

WEBVTT

1

00:00:00.000 --> 00:00:05.849

Hunting and land use tools, work group.

2

00:00:05.849 --> 00:00:12.058

And Camilla, and I are the CO chairs, the CO facilitators really?

3

00:00:12.058 --> 00:00:15.208

So, I think.

4

00:00:15.208 --> 00:00:21.960

We don't need to go around the room and introduce ourselves. I think we all are familiar with each other.

5

00:00:21.960 --> 00:00:30.750

We do have a few assignments that we have to dress. Did everyone receive the preservation? Worksheet.

6

00:00:30.750 --> 00:00:38.850

It's got 4 boxes and it's got a question about each 1. did everyone received that? Okay so we're going to be working.

7

00:00:38.850 --> 00:00:50.939

Um, with that sheet, that's going to guide our discussion. I do need someone to volunteer to take notes for the comments that we put in that worksheet.

8

00:00:50.939 --> 00:01:05.250

And after you take those notes, you'll need to and you can just do this on your computer. You don't have to actually work in the worksheet. But we're trying to capture the comments that we made. That will be emailed to Judas.

9

00:01:05.250 --> 00:01:15.685

Immediately after our discussion here, and it will be combined with the other group, and it will be displayed and we'll use that for a larger group discussion that we're having.

10

00:01:15.984 --> 00:01:20.694

So, is there someone who would volunteer to be on note taker in this group?

11

00:01:21.030 --> 00:01:31.739

Don't all speak at once pretty easy Michelle. I'll do it. Wonderful. So that Thank you.

12

00:01:31.739 --> 00:01:40.019

Okay, now I need someone who also will be a presenter.

13

00:01:40.019 --> 00:01:45.989

And for that, you will present very quickly within 5 minutes. The main points.

14

00:01:45.989 --> 00:01:52.140

Of what we discussed here so who is willing to do that at Marc I see your hand up.

15

00:01:52.140 --> 00:02:06.954

Yeah, I was gonna volunteer take notes, but still it MBB. So I'm happy to present. Okay. Great. Wonderful. Thank you. Okay. Well, let's, uh, let's see, let's get started. Camilla and Graham is there anything that I've missed in?

16

00:02:06.954 --> 00:02:10.884

Our introductory things that we have to be aware of.

17

00:02:11.189 --> 00:02:16.409

Uh, we're meeting for 45 minutes, so that's the other thing we need to keep.

18

00:02:16.409 --> 00:02:19.770

Track of our time, right?

19

00:02:19.770 --> 00:02:33.389

We're going to end it, I think for 20 is the time that we need to rejoin the main group and just wanted to let everyone know just like the prior the prior Webex meeting. This one's going to be recorded as well. So, we'll have have a recording and transcript.

20

00:02:33.389 --> 00:02:43.199

Okay, thank you. And we may, I don't necessarily see members of the public here, but I'm not might not be able to see everyone on our screen.

21

00:02:43.199 --> 00:02:56.400

And just to note, when you rejoin the other meeting, you have to totally close out of this meeting in order to get into the other meeting. It will be the initial link.

22

00:02:56.400 --> 00:03:00.000

That she was to join at 2 o'clock, so okay.

23

00:03:00.000 --> 00:03:11.969

Let's get started and Camilla feel free to jump in here. If you have things that you want to say, or or maybe I'll take the 1st question and.

24

00:03:11.969 --> 00:03:20.039

And you can take the 2nd question. So the 1st question that we've been asked to consider is to define the types of preservation.

25

00:03:20.039 --> 00:03:24.419

That can occur in communities.

26

00:03:24.419 --> 00:03:28.319

I have to think about this question a little bit.

27

00:03:28.319 --> 00:03:33.449

But does anyone have any thoughts on the types of preservation that can occur?

28

00:03:33.449 --> 00:03:42.479

In communities question.

29

00:03:42.479 --> 00:03:46.169

I, I would almost say.

30

00:03:46.169 --> 00:03:50.099

It's almost a question like post.

31

00:03:50.099 --> 00:03:56.550

I was looking at this there that you can preserve existing housing and stuff like that. That raises the question of functional ops lessons.

32

00:03:56.550 --> 00:04:01.229

So, without getting that thing, I guess to go paint more broadly is maybe the.

33

00:04:01.229 --> 00:04:09.360

Numerical numerical or net net, neutral preservation so say you had a thing where you were.

34

00:04:09.360 --> 00:04:14.610

5 or 6 houses that were market rate of horrible, but were.

35

00:04:14.610 --> 00:04:21.509

Somehow able to be assembled into a thing zone, stuff like that, that you were able to, at least capture.

36

00:04:21.509 --> 00:04:25.709

The functional equivalent, because you may not be able to get the equivalent of that for, you.

37

00:04:25.709 --> 00:04:34.079

May not 80 and 10% or 12%, or what are the threshold is may not meet reach the 5%. Really? Some of those 5 minutes.

38

00:04:34.079 --> 00:04:43.559

Preservation at least in terms of functional, functional equivalency, those 5 units were there they were market rate affordable.

39

00:04:43.559 --> 00:04:47.788

Yeah, the resulting project may be a 30 unit. townhome.

40

00:04:47.788 --> 00:04:53.189

Of which you would get, which actually wouldn't function fall under the. So perhaps now you're.

41

00:04:54.569 --> 00:05:00.658

Doing something where your replacement for? Exactly. Yeah.

42

00:05:00.658 --> 00:05:13.228

Replacing kind 1 to 1 replacement. Yes. More eloquent than I am right now. I'm also got 280 pound dogs here, so I'm trying to keep on mute and that'd be good. Oh, that's good.

43

00:05:13.228 --> 00:05:21.959

We love those Docs and they may have important contributions to make so don't mute them. A lot of barking goes on here. They had no idea until we started working at home.

44

00:05:21.959 --> 00:05:28.468
Any other thoughts that that folks have.

45
00:05:29.934 --> 00:05:44.543
This is Graham just wanted to note that from the ladies perspective since this is the land use policy group, where we're kind of focusing, you know, these questions on lady's policy as opposed to development strategies, which the other group is looking at, from the comp plans perspective.

46
00:05:44.543 --> 00:05:50.634
We use both terms in a couple of instances 1, for 1 replacement. In both cases talking about redevelopment.

47
00:05:51.774 --> 00:06:05.603
For 1 replacement, or, in some cases, no net loss. So there's 2 there no, no net loss can mean a lot of different things, but in the comprehend context, they need the same thing of replacing existing affordable units with redevelopment.

48
00:06:05.634 --> 00:06:08.033
So, that's something that we have in terms of the term.

49
00:06:08.369 --> 00:06:12.088
In the call today.

50
00:06:12.088 --> 00:06:15.149
So, Graham, let me ask you, um.

51
00:06:15.149 --> 00:06:23.783
There are no, I'm not aware of any land to strategies in the comp plan that specifically address preservation.

52
00:06:23.783 --> 00:06:31.733
And I'm thinking of something I'll give an example of an overlay district where we have a concentration of mostly older.

53
00:06:32.038 --> 00:06:42.119
Market affordable housing. I know this has been used in Arlington. We don't nothing like that exists in Fairfax County. Is that correct?

54
00:06:42.119 --> 00:06:49.259
For the purpose of preserving affordability no.

55

00:06:59.519 --> 00:07:02.514

So, go ahead.

56

00:07:02.603 --> 00:07:16.254

I was just going to say, so, then, I mean, you have the replacement units that will be 1 way of preservation, or type of preservation then where she would have that standard rehabilitation of existing, extending the use restrictions.

57

00:07:17.848 --> 00:07:21.358

A recap, it's in the property, so I guess.

58

00:07:21.358 --> 00:07:27.988

You know, the type in my mind would be rehabilitation units.

59

00:07:27.988 --> 00:07:31.079

It'd be another type of preservation.

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00:07:31.079 --> 00:07:40.889

Financial strategy that's fine that Graham has now confused. So so I'm, I'm a little bit.

61

00:07:40.889 --> 00:07:49.798

I'm a little bit I'm a little bit confused by this question. It is broad and canal. I was gone. The things that I wrote down.

62

00:07:49.798 --> 00:07:56.218

Pretty much the same things that you, um, you have said as well.

63

00:07:56.218 --> 00:08:00.238

So.

64

00:08:00.238 --> 00:08:07.738

Are you saying, Michelle that you believe we're supposed to only focus on zoning and land use, uh, concepts as it relates to the.

65

00:08:07.738 --> 00:08:21.923

Types of preservation. Yeah, I think so. I'm asking Graham. Oh, here's Michelle. I heard you say you were confused by 1 of the questions, which I think the 1st 2nd question. Okay.

66

00:08:22.134 --> 00:08:26.153

And that is the definitions of types of preservation.

67

00:08:27.238 --> 00:08:41.274

Yes, and so we've been, we've been identifying things that are more financial strategy. Some are linked, but, you know, I know maybe we're bearing into the other groups area.

68

00:08:41.724 --> 00:08:56.724

So, these questions really, there might be overlap, I think, think broadly, in terms of any definitions categories characteristics that you want to think about, doesn't have to be necessarily specific to planning land, use and zoning.

69

00:08:57.028 --> 00:09:11.333

And think about think about it in general, and then add that lens to it as well. Really? We broke out into the separate groups to give everybody the opportunity to have smaller groups for discussion. So there may well be that but it also might help us.

70

00:09:11.364 --> 00:09:14.153

Think of other elements that otherwise might not have been thought of.

71

00:09:15.894 --> 00:09:22.673

Yes, so I didn't mean to confuse you as much more articulate than I was on the voice.

72

00:09:22.673 --> 00:09:35.364

So now amberley just put in a really good suggestion strategy of community lamb trump's a potential tool.

73

00:09:38.634 --> 00:09:45.563

I am also came Co locating housing. Well, that's not a.

74

00:09:47.158 --> 00:09:50.729

That's not a preservation strategy.

75

00:09:50.729 --> 00:09:55.828

That's a new construction strategy.

76

00:09:55.828 --> 00:10:00.958

Yeah, go ahead. I guess, you know, I would say, suggest something I was thinking about in terms of.

77

00:10:00.958 --> 00:10:04.288

Is having a county almost like a venture fund.

78

00:10:04.288 --> 00:10:08.068

You know, at a time when particularly right now.

79

00:10:08.068 --> 00:10:11.369

Where you're going to provide probably face unprecedented disruption.

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00:10:11.369 --> 00:10:16.078

In terms of existing land uses the types of land uses and like.

81

00:10:16.078 --> 00:10:19.528

And properties that here to for were not.

82

00:10:19.528 --> 00:10:28.798

Available that, because they had a functioning Bible office, or you had retail use like that, and they might be desirable locations that would help.

83

00:10:28.798 --> 00:10:32.129

You know, having a fund that is.

84

00:10:32.129 --> 00:10:37.288

Immediately deployable and deployable faster than we can move typically in burden county.

85

00:10:37.288 --> 00:10:45.899

To either acquire, or more importantly, maybe to venture with either affordable housing developers, or with market rates.

86

00:10:45.899 --> 00:10:55.708

Where you the county would either put money towards the acquisition or assist in the acquisition of it and instead of getting a.

87

00:10:55.708 --> 00:11:00.928

80, you level of return on it, you get a 30% return or something like that.

88

00:11:00.928 --> 00:11:04.769

You know, but something that's nimble and fast, because, you know.

89

00:11:04.769 --> 00:11:08.759

Yeah, you're going to have these periodically seem to run these every 10 to 15 years.

90

00:11:08.759 --> 00:11:14.818

We're America, what we do is drive ourselves do an economic ditch and then we pull ourselves out and we go again, you know.

91

00:11:14.818 --> 00:11:18.958

In the process of doing, so we create opportunities for change.

92

00:11:18.958 --> 00:11:25.109

In terms of the landscape and stuff like that I think, you know, I don't know how legal it is. I'm saying this is a war.

93

00:11:25.109 --> 00:11:33.629

Um, I think it's the county hasn't think about, is there a way or a mechanism to either arm the county or to arm the housing authority?

94

00:11:33.629 --> 00:11:40.619

In a way that it can essentially act almost the same way as a private party, but act with that kind of dynamic.

95

00:11:40.619 --> 00:11:52.769

Being nimble to seize opportunities when these opportunities come along, because you're going to see you'll see right now we'll go through a window. Probably the next 1518 months. There'll be operatives that won't come around and be available for another generation.

96

00:11:52.769 --> 00:11:56.938

And they might be strategically located, you know, you may not be able to get in there and.

97

00:11:56.938 --> 00:12:00.869

Acquire the entire thing for affordable housing, but you might be able to.

98

00:12:00.869 --> 00:12:07.438

Frankly, provide a level of maturity and pixeling it out with a private developer, or an affordable housing developer, or a commercial user.

99

00:12:07.438 --> 00:12:14.339

You know, where you're getting, you know, even if it's incremental or it's some sort of thing, it all helps to.

100

00:12:14.339 --> 00:12:18.298

Provide you reach the goals we're trying to do and that's something I would think of.

101

00:12:18.298 --> 00:12:23.278

Good good suggestion a strike fund.

102

00:12:23.278 --> 00:12:29.308

Many of us have been concerned with this level of eviction that is going on.

103

00:12:29.308 --> 00:12:33.418

What's happening with smaller market? Affordable properties?

104

00:12:33.418 --> 00:12:40.649

That really don't have the, uh, the pockets to sustain this, like, large institutional.

105

00:12:40.649 --> 00:12:48.089

Uh, apartment owners and so will there be opportunities to acquire.

106

00:12:48.089 --> 00:12:53.099

These smaller market to market affordable projects and preserve them.

107

00:12:53.099 --> 00:12:59.698

As affordable, and that does require some sort of a strike force, an acquisition fund.

108

00:12:59.698 --> 00:13:05.818

Such as it was also looking at it through the lens of economic development, to say you have a situation where you're.

109

00:13:05.818 --> 00:13:14.578

A, not a tyson's corner, but you're a Springfield or another areas, urban area that's, you know, kind of a C or D or something like that. And.

110

00:13:14.578 --> 00:13:29.484

Properties that we would never thought it would be available are now available because the class B, or classy office has been there since the sixties is now, the board of tenants is no longer financially viable. It becomes, you know, there's a question of what can fit there.

111

00:13:29.514 --> 00:13:32.844

Because office isn't going to fit there what's going to happen with retail? And these are for.

112

00:13:33.119 --> 00:13:41.818

Based on larger economic circumstances, and the way we trends well, if you have a fund or a strike fund.

113

00:13:41.818 --> 00:13:48.028

That you can either partner with, you're going to have leverage the leverage partnerships of the private sector.

114

00:13:48.028 --> 00:13:52.619

That may say, okay, we're going to try to come in here and try to do this as an affordable market rate.

115

00:13:52.619 --> 00:14:01.168

I think well, with some money now, it went from market rate housing to a 30% affordable to 770% Mercury because it'd be great to build a mixed.

116

00:14:01.168 --> 00:14:09.658

Yeah, mix that in there, but being able to kind of not so much in the county being the lead, but the county being available and able to jump in.

117

00:14:09.658 --> 00:14:19.558

And help people gap things out in terms of how they're peddling out, but allow projects to go forward. I think that would be an opportunity there. So that's that's really a good.

118

00:14:19.558 --> 00:14:23.219

Increasing the housing stuff, but maybe not as.

119

00:14:23.219 --> 00:14:35.278

Focused on preserving what we have recognizing that, you know, as these areas developed, they're probably getting rid of a lot of market rate housing. So many. We're just trying to bring it back, but bring it back. We're kind of taking those dollars.

120

00:14:35.278 --> 00:14:43.048

And you're able to leverage them significantly, and not just through the development process but by being having an equity stake in the project.

121

00:14:43.048 --> 00:14:50.129

Right. Okay so, maybe that belongs under the box number 4 just kind of additional.

122

00:14:50.129 --> 00:14:58.798

Considerations maybe along with the community land, trust, idea, similar in nature.

123

00:14:58.798 --> 00:15:13.043

I'm just trying to re, I'm rereading the directions and trying to bring it up as we've been directed and thinking through the types presentation.

124

00:15:14.004 --> 00:15:21.173

1st for to where we're talking about the concrete list of categories and characteristics of housing. I think.

125

00:15:21.479 --> 00:15:29.519

We were talking characteristics of housing, you know, and the 1 for 1 replacement or the street rehab. Um.

126

00:15:29.519 --> 00:15:33.448

But maybe types of preservation that can occur in communities.

127

00:15:33.448 --> 00:15:41.009

Itself, I mean, there's housing preservation and maybe there's a, a preservation of a quality of life or something of that nature. If I, if I.

128

00:15:41.009 --> 00:15:49.168

Tried to think of it more broadly and I don't know if that's the right direction or not. I would love to figure out so we talk.

129

00:15:49.168 --> 00:15:55.349

Types of preservation in communities, so we're at number 2 here now. Right?

130

00:15:55.349 --> 00:16:00.629

What are our answers for number? 1? Just had a curiosity. Is it preservation?

131

00:16:00.629 --> 00:16:07.828

Well, that's what I was going back to, and offering up the idea that maybe number 1 is very.

132

00:16:08.484 --> 00:16:22.673

You know, high level, theoretical, theoretical, but conceptual in the sense of, you know, there is obvious housing preservation. There can be a preservation of the folks, quality of life continuation, in terms of the equity lens.

133

00:16:23.783 --> 00:16:29.874

And then, maybe what we're talking to, that might be that concrete list.

134

00:16:30.178 --> 00:16:34.739

Categories housing categories when we talk about.

135

00:16:34.739 --> 00:16:43.494

Um, replacement, housing, rehabilitation, housing I would like to offer up to and it's not my daily work at all.

136

00:16:43.494 --> 00:16:51.443

But if folks have any involvement in single family preservation, because again, looking back at it with.

137

00:16:52.019 --> 00:16:55.948

Equity lens in 1 of those 1, Fairfax policies as well building.

138

00:16:55.948 --> 00:17:05.338

Um, we all know in the United States America, the main source of wealth building is homeownership and, you know, with the financial crisis that.

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00:17:05.338 --> 00:17:14.519

Yet with the housing bubble, you know, almost a decade ago, now, a lot of folks lost their homes. A lot of folks who are.

140

00:17:14.519 --> 00:17:19.558

You know, could be considered, and I don't know what those numbers are in Fairfax, but I'm sure there are.

141

00:17:19.558 --> 00:17:22.919

Big numbers there where people have moderate incomes.

142

00:17:22.919 --> 00:17:28.558

Lost their homes and so it's not as impactful. Of course. And again, it's not.

143

00:17:28.558 --> 00:17:41.489

Personal area or interest, or is something that we get involved in in the line of business that I'm in. Um, but there is a need there. And when we're talking housing preservation, I would imagine that's a piece of it.

144

00:17:42.538 --> 00:17:46.888

I think so, those small starter homes that are being torn down.

145

00:17:46.888 --> 00:17:53.578

Um, that are affordable ownership that are being torn down and larger homes are being built. So.

146

00:17:53.578 --> 00:18:03.838

But to raise a good point that we need to factor in owner ownership in preservation, and we don't talk about that as much and I think because it's harder.

147

00:18:03.838 --> 00:18:08.519

To do, but but we can't ignore it because it's hard.

148

00:18:08.519 --> 00:18:22.919

So, Mark asked a question what are are, what are the types of what are our answers to number 1? I don't know. So, dad, do you have, have you been able to capture some of this in your notes?

149

00:18:25.679 --> 00:18:33.989

Yes, but like, I don't have any, any like, type I thought we were gonna talk about like, aging.

150

00:18:33.989 --> 00:18:38.729

Apartment rentals, or, um.

151

00:18:38.729 --> 00:18:44.818

Rentals that are expiring from subsidized.

152

00:18:44.818 --> 00:18:48.388

You know, I don't know. I, that's my kind of type.

153

00:18:48.594 --> 00:18:54.144

I don't know we were supposed to name name the type of policy that could be there.

154

00:18:54.983 --> 00:19:06.503

I think those those things, those characteristics that you're naming, I would put I actually listed some of those as well and I would put them in number 2. 2. okay. So, let's.

155

00:19:06.778 --> 00:19:10.618

Let's move to number 2. I think it's an easier.

156

00:19:10.618 --> 00:19:23.038

Question to address the, what are the categories and the characteristics of housing that we need to think about when we're thinking about preservation.

157

00:19:23.038 --> 00:19:28.558

So, dad mentioned expiring subsidies.

158

00:19:28.558 --> 00:19:33.598

I'll mention the opposite I'm increasing rents.

159

00:19:33.598 --> 00:19:37.499

On market affordable housing.

160

00:19:37.499 --> 00:19:44.669

Puts it at a loss of potential Larson remaining affordable.

161

00:19:44.669 --> 00:19:58.409

Are there other categories or characteristics that can were really I think this question also blends into number 3 of what's what's at risk.

162

00:19:58.409 --> 00:20:04.499

What are the characteristics that put housing at risk? What are the characteristics of.

163

00:20:04.499 --> 00:20:08.459

These properties that make them stand out so.

164

00:20:08.459 --> 00:20:16.679

Just add that, you know, and I'm not sure if that's exactly answered the question, but characteristic of housing that.

165

00:20:16.679 --> 00:20:23.068

Really should be preserved is ideally those that are located near public transit.

166

00:20:23.068 --> 00:20:37.169

So, you know, the single family housing is great. Um, but it would be tougher if it is say, remote from bus lines or Metro, and so forth. And the same would apply to.

167

00:20:37.169 --> 00:20:51.659

Townhouses or apartments, and so forth. I mean, I think, you know, access to public transit so people can get from work and to, and from the grocery store and so forth would be important. Walkability.

168

00:20:51.659 --> 00:20:56.489

Is always important just faith the neighborhoods.

169

00:20:56.489 --> 00:21:09.179

That they could, um, you know, for just for the health and well, being of the residents as well, just, uh, those are just 2 things that come to mind in terms of just the physical location.

170

00:21:09.179 --> 00:21:12.838

Um, and then also, community is such as.

171

00:21:12.838 --> 00:21:18.298

Parks and schools and and so forth. I mean, those things that.

172

00:21:18.298 --> 00:21:22.378

Kind of help to facilitate a healthy environment.

173

00:21:22.378 --> 00:21:28.078

Um, for those residents are would be important, I think, or preservation.

174

00:21:28.078 --> 00:21:32.278

Mm good all good suggestions.

175

00:21:32.604 --> 00:21:42.473

If I can add to it, Stuart was mentioning the element that he was describing there that are that are key for identifying areas. That would be a need or preservation.

176

00:21:42.804 --> 00:21:54.354

They're also some of the listed risk elements when you're looking at areas that are most at risk from a locational perspective, or from a community asset perspective of.

177

00:21:54.659 --> 00:21:58.828

Being a higher risk of decreased affordability.

178

00:21:58.828 --> 00:22:03.959

I don't know if others were able to take a look at 1 of the 1 of the reports that was in the.

179

00:22:03.959 --> 00:22:09.538

It was in students prompt for this, but that's the.

180

00:22:09.538 --> 00:22:20.368

The rental housing study report and identified those 11 key factors many of, which are the ones that Stuart was was bringing up as being things that are obviously positive in the community. But.

181

00:22:20.368 --> 00:22:23.969

Are also put properties it created a risk.

182

00:22:23.969 --> 00:22:27.838

Any other.

183

00:22:27.838 --> 00:22:31.709

I have a few, but I'd like to hear from.

184

00:22:31.709 --> 00:22:35.909

You all, um, any thoughts that you may have.

185

00:22:35.909 --> 00:22:46.979

What was the big news? 2 years ago? Q2 came to Arlington and we know that.

186

00:22:46.979 --> 00:22:50.519

The reason that study was.

187

00:22:51.144 --> 00:23:05.903

Generated by was exactly the reason of concern about preservation and loss of loss of market, affordable housing within a 10 mile radius of H, Q2. So if you draw the line out, if you go south.

188

00:23:06.959 --> 00:23:12.598

You're down the corridor in Fairfax County if you go do West.

189

00:23:12.598 --> 00:23:20.368

Uh, you hit bailey's, crossroads and the Columbia pipe area. Um, those are all areas that have been.

190

00:23:20.368 --> 00:23:23.818

Um, have been approved for redevelopments.

191

00:23:23.818 --> 00:23:29.159

And increase density, so we know that also puts.

192

00:23:29.159 --> 00:23:34.618

Housing at risk areas that are have been zoned for redevelopment.

193

00:23:52.048 --> 00:23:55.409

Other suggestions or other thoughts that people have.

194

00:24:00.479 --> 00:24:06.088

And we're still focusing Michelle on the categories and characteristics right now. And then, um.

195

00:24:06.088 --> 00:24:11.219

Related to that the, the reasons why they need to be considered for presentation are also the reasons.

196

00:24:11.219 --> 00:24:15.088

That they're at risk, right? So that's right. That'll be duplicative list.

197

00:24:15.088 --> 00:24:22.439

Yeah, I think I think so. They, they are complementary. They work together. They're the same.

198

00:24:22.439 --> 00:24:26.909

The same thing, I, you know, I think there's also this.

199

00:24:26.909 --> 00:24:34.679

Quality of life, which is what you were talking about in the beginning with quality of life of the people who live in these communities.

200

00:24:34.679 --> 00:24:39.179

That that there is, um.

201

00:24:41.814 --> 00:24:48.564

From an equity perspective, there is a need to listen to the community and invest in the community.

202

00:24:49.193 --> 00:25:00.473

Not just necessarily believe that this community wants their housing torn down, but they would like to see improvements and investments. And I think it was Stuart talked about.

203

00:25:00.808 --> 00:25:04.919

Or somebody mentioned.

204

00:25:04.919 --> 00:25:11.489

Access to recreational facilities, walkability access to transit so.

205

00:25:11.489 --> 00:25:23.699

Part of this preservation to my mind and I guess, I don't know this is partly and use some part financial, but an investment in the community and not necessarily a displacement or a.

206

00:25:23.699 --> 00:25:36.778

I'm thinking we're going to tear this down and build a new. We're actually going to look at what you have in your community. We're going to assess do an inventory and work to improve your communities. So.

207

00:25:39.598 --> 00:25:54.269

Yeah, 1 other thing that I think, I mean, this kind of goes speech to numbers 2 and 3 maybe maybe more so number 3. but I'm just thinking of the properties himself that have fallen into disrepair.

208

00:25:54.269 --> 00:26:03.778

You know, properties that have, um, you know, really, you know, our older communities that, um, you know, would be costly to rehab.

209

00:26:03.778 --> 00:26:07.858

Properties that may have environmental issues.

210

00:26:07.858 --> 00:26:17.338

Either on the premises, or in the building itself, you know, essentially make it.

211

00:26:17.338 --> 00:26:22.199

You know, a good candidate for just complete redevelopment.

212

00:26:22.199 --> 00:26:28.888

Um, you know, you go in and in a, in a renovation project.

213

00:26:28.888 --> 00:26:29.368

Uh,

214

00:26:29.814 --> 00:26:32.544

with the best quality building is challenging,

215

00:26:33.084 --> 00:26:33.713

but certainly,

216

00:26:33.713 --> 00:26:38.903

if it has environmental issues inside or outside of the building that make it even more costly,

217

00:26:39.384 --> 00:26:42.953

if they call and there's more exposure and or,

218

00:26:43.013 --> 00:26:43.433

you know,

219

00:26:43.493 --> 00:26:45.443

liability then,

220

00:26:45.473 --> 00:26:45.683

you know,

221

00:26:45.683 --> 00:26:49.104

that's something that would put those at risk of just being.

222

00:26:49.409 --> 00:26:54.148

Um, just completely read about and those, those housing units being.

223

00:26:54.148 --> 00:27:01.769

Uh, white though, right now there's, there's a yeah, there's an analysis that has to go on.

224

00:27:01.769 --> 00:27:05.669

And what's what's more beneficial? No, you're absolutely right.

225

00:27:07.769 --> 00:27:15.898

Any other characteristics that were on number 3, I think number 2 and number 3 kind of are blending together.

226

00:27:15.898 --> 00:27:21.898

Um, so any other ideas that people have.

227

00:27:24.179 --> 00:27:32.249

All about when we speak about properties that are obviously in this repair, they're obviously subject to a lot of, um.

228

00:27:32.249 --> 00:27:32.489

Uh,

229

00:27:32.513 --> 00:27:34.223

citations from,

230

00:27:34.344 --> 00:27:34.673

uh,

231

00:27:34.703 --> 00:27:35.423

from the county,

232

00:27:36.804 --> 00:27:38.693

and there are owners,

233

00:27:38.693 --> 00:27:49.284

we're motivated to sell the property because of that because the pressures from housing code violations and show,

234

00:27:49.284 --> 00:27:50.153

you bought up the issue,

235

00:27:50.153 --> 00:27:53.544

too of the possibility of overcrowding,

236

00:27:53.544 --> 00:27:56.094

being an increasing problem for us.

237

00:27:56.308 --> 00:28:05.699

And it's always, you know, obviously for folks, health and safety, you don't want them in overcrowded situations, but you also don't want them to be homeless.

238

00:28:05.699 --> 00:28:11.338

Which is the other health and safety hazard so, which is many times the alternative and the reason why.

239

00:28:11.338 --> 00:28:25.169

People are overcrowding, but, you know, I don't have a solution necessarily to the problem, other than more housing production. In that case. Um, that's affordable, but I'm curious how how we will look upon.

240

00:28:25.169 --> 00:28:29.429

Those situations we're trying to eliminate the overcrowding, but not.

241

00:28:29.429 --> 00:28:33.269

This might not make force people homeless.

242

00:28:33.269 --> 00:28:40.858

And if others have thoughts on that point, was it certainly as a risk category I guess.

243

00:28:40.858 --> 00:28:45.209

Yeah, I think that's a really, really good point and what I have heard.

244

00:28:45.834 --> 00:29:00.773

Just broadly from decision makers is that, while they know that compliance is important, sometimes the result is eviction and and putting people in a precarious housing situation. And they don't want that either.

245

00:29:01.078 --> 00:29:09.479

So, it's it's a real it's a real challenge and you're absolutely right. The way to solve this, the strategy is more housing.

246

00:29:09.479 --> 00:29:13.288

Providing more housing, so, in this overcrowding.

247

00:29:13.288 --> 00:29:16.348

Has been going on for.

248

00:29:16.348 --> 00:29:19.499

Uh, uh, 10 or 15 years.

249

00:29:19.499 --> 00:29:24.929

This overcrowding is not new in Fairfax.

250

00:29:24.929 --> 00:29:30.689

Uh, or in our region, it has become more dangerous with cope it.

251

00:29:30.689 --> 00:29:37.019

As people have chosen to perhaps self evict rather than be evicted and move in.

252

00:29:37.019 --> 00:29:43.318

With family our friends and having too many people living in very small places. So.

253

00:29:44.909 --> 00:29:53.098

But we only have 6 minutes left. Do we want to recap where we are and who's going to report out.

254

00:29:53.098 --> 00:30:05.638

Mark is doing that, right? Yeah, I'm kind of trying to summarize here. I guess if I could walk through, at least the 1st, 3 types of types of preservation. All right. 1st of all say.

255

00:30:05.638 --> 00:30:12.269

Regulatory, you know, and then we use that through W, you government policies that, you know, focus on.

256

00:30:12.269 --> 00:30:20.729

Whether it be a housing preservation district, or whether it be through the redevelopment process or something like that that's 1 type of preservation.

257

00:30:20.729 --> 00:30:28.888

No, the type of reservation is kind of more indirect and then we'll call that market rate preservation and that's through the revision of a healthy amount of.

258

00:30:28.888 --> 00:30:35.368

Housing units out there that doesn't either a jack up rent or B, Jack up prices.

259

00:30:35.368 --> 00:30:39.058
Those are kind of the 2 types of preservation.

260
00:30:39.058 --> 00:30:44.219
And I think then there's beyond that, there's kind of more limited public policy incentive.

261
00:30:44.219 --> 00:30:51.659
Preservation through whether it be through the or or something like that, where you have.

262
00:30:51.659 --> 00:30:59.699
Yeah, it's not a regulatory thing, but it's more a policy driven incentivized incentive for housing.

263
00:30:59.699 --> 00:31:02.788
Those to my mind, seem to be the 3 types of preservation.

264
00:31:02.788 --> 00:31:05.788
I agree with you that, you know, 2 and 3 are very intertwined.

265
00:31:05.788 --> 00:31:12.868
I was like, the list of concrete, concrete list of categories and characteristics of housing to be considered for preservation.

266
00:31:12.868 --> 00:31:16.378
All right, what I thought is like stage of life.

267
00:31:16.378 --> 00:31:21.568
Ownership versus 100 versus rental.

268
00:31:21.568 --> 00:31:25.679
Uh, ability, physical ability or otherwise.

269
00:31:25.679 --> 00:31:28.679
And then economic strength.

270
00:31:28.679 --> 00:31:32.692
You know, you're talking about not just, you know, people at certain principles.

271
00:31:32.784 --> 00:31:44.273

Am I but, you know, I think W, W, D, as we go from 80 to 120 other policies we have, and all those are valid, because all those folks are part of the community, and we need to be able to focus on each of those areas.

272

00:31:44.304 --> 00:31:51.443

So those are my mind, my say, calculus categories and characteristics to be considered for preservation stage of life ability.

273

00:31:52.888 --> 00:32:02.429

Ownership versus rental an economic strategy. All right. Characteristics that put properties at risk to understand the criteria that can be help prioritize.

274

00:32:02.429 --> 00:32:06.538

To my mind, it's government policy.

275

00:32:06.538 --> 00:32:12.028

Whether it be, we want everybody all the all the new development to go to tyson's.

276

00:32:12.028 --> 00:32:18.328

And varies over is nice, too expensive jobs, go to Tysons like that. But some people don't want to live in tyson's.

277

00:32:18.328 --> 00:32:30.719

But they want to live in a Stone's throw away from Tysons. So now they're making lots of money and they haven't the indirect effect on housing prices in the area is beyond housing versus and also the folks that were in Tysons.

278

00:32:30.719 --> 00:32:38.999

Or, however, you want to do planning is there any kind of redevelopment area? We're instead of, there's that kind of inherent tension between us.

279

00:32:38.999 --> 00:32:42.088

Trying to advance the public policy of redevelopments.

280

00:32:42.088 --> 00:32:48.479

And economic development, and the net effect that it has on either existing stakeholders.

281

00:32:48.479 --> 00:32:52.348

You know, or, you know, folks, it nearby both. Those are okay.

282

00:32:52.348 --> 00:32:57.749

Economic drivers, and that's macro economic drivers such as such as.

283

00:32:57.749 --> 00:33:01.288

You know, Virginia Tech, such as, you know, down here for Bellmore.

284

00:33:01.288 --> 00:33:07.409

You know, where you have this big realignment, brack all these jobs coming down here, and, you know, their neighborhoods that were beforehand.

285

00:33:07.409 --> 00:33:15.659

Not as well, you know, economically often you have a whole influx of new folks coming in there that has a problem for the folks that are already here.

286

00:33:15.659 --> 00:33:19.169

Then I will call minor economic things and that's such as a.

287

00:33:19.169 --> 00:33:31.108

You know, school moves away or retail, because the retail small retailers kind of go away because of economic conditions or something like that. Or the way society is working.

288

00:33:31.108 --> 00:33:40.288

You know, loss of access to the doctors are now consolidating near the hospitals. The neighbor at Dr. isn't anymore. All the things that were neighborhood conserving.

289

00:33:40.288 --> 00:33:47.729

Aren't there that makes the neighborhood maybe lot not as desirable or maybe more opportunity for economic development there.

290

00:33:47.729 --> 00:33:51.959

And that academic goal is going to have an impact there, but minor economics.

291

00:33:51.959 --> 00:33:57.298

And then just what I'll say is kind of market, which I think, you know.

292

00:33:57.298 --> 00:34:01.858

I think was Stewart brought that up point where it literally is no longer.

293

00:34:01.858 --> 00:34:05.189

Economically, viable is not a case there to.

294

00:34:05.189 --> 00:34:11.849

Either rehab, or, you know, just preserve what you've got, because it doesn't make financial sense. In some ways. You're sweeping into the time.

295

00:34:11.849 --> 00:34:14.998

And some of the so those are the things I think that are properties at risk.

296

00:34:14.998 --> 00:34:20.099

We need to think about initial key considerations, definitions and principles of values for trust.

297

00:34:20.099 --> 00:34:25.798

To my mind, it's kind of all of the above. I don't know if we got to that, but I don't know we have time for it anyway.

298

00:34:25.798 --> 00:34:33.208

Okay, is there any way I would report out I guess. Okay.

299

00:34:33.208 --> 00:34:38.998

Whatever okay, great. Thank you. And Soledad is going to.

300

00:34:38.998 --> 00:34:45.418

Email what you have written down to Judah solid dad, and she will add that.

301

00:34:45.418 --> 00:34:51.478

To the other groups comments, and we will all discuss this. This is going to be up on.

302

00:34:51.478 --> 00:35:05.458

You know, we'll see it on the screen and it'll be edited in real time. So, is there anything that folks feel that Mark left out that they want to make? Sure is added.

303

00:35:07.349 --> 00:35:17.248

I would say the 1 thing, I don't know that I heard you say Mark is is to speak about things that are located in an advantageous transportation network.

304

00:35:17.248 --> 00:35:25.228

So, yeah, yeah, that's what I was trying to see it too. When I talked about, like, the loss of or location next to retail medical.

305

00:35:25.228 --> 00:35:28.768

Transfer I need to be more specific on kind of.

306

00:35:28.768 --> 00:35:34.648

Right. Okay and we are at time, Michelle and okay. Just.

307

00:35:34.648 --> 00:35:40.679

All right, thank you. Everyone you need to log out of this and go back to the main link.

308

00:35:42.298 --> 00:35:44.579

Thank you thank you.