

WEBVTT

1

00:00:00.000 --> 00:00:06.120

And group 1, we all back.

2

00:00:07.290 --> 00:00:07.830

Yeah,

3

00:00:11.275 --> 00:00:24.114

all right so welcome everyone and hope you all had a productive conversation as we all did we will keep an eye group and 1st,

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00:00:24.144 --> 00:00:26.844

let me establish on the call.

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00:00:26.844 --> 00:00:38.424

We had our role hall and group 1 and we were all able to hear it. 1, another and commissioner McKenna group to your role. All right well.

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00:00:38.729 --> 00:00:51.030

We had a good role call and we were all able to get 1 another. All right. Thank you. So, like anyone that you can't hear, you're having some technical different.

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00:00:51.030 --> 00:01:01.200

Difficulties please email a chat or text Judith, or on what issues that you have right now, and she can help.

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00:01:01.405 --> 00:01:16.254

They can help take care of that for you. So I'm going to start with asking a task force. If we can begin with our presentation. We have 5 minutes each group to give a presentation from the subcommittees. Worksheet.

9

00:01:16.590 --> 00:01:24.180

And let's go with group number 1, and I believe we have Mark that's going to present the group number 1.

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00:01:24.805 --> 00:01:39.114

And coaching before I let Mark jump in, if we can ask everybody to just go into the chat feature, just to type, and that they are present and where you are from, it will make it.

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00:01:39.114 --> 00:01:41.305
So we don't have to do the big disclosure again.

12
00:01:42.000 --> 00:01:49.079
Well, if you guys don't mind, please go ahead and do that. I'll set the example and mark, I'll let you begin your presentation.

13
00:01:49.079 --> 00:02:07.170
Silence.

14
00:02:11.969 --> 00:02:15.030
And policy in front of, you could share your screens that.

15
00:02:15.030 --> 00:02:18.930
They're not on the screen, please.

16
00:02:52.620 --> 00:02:56.129
Is that good in this position to.

17
00:02:57.599 --> 00:03:03.990
Other yeah. Perfect. Thank you. Paul. Great. You may want to make it a tiny bit bigger though.

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00:03:14.280 --> 00:03:18.780
Right so times fresh. So I'll go ahead and launch in this real quickly.

19
00:03:18.780 --> 00:03:28.439
These are the 3 points we thought it in terms of our big 3, most important or feasible actions, we can take to implement the strategies. We're looking to move forward with.

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00:03:28.439 --> 00:03:38.250
Yeah, 1st of all, it's community engagement. We've seen time and time again, the applications move forward as re, planning to move forward. There's a lot of misunderstanding frankly there's a lot of communities.

21
00:03:38.250 --> 00:03:42.539
That this whole process is not visible to them. It's not on their horizon.

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00:03:42.539 --> 00:03:48.389
It's not the world, and the question is a lot of times the committee's going to be most directly impacted to.

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00:03:48.389 --> 00:03:54.719

So, we wanted to 1st of all think about, you know, looking at the outreach strategies. We have the community engagement we use.

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00:03:54.719 --> 00:03:57.990

And, you know, seeing how, where we can go ahead and.

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00:03:57.990 --> 00:04:06.090

Either improve that or expand those abilities and, you know, particularly at a time when people's ability to travel and the, like, maybe.

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00:04:06.090 --> 00:04:13.379

Restricted either electronically, or for folks who, in some committees may not have access to the Internet or something like.

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00:04:13.379 --> 00:04:19.949

Finding ways to engage them and, you know, and that's either looking at who the typical ambassadors are.

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00:04:19.949 --> 00:04:28.439

For those communities talking to other government entities that have do output a lot. We talked about the public schools.

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00:04:28.439 --> 00:04:35.999

Is an example, they may have things to less as a teach us about how to increase and make our community engagement.

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00:04:35.999 --> 00:04:39.869

More effective to all the communities in the county. So that was kind of the 1st.

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00:04:39.869 --> 00:04:47.939

Excellent point dealt with more with, uh, you know, regulatory flexibility and figuring out how to.

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00:04:47.939 --> 00:04:55.468

Take advantage of opportunities as they arise with the change in our society and the repurposing of, you know.

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00:04:55.468 --> 00:04:59.009

Property is the non residential properties that, you know.

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00:04:59.009 --> 00:05:04.019

Probably don't have a viable use right now, and they've made space challenges.

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00:05:04.019 --> 00:05:09.449

Going forward, and that was already happening when we thought of some of the non residential uses in terms of.

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00:05:09.449 --> 00:05:16.649

Class C some class B, office strip centers, retail, isolated areas where they work a lot of.

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00:05:16.649 --> 00:05:24.238

They were already been kind of dying for years. The Internet was already taking its effect on some of this to begin with and now with coven having.

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00:05:24.238 --> 00:05:31.918

You know, created a lot of problems for local, small businesses. Some of these properties are no longer viable. And is there a way to.

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00:05:31.918 --> 00:05:39.959

Look and, you know, restructure our regulations in a way that we can kind of provide opportunities to repurpose those.

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00:05:39.959 --> 00:05:49.108

On an expedited basis and to that same step, we looked at the range of uses where we have, you know, we're talking about non residential uses there.

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00:05:49.108 --> 00:05:59.428

Last point, dealt with actually kind of residential you look at the range of residential uses, you have everything for single family communities to high rise in the county, and you have some areas where you may have.

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00:06:00.834 --> 00:06:09.713

Portions that range that are exempt from 80 use or they were built before time of requirements or here by virtue of building model. They may be old.

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00:06:09.744 --> 00:06:23.274

highrises typically not subject ideas and providing strategies to figure out ways. We can incentives to apply those apply to use or obtain ideas in those areas.

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00:06:23.579 --> 00:06:26.699

Yeah, 1 of the examples we talked about, whereas if you had a.

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00:06:26.699 --> 00:06:33.959

And this is just 1 example, but if you had a apartment building that was built prior to use, and, you know.

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00:06:33.959 --> 00:06:38.309

Property, and probably doesn't have much of an incentive to do anything.

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00:06:38.309 --> 00:06:39.923

With that property yeah,

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00:06:39.923 --> 00:06:45.863

but over time comp plan and the areas densify the comp plan density recommendations have gotten higher and higher there,

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00:06:45.863 --> 00:06:48.983

but they're not quite at the point where you can go ahead and,

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00:06:48.983 --> 00:06:49.194

you know,

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00:06:49.194 --> 00:06:55.613

maybe do a complete redevelopment maybe going and doing almost kind of retrofitting an Edu requirement onto.

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00:06:55.613 --> 00:06:57.144

We're allowing the property to.

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00:06:57.478 --> 00:07:00.689

Does they some of their existing units as 80 years?

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00:07:00.689 --> 00:07:06.658

And take for the density bonus for that, and use that to create new market rate units and infill.

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00:07:06.658 --> 00:07:11.218

Properties and so those are the kind of the 3 things that we were looking at really doing.

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00:07:11.218 --> 00:07:17.668

Anybody else I've misstated, or left anything out to let my committee members supplement.

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00:07:17.668 --> 00:07:27.869

Correct hearing nothing. I'll turn over the 2nd committee.

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00:07:27.869 --> 00:07:34.319

Yeah, Mark, I covered it. Well, and if we could have group 2.

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00:07:44.908 --> 00:07:51.569

Okay, so great risk of just kind of reading this out, but I think.

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00:07:51.569 --> 00:07:55.709

We attempted to kind of revisit our big 3 from the last group and.

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00:07:55.709 --> 00:08:06.113

A little bit more meat on the bones and do our best to integrate it with an equity lens. That was some of the things that we were trying to think about more specifically.

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00:08:06.653 --> 00:08:16.343

So, we had the, the big 3 were to identify properties and areas just for 3rd Paul. If you can scroll back up to part 1.

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00:08:18.178 --> 00:08:21.238

We, we flushed out at the top of the page.

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00:08:21.238 --> 00:08:25.439

Sorry, Eric, I just want to make sure that we can keep up with you.

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00:08:25.439 --> 00:08:34.918

Yeah, yeah, I'm glad you have it on the screen. I have it on my phone. I took a picture of it. Hopefully this will help out. So.

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00:08:34.918 --> 00:08:38.249

All right, let's go down just a little bit more.

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00:09:17.818 --> 00:09:27.594

To maximize community benefits from preservation and the idea here was to discuss with the community and look at what was missing,

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00:09:27.624 --> 00:09:33.053

or what was there in the community and to be culturally sensitive and competent or approach.

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00:09:33.479 --> 00:09:46.019

To maximize a range of benefits that are available in the community. So not just preserving an individual project, but also potentially bringing other county resources to bear to improve.

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00:09:46.703 --> 00:10:00.894

Transportation and access, especially mass, transportation, infrastructure, improvements, placemaking, health facilities, and to have better health outcomes and enhance safety for the community.

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00:10:02.094 --> 00:10:14.453

And then the last 1 was the was kind of course, the biggest 1 was to be broad. And I think big about identifying new, new and existing strategies.

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00:10:14.938 --> 00:10:21.629

To improve the access to capital resources and partnerships to promote preservation.

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00:10:21.629 --> 00:10:22.494

And here,

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00:10:22.494 --> 00:10:25.553

the goal was to use capital,

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00:10:26.274 --> 00:10:27.323

not just money,

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00:10:27.323 --> 00:10:41.333

but other resources and partnerships and incentives to preserve market rate and committed affordable housing projects but to do so with an integrated strategy that adopts the main tenants of the 1,

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00:10:41.333 --> 00:10:49.913

Fairfax policy to have higher quality of life and promotion of employment opportunities and other amenities and services for all people.

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00:10:50.333 --> 00:10:52.734

But specifically for the tenants that are in these.

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00:10:53.009 --> 00:11:00.119

Properties that we would present that is all.

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00:11:01.558 --> 00:11:06.089

Anything to add there for my many members.

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00:11:06.089 --> 00:11:20.129

Eric, I think you did a great job. Sorry I couldn't get myself off of new properly there. So I don't know if anybody else wants to add anything, but, you know, we definitely spend a lot of time flushing this out. So thank you to.

82

00:11:20.129 --> 00:11:33.744

Subcommittee 2, and also to group 1 for all of the thoughtful and half work that went out there today and I do want to give a little extra shout out to everybody who served as describe because it is not easy to keep up with this.

83

00:11:33.744 --> 00:11:37.433

So, thank you, thank you from all of us to you for doing that.

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00:11:39.264 --> 00:11:42.474

Now, that we're kind of back here for the next next few minutes.

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00:11:42.833 --> 00:11:56.994

Let's go ahead and take about the next 10 minutes or so, just to go through on our broad discussion on what you just saw presented and you have any thoughts or reactions there anything that we've missed.

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00:11:57.024 --> 00:12:05.604

If we taken into account the equity lens, are we framing up something that really can be flushed out into recommendations.

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00:12:05.759 --> 00:12:16.889

So, I will open up the floor feel free to either raise your your physical hand or or to use your hand in the participant's panel.

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00:12:16.889 --> 00:12:26.999

Either way at once now.

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00:12:28.019 --> 00:12:31.288

Or I'll start calling on, you.

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00:12:31.288 --> 00:12:38.219

I have been known to do that if anybody's worsening before they know I'll do it.

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00:12:39.599 --> 00:12:45.028

Hi, Melissa. This is Michelle. I'll just say that this is.

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00:12:45.028 --> 00:12:52.349

You know, the conversation was deep and thoughtful and intense I'm sure in our group and on both sides and it's a lot of.

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00:12:52.349 --> 00:13:02.729

Brainwork to to do this. So I, I think 1 of the things for me is, I would like to reflect on what's been presented.

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00:13:02.729 --> 00:13:09.658

And give it more thought it's, it's hard for me to react right now, but there's some really great ideas.

95

00:13:09.894 --> 00:13:19.854

And good thoughts that have been presented so that's my take for now. No, I appreciate that. And you're right, it is a lot of brain energy.

96

00:13:19.854 --> 00:13:32.724

I don't know about the rest of you, but my brain was tired at the end of last week and it won't be today as well. Is there a way Michelle or anyone that that we can you want us to put this in 1 document for you?

97

00:13:32.724 --> 00:13:39.234

What would help you to be able to go back through this and sort of think through it? Are you fine with that? Being in the 2 documents or.

98

00:13:39.538 --> 00:13:52.828

Where are you what would make it easier for you? For me? At the end of the day I'd like to see everything combined. This is a comprehensive strategy.

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00:13:52.828 --> 00:14:01.589

That looks at various aspects, community, engagement, zoning, financial, you know.

100

00:14:01.589 --> 00:14:06.899

All sorts of things so I think when you see everything together.

101

00:14:06.899 --> 00:14:10.859

It also helps identify if there's something missing.

102

00:14:11.153 --> 00:14:25.854

I think it's 1 thing that Walter and Judith, and I noted when we were meeting in preparation for this week, was that it's very easy to overlap on the topics because if you said, it's, it's a big issue. They overlap. It's integrated. So.

103

00:14:26.639 --> 00:14:30.658

Um, thank you, Michelle, any other thoughts or comments.

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00:14:33.928 --> 00:14:39.028

John? Mr. byland Thank you. So, uh.

105

00:14:39.028 --> 00:14:45.808

On a previous group when we get together the defining point for us.

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00:14:45.808 --> 00:14:49.769

We were trying to figure out the penny or not to go above the penny.

107

00:14:49.769 --> 00:14:57.028

I'm had the CFO come in and speak to us and I think that I recall that as being an important trigger for us.

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00:14:57.028 --> 00:15:08.188

Yeah, because of the impact to the bond rating, and I'm still waiting for that who that is or when that happens. But there's a piece here. I almost would like us to have a hypothesis.

109

00:15:08.188 --> 00:15:12.749

For us to prove or disprove right now it's a lot of information in collecting it.

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00:15:12.749 --> 00:15:17.219

It's all good. It's been helpful to me personally, I seem the growth for others.

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00:15:17.219 --> 00:15:24.149

As we coalesce around and meandering some of the topics, but we still in order to get to where we need to be pretty quickly.

112

00:15:24.149 --> 00:15:33.658

Through the holiday season here we need to come up with that. Aha. Moment whether to CFO or somebody from Kaiser, somebody has a trigger for us to come out.

113

00:15:33.658 --> 00:15:40.979

And help us to kind of zone in to where we need to be. I still think I'm missing that piece. That's just for me.

114

00:15:42.474 --> 00:15:56.004

I think that's a really great point, John, and I see Eva nodding her head and I think at least the 3 of us sitting here very much remember that moment and how important that was to getting us also synthesize on what we were doing.

115

00:15:56.004 --> 00:16:03.894

So, Tom, I don't know if you have a great idea right now I'm not putting you on the spot, but if not no, that won't. And I are going to come after you.

116

00:16:06.953 --> 00:16:21.354

Well, I'll just 1st note that I'm currently hiding and my basement so I just wanted to know I will, I will say to John's point that that 1 wonders for.

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00:16:22.408 --> 00:16:29.249

What we're recommending here, if we need to consider the possibility of some kind of numerical call.

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00:16:29.249 --> 00:16:34.078

Of the unit to preserve and.

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00:16:34.078 --> 00:16:42.028

Other, and, you know, around, which we can kind of construct the, the resources argument.

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00:16:42.028 --> 00:16:51.538

You know, I mean, not to replicate what happened with, but perhaps to sort of look at.

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00:16:51.538 --> 00:16:59.339

Because ultimately, we are, I'm sure we're going to be get resource recommendations.

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00:16:59.339 --> 00:17:02.698

And and I'm I'm.

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00:17:02.698 --> 00:17:10.078

I'm thinking that perhaps we perhaps we ought to look at doing something of that nature.

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00:17:10.078 --> 00:17:24.058

And maybe what we can all think about, as a way today is to the extent sort of that big hairy goal is driven by a science. Or do we want to pick something.

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00:17:24.058 --> 00:17:32.068

You know, kind of like, turn it back in the day and work backwards from it.

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00:17:32.068 --> 00:17:35.969

I think, you know, I think.

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00:17:35.969 --> 00:17:44.308

1 of those 2 approaches is how we're going to get to John's sort of AHA. Would be. Mine would be my suggestion.

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00:17:45.989 --> 00:17:49.048

Great great. Follow up there. 10.

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00:17:50.068 --> 00:17:53.638

You know, it's interesting. I was just thinking about the.

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00:17:53.638 --> 00:18:04.858

Groundswell of tax pairs residents who were opposed to the right raising of the fund and, um.

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00:18:04.858 --> 00:18:08.098

I don't know that we really had a.

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00:18:08.098 --> 00:18:15.749

An avenue to address all of the there. I think our approach was to just throw it out there and see what sticks to the wall.

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00:18:15.749 --> 00:18:18.868

And obviously from a residential point, nothing did.

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00:18:18.868 --> 00:18:22.288

That being said.

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00:18:22.288 --> 00:18:30.959

I don't know, you all are far greater minds than me. I'm coming from another perspective.

136

00:18:30.959 --> 00:18:38.608

But I don't like to see people who are not fully informed about why this is so important. I get it that people.

137

00:18:38.608 --> 00:18:43.318

Don't want to raise their taxes, but I don't know that we expressed.

138

00:18:44.338 --> 00:18:50.009

How can I say the benefit of why we're doing this and how it affects everybody in the long run.

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00:18:50.009 --> 00:18:57.929

They only see it at the short run and that comes at the end of the paycheck and how much they're spending.

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00:18:57.929 --> 00:19:11.729

So, maybe we should have the data to reflect what the residents who actually homeowners who are going to be the bulk of all the taxes and how we can mitigate that.

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00:19:11.729 --> 00:19:19.588

Groundswell of disapproval. I think that that approach there needs to be on the table 1st and foremost.

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00:19:19.588 --> 00:19:24.148

Before we do a presentation of the why we need to do.

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00:19:24.148 --> 00:19:28.048

Um, a more deep dive as to what is the.

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00:19:28.048 --> 00:19:32.818

Most of the land, so to speak, and we already know us negative all the way around.

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00:19:32.818 --> 00:19:35.939

How we get around that.

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00:19:35.939 --> 00:19:45.868

I don't have the, but I think that 1 of the things that we haven't done is it was mentioned before just a few minutes ago with Kaiser.

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00:19:45.868 --> 00:19:55.528

But I think that if we could get some of those big institutions, either Innova, whatever, the business framework.

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00:19:55.528 --> 00:20:02.999

Enter the fall so that they can take some of that leverage of some of that costs off of the residential hand.

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00:20:02.999 --> 00:20:08.519

May be able to gain a greater audience and I'm, I'm just throwing this out in the.

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00:20:08.519 --> 00:20:11.519

When and up on the wall to see what sticks.

151

00:20:11.519 --> 00:20:19.679

I really will bound to the intelligence of you when I come just I wanted to put that out there.

152

00:20:20.304 --> 00:20:28.223

Shannon, I think that's a big point. I mean, there's a lot of public perception that we have to be aware of, and I can't think of the right term right now.

153

00:20:28.223 --> 00:20:42.384

But it's almost looking at what we have a compelling event, and we have to prove the, and I'm sorry, I'm putting in my software selling language but, I mean, that's really where we are right here. Right? So, that's that's the crux of what we're after.

154

00:20:42.384 --> 00:20:51.054

And we've got to keep that in mind, I try to read body language on here. It's really hard Eva. I feel like you want to say something, and for us, if you want to say something, I could be wrong.

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00:20:51.598 --> 00:21:00.749

I agree with Ken, I think you've made a really good point there on the penny. I think when people.

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00:21:00.749 --> 00:21:01.913

Just your taxes,

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00:21:01.943 --> 00:21:02.993

they just repel,

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00:21:02.993 --> 00:21:04.733

or they just think their wallet,

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00:21:05.003 --> 00:21:07.913

but I think what you are going towards is,

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00:21:07.913 --> 00:21:18.294

how do you package the communication so that it can be effective to to get someone to do to help us further our cause so,

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00:21:18.294 --> 00:21:28.044

I think it goes toward marketing or infographics so sometimes when I ask my niece and nephew to donate money for a cause.

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00:21:28.288 --> 00:21:36.959

I do it in Starbucks, or how many cups can you get it to get there? So we can do something kind of edgy. Fun.

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00:21:36.959 --> 00:21:48.144

But also, I think, like, when you do the or you work out the numbers, if it was only 200 dollars more a year. But you can help this family, do this, this and this.

164

00:21:48.144 --> 00:22:01.763

I think our residents and neighbors wouldn't have an issue. But I think that's how do you provide the marketing that touches home for them? Something they understand other than or defense mechanism.

165

00:22:03.778 --> 00:22:13.199

Great points this next. I wanted to say something.

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00:22:13.199 --> 00:22:16.318

Michelle correct ahead. Thank you.

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00:22:19.739 --> 00:22:29.969

So, not really, I just want to, I think mini jurisdictions are grappling with this issue of preservation. It's becoming more and more important.

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00:22:29.969 --> 00:22:33.868

And money is becoming more and more scarce.

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00:22:33.868 --> 00:22:40.019

And so 1 of the things, jurisdictions are becoming much more aggressive on it is their land use and density bonus.

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00:22:40.019 --> 00:22:51.388

And in some situations in a redevelopment scenario, if you give someone enough density, you don't make a financial contribution, the public entity, the jurisdiction.

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00:22:51.388 --> 00:22:58.679

Does not need to make a financial contribution and Alexandria has pioneered this and they are.

172

00:22:58.679 --> 00:23:03.959

They're replacing 214 units of affordable housing.

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00:23:03.959 --> 00:23:11.699

At no cost to the city, but with a, with a relationship with the developer, and they've given extensive density. So I think.

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00:23:11.699 --> 00:23:20.038

I guess my only point in saying all this is that there may be some trade offs as we talk about the need versus how we address it.

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00:23:20.038 --> 00:23:23.429

That 1 of the tools we're going to have to use is density.

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00:23:23.429 --> 00:23:27.239

And in a significant way to help us address this issue.

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00:23:28.888 --> 00:23:40.584

Thank you Michelle, I think that a minute over, I'll just let if anybody has to work, I just wanted to say something real quick. I'm John.

178

00:23:40.884 --> 00:23:41.544

John Blair,

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00:23:41.814 --> 00:23:53.094

and I agree with Ken and others about promoting what we're doing and that's really the key because from an economic development standpoint,

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00:23:53.094 --> 00:23:54.743

in terms of attracting other businesses,

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00:23:54.923 --> 00:24:00.594

and also retaining them that if jurisdiction does not have affordable housing,

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00:24:01.193 --> 00:24:03.263

that becomes a negative mark on.

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00:24:04.013 --> 00:24:06.473

And so we see that in San Francisco, we see that in New York.

184

00:24:06.929 --> 00:24:17.933

We should in other places, so a way for us to figure out how we can communicate what we're doing in a positive light and make it a positive development.

185

00:24:17.963 --> 00:24:23.243

I mean, not no pun intended, but something that really consider.

186

00:24:24.388 --> 00:24:37.433

Thank you John. Really salient points. Well, I'm going to hand it over to you, sir. Thank you very much. And we'll wrap this up. It sounds like we had a lot of great discussions in both our groups today.

187

00:24:38.273 --> 00:24:46.163

We've come a long way and we still have a long ways to go. So that said, continue the Pre work that we receive.

188

00:24:46.439 --> 00:24:55.493

Our next meeting as a group will be December the 3rd at 2 0T PM. So happy Thanksgiving to everyone in advance.

189

00:24:56.874 --> 00:25:06.503

Also all the public, any questions about today's meeting in general or comments that you have please go to the task force website.

190

00:25:07.048 --> 00:25:11.578

To to provide that information for us, the preservation task force the website.

191

00:25:11.578 --> 00:25:16.378

And for the committee, any questions concerns, or.

192

00:25:16.378 --> 00:25:24.173

Matters you like to address with the group? You can send those directly to Judith email her with that and thanks to Judah for Donna.

193

00:25:24.233 --> 00:25:35.183

Excellent job and keeping her, you know, I'm thinking she was gonna be off on yesterday, but she was still sending out emails to admission. I cannot so.

194

00:25:35.993 --> 00:25:50.213

With that oh, the mobile home task subgroup would be meeting on December the 1st at 2 PM. That's Tuesday. December. The 1st. 2. P. M. and you can log in and view that that's a public meeting. Go to the.

195

00:25:50.939 --> 00:25:54.298

Taskforce website to be able to access the meeting.

196

00:25:54.298 --> 00:25:57.868

Commission, I'm not forgetting anything.

197

00:25:59.759 --> 00:26:11.278

Not that I am aware of I think you've got it all and, uh, thank you, sir. And thank you everyone for all your hard work today. Correct? Your brains? Yes. Thank you. Everyone.

198

00:26:11.278 --> 00:26:19.048

Have a good rest of the day. Thank you.

199

00:26:19.048 --> 00:26:27.868

Paul, when it asks you to save the files, please make sure to hit yes. And see those and send them my way.

200

00:26:27.868 --> 00:26:35.338

Okay, so I might stop the recording now. Perfect.

201

00:26:35.338 --> 00:26:36.118

Silence.