:34.858

Wonderful and Tiffany more.

43

00:04:38.519 --> 00:04:51.358

She's running late today. Okay. And just cycling back through. I will just do 1 more check. I don't see Walter Clark. Corey.

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00:04:51.358 --> 00:04:56.819

Howard Mac, mark or Tiffany more at this time.

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00:04:57.624 --> 00:05:11.004

Giving you a chance to speak up if you're out there. All right. At this point, I'm going to pass the virtual gavel to surprise Michelle Crocker. If you don't mind.

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00:05:11.454 --> 00:05:14.153

So that I may be heard to make the requisite motion.

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00:05:14.459 --> 00:05:25.439

I move that each member's voice maybe adequately heard by each other member of the affordable housing preservation task force is Michelle. If you want to call for a 2nd vote.

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00:05:25.439 --> 00:05:31.738
is there a second second .

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00:05:32.848 --> 00:05:36.629
All in favor.

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00:05:36.629 --> 00:05:41.309
Hi, and, um.

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00:05:41.309 --> 00:05:50.098
Madam Co chair that passed unanimously. Oh, I'm sorry. That's okay. Yes.
That has to unanimously. Thank you.

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00:05:50.098 --> 00:05:59.574
Thank you 2nd, having established that each members voice may be heard by
every other member. We must next establish the nature of the emergency
that policies emergency procedures.

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00:05:59.574 --> 00:06:06.653
The fact, that we are meeting electronically, what type of electronic
communication is being used, and how we have arranged for public access
to this meeting.

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00:06:06.983 --> 00:06:07.553
Therefore,

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00:06:07.553 --> 00:06:11.213
I move that the state of emergency caused by the cope at 19 pandemic,

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00:06:11.213 --> 00:06:21.624
makes it unsafe for the affordable housing preservation task force to
physically assemble and unsafe for the public to physically attend any
such a meeting and that as such as usual procedures,

57
00:06:21.624 --> 00:06:25.103
which require the physical assembly of the preservation task force,

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00:06:25.103 --> 00:06:39.413
and the physical presence of the public cannot be implemented safely or
practically I further move that the affordable housing preservation task
force may conduct this meeting electronically through a dedicated audio
conferencing line and that the public must access this.

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00:06:39.413 --> 00:06:47.903

Meeting by calling 8446213956 and entering access code 17930 4 0T to 6 0T. Anyone interested in. Joining the Webex for the visual component.

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00:06:47.934 --> 00:06:56.423

Must click the link, which was included in the public meeting notice, and which will be included in the minutes to join the meeting through Webex. It is so moved.

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00:07:00.569 --> 00:07:04.978

thank you is there a second second .

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00:07:04.978 --> 00:07:10.379

All in favor aye, any opposed.

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00:07:11.153 --> 00:07:14.153

The motion carries unanimously Thank you. Ma'am.

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00:07:14.634 --> 00:07:28.283

Finally it is next required that all the matters addressed on today's agenda are necessary to continue operations and put the discharge of the affordable housing preservation task forces, lawful purposes, duties and responsibilities. It is so moved.

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00:07:28.588 --> 00:07:39.509

thank you is there a second second all in favor aye aye aye .

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00:07:40.853 --> 00:07:51.264

The motion carries unanimously and thank you. I pass the gavel back to the chair woman. Thank you. Very much appreciate you jumping in there on the fly.

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00:07:52.853 --> 00:08:01.494

All right, so as we go ahead and get started with the meeting, I wanted to thank you all for establishing our roll call.

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00:08:02.153 --> 00:08:15.593

And I wanted to start out today, by reminding you about the remaining schedule for the task force we have been at this long and hard together. And I thank you immensely. We, there is light at the end of the tunnel here today.

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00:08:16.103 --> 00:08:23.423

The task force meeting is focused on section C, the land use policies and recommendations and then we'll meet.

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00:08:24.744 --> 00:08:39.744

I'm sorry, we won't meet again, but on February 8th, by the close of business we are asking, that you can get any feedback on the final recommendation into Judith so she can incorporate your feedback into the, um, the final draft document on February 16th.

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00:08:39.744 --> 00:08:54.354

We're gonna go ahead and review that final draft of the preservation task force, principal recommendations. And we're hoping that again, we'll be around the 16th. The staff has been working feverishly and we'll do our best to adhere to that schedule.

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00:08:56.903 --> 00:09:01.193

The email that Judas sent had indicated the 15th, but it is a county holiday.

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00:09:01.193 --> 00:09:14.364

So the 16th is definitely more realistic and then on February 18th come prepared, because, uh, we hope that this will be our final task force meeting to review and vote on the principal recommendations.

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00:09:14.364 --> 00:09:25.433

So definitely have a lot of things coming up fast and furious. Appreciate your attention to the emails and, um, and getting any feedback to us in a timely manner.

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00:09:27.384 --> 00:09:37.374

On January, 25th, June circulated the public commentary, provided for the task force member consideration to all of you as well as the staff. I hope you saw that.

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00:09:37.374 --> 00:09:44.573

Um, and then yesterday you did receive the revised principal recommendations in your email.

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00:09:46.379 --> 00:09:55.168

I'd like to go ahead and invite director Fleetwood to share a few words about this revised principal recommendation draft with us. Tom.

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00:09:56.813 --> 00:09:58.703

Thank you, Melissa. Good afternoon again.

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00:09:58.703 --> 00:10:00.894

Everyone 1st of all,

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00:10:00.894 --> 00:10:15.504

I would like to thank all of the task force members who over the course of the last couple of weeks have been providing really helpful and important comments and advice as we continue to work

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00:10:15.594 --> 00:10:17.423

to shape the draft.

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00:10:17.423 --> 00:10:30.264

I also want to really think and express a lot of appreciation for the county staff who have been working on this document staff from the Department of housing and community development.

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00:10:30.264 --> 00:10:44.063

Of course, Judith and others, and also our partners with the Department of planning and development in particular who have been providing just tremendous support throughout the process.

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00:10:44.063 --> 00:10:50.244

We're so grateful to them. And to their director, their director Barbara Byron, who has joined us today.

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00:10:50.754 --> 00:11:02.333

We're so grateful Barbara for you being here today as well to share your thoughts on on the state of the document and where we are. I will just, I will just note a few things.

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00:11:02.333 --> 00:11:03.533

If I could that large,

87

00:11:03.594 --> 00:11:04.254

what,

88

00:11:04.313 --> 00:11:05.484

what you'll see,

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00:11:05.604 --> 00:11:14.964

or what you've seen in the document that was that was circulated for this meeting again reflects a lot of comments that we received from Taskforce members,

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00:11:15.293 --> 00:11:25.793

and also reflects work that we did to to further refine the structure of the document to make sure that it's at hangs together correctly,

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00:11:25.793 --> 00:11:33.714

that the recommendations makes sense how they're grouped together and that the reader,

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00:11:33.714 --> 00:11:34.583

as they go through,

93

00:11:34.583 --> 00:11:35.754

it can understand.

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00:11:36.058 --> 00:11:45.208

You know, sort of in a more linear fashion what it is. Exactly. We're trying to recommend here. We also tried to make sure that we stated very clearly up front.

95

00:11:45.653 --> 00:12:00.203

What are what our aspirations are for this what we're hoping ultimately to accomplish and that's why we wanted to try to make sure that we included, you know, some, some, pretty, some aggressive and I think thoughtful goal States statements as well.

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00:12:00.624 --> 00:12:15.413

So, I just again a note of thanks to all of you and to into our terrific partners here, especially from and Barbara and Madam chairman that concludes my comments.

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00:12:15.443 --> 00:12:28.943

Thank you. Thank you very much as a matter of housekeeping. I'm trying to keep track of everything, but I wanted to note and welcome Mark mark if you don't mind, just stating your name and location for the record.

98

00:12:30.144 --> 00:12:37.374

Yeah, I'm in Alexandria, Virginia Thank you, sir. And moving forward here.

99

00:12:37.943 --> 00:12:51.234

I wanted to go back and I'm not here, but I wanted to thank again, Joe, Dora and Carla Bruce for attending our last meeting and to allowing us to hear directly from them.

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00:12:51.533 --> 00:13:05.514

It was really important and helped us move to where we are today. And in that vein, as Tom alluded to, we are really fortunate to have a similar conversation today with Barbara Brian, the director of the Department of planning and development.

101

00:13:06.653 --> 00:13:12.144

I am so excited to have you here, Barbara, thank you for taking the time. I know you are incredibly busy.

102

00:13:13.464 --> 00:13:26.813

As we get ready to, um, to prepare for our conversation, we're going to go ahead and walk through the changes at a high level from each part of the document that staff incorporated as a reaction to the task force feedback.

103

00:13:27.323 --> 00:13:35.453

We'll pause after discussing each part to invite miss Byron to present her thoughts and the reactions to each part of the task force draft,

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00:13:35.453 --> 00:13:40.403

principal recommendations this afternoon and then after we finish this presentation,

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00:13:40.403 --> 00:13:44.094

we will have the privilege of engaging in a discussion with Miss Byron.

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00:13:44.094 --> 00:13:54.533

About the land use and manufactured housing elements of the draft. So I am going to go through here and just take a moment to go through these changes with you.

107

00:13:54.899 --> 00:14:09.178

And if you do have your, um, your document, and, and you can either look at your, your printed copy, or, uh, or add at your screen, if you have another 1, I know it will help along. Um.

108

00:14:09.443 --> 00:14:10.163

Looking 1st,

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00:14:10.163 --> 00:14:10.884

at part 1,

110
00:14:10.943 --> 00:14:11.844
in the overview,

111
00:14:11.994 --> 00:14:12.744
the 2,

112
00:14:12.774 --> 00:14:17.634
most notable changes in response to the comments included on page 2,

113
00:14:17.933 --> 00:14:19.703
we clearly laid out the 3,

114
00:14:19.703 --> 00:14:20.063
um,

115
00:14:20.094 --> 00:14:24.653
aspirational goals of the task force recommendations at the beginning of
the document.

116
00:14:25.043 --> 00:14:37.073
But these goals have been noted as aspirational due to the fact that
accomplishing them is subject to several factors and conditions primarily
given that the ability to preserve is contention on market forces.

117
00:14:37.673 --> 00:14:50.183
Additionally, on page 2, we incorporated the specific number of 9000
market and 9000 committed, affordable housing units that are the base
numbers to achieve for the goal of no net loss.

118
00:14:51.509 --> 00:14:55.708
Barbara, do you have any comments about this portion?

119
00:14:57.413 --> 00:15:01.823
Melissa, thank you before I start I would like to say something if
that's. Okay.

120
00:15:01.854 --> 00:15:16.254
So, the 1st thing you want to say is something in the way of an
announcement last night at the planning commission, they move forward the
changes to the W, do you program and the policies and implementation
aspects of it.

121

00:15:16.254 --> 00:15:29.543

So, I know some of you were involved in that, and that is a real step forward in terms of the provision of updated our policies related to affordable housing in the county. And so that goes to the board, I think, in March.

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00:15:29.813 --> 00:15:31.913

So, that that really is a big achievement. It.

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00:15:32.519 --> 00:15:37.979

Went very smoothly at the planning commission and so I think for those who are following it.

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00:15:37.979 --> 00:15:51.839

That was an excellent milestone also when I so moving on to you, the successor task force when I started looking at this a couple of weeks ago, it.

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00:15:52.193 --> 00:15:59.153

It started a lot of conversations and a lot of work and I really want to thank you and your vice chairman,

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00:15:59.333 --> 00:15:59.933

Walter,

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00:16:00.474 --> 00:16:08.484

we work with in the planning commission as well as well as ACD and Judith and my staff in helping to.

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00:16:09.683 --> 00:16:22.224

Take the ideas that that your task force had, and as some as your time said, reorganize them a little bit, and then put a little bit more teeth or definition to them.

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00:16:22.224 --> 00:16:36.504

And so really as specific today, I actually am going to say, I don't have a whole lot of different things to say to you, and maybe more the discussion will be on the manufacturer housing. But, for example, putting in these goals that you've talked about on page 2 is very important to us.

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00:16:36.774 --> 00:16:47.514

So that we know when we start working on entitlement plan amendments, and then later on land use entitlements, we have a framework in which we have to work. And so.

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00:16:48.928 --> 00:17:00.899

We are supportive of your goals and and can envision how those would be incorporated into not only the comprehensive plan, but into our work, as we go forward.

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00:17:00.899 --> 00:17:11.608

Thanks Barbra having a measurable base and somewhere to go from. Always makes a huge difference. So, thanks for collaborating with us on that discussion. There.

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00:17:11.608 --> 00:17:25.044

Um, as we move on in the document and to part 2, which is the, the recommendations portion, there's quite a bit of change here. So I'll try to help you keep up with some page numbers on page 4.

134

00:17:25.463 --> 00:17:29.784

we adjusted the title of the part to specify that this 2nd,

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00:17:29.814 --> 00:17:41.634

part of the document is specifically about market affordable and committed affordable preservation strategies and that the manufactured housing now has its own separate part of the revised document.

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00:17:42.118 --> 00:17:51.568

On page 5 a 2 we provided further detail regarding the survey and inventory development.

137

00:17:53.038 --> 00:18:04.558

Skipping down to page 9 on a 6 it was moved out of a 5 and into its own recommendation to enhance its clarity.

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00:18:06.203 --> 00:18:20.153

And then, on pages 9, through 11 section B, was reorganized to reflect the task forces desire for these recommendations to be in priority order and also indicate the need for concurrent implementation.

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00:18:20.489 --> 00:18:29.038

On page, 11 C1 retained only the more in depth definition of affordable housing preservation.

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00:18:29.038 --> 00:18:43.888

On page is 12 and 13 C2 was expanded to incorporate greater specificity regarding the scope of the recommended comprehensive plan amendment to the housing and land use elements of the policy plan.

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00:18:43.888 --> 00:18:55.739

And on pages, 1415, D2, incorporated specific language, provided by task force members to expand the breadth of the recommendation.

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00:18:56.273 --> 00:19:10.433

I know that was a lot. So, again, thanks to everyone for contributing and for the editing that went into that Barbara, do you want to talk a little bit about how we got to your thoughts on this?

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00:19:10.433 --> 00:19:11.544

And where we've come today,

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00:19:13.013 --> 00:19:13.433

thank you,

145

00:19:14.304 --> 00:19:14.784

I think,

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00:19:14.784 --> 00:19:15.743

in reading it,

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00:19:16.013 --> 00:19:17.963

it became very clear to us that,

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00:19:18.023 --> 00:19:24.263

that your group had done a tremendous amount of work on the retention of the naturally occurring,

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00:19:24.263 --> 00:19:25.973

or committed affordable housing.

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00:19:26.574 --> 00:19:32.963

But that the manufactured housing really was a very different circumstance and very unique.

151

00:19:33.233 --> 00:19:33.773

And so,

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00:19:33.773 --> 00:19:40.493

we've realized in our review of this that were in a great position to move forward on the 1st,

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00:19:40.493 --> 00:19:44.064

topic and really needed some more work as your test was,

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00:19:44.064 --> 00:19:48.683

had actually recommended a subsequent effort on the manufactured housing.

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00:19:48.683 --> 00:19:55.584

And so we suggested a reorganization of the paper to separate out those 2 parts.

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00:19:55.584 --> 00:20:08.334

So we think it provides clarity, but it also provides a roadmap for us to work very quickly on taking the work that you've done and embedding that into our comprehensive plan. So.

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00:20:10.463 --> 00:20:19.163

In any case what this is really from our perspective, the reorganization of the work that the test was had previously done and a re, articulation of it.

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00:20:19.554 --> 00:20:31.794

So, when we get to recommendations, I guess, starting my page numbers are a little different than yours, but starting in the seas, I guess it always depends on where you printed. But into the line, just policies and recommendations.

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00:20:31.794 --> 00:20:46.193

You have a very basic and important recommendation to amend our comprehensive plan and for those who are not as intimately familiar with it as some of us are comprehensive plan is 5 volumes for them are areas specific site

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00:20:46.193 --> 00:20:48.503

specific and 1 of them is the policy plan.

161

00:20:48.864 --> 00:20:56.903

And the policy plan has a lot of different components that as a component on our it has a component on the environment,

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00:20:56.903 --> 00:21:00.443

it has a component on all all kinds of other things,

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00:21:00.443 --> 00:21:04.374

including the new update for the workforce housing.

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00:21:04.763 --> 00:21:12.683

And so we think it is totally appropriate and important to add another element into the.

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00:21:12.989 --> 00:21:16.739

A land use component of the policy plan and.

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00:21:16.739 --> 00:21:31.019

Your recommendations see, 1 being definitions and then moving on to C2 is, um, I think, in very good shape for us to be able to take the work that you've done and to, um.

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00:21:31.913 --> 00:21:32.394

Hopefully,

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00:21:32.394 --> 00:21:33.653

when this goes to the board,

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00:21:33.894 --> 00:21:48.233

ask them to do an authorization for us to proceed with a plan amendment to create this element in the policy plan 1 of your recommendations embedded in here and elsewhere is the importance of community participation.

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00:21:48.233 --> 00:21:57.534

That is a calling card of ours and so we fully expect that once we work on a draft that we will have around a robust round of outreach with the community.

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00:21:57.868 --> 00:22:01.199

So, I'm happy to answer any questions about that, but.

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00:22:01.199 --> 00:22:04.318

Um, we feel that it's in really.

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00:22:04.318 --> 00:22:14.219

Frankly, that not a lot more work has to be done on this part by your task force unless people would like to, but that it's enough to hand over to us for us to then take the next step.

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00:22:14.219 --> 00:22:17.759

Thanks, Barbara and I'm going to.

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00:22:17.759 --> 00:22:21.989

See, I know we've got some feedback there. I'm not sure what's happened.

176

00:22:22.193 --> 00:22:36.263

Is anybody else getting the feedback? Yes, yes. Okay. I'm not sure if it's my headphones. Maybe. That's better now. Okay. Thank you. So, thank you for all your, your input for those of you that that don't know.

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00:22:36.263 --> 00:22:44.483

I had the privilege of sharing the planning commission in the town of Herndon for a number of years. And the comprehensive plan is such an important document.

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00:22:44.483 --> 00:22:54.653

And Fairfax County is being so robust, being able to more properly aligned with this and think about how we're actually going to to manage. This was a huge part.

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00:22:54.653 --> 00:23:03.023

So we really appreciate your feedback there and thinking about that moving on to part 3 recommended.

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00:23:03.419 --> 00:23:13.409

I'm sorry I'm sorry. May I just add 1 more thing? And maybe there are a couple of more components in the recommendations, and see that. I didn't get to.

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00:23:13.409 --> 00:23:20.368

Sure. All right. So C3 for me, it's on page 13, but it might be slightly different for other people.

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00:23:20.368 --> 00:23:24.269

I think this is this is something brand new.

183

00:23:24.713 --> 00:23:37.193

Tom, and have committed as part of this to do an affordability analysis of naturally occurring market, how rate? Housing affordable market rate housing for 50 units and more.

184

00:23:37.193 --> 00:23:48.263

That might be the subject of a redevelopment proposal. So that is something new. And I know Tom would like to address it, but I think that will be very helpful. We, in planning don't always know.

185

00:23:49.733 --> 00:23:59.213

The state of things that come into us for redevelopment. So this ties in genetically the inventory that's been talked about, but also getting that specific analysis.

186

00:23:59.213 --> 00:24:07.763

So that when it does go to the development process, the planning commission, and the board, they'll have an understanding of what might be subject to.

187

00:24:08.489 --> 00:24:11.939

Redevelopment and pressures.

188

00:24:12.203 --> 00:24:14.723

Great call out Tom. Thanks for that. Barbara.

189

00:24:14.723 --> 00:24:28.614

And I would only I would, I would only add that this gives us another lens to bring to these projects to and expands the partnership between in looking at these issues.

190

00:24:28.614 --> 00:24:40.733

And really, the affordability analysis in many ways is also an assessment relative to equity and the impact that these projects can have. So just wanted to note that.

191

00:24:40.733 --> 00:24:48.713

And and and also the, the importance of this is again a new or broad and blends that we're going to be bringing to these.

192

00:24:50.634 --> 00:25:02.844

Thanks, Tom Barbara did you have some more and see 1 more and see so last night also at the planning commission? Probably not quite as positively as the W2 use was the planning commission discussion on our new zoning ordinance.

193

00:25:02.844 --> 00:25:08.034

So, for those who don't know, we have a total rewrite of a 40 year old zoning ordinance called Zima.

194

00:25:08.064 --> 00:25:23.063

So, we had a very robust discussion last night, but recommendation C4 tests us to take a look at the zoning ordinance and see whether there are places in there that may need tweaking to assist in the preservation of affordable housing.

195

00:25:45.269 --> 00:25:57.148

We weren't going to try to if you don't mind holding your notes, we want to just get through the document and then go back and hit all these just to make sure we give Barbara the time to get through everything. So things, Carmen.

196

00:25:57.148 --> 00:26:03.959

Moving on to part 3 we're looking at the recommendations regarding manufacturer and housing.

197

00:26:04.433 --> 00:26:15.653

The most notable changes are, as follows the manufactured housing recommendations were moved to its own part of the document, as I mentioned before.

198

00:26:15.713 --> 00:26:26.364

And as the recommendations are separate and distinct from the market affordable and committed affordable recommendations next manufactured housing is the term.

199

00:26:26.364 --> 00:26:39.354

That is used throughout the section as part of the county as adopting manufactured housing as the term, utilize to reference both mobile and manufactured homes.

200

00:26:39.683 --> 00:26:43.193

This is intended to provide consistency across the county.

201

00:26:43.973 --> 00:26:57.114

And finally, this part of this document was tweaked to more clearly indicate that the recommendations contained are intended to function as the charge of the to be convened inter agency task force.

202

00:26:57.923 --> 00:27:00.294

Barbara did you want to speak more on this part?

203

00:27:00.628 --> 00:27:10.019

So, thank you, so, as I said, I think the preservation piece of the rental housing is in very good shape.

204

00:27:10.019 --> 00:27:23.574

This the manufacturing housing presents itself very unique challenges and so, as indicated here, we have 8 of such of these communities in our county, and they're in various states of viability.

205

00:27:23.574 --> 00:27:30.624

I guess I would say some are really very nice communities and 1 we own.

206

00:27:30.624 --> 00:27:42.713

So we have to think that it's not his thing and then there are some who really are not doing as well as some of the others and because these are homeownership they present their own challenges.

207

00:27:44.304 --> 00:27:54.413

There's also an issue in that in some places, the comprehensive plan calls actually calls out for the redevelopment of some of these sites.

208

00:27:54.834 --> 00:28:04.794

And if those of you for board of Supervisors junkies, follow what they're doing, we also have the board ask us to look at.

209

00:28:05.544 --> 00:28:07.403

The angle side,

210

00:28:07.403 --> 00:28:08.933

and I forget the name of the other 1,

211

00:28:09.683 --> 00:28:15.473

mobile home parks in the context of an application that had been submitted to change the comprehensive plan,

212

00:28:15.804 --> 00:28:16.703

which would actually,

213

00:28:16.703 --> 00:28:25.374

then replace the mobile home park manufactured housing parks was something else and that the board directed us to wait on that work into left,

214

00:28:25.403 --> 00:28:28.943

they heard the recommendations coming from the preservation task force.

215

00:28:29.334 --> 00:28:38.453

So these 1750, approximately units are really diverse and create very unique challenges as I said.

216

00:28:38.453 --> 00:28:38.604

So,

217

00:28:38.604 --> 00:28:41.604

what we're looking to do is in this paper,

218

00:28:41.634 --> 00:28:50.483

which I think most virtually all of it comes from the work of your committee just reorganize is to really engage in the resident with the residents of those communities,

219

00:28:50.513 --> 00:28:53.993

and to understand the specific needs that they have.

220

00:28:53.993 --> 00:29:08.753

And their preservation issues, we think might be very different than the rental housing. And Tom can talk more about that. It might be hard with the, with rental housing is very conceivable to do replacement.

221

00:29:10.019 --> 00:29:20.604

If you don't actually preserve in place, I think, in fact, it's going to be close to impossible to do replacement manufactured housing in the county.

222

00:29:20.604 --> 00:29:32.213

And so we need to look at other ways in which the owners of the units are able to continue to have viable housing and affordable housing in the county. So that's going to be really.

223

00:29:32.519 --> 00:29:43.019

Working with them a very challenging task of the subsequent task force.

Tom. Do you want to add a little more about the whole preservation issue?

224

00:29:44.753 --> 00:29:45.894
Right Thank you Barbara.

225

00:29:45.894 --> 00:29:46.854
I would,

226

00:29:46.913 --> 00:30:01.884
I would add that the challenge of the manufactured housing communities as they stand right now is that number 1 each of them is very unique in terms of the opportunities and challenges

227

00:30:01.884 --> 00:30:02.784
that they have.

228

00:30:03.118 --> 00:30:11.009
And that the solutions that we come up with going forward are going to almost certainly involve.

229

00:30:11.009 --> 00:30:23.669
Multiple platforms, which I think is, I think, is reflected in what you're seeing in what you're seeing in the language, particularly as it relates to creating paths.

230

00:30:23.669 --> 00:30:31.618
To more conventional homeownership, both on site or or if out of necessity off site.

231

00:30:31.618 --> 00:30:34.798
So, there's a lot to work with there.

232

00:30:34.798 --> 00:30:40.679
And and a lot of, uh, a lot of issues to go through as we identify.

233

00:30:40.679 --> 00:30:46.019
The opportunities that we have to to preserve these housing options.

234

00:30:46.019 --> 00:30:56.489
Yeah, 1 of the biggest challenge there are many challenges, but 1 of the disconnects as written in the paper and I think it is in.

235

00:30:57.953 --> 00:31:12.443

And for those recommendations, so, as I mentioned, before there are places in the comprehensive plan that's specifically call for redevelopment of these communities. And then we have the preservation goals and we also revitalization goals.

236

00:31:12.443 --> 00:31:21.144

So there are a lot they're actually a lot of competing county goals related to locations of these units that we need to have a very robust dialogue about.

237

00:31:24.653 --> 00:31:38.604

Absolutely, this is a, this is not going to be a 1 time conversation, so it'll, it'll take some more dedication to get this move forward. Thank you very much. And Tom, thank you for your comments as well.

238

00:31:40.078 --> 00:31:50.993

I think that gets us to the really the bulk of the changes that we saw and Barbara Thank you again for giving us your viewpoint there both last week.

239

00:31:50.993 --> 00:32:00.324

And today, thank you again, for being willing to let us ask you some more questions and sort of engage with you as we move forward.

240

00:32:00.864 --> 00:32:12.384

I wanted to do another 1 of my housekeeping checks here and note that Walter Clark, our Co chair has joined us. And so, Walter, this is your moment to say where you are and who you are.

241

00:32:12.689 --> 00:32:21.148

Thank you, thank you. Chairman is Walter Clark and I am calling from Alexandria, Virginia.

242

00:32:21.834 --> 00:32:35.903

Thank you, sir and since you were able to join us, that means that I get to re, join our our back and forth responsibility for the meeting at the perfect time and hand you over the reins to lead our discussion.

243

00:32:37.884 --> 00:32:38.814

If you already.

244

00:32:42.084 --> 00:32:54.953

Not sure if I'm completely ready so good evening, everyone good afternoon as well when of the day, you know, in the bank and money never sleep. So it's been 1 of those days and it's a good day.

245

00:32:56.453 --> 00:33:09.144

So, actually, where are we in Barbra now? So, I got to spend some time with Barbara last night this morning. It's all been today.

246

00:33:11.304 --> 00:33:20.124

That's right. That's why we had a hard time with good morning versus afternoon, right? Exactly. Right. Yeah, I know.

247

00:33:20.663 --> 00:33:34.134

We were just jumping into the discussion discussion part and really just taking a moment to look at the huge amount of progress we made to get to this point. So I'll just go ahead and say on behalf of both of us.

248

00:33:34.134 --> 00:33:42.894

Thank you again to everybody who has provided feedback and that's really been instrumental in getting us to where we are today.

249

00:33:43.223 --> 00:33:49.824

And so, Walter, if you would, like, if you're kind of caught back up to where we are just sort of on our plan.

250

00:33:50.128 --> 00:33:54.778

Right. So so.

251

00:33:55.614 --> 00:34:02.814

Looking at February a is the final date, but we there now I'll drop. I'll drop ahead for you.

252

00:34:02.843 --> 00:34:11.693

We're working on the discussion so where we are now on for Walter's reference page for me,

253

00:34:15.173 --> 00:34:17.873

what happens when I'm not in a meeting I love it.

254

00:34:18.833 --> 00:34:33.324

So, we're just getting ready to go over these principle draft recommendations. And again, I know that there's so much in this document, but we want to take advantage of our subject matter expert here and stay focused on section C with the land use plan here.

255

00:34:33.594 --> 00:34:42.744

And then we can jump into the manufacturer housing just to kind of keep our conversation organized. And so we're going to go ahead and address any comments that you have.

256

00:34:43.344 --> 00:34:44.184

And so,

257

00:34:44.213 --> 00:34:58.643

I'd just like to ask the task force to remember to use the equity lens during the conversation today and to consider the advocacy of the ideas that we bring forth and any unintended consequences or any missing elements set.

258

00:34:58.853 --> 00:35:08.483

You might see from the draft recommendation. And as always, we're going to take the feedback we get from this conversation and incorporated into that next revision.

259

00:35:08.813 --> 00:35:15.864

So, at this point, this is where, again, if you raise your hand, or you stand out, I pick on you. 1st, Carmen.

260

00:35:16.199 --> 00:35:30.804

I know you have a question. Thank you. Yeah, I always do. I'm sorry. So C3 the affordable affordability analysis that you're talking about recommending for redevelopments with more of.

261

00:35:31.528 --> 00:35:45.684

Affordable housing, I'm philosophically incomplete support of that. My experience and redeveloping properties in Arlington. And now, my recovery county though, is that a 3rd party is known as the best way to approach it at my nonprofit.

262

00:35:45.684 --> 00:35:57.623

We have a full time staff person. That works with relocation. Where we do individual surveys with every resident in a building that we're going to go to acquire, you see how their, what their income is family composition they want to stay.

263

00:35:57.898 --> 00:36:03.208

Do they want to buy their 1st home and they've just been stopping away money living in a mark.

264

00:36:03.208 --> 00:36:07.588

But they in factor at 120%, I, and, you know.

265

00:36:07.588 --> 00:36:21.623

Can't stay as so not kind of being open to it doesn't have to be 3rd party. It certainly has to be reviewed by the county and hit certain important parameters in terms of what that affordability analysis looks like.

266

00:36:22.373 --> 00:36:26.364

But it's a lot more expensive for us to have them a lot like our county when we did a.

267

00:36:26.909 --> 00:36:31.469

I'm embarrassed to say how much we paid for that, versus we, our internal kind of.

268

00:36:31.469 --> 00:36:45.478

14 year veteran in working with residents and the nice part is you have that relationship that you start with the resident. That will take you through the redevelopment and through kind of service provisions and other things that happen later. If you leave the door open for that to happen.

269

00:36:45.478 --> 00:36:48.539

In house.

270

00:36:48.539 --> 00:36:56.128

Barbara and Tom, I'll invite you to comment. I think that one's for Tom.

271

00:36:56.128 --> 00:37:04.918

Thanks Barbara. I think we are we are open to.

272

00:37:04.918 --> 00:37:07.313

You know, to being flexible on this issue.

273

00:37:07.344 --> 00:37:20.364

I mean, you know, certainly our concern on this is capacity and we need to be realistic about capacity, but I don't I don't think we necessarily need to be.

274

00:37:20.699 --> 00:37:24.329

You know, dogmatic about that either. So.

275

00:37:26.579 --> 00:37:30.659

Melissa yes, ma'am.

276

00:37:30.659 --> 00:37:35.188

I'm sorry, I also have a question on on C3.

277

00:37:35.188 --> 00:37:40.108

Excellent. Go right. Ahead on this affordability analysis.

278

00:37:40.108 --> 00:37:49.559

Are we to assume that this analysis would also apply to any consideration on redevelopment of the mobile of the manufactured home communities?

279

00:37:49.559 --> 00:37:52.889

That is also.

280

00:37:52.889 --> 00:38:07.253

Strong equity issue yes, it is. And oh, Barbara, I may turn to you here. Just thinking about it from a policy standpoint and, you know how you think that might play out.

281

00:38:08.219 --> 00:38:16.920

So, again, I think I need to defer to Tom on it, but I would say that every time in the past that we've looked at instances where the.

282

00:38:16.920 --> 00:38:27.539

Then the mobile home parks were subject to a development application. We have definitely looked at in partnership with a today. Looked at.

283

00:38:27.539 --> 00:38:32.369

The incomes of the residence and frankly, what kind of assistance.

284

00:38:32.369 --> 00:38:44.760

We could provide them if it ended up being relocation assistance or any of the kind of assistance. So I let Tom answer, but I am sure that even more than on the preservation side, this would be extremely important.

285

00:38:44.760 --> 00:38:50.099

And I would just agree. 100% that answer. Michelle is yes, on this 1.

286

00:38:52.914 --> 00:39:07.614

Thank you. Thanks, Michelle. I'm trying to keep up with the with the screen and the document and hands that are raised virtually and in real life. Are there other questions around C.

287

00:39:08.070 --> 00:39:18.750

Hi, I'm Michelle.

288

00:39:18.750 --> 00:39:23.849

All right, I, um, I do general observation.

289

00:39:23.849 --> 00:39:28.619

So, the concept of 1 on 1 to 1 replacement.

290

00:39:28.619 --> 00:39:39.269

Um, I mean, I'm fully supportive of the aspects of C that provide incentives for, um, owners. So naturally occurring affordable housing to preserve.

291

00:39:39.269 --> 00:39:44.219

You know, there are some, there are some of the goals here that are.

292

00:39:44.219 --> 00:39:51.510

I guess it might be, you know, could be interpreted as new requirements for people who own naturally occurring.

293

00:39:51.510 --> 00:39:58.170

Uh, affordable housing, so, for example, the concept of 1, 4, 1 replacement, if.

294

00:39:58.375 --> 00:40:13.045

If 1 of these projects is to be redeveloped. Um, I guess we don't know the shape in the process right now, um, of what that really means in practice. There's also some language in here. For example, that says to the extent feasible.

295

00:40:13.824 --> 00:40:17.034

I was just thinking that to the extent that we introduce uncertainty.

296

00:40:17.369 --> 00:40:22.409

To owners of affordable housing that next naturally occurring.

297

00:40:22.409 --> 00:40:28.110

1, unintended consequence that I fear is that we might be giving them an incentive.

298

00:40:28.375 --> 00:40:42.625

To more aggressively raise their rate, so they're not subject to these uncertainties definitely may be creating. So, I just I just throwing it out there as an observation and I don't know whether that's something that can be addressed by just language.

299

00:40:42.684 --> 00:40:55.824

Because all of this is still subject to future deliberation. But it's just a messaging that we give to these people that are already providing affordable housing and not giving them an economic incentive.

300

00:40:56.519 --> 00:41:04.079

To to to rethink what they're doing because of the uncertainty that's on this line, which might migraines.

301

00:41:04.525 --> 00:41:17.815

Eric, I think that's a really compelling observation and and thought there I open the discussion to our, uh, our director panel. Um, any thoughts. Yeah. So I think it really is a very good point. Eric. Um.

302

00:41:20.545 --> 00:41:34.735

The circumstances that we've that I've been involved in before are more single family communities, where there was actually homeownership of the individual houses that fall within our neighborhood consolidation policy, which also calls for 1 form for replacement.

303

00:41:35.213 --> 00:41:44.574

And in those, they've been negotiated on a case by case basis and it was very different because in those cases, the actual homeowners wanted to sell out to a developer.

304

00:41:46.320 --> 00:41:49.739

I share your concern and I think it's.

305

00:41:49.739 --> 00:41:58.019

Where it will be, I think most likely to come into play is when there is a.

306

00:41:58.585 --> 00:42:00.625

A circumstance in the comprehensive plan,

307

00:42:00.625 --> 00:42:06.894

which allows additional density so it's not so it hopefully would not be punitive,

308

00:42:06.894 --> 00:42:15.594

but that there would be enough incentive and the comprehensive plan for say to allow people to not only do the preservation,

309

00:42:15.594 --> 00:42:19.164

but also achieve additional density on the property,

310

00:42:19.284 --> 00:42:25.405

I guess the other place that I recall most vividly is in lake and Reston,

311

00:42:25.795 --> 00:42:28.554

where fellowship house existed,

312

00:42:28.554 --> 00:42:29.335

and it had,

313

00:42:29.364 --> 00:42:30.054

I believe,

314

00:42:30.474 --> 00:42:38.994

240 C market affordable housing for seniors and we ended up having the 1 for 1 replacement,

315

00:42:38.994 --> 00:42:42.054

even though it wasn't even really the policy at the point in time,

316

00:42:42.054 --> 00:42:45.054

and they ended up with an equal number of Margaret rate units,

317

00:42:45.054 --> 00:42:49.434

which they actually made into town as so they tore down the old buildings,

318

00:42:49.434 --> 00:42:50.635

put up a new building.

319

00:42:50.635 --> 00:43:00.204

That would accommodate the 240 seniors, and then use the other half of the property where the old building had been to do a truly market rate proposal for townhouses. So, I think.

320

00:43:03.775 --> 00:43:16.675

It's it's going to require some creativity, and I think it will be done in a case by case basis. But I see it starting in when we develop comprehensive site, specific, comprehensive plan recommendations for properties.

321

00:43:16.675 --> 00:43:27.175

That where we do want to preserve affordable housing, stock for residents. And I, I guess that's why 1 of the recommendations we didn't really talk about.

322

00:43:27.175 --> 00:43:37.255

But you mentioned, I think Melissa is the inventory that Tom's group is going to be looking at. So it's very important for us to understand where these units are occurring.

323

00:43:37.255 --> 00:43:43.554

So that when we do do planning in those areas, we can take that into account and plan accordingly.

324

00:43:43.889 --> 00:43:47.340

Absolutely.

325

00:43:47.340 --> 00:43:51.329

Tom anything else.

326

00:43:52.889 --> 00:43:56.880

Yeah, I, I would just note that.

327

00:43:56.880 --> 00:44:08.219

A couple things is that, you know, I think creativity is going to be the watch word here and, you know, the lake and example that Barbara brought up, I think is a really good 1 where.

328

00:44:08.219 --> 00:44:20.454

There were a lot of resources that were brought to bear with our land use decision making, as well as the kind of financing that we're already that were able to bring to the table to make these projects happen.

329

00:44:20.934 --> 00:44:31.494

And I think that's, I think that's an excellent example of the kind of effort and undertaking. That's that's going to be necessary to achieve this.

330

00:44:31.769 --> 00:44:42.090

Which is why, you know, the land use component as well as the resources are are are so very important to, to being able to reach our goals.

331

00:44:43.199 --> 00:44:52.559

Thank you, sir. Excellent discussion there. Good points. Um, Mr Macmillan. I see. Your hand was up.

332

00:44:53.094 --> 00:45:06.655

Yes, I would appreciate it. We just called me. Can we have just about all formalities here? Family? I did not hear eric's comments.

333

00:45:07.164 --> 00:45:11.094

I had to reboot and everything. For some reason. I'm having technical difficulties here.

334

00:45:11.579 --> 00:45:16.980

But 1 of the missing links, I've always sort of thing affordable housing is.

335

00:45:16.980 --> 00:45:22.409

The preface county is has an abundance of single family homeowner.

336

00:45:22.409 --> 00:45:32.760

And unfortunately, the, the class that we're missing, the missing link that we, we don't seem to hate for our rental units.

337

00:45:32.760 --> 00:45:39.690

I'm going to use myself as an example. My parents bought their 1st and only home.

338

00:45:39.690 --> 00:45:45.239

In Southeast, and before that, they rent it a 3.

339

00:45:45.239 --> 00:45:50.579

Room area in a house in the upper level.

340

00:45:50.579 --> 00:45:56.460

The thing about me is, unless I had children, I had already planned.

341

00:45:56.460 --> 00:46:06.900

Not to ever own a home. The only home that I would own would be in music studio, and it never came into fruition. So I've been a renter all of my life.

342

00:46:07.980 --> 00:46:17.574

That being said a lot of single people, like me, that's what they're looking for. There's no point in owning a home with all of that space when you don't actually need it.

343

00:46:18.505 --> 00:46:24.233

The other part of that is for the, the group of people that we're missing here.

344

00:46:24.233 --> 00:46:27.625

The workers who do your cleaning your,

345

00:46:27.625 --> 00:46:27.985

your,

346

00:46:28.014 --> 00:46:30.505

your restaurants,

347

00:46:30.864 --> 00:46:31.764

their waiters,

348

00:46:32.034 --> 00:46:33.235

your cashiers,

349

00:46:33.985 --> 00:46:37.014

things like that your nurses that people who need childcare,

350

00:46:37.014 --> 00:46:39.715

they're in school they have to start somewhere.

351

00:46:40.230 --> 00:46:50.280

I don't know too many people who have the Capitol to actually go from coming out of their own home with their mother and father and going right into homeownership.

352

00:46:50.280 --> 00:46:54.119

Because the amount of money that you would need to do that.

353

00:46:54.119 --> 00:46:58.619

It's totally out of their reach, especially for those who are coming right out of college.

354

00:46:58.619 --> 00:47:05.190

Our university or something like that. So, while we're preserving the single family home.

355

00:47:05.190 --> 00:47:08.280

Idea we're missing the rental unit.

356

00:47:08.280 --> 00:47:15.119

We just had a building that was built in Fairfax circle, and they loved it. It's going to be affordable.

357

00:47:15.119 --> 00:47:27.510

Things of that nature it has not come to fruition. Paul. The 6 has sold their property and they're supposed to be having affordable rental units there. That's not going to come into fruition. Developers. Don't want to look at that.

358

00:47:27.510 --> 00:47:40.920

You know, that idea when they talk about affordable, you know, and they talk about the, and so to speak, that is so far away from what people can actually afford if they're not making it wrong.

359

00:47:40.920 --> 00:47:52.855

If they're not making an adequate minimum wage. So I often wonder as we do this preservation thing, have we actually looked for that and I know that there are a couple of areas. Tom may know what I'm talking about.

360

00:47:52.855 --> 00:47:58.885

That Fairfax county has actually preserve and save that we're getting ready to be sold to developers and things of that nature.

361

00:47:59.875 --> 00:48:03.445

When I go back to the point of when I saw back in 2015,

362

00:48:03.445 --> 00:48:16.824

there was an article I think it was in the patch newspaper abundance of students that were at George Mason University were sleeping in their cars and some of them sleeping in the libraries.

363

00:48:18.090 --> 00:48:26.190

And these are people who are gone to school and are coming out with degrees in so much and they cannot.

364

00:48:26.190 --> 00:48:35.400

Afford to live in the county as a hourly manager at home depot for about 9 years.

365

00:48:36.625 --> 00:48:46.675

I had a a person who worked for me and he had just graduated from school and asked him. You said, you seemed to be late all the time and we're having a problem.

366

00:48:46.675 --> 00:49:01.554

And I really don't want to document you because you are an important person to to what we're doing our department. He said yeah. Well, unfortunately, traffic has created a problem with me from getting home and everything like that. And I said, what do you mean? Traffic.

367

00:49:01.889 --> 00:49:08.880

And he was coming from, it was a 2 hour 3 hour drive from where he was living. He moved back end where his grandparents.

368

00:49:08.880 --> 00:49:19.409

Because you could not find an affordable space here. Eventually he left the store and moved down to where his grandparents lived. And and when you think of that kind of situation.

369

00:49:19.409 --> 00:49:31.019

Here I have an employee that's working for me. I've been an advocate for housing that's affordable for years and I have to deal with this and it really hurt me that there was nothing I could do for him.

370

00:49:31.019 --> 00:49:39.510

So that's just 1 small tick, but if I take in stipulate that and blow it up, there's got to be a greater need for that.

371

00:49:39.510 --> 00:49:49.380

And we had no idea of just how much housing stock we have in the county when it comes to a portable apartments, not single family homes.

372

00:49:49.614 --> 00:50:04.405

Or department at the rental state so I'm just throwing that in I know we're going to be closing down our task force and a few times, but I thought that I would get that in, as the county moves forward that we need to think about that. And, hey, Walter.

373

00:50:04.914 --> 00:50:10.824

Welcome back, Ken, thank you. So much for your your comments.

374

00:50:10.824 --> 00:50:23.545

I really do resonate with me, I have a young adult son, and I have watched the struggle and so I know that it is important and we are not ignoring the fact, and maybe director fleet. What?

375

00:50:23.545 --> 00:50:27.414

You can give a little bit of insight here on our acknowledging this.

376

00:50:27.719 --> 00:50:34.380

So, I did just want to point out 1st of all Ken, thank you for that. And the, the.

377

00:50:34.380 --> 00:50:44.099

The challenges of working people and being able to access their workplace is is really in, in large part. What we're all about here.

378

00:50:44.099 --> 00:50:55.289

Um, and I want to acknowledge in particular that there is and Judith helped me out here within the document, a recognition that.

379

00:50:55.465 --> 00:51:08.545

That that the single families and condos are, in fact, an important aspect, an important part of our affordable housing stock that needs to be understood and supported as well.

380

00:51:08.635 --> 00:51:14.635

So, I want to note that and I, and I also want to with respect.

381

00:51:14.940 --> 00:51:27.264

With respect to the, the issue of the of the inventory app shop that we were able to take in in the middle of 2019, to give us our sort of benchmark of the.

382

00:51:30.239 --> 00:51:38.454

Of the market affordable units, I think is a good starting place, but it is just that it is a starting place.

383

00:51:38.454 --> 00:51:50.005

And as Barbara, you mentioned the survey that we're going to be doing is intended to update and replace that and then be sustained on a regular basis.

384

00:51:50.005 --> 00:51:55.855

So that we're understanding going forward the conditions in these properties conditions, meaning.

385

00:51:56.280 --> 00:52:01.440

Are they staying affordable? What is their? What's their situation? Are they at risk.

386

00:52:01.440 --> 00:52:03.235

What can we identify to preserve?

387

00:52:03.264 --> 00:52:03.445

So,

388

00:52:03.445 --> 00:52:08.574

I just I wanted to wanted to underline the importance of that as a step,

389

00:52:08.664 --> 00:52:12.505

because I think I think it's gonna help all of us,

390

00:52:12.505 --> 00:52:15.684

especially folks on the development side,

391

00:52:15.804 --> 00:52:17.125

and on the planning side,

392

00:52:17.125 --> 00:52:21.864

to kind of understand where the priorities and opportunities intersect.

393

00:52:22.405 --> 00:52:35.244

So, thanks for the resume. Please Barbara. Go right. Ahead. So, thank you. So, I'll put on my director because I've spent so much time with Tom. He's taught me a lot.

394

00:52:35.545 --> 00:52:40.224

So, here today is only 1 component of his.

395

00:52:41.244 --> 00:52:54.324

As they say, tools in the toolbox, and so we have many things in the county that we're working on at the same time to try to address exactly the issue that you mentioned. So, I mentioned the W program, which is the workforce drawing unit program.

396

00:52:54.324 --> 00:53:05.155

That went to the planning commission last night and up until this gets this new 1 gets adopted, it was aimed at a variety of income tiers, but some of them were frankly, just too high.

397

00:53:05.485 --> 00:53:14.875

And the new proposal takes us income tiers down to no greater than 80%. So we're trying to get 60, 70, 80% within that program.

398

00:53:14.875 --> 00:53:21.025

And then Tom has other programs, which delve deeper into the income tiers through.

399

00:53:23.130 --> 00:53:36.925

Other programs that ACD sponsors, or the, or frankly the production he's now becoming a major developer in the county I have to tell you, I think I get more applications that have Tom than any other developer in the county right now.

400

00:53:38.005 --> 00:53:52.105

Also just went to the planning commission last night, warehousing and community development is beginning to develop numerous projects around the county to make their goal of 5000 units and 15 years for for affordable residents.

401

00:53:52.795 --> 00:54:06.324

And so, I think you may know we're, we're looking at a site in our main government center that we want to put at least 1, maybe 2 sites there, we want to affordable housing. So it's really a multi pronged effort to get it. Exactly.

402

00:54:06.324 --> 00:54:20.304

The issue that you were mentioning, and 1 of the recent projects that we dealt with was actually George Mason University students, student housing. It was very contentious, but it got approved at University and 1, 2003.

403

00:54:20.304 --> 00:54:30.894

and so you may read about that, because it was in the papers a lot, but it is really very multi prong approach to try to address the affordability issue. So, Tom, we hire me.

404

00:54:33.775 --> 00:54:39.204

A, plus you get the job and Barbara I want to thank you, because I know full.

405

00:54:39.204 --> 00:54:49.105

Well, as Tom knows that I spent, I was there until 3 o'clock in the morning before to planning commission 1 night trying to advocate for 1 University.

406

00:54:49.945 --> 00:55:01.795

But as you do your survey, I want to make note that you should be aware while surveys are extremely important, and trying to define our needs and and our failures.

407

00:55:02.340 --> 00:55:11.010

Being reminded that a lot of the people who are going to be renaissance in apartments and stuff like that, do not have access to the Internet.

408

00:55:11.545 --> 00:55:12.085

So,

409

00:55:12.594 --> 00:55:27.204

having participated in a 2016 needs assessment 1 of the things that I brought up and continue to bring up with a new needs assessment is that you're not getting a full spectrum of what is the actual population is and Fairfax

410

00:55:27.235 --> 00:55:28.494

County and then,

411

00:55:28.494 --> 00:55:31.074

once you add MTV,

412

00:55:31.074 --> 00:55:32.275

the immigrant status,

413

00:55:32.514 --> 00:55:38.934

a lot of people feel hesitant to ever go on record saying anything about their needs,

414

00:55:38.934 --> 00:55:40.735

unless we can include in there.

415

00:55:40.735 --> 00:55:41.724

You can do that.

416

00:55:42.719 --> 00:55:57.175

Anonymously and by race, by, by ethnicity, by your, your welfare, things of that nature is included in that we only taking a small snapshot of what the county app actually is.

417

00:55:57.445 --> 00:56:01.344

I know, right. For a fact here where I live in circle towers.

418

00:56:01.679 --> 00:56:09.264

I know for a fact, because I talked to them, I speak a little Spanish that gives me enough to get by to be able to understand what they're going through.

419

00:56:09.534 --> 00:56:21.565

But when I look at a 3 bedroom apartment, and you have 4 families living with their with 2 children each, and they don't, they're not even remotely related to each other. That's just a snapshot of what we're actually dealing with.

420

00:56:21.565 --> 00:56:29.244

But I want to make sure that you all are aware of that I see this at the root level at the ground level. And I've been doing this for a long time.

421

00:56:29.275 --> 00:56:44.155

And so I just I got to put my 2 feet 2 feet and pretty large shoes, but they're, they're relying on me to speak for them as an advocate, which I've been doing for a long time.

422

00:56:44.184 --> 00:56:55.494

So just putting that in there, and I'm going to be quiet now Tom don't slap me. I'm going to share it out. Can we appreciate that? And we definitely need more folks like you and the community.

423

00:56:55.980 --> 00:57:08.639

Because this is a a tall task, and that's why part of the reason we have this task force to come together to help with these situations and there'll be more committees to come along to make sure that we're focused on.

424

00:57:08.639 --> 00:57:15.840

When housing in areas, it's truly a complex thing and a lot of decisions that has to be.

425

00:57:15.840 --> 00:57:22.769

A lot of different shake and your advocacy and engagement.

426

00:57:22.769 --> 00:57:37.525

So moving right along more questions around SEO conversations that we have around sealed. Are we ready to move on to 3 more process question? If it's okay. Really? Probably more for Barbara.

427

00:57:38.909 --> 00:57:45.210

I just want to know if if when these recommendations are finalized and they're sent to the board.

428

00:57:45.210 --> 00:57:59.425

And the board approves them. How would you and your staff approach this section really see to, like, where the lie just sometimes the language makes me curious. And I think overall the language is strong and approved.

429

00:58:00.264 --> 00:58:14.394

But is there, we're doing all these things. We prioritize them, or how, how would you approach this laundry list and then the 1 thing I also wanted to just there are a couple just common questions.

430

00:58:14.610 --> 00:58:28.199

What you're seeing from Trump, Tom's group is really exceptional as a larger affordable housing owner, and redeveloping those projects for the other 9 that from the other several 1000 committed affordable units.

431

00:58:28.855 --> 00:58:38.094

It may be worth and I know several people have brought it up this idea of land banking through affordable housing. Paul mentioned that a while ago.

432

00:58:38.425 --> 00:58:52.434

And he is there a way to kind of explore specifically those projects where there are opportunities for redevelopment to giving them some of these enhanced and more accelerated processes that are listed here?

433

00:58:52.824 --> 00:59:02.394

And then, 1 last comment, just really more based on your, some of your prior career history, which I haven't been able to admire from afar many years ago.

434

00:59:02.394 --> 00:59:13.704

You were in charge of revitalization efforts and accounting and Tony had a tax rebate program, attack, incremental financing program.

435

00:59:14.574 --> 00:59:18.054

And that was sequestered and kept only for gateway.

436

00:59:18.360 --> 00:59:24.389

Commercial development projects, and I wonder, you know, in your role now.

437

00:59:24.389 --> 00:59:38.155

Is there is there any, any value in pursuing that for larger preservation or redevelopment projects? Is there an appetite for that? And now that I'm asking questions on you a lot of questions there.

438

00:59:38.425 --> 00:59:48.804

So, the 1st thing, and maybe Graham, you can chime in. If I get it wrong. But the way that the comp plan is organized and the policy plan is a series of goals and objectives.

439

00:59:49.164 --> 01:00:00.085

And so I can see these turning into goals and objectives and then when we get an application or a specific plan amendment, we'll look at those and try to meet all of them. You don't always do.

440

01:00:00.085 --> 01:00:09.804

But you use those as your as your roadmap and your guidelines in regard to land banking is hard. We've tried that.

441

01:00:10.284 --> 01:00:15.114

We have had people were actually in the process right now and it's.

442

01:00:16.585 --> 01:00:31.105

Not going maybe as well as it might of doing a project in tyson's where they would provide a kind of Bank of workforce housing for other people, and it has some issues that is holding it up.

443

01:00:31.375 --> 01:00:36.355

So, we've looked at that in the past. We've never really been able to do it other places.

444

01:00:36.925 --> 01:00:44.514

Who put more money to other jurisdictions have actually done things like, by land use land for those purposes.

445

01:00:44.514 --> 01:00:52.224

And Tom is doing that, as I said, slightly differently, not really for preservation, but for new construction you know.

446

01:00:52.224 --> 01:00:57.744

So I think it's something it's challenging to do that not impossible,

447

01:00:57.744 --> 01:01:03.324

but it's historically we've been better off doing,

448

01:01:03.355 --> 01:01:03.565

like,

449

01:01:03.565 --> 01:01:06.025

site specific developments with incentives,

450

01:01:06.025 --> 01:01:10.105

rather than creating a bank but it's certainly something that we could consider.

451

01:01:10.494 --> 01:01:23.094

So, to get your last point, the, which is a economic incentive program is mine, we actually just got it approved by the board 2 months ago September.

452

01:01:23.400 --> 01:01:27.750

It was September who can remember in the covered year how know what month is what.

453

01:01:28.465 --> 01:01:42.144

And this is a program where the general assembly gave us specific enabling authority to do a, a program that would include incentives and we ended up doing a real estate tax abatement incentive.

454

01:01:42.565 --> 01:01:46.135

If you consolidated properties for redevelopment purposes.

455

01:01:46.440 --> 01:01:49.500

And we earmarked our 7.

456

01:01:49.974 --> 01:02:02.755

There were 7 of our 8 revitalization areas we did not include medifield because those of you who know mosaic and the other properties they are. No, it doesn't particularly need much of an incentive. And, in fact, we, we particularly we gave it 1 early on.

457

01:02:03.625 --> 01:02:16.945

So, we've set up the program so that you get up to 10 years of attacks, abatement, between the difference between your base value when you go in and you redevelopment value. I think that's a very interesting idea.

458

01:02:16.945 --> 01:02:24.235

And it's something worth pursuing. I would have to check to see whether we have the enabling authority because those of you who are in Virginia?

459

01:02:24.235 --> 01:02:35.125

No, we are constrained to say at least, but with the general assembly gives us in that case, they gave us a very specific code change that we could use.

460

01:02:35.125 --> 01:02:40.135

So we could take a look at that because I think that is interesting and it.

461

01:02:40.409 --> 01:02:54.835

My experience with the is that it has made the difference with some developments on their go. No. Go decision on a particular property. So it's really factored into their performance and it's made it viable for them.

462

01:02:55.375 --> 01:03:03.385

We have our 1st application of that going to the board. I think in March, but I do think it's something that we should actually look into.

463

01:03:04.050 --> 01:03:10.980

So, thank you, Eric, for mentioning it. Barbara. This is Michelle Crocker. If I could just show.

464

01:03:10.980 --> 01:03:15.329

How are you if I could just set up a follow on to your answer there?

465

01:03:15.329 --> 01:03:20.670

Uh, I believe last week, Joe, at the last meeting, Joe identified.

466

01:03:21.715 --> 01:03:28.733

The economic fund yes. Yes. Yeah. So we can do we do know about or do you want me to talk about it?

467

01:03:29.065 --> 01:03:37.974

Well, I think I do, I'm aware about others might want you to talk about it, but when it was 1st being discussed by the county.

468

01:03:38.340 --> 01:03:44.820

Uh, through our leadership Council, our reputation central affordable housing developers looked at it.

469

01:03:44.820 --> 01:03:48.480

And talked about certain incompatibilities.

470

01:03:48.480 --> 01:03:55.170

With tax credit or other requirements so I guess I would say that.

471

01:03:55.170 --> 01:04:00.510

If or as this strategy is being considered for preservation.

472

01:04:00.510 --> 01:04:10.260

That you pull in some of those folks in development and affordable housing developers who use the housing tools.

473

01:04:10.260 --> 01:04:15.059

Just to see if there are any consistency there. If this is indeed being proposed.

474

01:04:15.059 --> 01:04:29.574

As an opportunity for preservation yeah, it's interesting to me, Michelle, because I would have viewed it and clearly, I'm not a housing finance person, but I would have just viewed it as a source of equity. But maybe there's some problem with that. I don't know.

475

01:04:29.875 --> 01:04:34.764

But Tom is or isn't Tom, is or has experts in that so we will definitely pursue that.

476

01:04:34.945 --> 01:04:35.335

So,

477

01:04:35.335 --> 01:04:39.985

this fund for those who don't know the county keeps several reserve funds,

478

01:04:40.014 --> 01:04:50.184

and we have a goal of 10% to put 10% of our general fund money into reserve funds.

479

01:04:51.449 --> 01:05:05.789

10% of so I forget it's 10%. I think of the general fund allocation and given your interest or fun. And some of the reserve funds are earmarked for.

480

01:05:05.789 --> 01:05:10.019

Calamities and that sort of thing and but we did create.

481

01:05:10.019 --> 01:05:17.550

1 that it's the 2 more calamity funds are 9% and we have a fund that has 1%.

482

01:05:17.965 --> 01:05:30.295

Goal and right now it is finally fully funded and that's something like 40M dollars a year. And so originally the goal was to use that for kind of redevelopment and to do things like the land bank that Eric talked about.

483

01:05:30.295 --> 01:05:36.264

It's kind of morphed into a lot of the things people using it for different purposes, but it is a revolve refund.

484

01:05:36.264 --> 01:05:50.244

That's supposed to get replenish during a yearly basis and it is a source of capital for unique projects. That might need some kind of financial assistance from the county to get to make viable.

485

01:05:50.244 --> 01:06:04.764

There's a very laborious is all new we can do process on how you get the money, but people have applied for it mostly in smaller increments 1M maybe 3M. But I could see it being used.

486

01:06:05.760 --> 01:06:11.039

For its original purpose, which really was kind of a big project.

487

01:06:11.039 --> 01:06:19.769

Or buying land definitely. I mean, that was 1 of the original discussions is buying opportunistically buying a piece of property.

488

01:06:28.860 --> 01:06:33.119

Any other questions in there.

489

01:06:33.119 --> 01:06:44.760

See now phrase, so we're ready to talk the recommendations regarding manufacture housing.

490

01:06:50.070 --> 01:06:57.300

Questions on, but the 1st, here that we are looking at recommendation a 3 on page 6.

491

01:06:57.300 --> 01:07:05.519

Any concerns there what's being proposed or question here?

492

01:07:09.630 --> 01:07:18.750

Speaker 1. Oh, well, I guess Walter with with, um.

493

01:07:18.750 --> 01:07:22.619

Should this also be noted under, um.

494

01:07:22.619 --> 01:07:25.800

Manufactured homes.

495

01:07:25.800 --> 01:07:32.760

That shared that yeah, I can't talk the deteriorating rentals that are prime for redevelopment.

496

01:07:32.760 --> 01:07:36.150

Should that should that also be noted there?

497

01:07:38.760 --> 01:07:46.110

Yeah, so that was a, that was a question in terms of what the task how do we, how do we, that.

498

01:07:51.449 --> 01:07:55.829

Barbara, I don't know if you or Tom have any thoughts there.

499

01:08:01.139 --> 01:08:09.000

Forgive me, I couldn't hear terribly well, but it, it sounded to me, like like, the question was is.

500

01:08:09.000 --> 01:08:21.029

Should the should the manufactured housing be included as a notation with respect to the conversation about the deterioration?

501

01:08:21.029 --> 01:08:26.609

Is that correct? Correct. Okay. So I think.

502

01:08:26.609 --> 01:08:33.300

You know, I don't know that it's an, a, is in a different is.

503

01:08:33.300 --> 01:08:43.920

I guess we were trying. It's a, it's a good idea. I don't know if that's the right place given that we were trying to separate the 2 issues say we should find a home for it under the 3.

504

01:08:43.920 --> 01:08:54.119

Right and I think what I might say is we can we could work on some language for 3 that underlines that point.

505

01:08:54.119 --> 01:09:00.899

And I think that 3 also kind of draws a fence around.

506

01:09:00.899 --> 01:09:04.170

The manufactured homes as a priority on their own.

507

01:09:04.170 --> 01:09:09.090

Altogether.

508

01:09:10.829 --> 01:09:14.939

Eric, is, is the issue here that.

509

01:09:14.939 --> 01:09:23.340

I think you were, and I think you were speaking to this Barbara, is that because these properties are so diverse and.

510

01:09:23.604 --> 01:09:33.595

Unique and but to remove what at least, I'm not saying you're speaking in code or just to translate it to myself as that in some parts of the county.

511

01:09:33.595 --> 01:09:47.755

They are not really wanted to be preserved that there's a better use for those sites that we don't want to necessarily identify them as a target for preservation because some of them have a better use for affordable housing.

512

01:09:48.774 --> 01:09:49.255

So,

513

01:09:50.185 --> 01:09:56.635

I think we're just concerned about so right today is we sit there are at least so there's 1 that we own,

514

01:09:56.814 --> 01:09:57.505

which is North,

515

01:09:58.164 --> 01:10:06.984

and then there are at least 2 others that are in of the 8 that I think are very viable communities and.

516

01:10:07.289 --> 01:10:07.680

No,

517

01:10:07.885 --> 01:10:10.435

I don't think that there are any plans to redevelop them,

518

01:10:11.034 --> 01:10:16.164

but some of the others does 1 on the north end of Richmond highway,

519

01:10:16.164 --> 01:10:16.975

for example,

520

01:10:17.425 --> 01:10:23.185

which our comprehensive plan calls for its redevelopment because it's at a station and that sort of thing.

521

01:10:23.484 --> 01:10:30.295

So, already there are conflicts and so what I think Tom, and we have talked about is.

522

01:10:30.899 --> 01:10:35.699

How we preserve affordable homeownership opportunities.

523

01:10:35.699 --> 01:10:43.739

For the, for the owners, but it's not necessarily the same as a 1 to 1 replacement or preservation of the existing asset.

524

01:10:47.189 --> 01:10:50.939

Yes, can.

525

01:10:50.939 --> 01:11:05.699

So, is there a threshold as to what point of deterioration that we would allow that we decide it may be a lost cost or, or how exactly.

526

01:11:05.699 --> 01:11:15.029

I haven't been able to read this document because I wasn't able to open it up. At what point do we decide? It's a forgone conclusion that.

527

01:11:15.029 --> 01:11:28.050

It's not reservable except for redevelopment entirely. So Barbara, do you know is, is there something the guideline to that measurement or.

528

01:11:28.465 --> 01:11:43.255

No, I don't have an answer for you on that. Unfortunately, you know, there's 1 that Tom, and I have been talking about, which is also along Richmond highway, but more like where the Costco is, which a vast majority of it is in the floodplain. And so it was.

529

01:11:43.770 --> 01:11:50.279

You know, some of these were built before our current regulations so it makes redevelopment.

530

01:11:50.279 --> 01:12:00.960

Of them very difficult and some of them are not in the best of shape and so, you know, there's concerns about.

531

01:12:00.960 --> 01:12:05.279

You know, the long term viability, but there's no.

532

01:12:05.875 --> 01:12:20.064

I think the point of number 3 for us, at least, at this point, we have so much more to learn. So it's hard to answer your question. J, because we have so much more to learn about, but that each 1 is unique and creates unique circumstances that we're going to have to figure out how to deal with.

533

01:12:20.399 --> 01:12:23.760

I mean, I'm sure there's some common themes, but.

534

01:12:23.760 --> 01:12:27.329

It's kind of a spectrum of of issues.

535

01:12:27.329 --> 01:12:33.750

You know, from quite viable to probably somewhat marginal. Tom. Do you want to add to the.

536

01:12:33.750 --> 01:12:41.460

No, I, I would say that you've got it exactly right on the mark and they truly do range from.

537

01:12:41.460 --> 01:12:49.920

You know, very viable to situations where there, where there may even be basic safety concerns.

538

01:12:52.225 --> 01:13:06.654

So, I guess my question would be, do we want to spend time worried about those or, where do we go from here? Should we put our focus on things that are and can doable with minimum amount of work?

539

01:13:06.685 --> 01:13:07.465

Or do we.

540

01:13:07.770 --> 01:13:13.470

You know, Eric, you you may know more about that than I do.

541

01:13:13.470 --> 01:13:25.050

So, I think what we're suggesting is the 2nd task force to really deliver to work with us and to delve into it and to try to answer the questions that you're raising.

542

01:13:28.045 --> 01:13:43.015

Barbara, thanks. Thanks for the clarity there. It's me jumping in again with another administrative moment. I'd like to welcome Tiffany more to see you if you don't mind stating your name and your location for the record tip anymore.

543

01:13:43.015 --> 01:13:45.595

Fairfax, Virginia, thank you. Ma'am.

544

01:13:46.109 --> 01:13:52.020

Sorry Walter yeah, no problem. Thanks for recognizing. Welcome Tiffany.

545

01:13:52.020 --> 01:14:01.020

Okay and moving right along here we had question on 5 page 19.

546

01:14:01.020 --> 01:14:04.020

The preservation of the physical asset.

547

01:14:04.020 --> 01:14:08.760

The add when feasible and necessary.

548

01:14:08.760 --> 01:14:13.229

Saying along the same lines as a, but this is in the.

549

01:14:13.229 --> 01:14:17.789

And section recommendation and thoughts around that of questions.

550

01:14:33.055 --> 01:14:45.744

So the language that was there, we think that that language is fine what should we make some adjustments here or Walter? I would support your adjustment. It's perfect. Thanks, man.

551

01:14:46.614 --> 01:14:51.175

It's just because there's so much, we don't know about them right now, and that we have to learn about them.

552

01:14:53.640 --> 01:15:00.000

Which, yeah, which goes into the the 3rd bullet point here um.

553

01:15:00.000 --> 01:15:06.180

And suggesting that the manufacture housing with this committee, if we're going to stand up a separate committee.

554

01:15:06.180 --> 01:15:10.979

For manufacture housing with the.

555

01:15:10.979 --> 01:15:18.359

Intra agency group I think that's where we can do a deeper dive to really.

556

01:15:18.359 --> 01:15:25.140

Determine what should be preserved, but how we should move forward with the manufacture housing process.

557

01:15:25.140 --> 01:15:29.100

And limiting what goes into this document.

558

01:15:29.100 --> 01:15:37.590

Regarding manufactured housing, so I don't think we want to confuse the issue in terms of to be redeveloped.

559

01:15:37.590 --> 01:15:40.590

Make it no, we can't develop.

560

01:15:40.590 --> 01:15:46.649

Manufacture housing what goes into need and going to jump around.

561

01:15:46.649 --> 01:15:51.779

To overview and goal number 3 where we mentioned preserving.

562

01:15:51.779 --> 01:15:57.329

1750 manufacture units that currently exists.

563

01:15:57.329 --> 01:16:05.760

I don't know if that's necessarily well I'd like to hit thoughts around that in terms of what you all think of that as well.

564

01:16:05.760 --> 01:16:12.210

Sherman, Walter, I did see that.

565

01:16:12.210 --> 01:16:19.949

Okay, thanks. And then just to call out also, John has his hand up.

566

01:16:19.949 --> 01:16:23.340

Okay, go ahead. I'll go after.

567

01:16:25.020 --> 01:16:35.220

Thank you yeah, I'm a little concerned about the manufacturing and probably has more to do with my perception of where we were headed. Initially.

568

01:16:35.220 --> 01:16:40.199

You know, we talked about tiny houses, manufacturing, the opportunities.

569

01:16:40.199 --> 01:16:43.770

A great place, maybe to get affordable housing.

570

01:16:43.770 --> 01:16:50.819

Future opportunities for growth and it's it's kind of flipped around and when I read through all the recommendations.

571

01:16:50.819 --> 01:16:55.229

It it and I'm going to say this incorrectly.

572

01:16:55.229 --> 01:16:58.229

But it, it felt more like it was a community organizer.

573

01:16:58.229 --> 01:17:03.449

This all these are all about the community, and I think we went a little too far.

574

01:17:03.449 --> 01:17:07.109

On worried about the community, there's still the issue of the ownership.

575

01:17:07.109 --> 01:17:11.010

And actually, after today's meeting, I'm even more concerned.

576

01:17:11.010 --> 01:17:16.529

Because there's only 8 communities. 1 of them is ours. It's the county.

577

01:17:16.529 --> 01:17:26.880

2 of them are up for rezoning. So we've only got a couple of communities and that's where the focus is. We don't have to go out and build this whole thing.

578

01:17:26.880 --> 01:17:31.350

And, in fact, some of the questions that we're asking, you say, we don't understand.

579

01:17:31.350 --> 01:17:35.069

The areas or else in the county has 1 of the.

580

01:17:35.069 --> 01:17:40.859

Manufactured home communities, we should know everything about it. We should be able to take that as a template.

581

01:17:40.859 --> 01:17:49.529

If there's some others, there are a concern we need to worry about when I look at the urban line Institute, they talk about cleaning safe, affordable.

582

01:17:49.529 --> 01:17:55.079

We're missing some of that language. We should still be able to drive phone current policies.

583

01:17:55.079 --> 01:17:59.130

For the school should apply to the manufacturer homes.

584

01:17:59.130 --> 01:18:03.539

And I think we need to look at some of the ownership. If I were an owner.

585

01:18:03.539 --> 01:18:07.439

Were 1 of the attorneys for the owners for any of these properties.

586

01:18:07.439 --> 01:18:12.569

If I saw this in draft, I would be on trying to sell the whole thing.

587

01:18:12.569 --> 01:18:16.079

We can ends up with 2000 homes on the market overnight.

588

01:18:16.079 --> 01:18:21.359

Because nobody wants to put up with this. There's nothing in here says this is great opportunity.

589

01:18:21.359 --> 01:18:35.100

You know, I talked before about when I call California, putting up common common roofs to make it look different from the street, maybe places that we could use it and replicate from around the country. I think we missed the boat.

590

01:18:35.100 --> 01:18:39.359

Now, if we're going to keep keep it separate and make a separate task force.

591

01:18:39.359 --> 01:18:43.560

Maybe you are not as concerned really nice things in here about the community.

592

01:18:43.560 --> 01:18:51.659

Wonderful ideas about taking care of it, but this isn't about creating some ownership and homeowners associations within this group.

593

01:18:51.659 --> 01:18:57.600

Which probably has a bunch of folks that I dare say might be undocumented.

594

01:18:57.600 --> 01:19:02.220

That once we show up and start asking questions and look at his safety viability.

595

01:19:02.220 --> 01:19:05.399

They're going to be out of there and we're not looking to do that either.

596

01:19:05.399 --> 01:19:09.930

So, I think we're our hearts in the right place for what we wrote.

597

01:19:09.930 --> 01:19:14.310

But as not the intent, and I can see some negative impacts right away.

598

01:19:14.310 --> 01:19:17.699

From a business perspective that's so what how I'd read into this.

599

01:19:17.699 --> 01:19:24.930

Thanks interesting John. Eric, I believe.

600

01:19:24.930 --> 01:19:33.989

You had a comment about yeah, my only comment as you're looking at the 3 goal statements on page 2.

601

01:19:33.989 --> 01:19:43.199

I think the way that the 2nd goal was articulated was preserving the affordability for, or preserving the affordability.

602

01:19:43.199 --> 01:19:53.819

I think that's a I like that like that phrasing and I think when we were talking about preserving units, I think we should always say that we're preserving the affordability of.

603

01:19:53.819 --> 01:20:02.220

And not necessarily preserving the units themselves. I think our our committee actually had a discussion on this early on the process.

604

01:20:02.364 --> 01:20:12.744

And sort of gives everybody late the maximum amount of flexibility as to how to solve the preservation problem without necessarily being focused on preserving the physical asset.

605

01:20:13.194 --> 01:20:18.774

Like rather preserving the affordability, some other form or some other some other way.

606

01:20:19.409 --> 01:20:20.189

So,

607

01:20:20.484 --> 01:20:29.694

maybe if that language can be applied to consistently applied to all over the preserving units sections of the document,

608

01:20:30.085 --> 01:20:30.295

you know,

609

01:20:30.295 --> 01:20:36.085

that might alleviate some of the concerns about where we're too much focused on preserving specific.

610

01:20:36.449 --> 01:20:41.310

Bricks and mortar, instead of preserving the affordability for the, for the residents.

611

01:20:41.310 --> 01:20:49.680

Very excellent point. Very, very actually point very well articulated there. So hopefully we can work some of the language.

612

01:20:50.760 --> 01:20:56.220

Than anyone else, so I don't see hands, but.

613

01:20:58.645 --> 01:21:12.024

So, we got yes, sir. Okay. Thanks, Walter. Just a couple of points. If I may number 1 with respect to sort of the surveying and understanding issue.

614
01:21:12.895 --> 01:21:14.515
Related to these mobile homes,

615
01:21:14.545 --> 01:21:29.395
I would argue respectively that the mobile home parks that the owns and operates is actually a typical in terms of the population living there as compared to many of the other mobile home

616
01:21:29.395 --> 01:21:30.414
parks and the county,

617
01:21:30.414 --> 01:21:35.875
and particularly in the Richmond highway corridor there are a lot of reasons for that,

618
01:21:35.875 --> 01:21:36.114
that,

619
01:21:37.045 --> 01:21:37.345
you know,

620
01:21:37.345 --> 01:21:41.244
that we could go into much of,

621
01:21:41.244 --> 01:21:54.925
which has to do with the fact that many of the people living in the existing mobile home park that we have were original residents who had formerly lived on North hill or their or their descendants so it's a,

622
01:21:55.734 --> 01:21:56.335
it is,

623
01:21:56.725 --> 01:21:58.404
it's not exemplary.

624
01:21:59.185 --> 01:22:04.015
Would be would be 1 note that I would make 2nd,

625
01:22:04.015 --> 01:22:13.404
I would endorse the comments that that Eric made with respect to talking about the preservation of the of the housing affordability,

626

01:22:13.465 --> 01:22:19.885

or the how the affordable housing opportunities that are provided for in the parks.

627

01:22:21.114 --> 01:22:22.734

The, you know.

628

01:22:23.069 --> 01:22:29.159

1 of the great challenges that we're going to have to unlock that, I think is going to be very helpful.

629

01:22:29.159 --> 01:22:33.210

Uh, through the through the mobile home task force is.

630

01:22:33.595 --> 01:22:48.204

How do we create how do we transform these into true homeownership opportunities and create a platform for wealth creation you know, through that conversion and how does that work?

631

01:22:48.204 --> 01:22:49.554

And what does that look like.

632

01:22:51.029 --> 01:22:54.060

I think that as.

633

01:22:54.060 --> 01:23:07.920

As I hope as being sort of coming through in the document is again, that that the solution on on on the mobile homes is going to involve again sort of multiple platforms.

634

01:23:07.920 --> 01:23:18.000

You know, and in some cases, it's replacement in some cases, it's something different entirely but the but the idea is.

635

01:23:18.000 --> 01:23:31.795

To the extent that we can preserve the communities to the present to the extent and most importantly that we can that we can preserve the affordable housing opportunity and and transform them into more conventional

636

01:23:32.244 --> 01:23:34.675

homeownership I think is critically important.

637

01:23:35.010 --> 01:23:39.449

So, just a couple of thoughts there I apologize for interrupting there.

638

01:23:39.449 --> 01:23:47.670

No, thank you. Yes, John you know, Tom I, I appreciate that and.

639

01:23:47.670 --> 01:23:55.560

If I hadn't been as involved as I've been in the last couple of years with you and your team and the community.

640

01:23:55.560 --> 01:24:00.750

You know, just reading the document and the volume and where we're at is my concern.

641

01:24:00.750 --> 01:24:06.479

So, I know 100% that you guys are all in, were trying to do the right.

642

01:24:06.479 --> 01:24:15.659

But if you just look at the document, I can only see this coming up on 1 of these 2 mornings when people are making decisions with lack of sleep.

643

01:24:15.659 --> 01:24:21.090

And a lot of emotion it's going to take it, and I just think we can do a better job.

644

01:24:21.090 --> 01:24:24.510

Thinking about the future in a positive light.

645

01:24:24.510 --> 01:24:32.130

Instead of saying about all the negative things and and be able to spin around because I think what we did is talked about those, only the communities.

646

01:24:32.130 --> 01:24:38.100

Are there other places that we can use manufacture homes? And I'm okay if the answer's no.

647

01:24:38.100 --> 01:24:42.689

You know, part of this, okay that we're never going to get more than 2000 manufactured homes.

648

01:24:42.689 --> 01:24:52.260

In fact, we want to decrease or resume, but when you look around the country, what some people are doing with these manufactured homes homes.

649

01:24:52.260 --> 01:24:57.510

A really creative and provides these opportunities for folks and safe affordable.

650

01:24:57.510 --> 01:25:04.470

Clean homes, and I think there's maybe a chance for us to be from a positive light.

651

01:25:04.470 --> 01:25:09.420

Instead of just looking at these units, everybody has clicks in your mind as soon as you here.

652

01:25:09.420 --> 01:25:15.989

Manufactured homes, right we're not saying mobile homes. It's just like when you're going back and saying project.

653

01:25:15.989 --> 01:25:21.300

The projects are a different section 8 housing, everybody goes to a place in their mind.

654

01:25:21.300 --> 01:25:24.479

As to what's happening, I think this is our chance to say.

655

01:25:24.479 --> 01:25:27.899

No, we're looking about moving forward and providing.

656

01:25:27.899 --> 01:25:37.739

Better right we know how to do this and plan to go forward. Just like the 5000 which in my mind I put all together with the 40000.

657

01:25:37.739 --> 01:25:43.739

Plus the 5, I love the idea about using the parking lot. You know, I saw a supervisor.

658

01:25:43.739 --> 01:25:46.920

I'd love to see it be added to the libraries.

659

01:25:46.920 --> 01:25:54.449

Throughout the county, we should be able to blow away those numbers if we can begin to think creatively about what we can do.

660

01:25:54.449 --> 01:25:58.079

With the properties, and with the manufacturing homes.

661

01:25:58.079 --> 01:26:04.260

And John, if I may just just to, to follow on that, I think that.

662

01:26:04.260 --> 01:26:07.350

I think what we're saying is not at all inconsistent.

663

01:26:07.350 --> 01:26:15.810

In the sense that that I actually see manufactured and housing in particular.

664

01:26:15.810 --> 01:26:22.890

As a potential, real solution for some of these situations going forward that could the sides.

665

01:26:22.890 --> 01:26:26.609

Also be real property that produces.

666

01:26:26.609 --> 01:26:31.619

That becomes a real wealth building asset for families. So so I think.

667

01:26:31.619 --> 01:26:35.640

You know, your points definitely well take and we can take a step back and look at.

668

01:26:35.640 --> 01:26:43.590

And look at how we've sort of phrase this to make sure that it's that forward looking piece. That's most important.

669

01:26:45.119 --> 01:26:52.380

So, could I add John? So I'm clear you're talking about the messaging that we have, and the framework of that, right?

670

01:26:54.750 --> 01:27:06.149

Really when you go down the recommendations and again I'll visit on this committee, but pretty active and engaged, trying to learn and work as much as I can on this 1. but it.

671

01:27:06.149 --> 01:27:13.439

It it talks about, right it's right with my heart is it's trying to help the community how to do all that stuff. I'm just sending to form an owner.

672

01:27:13.439 --> 01:27:20.159

Right and there's only 8 of these properties, and each of these communities so it's not like a lot of attention and time on it.

673

01:27:20.159 --> 01:27:23.340

If there's only 2 or 3 that we need to be worried about, we should just.

674

01:27:23.340 --> 01:27:27.029

Police are in I look at the 2 or 3. what we're saying is 8 of them.

675

01:27:27.029 --> 01:27:40.920

2000 homes, what are we going to do? It's all about the community to turn it around. There's owners and again, from our previous discussions on this, it's really unique and different in each one's a little bit different as to what the zoning is and the ownership.

676

01:27:41.845 --> 01:27:53.635

But if you have that property, if you're the, you're the physical owner, if you own the actual manufactured home and rent it out, there's all these things that you get trapped into, that g has some negative consequences.

677

01:27:53.635 --> 01:27:58.524

And I'm just saying that as much as we're doing this, we don't really address about the positive nature.

678

01:27:58.770 --> 01:28:03.239

About how we could look at the future and how current I'd much rather.

679

01:28:03.239 --> 01:28:14.279

Have people in a current manufactured home that's got better plumbing and, and, uh, electricity and everything else. I mean, if we have a chance to flip those out or do more is great growth here.

680

01:28:14.279 --> 01:28:25.529

This was looking at saying, hey, out of those 8 properties, we got a couple that are real problems, and we need to get the homeowners together. We need to start banded together and go after these owners.

681

01:28:25.529 --> 01:28:33.840

That are taking care of the properties and that's how it felt like after I read multiple times through this, because I thought I was missing it. But so, I guess.

682

01:28:33.840 --> 01:28:48.534

Hi, it's Barbara so I guess I have maybe a different take on it. Um, 1st, of all we did include the, the park owners in our we want to include the park owners. My take, because I live in the land use world, I guess, is that.

683

01:28:50.279 --> 01:28:53.760

Is this kind of disconnect between.

684

01:28:53.760 --> 01:29:04.199

The goal of preserving these parks and our comprehensive site, specific, comprehensive plan recommendations, which vary, which, in some cases.

685

01:29:04.199 --> 01:29:19.050

1, in particular at the north end of route 1 call for redevelopment to something else and now we have the issue in the middle in the middle section of Richman highway where the board is considering a plan amendment that would essentially.

686

01:29:19.050 --> 01:29:30.175

Redevelop those properties, so, when I was looking at it, from my perspective, I realized 1 slice of of the bigger piece I was looking at it kind of with that lens on.

687

01:29:30.175 --> 01:29:39.685

How how would we reconcile these to these these conflicting county goals? There's redevelopment is revitalization.

688

01:29:39.685 --> 01:29:47.574

This putting keep making sure people are in safe housing, making sure that people can grow their asset for Ford. Wasn't there? A lot of.

689

01:29:47.880 --> 01:29:55.140

In my mind conflicting goals related around this issue. So I may be ready to a slightly different way than than others.

690

01:29:55.140 --> 01:29:59.729

So.

691

01:29:59.729 --> 01:30:14.635

Good point. Yeah, yes. Can so that being said, and I say once again, so this is all about the messaging is there some way we can clarify a little quicker so we can get this rolling or missed here and not.

692

01:30:15.925 --> 01:30:30.685

Not seeing the way out of this. I realized that there's some problems as far as messaging and I'm just going on a limb here. Does anybody else have an idea of specifically? You.

693

01:30:30.930 --> 01:30:39.689

As to if there's a problem with the message itself, and we're still trying to do good, how do we reframe that message?

694

01:30:39.689 --> 01:30:43.680

To make it so that everybody's clear about what our goals are.

695

01:30:43.680 --> 01:30:47.069

And where we want to get to.

696

01:30:47.069 --> 01:30:57.510

I don't know any other way to say that. Yeah, I think I believe what Eric articulated a little earlier Jack with.

697

01:30:57.510 --> 01:31:01.289

Talking about the preservation of the 17, 100.

698

01:31:01.289 --> 01:31:14.670

Units and not the physical structure and this particular document and then once that inter agency is formed, and that stood up, could dive a little deeper and be a little bit more specific about.

699

01:31:14.670 --> 01:31:17.970

Different mobile homes.

700

01:31:17.970 --> 01:31:27.689

Each mobile home, and I haven't visited each of the mobile home parks. I know the field on Richmond highway and visit those and they're all the dirt is owned.

701

01:31:27.689 --> 01:31:32.819

They're different owners of that own that dirt and when we talk about.

702

01:31:32.819 --> 01:31:38.340

Home ownership and wealth building and affordability.

703

01:31:38.340 --> 01:31:44.430

And in mind to send from the few mobile home parks that I'm aware.

704

01:31:44.430 --> 01:31:47.460

The folks actually own there.

705

01:31:47.460 --> 01:31:54.628

Home, but they don't own the dirt so we all understand that that they're going in the dirt and you're paying a 1000 dollars a month.

706

01:31:54.628 --> 01:31:58.319

To park you a mobile home when someone else is Derek.

707

01:31:58.319 --> 01:32:04.498

With the deteriorating asset and value that that trailer is it is not.

708

01:32:04.498 --> 01:32:11.998

Excuse me, the mobile home is not appreciating and value. Is it's depreciating.

709

01:32:11.998 --> 01:32:17.069

So, my concern is, is that we need business a lot to unpack there.

710

01:32:17.069 --> 01:32:23.009

To educate folks on ownership on making a good investments.

711

01:32:23.009 --> 01:32:28.798

And their ownership, and then realizing that folks are paying a 1000 dollars a month.

712

01:32:28.798 --> 01:32:33.689

To David to have, and not only that their home sits on.

713

01:32:33.689 --> 01:32:39.389

So, there's a lot of education, I think that needs to go in to that part of the process.

714

01:32:39.389 --> 01:32:42.868

And when we talk about different parts of the country for mobile homes.

715

01:32:42.868 --> 01:32:47.729

We know we looked around the country, they different housing stocks.

716

01:32:47.729 --> 01:32:56.609

Housing styles and housing stock that's prevalent in 1 area, but maybe not to an, to another area. And so when you look at.

717

01:32:56.609 --> 01:33:03.719

Talking about the Melbourne district and looking at Richmond highway and what we're doing there with the embark plan, which.

718

01:33:03.719 --> 01:33:13.288

A 1B dollars plus is about to be spent along the highway with the widening the highway to Enbar paying the cbc's that are going in.

719

01:33:13.288 --> 01:33:19.529

And having certain particular housing stock, I think we need we need to address that.

720

01:33:20.819 --> 01:33:26.009

And I don't know that I have the exact answer, but I think it needs to be addressed.

721

01:33:26.009 --> 01:33:29.458

And obviously people are being impacted and.

722

01:33:29.458 --> 01:33:39.179

And we want to make sure that we're protecting people as well. So, Walter, it's Barbara. I think you articulated it really, really well, I'm following on with Eric, because.

723

01:33:39.179 --> 01:33:52.439

And I'm not sure supervisor looks less is very interested in this particular topic and I'm not sure really where his head is at it. But I think that the way you articulate it really is the way.

724

01:33:52.439 --> 01:34:02.099

That 1 could end up resolving the different goals because they could they, we want to make sure that they don't become mutually exclusive. And so, I think thinking about it.

725

01:34:02.099 --> 01:34:08.668

Not so much as the Dirk, but as an opportunity for the individual who owns their.

726

01:34:08.668 --> 01:34:12.179

Home is really.

727

01:34:12.179 --> 01:34:23.849

I think we should think about restructuring this more in that context. And maybe that also gets to the previous point that John was making.

728

01:34:23.849 --> 01:34:32.729

Timing because my guess is what is that it wouldn't address. John's concern is that anything is suggesting.

729

01:34:32.729 --> 01:34:43.493

That these are not on a whole or in, in some instances. Welcome assets, which they, I guess they really aren't. I mean, I do agree that that's the approach.

730

01:34:43.493 --> 01:34:55.884

That's the stereotypical my knee jerk reaction to them that the owners are, would take any of this as a concern that we're going to be peeling away of the people who pay them every month.

731

01:34:57.354 --> 01:35:00.384

I do think what you just said, though Barbara, I think, is.

732

01:35:00.838 --> 01:35:04.229

Spot on, and I added just a.

733

01:35:04.854 --> 01:35:14.274

My brother, Eric, maybe just to say it a little differently a lot of times when we talk about preservation of the units, we're not also often talking about the tenants that occupy them.

734

01:35:14.333 --> 01:35:27.474

We may demolish 1 and in some instances, we may try to ensure that that new unit that gets built, gets a 1st writer that tenant the occupied. Maybe ask the real focus we're focusing on the users here.

735

01:35:27.474 --> 01:35:33.533

It is such a unique situation, because they do own something. They're not building wealth.

736

01:35:34.253 --> 01:35:41.724

But they own a piece of property that we're trying to take away the rights department, but probably not going to find another place in the county to park it.

737

01:35:42.172 --> 01:35:50.694

So, they're going to lose another asset of theirs the home itself and have no place to put it in the county. And it's.

738

01:35:51.984 --> 01:36:05.904

I do think like, 1, when we're thinking about that lens that we're using here I know my lens is colored against mobile homes and I'm biased against them. Just instinctively. And I think we need.

739

01:36:06.923 --> 01:36:17.514

We would probably needs to be some revision to this, or at the minimum that committee needs to look over the changes. It looks like a lot of the changes of that section we're moving texts around.

740

01:36:17.873 --> 01:36:26.514

But when a lot of text gets move around, it's hard to see what got left out in the moving. And I really think that group needs to get a chance to look back over this, which I know they have.

741

01:36:27.958 --> 01:36:42.173

But so, I would recommend that. We do consider it from the owners perspectives to properly incentivize them to do what it is that we want them to do. And then, like you said, an additional eric's comment about preserving affordability. It's also ensuring that.

742

01:36:42.173 --> 01:36:47.814

Those tenants are compensated. If we're doing something that removes the dirt where they're putting their current.

743

01:36:48.538 --> 01:36:56.338

That's a very good point. Eric, with the plan amendment that came before is for 1 of the.

744

01:36:56.338 --> 01:37:00.029

The mobile home parks along Richmond highway that.

745

01:37:00.029 --> 01:37:09.448

The planning commission has moved forward to the board is just that, is that the developer is looking at 1 for 1 replacement.

746

01:37:09.448 --> 01:37:12.569

And also a relocation package.

747

01:37:12.569 --> 01:37:17.729

In terms of what that homeowner would be paid for their assets. So.

748

01:37:17.729 --> 01:37:26.819

With my understanding is some of the, and this is getting a little bit into the weeds, I guess, but some of these mobile homes or units.

749

01:37:26.819 --> 01:37:33.479

It cannot be moved then such conditions that you can not move them, but it is an asset.

750

01:37:33.479 --> 01:37:38.908

That they could be compensated for and so that's a part of working through that.

751

01:37:38.908 --> 01:37:42.298

Process and I, and then the.

752

01:37:42.298 --> 01:37:53.128

Heart of what we're doing here. I'm just thinking that there's so much more that will be done in the other committee for manufacture housing that could get to take a deeper dive on all of this.

753

01:37:54.024 --> 01:38:05.543

Walter, I think that's the big point, and a huge part of why this recommendation to have a subsequent task force is so important. There's a lot here that we've unpacked and it's really clear.

754

01:38:05.543 --> 01:38:13.344

So, I really appreciate the the robust discussion on that. I am just noting the time we have about 5 minutes left for discussion.

755

01:38:13.373 --> 01:38:22.703

I know 1 thing that I wanted to bring up and make sure that we touched upon when I went through the summary with you guys earlier I'm attached to that on pages 9 through 11.

756

01:38:23.064 --> 01:38:36.923

that there had been a desire to reorganize section B, the development strategies. And financing tools in order to put those in order of urgency and really just to indicate what needs to be addressed concurrently.

757

01:38:37.163 --> 01:38:47.573

I just wanted to get some feedback from our director panel as I have dumped you. And from our our task force members to see if you guys are happy with that change.

758

01:38:54.264 --> 01:39:05.514

I see a thumbs up from our dear friend here. Thank you Paul for starting that. So, I think, I think focusing on the the.

759

01:39:05.939 --> 01:39:18.059

The money, frankly, to put that up the resources that are going to be necessary to help this preservation, I think is critical and putting it close to the top. But not actually the top, I think was very well done.

760

01:39:18.059 --> 01:39:24.658

Um, and so I think the new financing source is is great to have is B, to.

761

01:39:24.658 --> 01:39:28.139

And the other important thing is this this sort of.

762

01:39:28.139 --> 01:39:31.349

Uh, inventory.

763

01:39:31.349 --> 01:39:42.448

Process and continual, a continuation of that, I think is very important that that that needs to take priority. I might add 1 thing though, as I looked at it.

764

01:39:42.448 --> 01:39:52.498

The potential financial incentive to existing owners of 80 s and W, to use where those might expire.

765

01:39:52.498 --> 01:39:58.048

I think that's a, it could be it should be explored as a use perhaps.

766

01:39:58.048 --> 01:40:05.128

Of the, the blueprint fund or something and so that might be folded in as 1 of the uses, uh, up in.

767

01:40:05.128 --> 01:40:16.319

Um, B1, because it's an existing fund and, and, uh, is it, is it appropriate? Is it possible? So that's a question and a suggestion wrapped up together.

768

01:40:16.319 --> 01:40:19.408

Excellent. Michelle.

769

01:40:19.408 --> 01:40:23.219

Oh, I'm so sorry, Michelle and then I'll come back.

770

01:40:23.219 --> 01:40:28.679

Just a quick question, and this deviates a little bit on page 4.

771

01:40:28.679 --> 01:40:33.838

Under recommendations needs goals and resources.

772

01:40:33.838 --> 01:40:42.179

We do identify, we call out a cost of 50000 per unit of subsidy or gap financing.

773

01:40:42.179 --> 01:40:45.569

I would just like to see if that's.

774

01:40:45.569 --> 01:40:52.109

A realistic unit where that came from, because as we're talking about the financing resources.

775

01:40:52.109 --> 01:40:58.139

I think it's important to make sure that these, you know, what we've allocated as a preservation subsidy.

776

01:40:58.139 --> 01:41:03.479

Um, makes sense so I turn that to more and more experienced developer.

777

01:41:03.479 --> 01:41:11.368

Uh, so, director, Fleetwood, if you want to comment, and then we can turn to our developer community.

778

01:41:11.368 --> 01:41:21.179

So, I'd just I'd like to note on the 50000 that it's roughly what we've been putting into into some of our preservation deals.

779

01:41:21.179 --> 01:41:28.889

I recognize that it is, that can vary very broadly, depending on on what we.

780

01:41:28.889 --> 01:41:40.349

What we might be looking at, in terms of acquisition rehab, et cetera. So it's just trying to take something and kind of put a pin in it and come up with a guess, based on some of our experience.

781

01:41:40.349 --> 01:41:46.559

I just wonder why I want to be held to that. That's all. If there's value.

782

01:41:48.328 --> 01:41:53.668

I'm just questioning whether we should actually be indicating a number and if that.

783

01:41:53.668 --> 01:42:03.238

Could restrict things in the future. We can certainly we can certainly revisit that. Michelle. It was, it was the benchmark for many years in the penny fund.

784

01:42:03.238 --> 01:42:07.139

um and at one point it was a hard subsidy cap .

785

01:42:07.139 --> 01:42:13.588

But, but if there's if there's a sense that we need to take a step back from that, we certainly.

786

01:42:13.588 --> 01:42:16.708

We certainly could in terms of perception, but I think.

787

01:42:16.708 --> 01:42:23.969

Um, you know, I happen to think it's, it's, it's actually still pretty good measure in terms of just kind of trying to.

788

01:42:23.969 --> 01:42:29.458

Size resources, but, um, others may differ say, thanks.

789

01:42:29.458 --> 01:42:34.019

Mark, I wasn't sure if you or solo dad had.

790

01:42:34.019 --> 01:42:48.024

So that and I'll call you. Yeah, I was about to raise my hand. Don't worry. I think that 50000 dollars need to be looked a little bit further and it, it feels a little arbitrary.

791

01:42:48.054 --> 01:42:50.663

Um, so I think.

792

01:42:51.569 --> 01:42:57.988

I think we should look at it and not leave it as it's just because it's been the number that.

793

01:42:57.988 --> 01:43:07.469

It's been used in the past, so there needs to be a little bit more backup on how we came up to that. And I think I have a.

794

01:43:07.469 --> 01:43:10.469

A gut feeling that it may go up.

795

01:43:13.889 --> 01:43:20.668

Thank you ma'am. See in heads nodding from some of your counterparts. Um, let's see.

796

01:43:20.668 --> 01:43:26.038

Mark, go ahead. I was going to say, I think it just if you're taking this forward, you need to have.

797

01:43:26.038 --> 01:43:29.338

He needs to be able to stand scrutiny.

798

01:43:29.338 --> 01:43:33.748

Need to be the last quite people can ask questions, stuff like that. You're going to just to get to say, well.

799

01:43:33.748 --> 01:43:39.569

Pulls up, but solid. I basically made my point so excellent.

800

01:43:39.569 --> 01:43:45.238

Eric, Mary, I see a hand up, but it could be a residual hand.

801

01:43:45.238 --> 01:43:48.809

Residual hand okay.

802

01:43:48.809 --> 01:43:52.319

Try to pay attention guys. Ah, John boy.

803

01:43:54.359 --> 01:43:59.878

Do so I think about this, in terms of the board of Supervisors.

804

01:43:59.878 --> 01:44:05.099

I'm looking for some metrics. I don't need you to tell me I need to do good things and be here and.

805

01:44:05.099 --> 01:44:09.359

And get along and work with the community. That's what they do.

806

01:44:09.359 --> 01:44:13.349

And so I think part of our task is to make some of these hard calls.

807

01:44:13.349 --> 01:44:22.229

And give them some boundaries, even if it's a floor I know that the leadership here has been very creative about how to.

808

01:44:22.229 --> 01:44:29.279

How to set some ceilings and, or some minimums and so I think there's some way to put the language to give the.

809

01:44:29.279 --> 01:44:33.719

The board some, some ideas, the only other thought I had in.

810

01:44:33.719 --> 01:44:41.578

You know, that section a, in particular, the 1, not a 5, which talks about economic opportunity, reserves, federal funding.

811

01:44:41.578 --> 01:44:46.139

They all fit, but I'm wondering if some of those dollar values.

812

01:44:46.139 --> 01:44:54.509

Shouldn't be in that financing tools and B, right. The problem is, when you have a whole group of folks, get together and write a document and then I've done that.

813

01:44:54.509 --> 01:45:03.538

For decades, putting in proposals for government contracting, but you kind of miss that. Sometimes you step back. If I'm again on the board of Supervisors.

814

01:45:03.538 --> 01:45:11.639

I'd like to go to section B and say finance, or you pull it apart and different people have different responsibilities. We've Congress sprinkle some of this throughout.

815

01:45:11.639 --> 01:45:20.009

And we probably need to go back and if we can keep that financing strategies together, that might be helpful. Even though it was created by a different group.

816

01:45:20.009 --> 01:45:25.198

Good call out John will take a peek at that. Carmen.

817

01:45:27.029 --> 01:45:31.649

Yeah, before people freak out at that. Ginormous number that Eric put in the chat.

818

01:45:31.649 --> 01:45:39.538

I think a lot of how we're producing these units is for redevelopment and destiny incentives as as director.

819

01:45:39.538 --> 01:45:53.248

Byron mentioned, especially if you're looking at quarters, where there's a lot of the preservation developers will play and replace what they're taking out. If you give them enough upside it's usually 4 to 1.

820

01:45:53.248 --> 01:45:57.809

So, that means it won't be cash, but it's going to be in the political will.

821

01:45:57.809 --> 01:46:03.448

Too intentionally supersize the density.

822

01:46:03.448 --> 01:46:12.838

And that's how we can get there. Thank you Carmen. Good call out. I'm keeping an eye on the time, Michelle. You may be my last comment.

823

01:46:12.838 --> 01:46:18.269

I'm sorry real quickly, just to reinforce carmen's point last night or the other night.

824

01:46:18.269 --> 01:46:21.509

In the city of Alexandria, a proposal.

825

01:46:21.509 --> 01:46:27.359

To redevelop 140 units of affordable housing.

826

01:46:27.359 --> 01:46:31.139

Was approved to replace 1 for 1.

827

01:46:31.139 --> 01:46:38.458

To add 55 more units that are affordable to people at 40% or less of mine.

828

01:46:38.458 --> 01:46:44.009

And to add an additional 550 market rate units.

829

01:46:44.009 --> 01:46:48.868

That was done with OT subsidy from the city of Alexandria.

830

01:46:48.868 --> 01:46:58.168

And to carmen's point, the density bonus is what made that possible so I think that's really an important tool that we need to be thinking about.

831

01:46:59.033 --> 01:47:13.613

Thank you Michelle I think that was a perfect way to wrap up our discussion today and a reminder of the kinds of creativity and tools that we're going to need to be able to address this and really the spirit of what we need to be putting forth.

832

01:47:15.083 --> 01:47:25.104

I know you guys probably still have some thoughts I love the chat going on over there. Thank you for calling that out over there. Eric. Thanks for your calculations.

833

01:47:25.974 --> 01:47:32.663

If you have more comments again, remind you that we're going to be looking for those.

834

01:47:32.873 --> 01:47:45.953

So, if you haven't had an opportunity already, please make sure you take some time to thoroughly read through the revised draft recommendations

and send any additional ideas edits elements that are missing our other comments to Judas.

835

01:47:46.194 --> 01:48:00.923

So that we can finalize the changes and additions as staff. Starts to refine the document based on our conversation today and what you provide and we're going to aim to get that final draft to you in the next week to that end.

836

01:48:00.984 --> 01:48:14.604

All of your comments need to be sent to Judas by the close of business on Monday, February 8th, any questions about today's meeting, or the task force in general are absolutely welcome. Welcome.

837

01:48:14.904 --> 01:48:25.404

Public comments, suggestions and questions to the task force. The public can submit these questions comments or suggestions on our website, which is W. W.

838

01:48:25.404 --> 01:48:33.323

W dot Fairfax County dot Gov slash housing, slash preservation, Dash task force.

839

01:48:33.809 --> 01:48:41.274

Um, I want to thank the members of the public who took the time so far to share valuable feedback with us for our consideration.

840

01:48:41.634 --> 01:48:56.243

The feedback that is provided is greatly appreciated and all feedback provided to date was shared with the task force members for consideration. Our next full task force meeting is scheduled for Thursday, February, 18th at 2 PM.

841

01:48:56.243 --> 01:48:59.453

That meeting is intended for the task force to vote on.

842

01:48:59.484 --> 01:49:12.474

The draft principle recommendations, I think everybody as always for their thoughtful participation and especially to miss Byron for joining us today and I also saw Carla.

843

01:49:12.713 --> 01:49:27.293

I don't know if she's still here, but I know she was listening and attend today. So, appreciate everybody being here, public staff, the task force,

and the participants I'll look forward to seeing you guys next time and have a safety.

844

01:49:28.854 --> 01:49:42.923

Thank you everyone thanks for being here. Thank you. Several mechanic taken on the big task today. I appreciate it. All right, I'll get everybody.

845

01:49:43.944 --> 01:49:45.054

Thank you. Barbara.

846

01:49:48.748 --> 01:49:52.349

Hey, Melissa.

847

01:49:52.349 --> 01:49:55.559

We are okay.

848

01:49:55.559 --> 01:49:59.578

All right can you do me a favor? What's that?

849

01:49:59.578 --> 01:50:06.088

I am the new host for scope public access.

850

01:50:06.684 --> 01:50:17.604

And I would like to talk to a lot of the members of this board and get their ideas. And if we need to advocate some of this, we now have a platform to do it publicly.

851

01:50:17.993 --> 01:50:22.974

And I would appreciate if you would send out a link email to them.