

WEBVTT

1

00:00:00.000 --> 00:00:07.679

A reminder to everyone, if you can't put yourself on mute if you are not speaking, that will help us all a mentally.

2

00:00:07.679 --> 00:00:17.399

All right good afternoon everyone and welcome to the affordable housing preservation task force meeting number 2.

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00:00:17.399 --> 00:00:20.399

And if you're joining us for the 1st time.

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00:00:20.399 --> 00:00:27.420

I am commissioner Walter Clark Co, chairman and Co chaired also by Melissa mechanic.

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00:00:27.420 --> 00:00:29.155

Commissioner Melissa McKenna,

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00:00:29.545 --> 00:00:44.365

and we get started with our meeting and to conduct this meeting wholly electronically and to effectuate the emergency procedures authorized by 4 the affordable housing preservation task force needs to make certain findings and determinations for the record.

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00:00:44.670 --> 00:00:49.289

It is a big common some so I ask you in advance for your patients.

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00:00:49.585 --> 00:00:50.125

1st,

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00:00:50.274 --> 00:01:04.885

because each member of the affordable housing preservation task force is participating in this meeting from a separate location we must verify the form of members dissipating and that each members voice is

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00:01:04.885 --> 00:01:08.545

clear audible and add appropriate volume for all.

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00:01:09.564 --> 00:01:11.665

The other members accordingly,

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00:01:11.665 --> 00:01:22.284

I am going to conduct a roll call and ask each affordable housing task force member to that's participating in this meeting the state,

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00:01:22.284 --> 00:01:24.984

your name and location from which you are participating.

14

00:01:25.409 --> 00:01:32.219

Acid each of you pay close attention to ensure that you can hear each of your colleagues.

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00:01:32.219 --> 00:01:40.620

Following this roll call, we will vote to establish that every member can hear every other member.

16

00:01:40.620 --> 00:01:44.159

So, commissioner, Melissa mechanic.

17

00:01:45.269 --> 00:01:49.530

Melissa mechanical. Herndon, Virginia. Cory.

18

00:01:50.640 --> 00:01:54.959

Cory Leesburg Virginia. John Blair.

19

00:01:59.250 --> 00:02:02.640

Arlington, Virginia.

20

00:02:02.640 --> 00:02:07.650

On both.

21

00:02:07.650 --> 00:02:15.060

Paul Brown Paul Brown, Arlington, Virginia.

22

00:02:15.060 --> 00:02:18.659

Stewart cane.

23

00:02:18.659 --> 00:02:22.500

Dark Kane Vienna, Virginia. Rick Edson.

24

00:02:29.879 --> 00:02:33.750

Rick, Rick.

25

00:02:35.490 --> 00:02:41.400

Eric Kauffman.

26

00:02:41.400 --> 00:02:48.270

Eric Kaufman, hoffman's having technical difficulties and will hopefully be joining us shortly.

27

00:02:48.270 --> 00:02:53.879

Okay, thank you. Michelle Crocker. Michelle Crocker, Alexandria, Virginia.

28

00:02:53.879 --> 00:03:01.020

David Levine David Levine, Alexandria, Virginia. Howard Mac.

29

00:03:01.020 --> 00:03:09.840

Howard Mac.

30

00:03:09.840 --> 00:03:14.909

Eric Mobi Jack.

31

00:03:14.909 --> 00:03:23.400

Fairfax Virginia. Camilla McAfee.

32

00:03:23.400 --> 00:03:26.759

Mcafee Arlington Virginia.

33

00:03:26.759 --> 00:03:35.219

Ken McMillan Ken Macmillan.

34

00:03:37.560 --> 00:03:44.460

Took any more Tiffany won't be joining today.

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00:03:44.460 --> 00:03:49.199

Thank you Eva new when even went from a claim Virginia.

36

00:03:49.199 --> 00:03:55.319

Jill no cross fill Norcross from Reston, Virginia.

37

00:03:56.550 --> 00:04:02.400

Solid material for that particular Fairfax, Virginia.

38

00:04:02.400 --> 00:04:08.699

Ferris Falls church, Virginia.

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00:04:08.699 --> 00:04:17.759

Cross apologize. No problem but Cameron Romero Carmen Romero Arlington, Virginia.

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00:04:17.759 --> 00:04:21.540

Thanks common and mark.

41

00:04:23.009 --> 00:04:26.548

Number in.

42

00:04:26.548 --> 00:04:32.579

At this point as a virtual gavel over to CO chair, Melissa mechanical.

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00:04:32.579 --> 00:04:36.269

So that I can be heard to make the requisite motions.

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00:04:36.269 --> 00:04:41.278

All right, thank you, sir and I have the.

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00:04:41.278 --> 00:04:49.619

At each member, 2 boys, maybe adequately heard by each other member affordable housing.

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00:04:49.619 --> 00:04:52.709

Preservation task force.

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00:04:52.709 --> 00:04:57.269

I need a 2nd.

48

00:04:57.269 --> 00:05:01.918

A, 2nd.

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00:05:01.918 --> 00:05:09.928

And all those in favor, please say, aye, aye, any opposed.

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00:05:11.399 --> 00:05:14.848

That passes unanimously.

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00:05:14.848 --> 00:05:22.228

Thank you 2nd, having established that each member's voice maybe heard by every other member.

52

00:05:22.524 --> 00:05:37.463

We must next establish the nature of the emergency to move these procedures we are meeting and what type of electronic communication being used and how we have arranged for the public to access this

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00:05:37.463 --> 00:05:37.764

meeting.

54

00:05:38.038 --> 00:05:43.199

Therefore, I moved that the state of emergency caused by cobit, 19 pandemic.

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00:05:43.199 --> 00:05:48.569

Makes it unsafe for the affordable housing preservation task for us to physically.

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00:05:48.569 --> 00:05:53.968

Assemble and unsafe for the public to physically attend any such meeting.

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00:05:53.968 --> 00:05:57.959

And that as such 4 years unusual procedures.

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00:05:57.959 --> 00:06:07.528

Which requires physical assembling of the affordable housing, preservation task force and the physical presence of the public can.

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00:06:07.528 --> 00:06:14.639

The implemented safely and practically I further move that the affordable housing preservation task force.

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00:06:14.639 --> 00:06:27.869

May conduct this meeting electronically through dedicated audio conferencing line, and the public must access the meeting by calling 18449 9, 2, 4, 7.

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00:06:27.869 --> 00:06:35.309

2, 6 and entering access code 17391 1, 1 non 5 5.

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00:06:36.598 --> 00:06:43.528

Anyone interested in joining the Webex for the visual component must click the link.

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00:06:43.528 --> 00:06:51.658

Which was provided and the public hearing notice, and which will be included in the minutes to join the meeting.

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00:07:07.379 --> 00:07:10.678

Votes I, and that passes unanimously.

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00:07:11.244 --> 00:07:12.504

Thank you finally,

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00:07:12.504 --> 00:07:27.053

it is next required that all of that is addressed in today's agenda and necessary for the continuity of Fairfax county government and necessary to continue operations and discharge the affordable housing preservation

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00:07:27.084 --> 00:07:28.014

task force.

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00:07:28.259 --> 00:07:32.218

Lawful purposes duties and responsibilities.

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00:07:32.218 --> 00:07:43.079

The meeting components with the continuity of the government, as it ensures that the preservation Taskforce can engage in the work and to ensure the development.

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00:07:43.079 --> 00:07:50.668

Of strategies to enable the successful preservation of affordable housing and Fairfax County.

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00:07:50.668 --> 00:07:55.528

Which, which time is of the essence and failure to.

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00:07:55.528 --> 00:08:04.798

Take these actions could cause irreparable harm to the preservation of affordable housing and accounting. It is so moved.

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00:08:04.798 --> 00:08:09.478

Do I have a 2nd.

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00:08:09.478 --> 00:08:21.509

All those in favor, please say, aye, aye, any opposed Turbo sign that 2 passes unanimously.

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00:08:21.509 --> 00:08:35.219

Excellent so I am again so that we can move forward with the meeting.

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00:08:35.219 --> 00:08:44.999

We did have a few task force numbers join if we want to also confirm auditability of them and see, Eric. Ken McMillan both joined.

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00:08:44.999 --> 00:08:48.719

I do yeah, Eric Hoffman from Virginia.

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00:08:49.769 --> 00:08:54.958

Thank you Eric. And who else is I'm sorry.

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00:08:54.958 --> 00:09:03.958

Can McMillan is drink Mellon? Yes. Now. Excellent. Can you can you stay where you're located today?

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00:09:04.614 --> 00:09:13.374

Perfect, thank you. Sir. And so I will just go ahead and make a additional motion.

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00:09:14.333 --> 00:09:24.354

Can everyone please certify that they can hear our additional members all those in favor please say, aye aye aye opposed.

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00:09:27.594 --> 00:09:38.783

And we have confirmation everyone being heard, thank you. All right, so, Walter, we can our approval. I'm going to go ahead and jump into the meeting agenda.

83

00:09:39.234 --> 00:09:51.953

Yes, please Thank sir to begin. I thought it was important to just take a moment since this particular item that wasn't on the agenda really impacts.

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00:09:51.984 --> 00:10:01.823

A lot of us who have worked in this field for quite some time. And I wanted to just take a moment of remembrance of well, Jasper, who passed away on October 4th with his family by his side.

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00:10:01.823 --> 00:10:14.543

I really have been moved reading some comments that were on an email stream of how people respected. Well, and it was so inspiring to go and read what was written about his life.

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00:10:14.543 --> 00:10:20.844

He was such a decorated member of our military serving and so many divisions.

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00:10:20.844 --> 00:10:23.573

He was a recipient of the Braun star metal,

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00:10:23.573 --> 00:10:25.344

the army commendation metal,

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00:10:25.344 --> 00:10:27.474

the National Defense service metal,

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00:10:27.474 --> 00:10:27.953

and many,

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00:10:27.953 --> 00:10:42.114

many more during his service to our country and he moved onto a very rich 2nd career where his leadership continued to shine in that area and he ended that portion of his service in 2004,

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00:10:42.114 --> 00:10:49.104

but all throughout that his life was guided by some really strong principles on 1 was his commitment to his faith,

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00:10:49.104 --> 00:10:50.364

which was was beautiful.

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00:10:50.364 --> 00:11:01.313

And how he did that, and served his community and the 2nd was really his commitment to helping people find success in their lives. And he did this through things such as founding.

95

00:11:04.344 --> 00:11:10.583

Project manhood that gave life skills programs to young men between the ages of 7 and 17,

96

00:11:10.943 --> 00:11:25.283

and he served for 12 years on the Fairfax County redevelopment and housing authority and I truly remember every meeting that I had with him because there was nothing better than a smile from will and the

97

00:11:25.283 --> 00:11:31.283

enthusiasm and passion that he brought to what he did on our board he is sorely missed.

98

00:11:31.558 --> 00:11:36.808

He also served as a board of trustees for the Fairfax County public library system.

99

00:11:37.104 --> 00:11:51.714

And you worked the polls for over 25 years, and also served in the lead district rec center and because of that track record this lady Fairfax is happy to announce that he was a lord Fairfax in 2006.

100

00:11:51.714 --> 00:12:04.193

so I know how much that probably meant to him. Knowing what it meant to me, he's definitely going to be remembered by all of us and especially by his loving wife with which he shared 56 years.

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00:12:04.193 --> 00:12:17.333

So I just wanted to make sure we remembered everything. He gave to our community, and particularly to the issues that we are working on here together. So, Louis, this is Walter. Thank you very much for recognizing.

102

00:12:19.739 --> 00:12:31.229

Mr. Jasper, um, and you've shared a lot more than I knew of him. I am a church member of wheel Jasper, and he, where he was a deacon and our church.

103

00:12:31.229 --> 00:12:41.458

And he served as an inspiration to me and my family, and he's also a fraternity brother of mine. So, yes, he will be certainly miss in many ways. So, thank you for recognizing.

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00:12:41.754 --> 00:12:52.943

You're very welcome and he will be missed as I said, it's nice to think that the kind of service that he left behind and the commitment he left behind will continue on.

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00:12:52.943 --> 00:13:04.014

And so, I think it serves as a great transition to something I didn't want to forget to mention. And that is the partnership that we have been building and continue to build with George Mason.

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00:13:04.043 --> 00:13:13.583

And that is going to help us through some interns. That are going to be joining us and helping us on the heavy lifting of this task we have in front of us.

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00:13:13.764 --> 00:13:21.714

And so I'd like to hand Mike over some quick introductions by Eric of the help. We're going to be getting promoted.

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00:13:23.874 --> 00:13:35.724

Thank you Melissa. Um, again, my name is Eric. I'm the director of already set up a real estate at George Mason, uh, for where those will be. They don't know me, and we're pleased to announce the 3 interns.

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00:13:36.114 --> 00:13:47.453

There will be joining the task force and helping, and it's important to work. So I just wanted to give a brief introduction so that those will be That'll be working with them. And the committees will be familiar with them.

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00:13:47.844 --> 00:13:54.624

The 1st, 1 is a cannon a, she's a 1st year students at our masters in real estate development program.

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00:13:55.048 --> 00:14:07.438

With a background and development economics, including with the inter, American development bank Andy career research institute for human settlements as well as projects to the 13 developing countries in Latin America.

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00:14:07.438 --> 00:14:20.573

The Caribbean, Asia and Africa our 2nd intern is Charles to set the Charles is a 2nd year student as well in our masters in real estate development program. He is the president of capital air and development.

113

00:14:20.634 --> 00:14:28.823

A real estate firm offering services with an emphasis and affordable workforce and market rate multi family projects.

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00:14:29.394 --> 00:14:36.234

And finally, we have John Kim John is a 2nd year student at our masters, real estate development program.

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00:14:36.683 --> 00:14:50.754

He's a senior consultant with property tax advisors, and responsible for performing due diligence on commercial real estate construction acquisitions and income producing properties is also a recent fund manager. Refers to the manager real estate fund.

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00:14:51.323 --> 00:15:03.833

So again, we the interns. So Joe and George Mason, we think the accounting, the task force for giving to students the opportunity to support the task force and the staff and this important work.

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00:15:04.168 --> 00:15:14.729

Thank you, thank you Eric, appreciate it. And we're so grateful in advance for all the help we're going to get and looking forward to getting to know them all.

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00:15:16.043 --> 00:15:22.163

We have a presentation heavy agenda today so get your listening ears on.

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00:15:22.553 --> 00:15:36.114

We're really looking to set the framework of the task force and really kind of build a common vocabulary and background regarding preservation, best practices, existing programs and the policies that we have out there.

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00:15:36.114 --> 00:15:40.283

And really what are the lessons learned as we look to address the question?

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00:15:41.063 --> 00:15:54.354

We're also going to look at that equity framing piece, so taking what we did, and last times meeting, and seeing how it's been a part of the current work and preservation and how that can improve as we move forward with our recommendations.

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00:15:54.683 --> 00:16:01.884

So, we have the 4 presentations coming up on best practices, both, locally, and across the country.

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00:16:02.094 --> 00:16:11.063

We'll look at the comp plan and the zoning process will take a view of the Richmond highway Embarq report and then look at the 80 you and W. D.

124

00:16:11.063 --> 00:16:24.384

U programs as well and so we're going to go ahead and remind you as well and put some things out there to Judas for all the hard work. She's been doing to get all the resource materials out to us.

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00:16:24.624 --> 00:16:29.604

But please take a moment to look at the links that she sent.

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00:16:30.144 --> 00:16:43.943

We definitely highly recommend if you haven't already to read these documents and especially the top 2 in the list that she sent, which was the Northern Virginia preservation study, and the Northern Virginia preservation challenge document.

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00:16:43.943 --> 00:16:50.244

So just a reminder. Those are out there links around the website. And in the emails that Judith has provided.

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00:16:51.323 --> 00:17:03.894

So we're going to go ahead and dig into our 1st presentation and I'd like to introduce Mike spots who will be doing this presentation he is an NBA shaped board member and Arlington,

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00:17:03.894 --> 00:17:04.433

resident,

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00:17:04.433 --> 00:17:08.064

and a knowledgeable resource on affordable housing preservation.

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00:17:08.453 --> 00:17:19.824

He rode Northern Virginia preservation challenges. Reports that is the 1 I just mentioned and is on our reading list on the website for those of you who are observing today.

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00:17:20.243 --> 00:17:25.673

Additionally, he is the founder and the president of neighbourhood fundamentals. Llc.

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00:17:26.124 --> 00:17:39.804

He has over a decade of experience, providing research and technical assistance to on the ground practitioners and both the public and private

sectors at every level of government and urban, urban and rural areas areas.

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00:17:39.804 --> 00:17:52.943

Excuse me, prior to founding neighborhood fundamentals, he worked for enterprise community partners from 2009 to 2017, as part of the public policy team. During this time you conducted research and analysis of affordable housing and community development policies.

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00:17:56.009 --> 00:18:03.898

He managed enterprises, federal transit, oriented, development, policy activities, and expanding the supply of affordable homes program.

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00:18:04.493 --> 00:18:10.854

Michael received the master's of science and public policy and management from the Heinz college at Carnegie Mellon University.

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00:18:11.213 --> 00:18:20.604

He graduated from Dickinson College in 2006, and received it post baccalaureates certificate and community and economic development from the Pennsylvania State University in 2008.

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00:18:20.604 --> 00:18:29.394

we are delighted to have the opportunity to hear from him today about best practices on preservation and with that, we will hand it over to you, sir.

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00:18:33.088 --> 00:18:39.719

Thank you very much and thank you for the introduction. Can I just confirm that your hearing me loud and clear.

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00:18:39.719 --> 00:18:50.334

We sure are and we can see the presentation. Great. Great. Well, thank you and thank you for the opportunity to come and speak with this task force today.

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00:18:50.814 --> 00:19:05.723

I've had the pleasure of working on housing issues in Northern Virginia for some time now and it's great to see that. Fairfax County and this task force are taking up the critical issue of preservation. My presentation today will highlight research that I collaborated on within the VA.

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00:19:05.963 --> 00:19:09.534

and some of my subsequent work studying this issue in the region and beyond,

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00:19:10.074 --> 00:19:10.794

and specifically,

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00:19:10.794 --> 00:19:21.594

I'd like to take some time to talk about how Fairfax County might create a preservation policy framework that matches appropriate policy responses to the specific needs being faced in the county.

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00:19:23.124 --> 00:19:23.544

So,

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00:19:23.604 --> 00:19:24.233

to that end,

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00:19:24.233 --> 00:19:31.074

I'll be providing a high level overview of the research we conducted in the broader regional context that's driving preservation needs and I'll be,

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00:19:31.104 --> 00:19:41.213

but I'll be spending most of my time discussing why units are lost the mechanics of how a unit can be preserved and the most common intervention points for policy or funding activities can produce results.

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00:19:42.624 --> 00:19:53.513

So, in 2018, we released Northern Virginia preservation challenge, and this was a qualitative overview of the challenges facing the inner Northern Virginia jurisdictions of Arlington, Alexandria and Fairfax.

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00:19:53.513 --> 00:20:03.263

I'm also going to be pulling on some high level lessons that we've learned from additional research on supply and demand dynamics in the Northern Virginia region,

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00:20:03.263 --> 00:20:12.534

and the impact on affordability and some work that we've actually that I've actually done on preservation issues across across the Potomac in Montgomery County,

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00:20:12.534 --> 00:20:12.624

Maryland.

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00:20:15.804 --> 00:20:25.763

So, I'll start by the state of affordable rental housing in Northern Virginia and this data is somewhat dated now and I suspect that you're seeing more up to date data for Fairfax specifically.

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00:20:26.003 --> 00:20:26.874

But at the point of time,

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00:20:26.874 --> 00:20:29.693

when we publish the preservation challenge report,

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00:20:29.903 --> 00:20:32.213

there was a substantial loss of market rate,

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00:20:32.243 --> 00:20:35.213

affordable units across all jurisdictions within the region,

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00:20:35.483 --> 00:20:42.263

and a substantial number of subsidized units with expiring affordability restrictions that we're about to come under threat.

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00:20:42.894 --> 00:20:51.473

So, why is this happening in recent decades the economy of inner Northern Virginia, and the broader region has been consistently strong, but unbalanced.

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00:20:51.834 --> 00:20:57.983

We've had a bar bell shape, distribution of new jobs in which growth is concentrated in high and low wage sectors.

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00:20:58.259 --> 00:21:12.689

And this chart shows, significant regional growth among households earning 150000 dollars a year, or more as well as under 50000 dollars a year or more knows that the growth in high income renters is especially pronounced.

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00:21:13.614 --> 00:21:27.894

So, we have a growing population with a disproportionate number of higher income households, entering the renter market. How is the housing market responding at the aggregate level? We failed to match our historical production levels. When compared with the level of job growth.

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00:21:27.894 --> 00:21:31.374

We've experienced across the region since the end of the Great recession.

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00:21:31.854 --> 00:21:35.183

As the renter population has shifted up the income spectrum,

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00:21:35.213 --> 00:21:36.624

the market has responded,

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00:21:36.983 --> 00:21:48.804

there's been a substantial increase in higher cost rental units with stagnation in and in some cases decline in lower cost units across the region this is driven in part by the targeting of new production,

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00:21:49.013 --> 00:21:49.644

but also,

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00:21:49.644 --> 00:21:51.923

by trends in the existing housing stock.

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00:21:52.229 --> 00:22:01.888

In a more efficient market, there would be a more substantial surge in production both in entry level ownership opportunities, and mid to high cost rentals.

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00:22:01.888 --> 00:22:07.949

This would theoretically allow older market rate units to filter down and sort of lower income households.

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00:22:07.949 --> 00:22:14.368

Instead of anecdotal and quantitative data suggest that older rental units are filtering up.

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00:22:14.368 --> 00:22:23.788

In many cases being acquired receiving light to moderate rehab and being repositioned to serve higher income populations that offer better profit opportunities.

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00:22:23.788 --> 00:22:34.378

So, as within this regional context that Fairfax operates, and we're, we've seen that close in neighborhoods and neighborhoods near transit have experienced particularly strong housing demand.

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00:22:34.614 --> 00:22:49.433

And these are the exactly the types of places where lower income households have a better chance to thrive. There's better access to jobs, more motor, multi, modal transportation opportunities that allow families to survive without solely relying on a car.

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00:22:49.973 --> 00:22:56.064

Therefore, preserving more affordable housing options in these communities is important to economic opportunity.

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00:22:58.284 --> 00:23:01.523

Preservation is a racial equity issue as well and given,

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00:23:02.124 --> 00:23:05.483

especially given the specific residential development patterns,

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00:23:06.624 --> 00:23:10.493

and the existing patterns of income and racial segregation,

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00:23:10.493 --> 00:23:14.483

that our legacy of government policies at all levels of government,

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00:23:14.483 --> 00:23:23.243

and in the financial and real estate sectors that have shaped the growth of our region over the last what basically,

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00:23:23.243 --> 00:23:30.624

since it's history and that has led to concentrations of poverty in some cases,

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00:23:30.894 --> 00:23:41.693

racial and ethnic concentrations and others and limited access to opportunity for people that are living in some of these more segregated communities and so on that issue.

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00:23:42.203 --> 00:23:56.723

I'd like to highlight the root 7 corridor between bailey's crossroads and 7 corners, though, I am an Arlington resident. I live right by the border of this neighborhood of this corridor specifically close to bailey's crossroads.

184

00:23:56.723 --> 00:24:00.953

And I consider this part of Fairfax county as, as part of my home neighborhood.

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00:24:01.259 --> 00:24:09.989

Recently partnered with graduate students at Carnegie Mellon University to take a look at some of the demographics of this quarter.

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00:24:09.989 --> 00:24:24.263

And the students found that, and just as, just as we suspected based on anecdotal information, that the court or substantially more diverse than the county as a whole, the area serves as a home to many immigrant communities and in this court, or there's strong proximity to jobs.

187

00:24:24.263 --> 00:24:25.253

Within the court or.

188

00:24:25.588 --> 00:24:29.519

And the transit to other close and job centers.

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00:24:29.903 --> 00:24:33.743

However, this corridor does have some challenges, the medium income for the root.

190

00:24:33.743 --> 00:24:47.753

7 corridor specifically is substantially lower than the county as a whole, and even with a relatively robust supply of lower cost rentals in the court, or which I'll talk about more in a moment. 54% of renters in the court, or are cost burdened.

191

00:24:47.753 --> 00:24:58.344

It's 10 percentage points more than Fairfax County. On average 58.5% of the population within the quarter earns less than 80% of area. Median income.

192

00:25:01.763 --> 00:25:14.844

In terms of housing, as you can see in this chart pulled from the Fairfax County dashboard that there are nearly 5000 units of affordable housing in the mason district, which is again, obviously broader than just this quarter.

193

00:25:14.844 --> 00:25:28.644

But a lot of that housing is concentrated within the root 7 corridor, the majority of these are subsidized and many of the committed affordable units have mission driven ownership, which means that they're more likely to stay affordable.

194

00:25:28.644 --> 00:25:33.804

However, there are more than 1700 units of market rate, affordable rentals in this district.

195

00:25:34.739 --> 00:25:41.098

Would constitute over 17% of the counties overall, stock of market rate affordable rentals.

196

00:25:41.098 --> 00:25:54.023

And while development has somewhat lagged in the quarter, compared to other parts of Fairfax County, there's some evidence that the real estate activity, the market in the quarter is picking up as evidence by recent office to residential conversions along the corridor.

197

00:25:54.023 --> 00:26:06.324

And near the intersection with Columbia pipe and substantial upsizing or put in some cases, it uses a derogatory term of the single family housing stock.

198

00:26:06.503 --> 00:26:09.114

That's in the single family neighborhoods within the corridor.

199

00:26:09.388 --> 00:26:18.449

On, and there's been some desire and interest among the current residents of the quarter in redevelopment of the quarter and upgrading some of the amenities and infrastructure.

200

00:26:18.449 --> 00:26:30.419

So some of this, and so this investment can represent a positive future for the quarter however, as such activities exacerbate market trends that reduce the supply affordable rentals in this community.

201

00:26:30.419 --> 00:26:38.999

The negative externality will impact a disproportionately minority and disproportionately lower income population, absent counter veiling action.

202

00:26:38.999 --> 00:26:53.729

Robust literature demonstrates the impacts of housing, instability and frequent moves on health, educational outcomes and economic opportunities, and absent proactive efforts to provide mobility, counseling and relocation assistance.

203

00:26:53.729 --> 00:27:01.499

There is no evidence based suggesting that residents that are in voluntarily displaced or more gradually priced out.

204

00:27:01.499 --> 00:27:11.124

End up, moving to what could be considered a, a higher opportunity neighborhood than where they were coming from. And in fact, the evidence suggests that's more more often.

205

00:27:11.124 --> 00:27:17.453

The reverse people are left off left worse off financially and in more struggling neighborhoods.

206

00:27:18.294 --> 00:27:33.114

This isn't the only quarter, which is facing these types of challenges. Mount Vernon district has an even larger percentage of the counties market rate, affordable stock over 20 over a quarter of it. And as a similarly diverse population.

207

00:27:33.894 --> 00:27:37.523

But this is just underscores the important that if we want equity,

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00:27:37.523 --> 00:27:41.064

as we're seeing appreciation redevelopment in a rental market,

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00:27:41.064 --> 00:27:43.104

if we want to think focus on equity,

210

00:27:43.223 --> 00:27:52.463

we need to provide a pathway for the community for that community to remain the community of the people that are already living and invested in that neighborhood.

211

00:27:54.148 --> 00:28:05.608

So, now I'd like to ship back to the issue of what can be done to preserve housing, enhance housing stability, and prevent some of those adverse outcomes, such as increased cost burden and displacement.

212

00:28:06.263 --> 00:28:15.713

To tailor an effective approach, it's important to understand why units are lost beyond just the broader market trends that I discussed earlier and the mechanics of how a unit can be preserved.

213

00:28:16.074 --> 00:28:21.263

And then finally the most common intervention points, or policy or funding activities can produce results.

214

00:28:21.538 --> 00:28:27.538

Starting with that 1st, piece of the puzzle, there are 4 key ways in which housing it can be lost from the affordable stock.

215

00:28:27.538 --> 00:28:35.699

Physical deterioration, erosion of affordability or more, simply stated rent increases that increase faster than the pace of income growth.

216

00:28:35.699 --> 00:28:45.179

Value add investment in which effort there's an effort by the owner to invest in upgrading the property to reposition it in the market and raise rents.

217

00:28:45.179 --> 00:28:49.919

To hit that higher income renter segment and then redevelopment.

218

00:28:49.919 --> 00:28:53.548

And each has different implications for how we approach preservation.

219

00:28:53.548 --> 00:28:58.528

And some of more applicability in Fairfax County than others, which I'll touch on in the next slide.

220

00:28:58.528 --> 00:29:09.509

And what we can make some assumptions and analyze data to identify which properties are most most at risk of loss and lie. In some ways. This is a kind of a blend of art and science.

221

00:29:09.509 --> 00:29:10.493

For example,

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00:29:10.824 --> 00:29:12.773

if we're looking at it from a data perspective,

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00:29:12.773 --> 00:29:24.713

transit proximity is usually seen as a risk factor for redevelopment and in many cases redevelopment in such locations is encouraged to policy mechanisms for a comment to better accommodate growth.

224

00:29:24.713 --> 00:29:35.094

And that can be a good thing. If done well, however, in an individual property perspective, an individual land property owner that is located near transit.

225

00:29:35.489 --> 00:29:35.814

But the,

226

00:29:36.114 --> 00:29:40.913

but if the properties in decent physical condition in generating a high rate of return,

227

00:29:40.913 --> 00:29:41.574

as is,

228

00:29:41.844 --> 00:29:45.534

that owner may be more likely to that that unit may be more likely,

229

00:29:45.624 --> 00:29:56.814

or property might be more likely to leave the affordable stock to rent increases or value add investment given that there's a significant amount of risk and temporary income loss associated with the redevelopment process.

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00:29:57.864 --> 00:30:09.564

So this, so the exact reason why individual property might be lost from the affordable housing stock often depends on the wildcard factor of owner motivation.

231

00:30:09.983 --> 00:30:19.493

Because every owner, whether it's a family, an individual or an investment firm, et cetera, has its own values, perceptions of risk and profit expectations.

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00:30:19.798 --> 00:30:26.009

So, I don't want to overstate that. We'll be able to predict why specific properties are no longer affordable.

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00:30:26.009 --> 00:30:33.929

So, just to provide a more market context, specific approach to looking at these 4 risks types of loss.

234

00:30:33.929 --> 00:30:47.153

The risk of physical deterioration in Fairfax County, and relatively is relatively minimal, and I say, relatively compared to markets, where

there's not where there's potentially population loss. For example, it's more.

235

00:30:47.183 --> 00:30:58.403

This type of loss is more commonly associated with weak housing markets or sub markets where rents are low, which limits the upside of upkeep. Our investment in the property and redevelopment potential is minimal.

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00:30:58.644 --> 00:31:00.114

And absent a major downturn,

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00:31:00.114 --> 00:31:07.253

in the regional housing market risk related to this issue is likely limited to the scenario in which existing rent restriction,

238

00:31:07.253 --> 00:31:11.933

affordable housing with longterm use restrictions,

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00:31:12.084 --> 00:31:16.074

lack access to the capital that's necessary to rehabilitate the property.

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00:31:16.314 --> 00:31:29.453

That's importance of even with longterm affordable, making sure that there's capital for upkeep. The other context in which you might see it is when there's an owner that is looking at a redevelopment scenario or a sale.

241

00:31:29.483 --> 00:31:40.854

So, they are looking to sort of mucus money as much profit as they can out of the property before it becomes and they don't want to invest in the property before there's going to be a major recapitalization.

242

00:31:41.159 --> 00:31:45.354

So that's another context to the extent that this does occur.

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00:31:45.894 --> 00:31:58.644

The impact on tendencies is most severe with existing residents, suffering from poor living conditions that could lead to adverse health health outcomes and eventually they get displaced anyway. So.

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00:31:58.949 --> 00:32:02.699

That that's even though it's, um.

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00:32:02.699 --> 00:32:09.808

Even though it's the least likely it's, it's who has the most adverse impacts on tenants in all things being equal.

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00:32:09.808 --> 00:32:16.888

There is significant risk of erosion of affordability to rent increases, given the market trends that I discussed earlier.

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00:32:16.888 --> 00:32:27.233

Um, and the impact of rent increases on tenants is substantial, these units still represent lower, comparatively lower cost housing, stock, relatively relative to the broader market.

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00:32:27.503 --> 00:32:32.243

Even if it no longer meets a technical definition of market rate, affordable rental housing.

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00:32:32.578 --> 00:32:41.729

However, rent rising rents, increased cost burden on a lower income tenants, decrease housing, stability, and potentially lead to voluntary or involuntary displacement.

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00:32:41.729 --> 00:32:48.628

The risk of loss due to value, add investment is also significant for the same market reasons.

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00:32:49.223 --> 00:33:01.163

And this has the added has some added negative impacts on tenants because rent increases in the value, add context tend to be larger and potentially more sudden, the rehabilitation process can lead to displacement.

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00:33:01.433 --> 00:33:13.074

And when if tenants are forced to move out, or forced to move units, they're less able to afford the completed post renovation unit because of those improvements and the increased prices.

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00:33:13.348 --> 00:33:24.449

And finally redevelopment risk is significant. Their significant redevelopment risk in Fairfax County, though, it's probably concentrated in certain submarkets more than others.

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00:33:24.449 --> 00:33:24.689

Uh,

255

00:33:24.713 --> 00:33:26.634
for currently cash flowing properties,

256

00:33:26.663 --> 00:33:36.114
the strength of the rental market often means that is more profitable to defer redevelopment and either continue to gradually push rents upward or undertake the value,

257

00:33:36.114 --> 00:33:47.183
add investment approach risk of loss of affordable units to redevelopment is often concentrated in sub markets where the developer can achieve substantial increases in density.

258

00:33:47.489 --> 00:33:56.939
Value add, may also be seen as a bridge measure between the current state and eventual redevelopment when the market supports it.

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00:33:57.773 --> 00:33:59.753
The impact on tenants in this context,

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00:33:59.814 --> 00:34:04.644
when redevelopment does occur is potentially very severe redevelopment,

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00:34:04.644 --> 00:34:07.314
generally results and displacement of all the tenants,

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00:34:07.344 --> 00:34:08.483
effective buildings,

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00:34:08.693 --> 00:34:10.344
and unlike value add investment,

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00:34:10.494 --> 00:34:17.724
which may result in units still targeting the middle or upper middle of the market redevelopment tends to result in class,

265

00:34:17.724 --> 00:34:22.224
a or luxury product that is out of the reach of most lower income tenants.

266

00:34:24.358 --> 00:34:38.369

So, how do we prevent negative outcomes from occurring or better yet? Leverage these market trends to increase the affordable rental stock to preserve an increase the affordable rental stock if you're going to be successful in formally preserving a property.

267

00:34:38.369 --> 00:34:46.528

2 primary conditions must generally met, it'd be met the property must be in a sustainable financial position to insure effective operations inadequate up.

268

00:34:46.528 --> 00:35:00.028

And the 2nd condition is that the property must be protected from exposure to market pressures that is run increases of redevelopment through a legal restriction policy, or loan agreement, or through transfer of ownership to a mission driven entity.

269

00:35:00.028 --> 00:35:13.829

And though, there's nothing stopping a jurisdiction or entity from working to preserve a property at any given point. In time there are 3 primary intervention points, which the property is often preserved. And that's when there's a change in ownership when a, when a property is per sale.

270

00:35:13.829 --> 00:35:23.639

When an owner is ready to reinvest in and capitalize the property, or when there is a significant redevelopment effort underway.

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00:35:27.864 --> 00:35:40.554

So the ways that you might go about preserving those properties at that point in time there's 4 broad categories and 1 is the most, perhaps the most obvious, and that's to buy the property.

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00:35:41.603 --> 00:35:47.153

Even if you're putting the public public housing authority, mission driven owner, where affordable housing is the core purpose.

273

00:35:48.114 --> 00:35:59.423

The 2nd, category is to re, rehabilitate and recapitalize the property and often part of the overall transaction when the property is being acquired. So, the 1st, 2 categories often go hand in hand.

274

00:36:00.264 --> 00:36:05.393

And but it's also relevant in the pro in the context of existing subsidized portfolio.

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00:36:05.574 --> 00:36:20.304

That's already under mission driven ownership and though such units are at a lower risk of loss from the overall affordable stock they're competing often for the same pool of capital that that developers might use to

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00:36:20.333 --> 00:36:22.643

preserve market rate affordable properties.

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00:36:22.643 --> 00:36:28.673

So so that's something to keep in mind that even if something's risk of loss, it doesn't mean that it doesn't require investment.

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00:36:29.489 --> 00:36:42.898

Um, facilitating equitable redevelopment can occur by providing the opportunity to replace existing structures with either 100% of portable development or mixed income property that replaces the affordable units. Preferably on a 1 for 1 basis.

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00:36:42.898 --> 00:36:56.849

And then, for properties that are not, quote, unquote, permanently preserved under mission driven ownership, there are opportunities, seize incentives and regulatory provisions to encourage profit motivated owners to maintain lower rents. And the market would otherwise command.

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00:36:56.849 --> 00:37:02.969

Or they or and or offset the rental costs, the cost of increase rank for tenants.

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00:37:02.969 --> 00:37:15.298

In the context of existing subsidized properties or new mission driven acquisition, some of those same tools, which I'll touch on in a 2nd, in terms of specifics can help facilitate even deeper income targeting.

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00:37:16.798 --> 00:37:27.239

So, the, the types of I'm just going to touch on this slide really quickly in the interest of time to leave some more time for discussion. But there's a couple different.

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00:37:27.239 --> 00:37:36.478

Shells in your toolbox that you, you can utilize and different tools facilitate are better than others facilitating different approaches.

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00:37:36.478 --> 00:37:50.398

So, strategy and outreach a lot of what you're doing, as part of this task force falls into that bucket, it's about need identification, matching tools to need and effectively overseeing the process of preservation.

285

00:37:50.398 --> 00:38:01.409

Capital financing is what you need to actually acquire and preserve the property land use and planning tools are generally tied to that redevelopment process tools, such as increased density.

286

00:38:01.409 --> 00:38:04.978

Operating subsidy and cost reduction.

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00:38:04.978 --> 00:38:14.489

I includes offering incentives and resources that make it financially feasible for landlords or owners, whether private or non profit to offer reduce rents to lower income tenants.

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00:38:14.489 --> 00:38:20.130

And policy and regulatory tools are those, that leverage the rules that govern how various stakeholders.

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00:38:20.130 --> 00:38:32.039

Such as owners, property managers and developers participate in the market to preserve affordable and protected affordability and protect tenants. I'll touch on more in business specifics in the coming slides.

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00:38:32.039 --> 00:38:41.280

So, apologies is the slide is a little bit busy, but this is, this is, I'll keep this up or during the discussion.

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00:38:41.280 --> 00:38:48.179

This slide matches tools to the risk of loss categories and when we get to the discussion.

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00:38:48.179 --> 00:38:56.574

I have specific national or regional examples, I can cite for most of these, and we can focus the discussion of portion on what's of greatest interest to the group.

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00:38:56.605 --> 00:38:57.775

But at a high level,

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00:38:57.775 --> 00:39:12.144

I do want to just touch on some of the most common and effective tools in the toolkit as I mentioned earlier the most direct way to preserve a property is to purchase it either through public housing authority or through a mission driven owner.

295

00:39:12.420 --> 00:39:18.599

I'm doing so enables you to preserve today and potentially add affordable housing units later for redevelopment.

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00:39:18.599 --> 00:39:25.260

Um, sort of a land banking strategy, the acquisition is relevant across all categories of potential laws.

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00:39:25.260 --> 00:39:35.969

But in order to do, so you need a willing ownership and development partner, and a substantial amount of capital from a local jurisdictions perspective that capital can come in the form of targeted.

298

00:39:35.969 --> 00:39:39.179

Short term, mid term loans to finance the initial acquisition.

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00:39:39.179 --> 00:39:47.219

And then potentially later permanent gap financing when the developer assembles its financing package to make it sustainable in the long run.

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00:39:47.875 --> 00:40:01.945

A complimentary policy that many that may require state authorization or likely require state authorization in Virginia, but has been effective particularly in, in Montgomery County and other jurisdictions in the state of Maryland is a right of 1st refusal policy.

301

00:40:02.579 --> 00:40:06.030

It could also take other forms such as 10 an opportunity to purchase.

302

00:40:06.030 --> 00:40:17.639

These have been shown to be successful because it creates a legal window with which mission driven entities or the county has the right to negotiate with a property owner to preserve that property.

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00:40:19.230 --> 00:40:24.989

Efforts to reduce rents through lower operating costs can also apply in multiple context.

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00:40:25.465 --> 00:40:26.664

Property tax relief,

305

00:40:27.175 --> 00:40:28.795
entering into rental assistance,

306

00:40:28.795 --> 00:40:29.545
contracts,

307

00:40:29.784 --> 00:40:41.664
providing low cost rehabilitation capital in exchange for affordability
can all make it economically feasible for a market rate owner to reduce
rents or a mission driven owner to provide deeper levels of
affordability.

308

00:40:41.969 --> 00:40:50.969
And then in the context of redevelopment land, you some planning
policies, ensure that low moderate income households have a place in the
new community.

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00:40:50.969 --> 00:40:57.030
That is built through redevelopment, inclusionary policies that leverage
market development to produce affordable housing.

310

00:40:57.030 --> 00:41:02.579
Which Fairfax County already has an inclusionary policy in place through
the affordable dwelling in program.

311

00:41:02.579 --> 00:41:07.889
Generally required that a portion of new units are affordable and that is
a good start.

312

00:41:07.889 --> 00:41:12.179
However, inclusionary policies are generally insufficient by themselves.

313

00:41:12.179 --> 00:41:15.750
To create 1 for 1 replacement of affordable units loss.

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00:41:15.750 --> 00:41:27.570
Developers sometimes estimate that without direct financial subsidy, you
would need to build approximately 3 to 4 market rate units for every 1
affordable unit that you're trying to replace.

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00:41:27.570 --> 00:41:32.639

Which would generally require additional planning incentives, such as density bonuses.

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00:41:32.639 --> 00:41:41.940

Height limits waivers to height limits, parking reductions or other zoning flexibilities that make unit replacement more economically feasible.

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00:41:41.940 --> 00:41:52.949

Then finally, I want to touch on the importance of tenant protections, and these are value are valuable in their own. Right? And from an equity perspective.

318

00:41:53.635 --> 00:42:08.125

From a state policy perspective, Virginia legally is not the most tenant friendly state, but local and county governments can work to ensure that landlords meet their basic responsibilities in terms of health and safety and to ensure that they're legal obligations.

319

00:42:08.155 --> 00:42:09.505

The tenant are being honor.

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00:42:09.840 --> 00:42:17.219

Um, however, there is a need the need for strong tenant protections is especially strong.

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00:42:17.219 --> 00:42:20.125

In the preservation contacts anecdotes,

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00:42:20.215 --> 00:42:21.835

you're not necessarily equal data,

323

00:42:22.284 --> 00:42:36.594

but there are plenty of horror stories in which landlords undertake legal or borderline illegal questionably legal activities to open up units to facilitate repair redevelopment and renting to higher income and potentially more profitable.

324

00:42:38.275 --> 00:42:44.304

Household this definitely has a racial equity component as well because the,

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00:42:44.994 --> 00:42:51.565

because to the extent that household has less wealth ability to well,

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00:42:51.565 --> 00:42:56.664

for political capital as compared to the landlord property owner,

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00:42:56.664 --> 00:42:57.204

et cetera.

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00:42:57.414 --> 00:43:08.094

They may be less likely to seek out legal assistance, be able to afford legal assistance to, to enforce their rights. And there's a perception.

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00:43:08.094 --> 00:43:15.894

And in some cases, a reality that even if they are able to move that forward, they're less likely to prevail in court. And just because of sort of entrenched.

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00:43:16.679 --> 00:43:31.619

Uh, some sort of an interest in systematic barriers barriers and access to to justice. So, tenant protections are are important and go hand in hand with the preservation strategy.

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00:43:31.619 --> 00:43:37.590

And on the on the positive side, in addition to just preventing harm.

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00:43:37.590 --> 00:43:47.065

Uh, tenant protections and code enforcement in particular can also serve as a gateway for identifying properties that can be preserved by mission driven entities.

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00:43:47.844 --> 00:44:01.885

And by and or by introducing landlords to resources for the upkeep of their properties. So, when you compare code enforcement with subsidized capital tools and landlord education, that actually can create a positively reinforcing.

334

00:44:02.429 --> 00:44:12.599

So, I know I covered a great deal of ground. I apologize if I'm not sure if I went over time or not, but I'm sure we want to get to the discussion. So I'll just pause there.

335

00:44:14.335 --> 00:44:24.985

Thank you so much that was a really, really impactful presentation and really helped us set up a framework on approaches here and things to consider and I really appreciated the case study as well.

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00:44:26.304 --> 00:44:35.454

I wanted to make all the members of the task force aware that what we're going to try to do note to manage questions and also use our time.

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00:44:35.454 --> 00:44:45.385

Most effectively is that if you have a question about any presentation, please feel free to put it in the chat box to just you can let it be seen by everyone.

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00:44:45.655 --> 00:45:00.175

And while NY, as we're going through these different sessions, we'll kind of manage the questions that come in and try to consolidate what is asked along the way. So you just got that announcements. So you didn't know to do it before now.

339

00:45:00.414 --> 00:45:04.824

But is there anyone who has a question for Mike?

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00:45:05.159 --> 00:45:09.000

You can feel free to.

341

00:45:09.000 --> 00:45:12.869

I am to raise your hand with, uh.

342

00:45:12.869 --> 00:45:19.409

With Webex or I can't see everybody because the presentation is up. So I'm sorry if you're raising physical hand.

343

00:45:25.199 --> 00:45:34.110

Carmen, did you have a question? Yeah, Mike mentioned the Montgomery County, right of 1st refusal that the county has every time.

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00:45:34.110 --> 00:45:38.070

A multi family property comes on the market and I think that's.

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00:45:38.070 --> 00:45:50.664

An incredible tool that gives the municipality certain timeframes to which they can identify mission based nonprofit to assign that right. Of 1st refusal to try to get the capital together to step in.

346

00:45:51.144 --> 00:45:56.844

I think they see a 1B dollars of real estate change hands annually. So, they can't stop most of it, but.

347

00:45:57.179 --> 00:46:03.750

In situations where they think it needs can be decimated by that change in ownership.

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00:46:03.750 --> 00:46:07.469

They do have a tool to stop it. What would it take in Virginia?

349

00:46:07.469 --> 00:46:12.869

Or, for Fairfax, to be able to explore that.

350

00:46:14.550 --> 00:46:21.090

So, I'm not a lawyer and so I, I.

351

00:46:21.090 --> 00:46:30.750

I have not this has been brought up a couple of times in conversations I've been told in meetings with various jurisdictions in Virginia.

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00:46:30.750 --> 00:46:38.280

That the, the opinion of some of some land use attorneys and legal counsel for local governments is that.

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00:46:38.280 --> 00:46:49.889

Is that it would require authorizing legislation from the general assembly given some of the housing legislation that has.

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00:46:49.889 --> 00:47:04.284

Uh, actually move forward or through the general assembly recently I think more than ever, that is actually a real, a potential possibility that could occur and I'm not sure the, because I'm not a lawyer.

355

00:47:04.284 --> 00:47:10.974

I'm not sure the extent to which that opinion is just the opinion of those individuals or if that's the consensus legal opinion. So I don't want to overstate.

356

00:47:11.844 --> 00:47:24.534

That or understated I, I just don't know. But but there is just because it requires legislation doesn't mean you don't want to ask and laying the groundwork takes time to get things through the general assembly.

357

00:47:24.594 --> 00:47:28.045
But so times of the essence, if that's a priority.

358
00:47:28.349 --> 00:47:33.329
Thank you common. Mr. I saw you had a question.

359
00:47:37.920 --> 00:47:48.300
Got to get John muted there. Sir. I've actually have a lot of experience with a provision in Montgomery County, including actually having 1 of our projects that we were.

360
00:47:48.300 --> 00:47:54.059
In the process of acquiring, get snagged by the county that provision.

361
00:47:54.059 --> 00:47:59.909
Exists because there's this tension between 2 people want to spend the money to challenge it.

362
00:47:59.909 --> 00:48:05.190
Or, do people want to just say, find find a way to agree to get along.

363
00:48:05.190 --> 00:48:17.514
And re, commit existing units. There's a little there's a series of nuances to that provision. You can do a right of 1st refusal or you can get yourself out of that process. By, by saying we're going to commit to essentially commit to the existing it.

364
00:48:17.514 --> 00:48:22.675
So, we have there could keep them in there further. And so it's 1 of those things where.

365
00:48:22.980 --> 00:48:30.030
It is a, it's using leverage intention and timing thing and.

366
00:48:30.030 --> 00:48:36.750
Yeah, it works sometimes frankly, I've seen also a lot of folks that just walked away from it. Um.

367
00:48:36.750 --> 00:48:51.570
It's something I would be a little hesitant to try to bank too much on it, because I think it's frankly, it's questionable whether or not actually would supply survival, legal challenge. Even in Maryland. No. One's done it yet. But a couple of people will come close and I think.

368

00:48:51.570 --> 00:49:04.375

As we get closer and closer to this being more and more of a wealthier jurisdiction, and there's more and more money on the line, those incentives are going to become to get to litigate. We'll probably become more more likely.

369

00:49:04.675 --> 00:49:09.804

I don't think that even in Virginia, I do a lot of work in regard to that. The legal framework here.

370

00:49:10.139 --> 00:49:16.199

Is even more on friendly to something like that. I'm sympathetic to it. I think it's a, it's a great it's a great.

371

00:49:16.199 --> 00:49:27.510

Tries to do something right but it's not something that I would go ahead and put a lot of my chips on thinking that it's going to lay it long term withstand traditional scrutiny. Because even in Maryland, there's.

372

00:49:27.510 --> 00:49:33.119

Only certain amounts of the area where you got to do as a state law, Virginia to a state law, and you're competing with.

373

00:49:33.119 --> 00:49:37.559

Richmond Southeast Virginia places where something like this is just going to be anathema.

374

00:49:37.559 --> 00:49:41.550

So, I'd be a little concerned about something go and going down that road.

375

00:49:41.550 --> 00:49:45.000

Also, frankly, it's been folks who have been involved in it.

376

00:49:45.000 --> 00:49:50.099

Do you see them essentially not come back to Montgomery County and that's been a problem with Montgomery County.

377

00:49:50.099 --> 00:49:53.550

Over the last 25 years, so.

378

00:49:55.530 --> 00:50:07.344

And Maryland might see a challenge, because it's a little bit more longstanding in Montgomery County. Howard county just passed this summer their own right of 1st, refusal policy model. In the same way.

379

00:50:07.344 --> 00:50:17.454

I will see how the developer, how the property owner community reacts to that. There could potentially be legal challenges and I think the main.

380

00:50:17.760 --> 00:50:27.809

Main main things that I want to highlight it from what you said is that it's not you don't put all your eggs in that basket, or count on it be in part because you still require the capital.

381

00:50:27.809 --> 00:50:42.505

You know, you are not a property owner is not obligated to sell on a discount to you. There's, it's supposed to be an ability to match a bonafied offer or fair market value, not to provide a discount.

382

00:50:42.505 --> 00:50:46.255

Now, who knows what that regulatory structure.

383

00:50:46.590 --> 00:50:50.215

Uh, kind of depresses the value of the property or not.

384

00:50:50.425 --> 00:51:04.795

There's a, but but you still need that sort of acquisition capital, the gap financing and, and even with those negotiations to maintain the existing subsidies that are, what would roll off the property the county, in many cases is providing.

385

00:51:05.340 --> 00:51:19.260

Payments in lieu of taxes, other sorts of financial incentives to make the developer whole in order to keep those units affordable. So there's no such thing. It's not a free lunch. It is sort of extending the timeframe.

386

00:51:21.414 --> 00:51:36.385

Thanks, mark. I'm going to give you 1 more question that came through on the chat and then we'll probably need to move on to the next presentation, but I'll encourage you. If you still have questions about this presentation, you can keep putting them in the chat.

387

00:51:36.414 --> 00:51:49.675

So that we're aware of them. So, the last question I'm going to take is from Michelle Crocker, and she says that through the, I believe that

Fairfax County has exercised right of 1st, refusal was certain categories of properties.

388

00:51:49.675 --> 00:52:02.934

Could staff provide more details. So, maybe you're off the hook. Maybe this is for Tom, so good afternoon. Everyone and Mike, thank you for that. Outstanding presentation.

389

00:52:02.934 --> 00:52:08.605

We really appreciate that with respect to michelle's question.

390

00:52:09.264 --> 00:52:12.835

My recollection is that our exercise,

391

00:52:12.835 --> 00:52:16.675

the right of 1st refusal has been driven largely by,

392

00:52:18.894 --> 00:52:24.355

by our loan documents if we have had previous involvement with the project.

393

00:52:25.105 --> 00:52:37.255

But what I'd like to do is to take a step back and look a little bit more in depth at that to see if there's something from a historical standpoint that I'm missing and we can report report back on that.

394

00:52:38.219 --> 00:52:47.940

A, 2nd, if I may with respect to the question of, of, of the, of the right of 1st refusal relative to a legislative remedy.

395

00:52:48.835 --> 00:52:49.554

I still,

396

00:52:49.885 --> 00:52:50.275

you know,

397

00:52:50.335 --> 00:52:57.534

while I think it's important to understand and be realistic about the constraints that exist,

398

00:52:57.565 --> 00:53:05.815

particularly in Virginia in this respect that we should at we should consider having this issue on our parking lot of.

399

00:53:06.300 --> 00:53:12.900

You know, at least things to explore from a relative from a, from a legislative standpoint, going forward.

400

00:53:13.465 --> 00:53:28.195

Thank you. Thank you. Mr. Fleetwood and thank you, Michelle for the question with that Mike, thank you again. We'll see if more questions come in along the way, but I'm going to hand it over to my Co chair.

401

00:53:28.195 --> 00:53:30.985

Mr. Clark for our presentation introduction.

402

00:53:31.559 --> 00:53:38.460

Thank you Co, chair and this mechanic Thank you very much for that. And Mike appreciate that. Um.

403

00:53:38.460 --> 00:53:51.000

The presentation is very helpful and giving us a lot of knowledge to move forward with, which will now roll right into our department and planning and development staff, which we have a presentation from them.

404

00:53:51.000 --> 00:54:00.570

Uh, Kelly Atkinson, Bill, Malen and Graham Owen would give us a presentation on a comprehensive plan and zoning process.

405

00:54:00.570 --> 00:54:05.070

I have worked extensively with each of these.

406

00:54:05.070 --> 00:54:16.949

Folks and they're very knowledgeable and great to work with. And I know some of you on the task force have worked with them in the past as well. So without further ado, I will turn it over to.

407

00:54:16.949 --> 00:54:28.679

Charlie or yeah, thank you. Commissioner Clark? Yes. Hi, I'm Kelly at consent. I'm with the Department of planning and development and, um.

408

00:54:28.679 --> 00:54:42.150

As was said, I'm joined by William malon and Graham Owen, we're going to provide you a quick introduction to our department, the comprehensive plan, the zoning ordinance and then the overall rezoning process.

409

00:54:42.150 --> 00:54:52.079

So, the, the mission of the Department of planning and development is to promote livable communities, which enhance the quality of life for the present and the future.

410

00:54:52.079 --> 00:55:04.349

The primary purpose of our department is to provide proposals advice and assistance on land, use development review and zoning issues to those who make decisions on such issues in Fairfax County.

411

00:55:05.605 --> 00:55:13.074

So our department is broken down into 3 divisions, and I'll just go through each of these just very quickly to high level.

412

00:55:13.764 --> 00:55:24.925

The 1st, that I'll talk about is our planning division and this is the division that maintains our comprehensive plan and processes all suggested and required amendments to the plan text.

413

00:55:25.199 --> 00:55:36.179

Staff also evaluates land juice and development proposals for conformity with the plan and measures. Various environmental public facility and development impacts.

414

00:55:36.179 --> 00:55:48.510

They also assist in the development of the counties capital improvement program and facilitates strategic redevelopment and investment opportunities in the counties revitalization districts and areas.

415

00:55:48.510 --> 00:56:00.510

Our 2nd division is zoning administration and their primary purpose is to enforce maintain and administer the provisions of the Fairfax County zoning and noise ordinance is.

416

00:56:00.510 --> 00:56:11.730

And then our final division is zoning evaluation and this is a division that processes all zoning applications and formulates recommendations to the approving bodies.

417

00:56:11.730 --> 00:56:19.619

So much of the work that we do, including this task force relies on outreach and community with the.

418

00:56:19.619 --> 00:56:29.335

Coordination I'm sorry coordination with the community and elected and appointed officials, the community can get involved in our planning and zoning practices in a variety of ways.

419

00:56:29.724 --> 00:56:34.764

Um, the public can propose changes to the comprehensive plan or the zoning ordinance.

420

00:56:35.010 --> 00:56:43.019

Um, staff also, actively seeking out community comments during any zoning ordinance or comprehensive plan amendments.

421

00:56:43.019 --> 00:56:57.179

Various community members may sit on standing land, use committees. Most of our districts have 1 and community members may sit on a special task force, such as the 1 that you are a part of today.

422

00:56:59.159 --> 00:57:06.054

So, Fairfax County has a 12 member planning commission, which includes a representative from each of the magisterium districts.

423

00:57:06.054 --> 00:57:06.385

Plus,

424

00:57:06.385 --> 00:57:06.715

3,

425

00:57:06.715 --> 00:57:07.885

at large members,

426

00:57:08.784 --> 00:57:21.565

members of the planet planning commission are appointed by the by a member of the board of Supervisors and the group advises the board on all matters related to the orderly growth and development of land and Fairfax County.

427

00:57:22.344 --> 00:57:28.764

Planning Commission, reviews, items, such as the location character, and extent of public facilities in the county.

428

00:57:29.155 --> 00:57:39.144

They review amendments to the comprehensive plan, their zoning ordinance, they review rezoning and special exception applications and also review comprehensive sign plans.

429

00:57:40.525 --> 00:57:45.114

And then finally, the Fairfax County also has a 10 member board of Supervisors.

430

00:57:45.144 --> 00:57:51.835

There's 9 district supervisors and at large chairman who were all elected by the community,

431

00:57:52.255 --> 00:57:55.795

the board also appoints our county executive who is Brian Hill,

432

00:57:55.824 --> 00:58:01.105

and he is the administrative head of the county government and similar to the planning commission,

433

00:58:01.614 --> 00:58:03.324

the board reviews,

434

00:58:03.355 --> 00:58:04.675

a variety of differently.

435

00:58:04.675 --> 00:58:15.804

And use issues, but ultimately is the body that's charged with making the final recommendation of approval or denial both the planning commission, and the board of supervisors have open meetings.

436

00:58:15.804 --> 00:58:25.824

We encourage the public to attend and all discussions are held in public, except for certain items that are exempt based on the freedom of Information Act.

437

00:58:26.394 --> 00:58:36.744

And then, finally, I'll say that the planning commission, and the board of Supervisors also have standing committees, these are related to land Jews, housing, transportation, economic development.

438

00:58:37.494 --> 00:58:42.954

But they're an opportunity for the board to meet and talk about a specific issue and more details.

439

00:58:44.005 --> 00:58:49.885

And I am anticipating that the work that this group is doing any of the recommendations that are formulated,

440

00:58:50.155 --> 00:58:59.875

would ultimately be presented to the boards housing committee and depending on how that discussion goes and the recommendations that are formulated from the task force.

441

00:59:00.150 --> 00:59:04.860

Um, they may move forward as a comprehensive plan amendment.

442

00:59:04.860 --> 00:59:15.360

And so that's a segue into our next topic, which is the comprehensive plan and I will turn it over to.

443

00:59:15.360 --> 00:59:29.724

All right, well, thank you very much Kelly, so 1st, before I jump into the comprehensive plan, this might be a refresher for a lot of folks, but I just want to make sure that everybody's kind of on the same page. So that we're understanding terminology and the process of land use planning.

444

00:59:30.445 --> 00:59:37.614

So, I guess the 1st question we have is, why do we do land use planning and planning very much relates to the work that this group is charged with.

445

00:59:38.010 --> 00:59:50.130

Planning really helps us provide the community with a long term perspective and guidance on how to ensure high quality of life for our citizenry residents and helps us as a community to establish goals for our future.

446

00:59:50.130 --> 00:59:54.809

Planning seeks to promote the public health safety, general welfare, and when it's done properly.

447

00:59:54.809 --> 00:59:58.650

That can help us manage our growth change revitalization and renewal.

448

00:59:58.650 --> 01:00:05.849

I mean, a dynamic and multifaceted place, such as reference candy. Of course, planning also helps us to balance diverse community goals.

449

01:00:05.849 --> 01:00:15.179

So, in short, it gives us a roadmap for considering the community and communities needs beyond the short term interests of the day in exchange for a long term perspective or horizon.

450

01:00:15.179 --> 01:00:25.380

Next slide please next. All right so.

451

01:00:25.380 --> 01:00:29.699

So, deep dive into the comprehensive planners I like to call up the complain for short.

452

01:00:29.699 --> 01:00:39.389

I'm saying the code of Virginia requires that localities, prepare a comprehensive plan to shape its order and development. But the plan is used as a guide for decision making about the natural and built environment.

453

01:00:39.389 --> 01:00:44.099

By the county's planning commission, the board of zoning appeals and of course, the board of Supervisors.

454

01:00:44.099 --> 01:00:54.690

Plan contains recommendations, it's not a regulatory body or a regulatory document rather, but it is very important and is using the decision making regards to land development in particular.

455

01:00:54.985 --> 01:01:08.125

Next level, so in Fairfax, the plane contains several elements, including a landings map, which you saw on the previous slide, which contains generalized landings designations for particular areas of the county.

456

01:01:08.125 --> 01:01:15.775

So, you might have residential areas of low and higher density, commercial areas, mixed use centers, industrial areas, open space areas.

457

01:01:17.005 --> 01:01:26.784

You also have a transportation and a trails plans, describes the orientation and planned improvements to trails and arterials collectors, that sort of thing.

458

01:01:27.119 --> 01:01:37.380

But the plan also has a written plan text of thousands of pages actually. So the text contains just rather of a policy plan, which contains county wide guidance.

459

01:01:37.380 --> 01:01:46.920

As well, as for aerial area, which involve the areas of the county for different volumes, that kind of divide everything up in the county into specific areas.

460

01:01:46.920 --> 01:01:59.099

So, policy plan really addresses counting wide policies regarding land, use, transportation, housing, heritage, resources, the environment, a whole number of topic areas that relate to county wide policy.

461

01:01:59.099 --> 01:02:13.320

The area plans contain the more detailed, long range recommendations that organize organize the county by geography. So you have a plan for Tysons, for example, the Richmond highway quarter Reston and and Dale, all of these have specific area plans.

462

01:02:13.320 --> 01:02:22.019

Next slide please. All right so this will be a refresher again, but just a couple of planning terms that you're probably familiar with.

463

01:02:22.465 --> 01:02:32.155

How about they're important for the discussion of a plan and how it's structured. So the 1st 1 is density density is a measure of the amount of development in a given area it's used for residential uses in particular.

464

01:02:32.815 --> 01:02:40.315

So, residential density is most often identified as dwelling units per acre, fewer dwelling units per acre equals less dense development.

465

01:02:40.619 --> 01:02:51.210

So, for example, the single family homes that you see in the top left hand corner, right here, they might be located on a 1 to 2 or 3 to 4 dwelling unit development. And that's considered low density.

466

01:02:51.210 --> 01:03:03.150

A multi family development is often in a higher density 1212 going as the acre higher and the slide depicts a couple of kind of typical examples of housing types and the densities that they're associated with.

467

01:03:03.150 --> 01:03:13.619

Next level another measure that of the amount of development and this is mostly used for non residential uses, but occasionally for residential development as well as mixed use development.

468

01:03:13.619 --> 01:03:20.250

Um, this is development intensity intensity is often identified as a floor area ratio, or for short.

469

01:03:20.250 --> 01:03:30.264

Which is obtained by dividing the floor area of the building by the land area on which it's situated. So similar to debt to density the lower the number, the less intense that the development is going to be.

470

01:03:30.445 --> 01:03:35.335

So, for example, a development around a tyson's metro station, it might have an f, a R a, to point out.

471

01:03:35.670 --> 01:03:41.579

This would equate to a total development potential for that building. That is 2 times the area on which it's situated.

472

01:03:41.579 --> 01:03:48.000

so areas such as told a suburban center they might have a lower intensity of say point five or a one point for example .

473

01:03:48.295 --> 01:04:01.675

Looks like right so plan amendments. The code amendment requires that localities review the comprehensive plan. At least once every 5 years. That is not a problem in Fairfax County. We evaluate it on a much more frequent basis.

474

01:04:01.704 --> 01:04:03.684

Just due to the dynamic changes in the county.

475

01:04:04.019 --> 01:04:09.960

Plan amendments, they're initiated by emotion of the board of Supervisors, and they're added to what we call the plan amendment work program.

476

01:04:09.960 --> 01:04:13.320

Which is the review schedule for pending plan amendments and studies.

477

01:04:13.320 --> 01:04:23.130

So, priority on the, the work program is giving to amendments that are advancing major policy objectives, addressing emerging community concerns, and provide a platform for better implementation of the plan.

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01:04:23.130 --> 01:04:32.400

So the planning process strives to identify the latest planning trends, engaging the community and planning efforts and ensure that plan guidance is up to date and relevant.

479

01:04:32.400 --> 01:04:41.940

Um, all the planning limits that we work on includes death analysis and potential impacts, uh, public engagement components and, of course, public hearings with the planning commission and the board.

480

01:04:41.940 --> 01:04:46.170

And they're 4 specific general if you go back 1 carrier.

481

01:04:46.170 --> 01:04:50.639

Uh, there's specifically 4 types of amendments. The 1st are to the county wide.

482

01:04:50.639 --> 01:04:57.510

Policy plan, these might address a specific element. So for workforce housing, which is going to talk about in a little bit.

483

01:04:57.510 --> 01:05:01.170

That's undergoing a county wide or a policy plan a member right now.

484

01:05:01.170 --> 01:05:06.539

Um, if if the work of this body related to housing preservation, affordable housing preservation.

485

01:05:06.539 --> 01:05:13.320

Um, goes into a plan amendment phase this very well might be a county wider or policy plan amendment.

486

01:05:13.320 --> 01:05:22.500

On the 2nd is area wide planning studies so these are involving creating or updating a plan for a specific area. So the ongoing rest and planning them it is a perfect example.

487

01:05:22.500 --> 01:05:30.150

We're looking at specific elements of the rest and plan that's, you know, an adoptive plan, but there are certain things that are being looked at, in terms of changes.

488

01:05:30.150 --> 01:05:37.320

The 3rd are site specific plan amendments these are going to be focusing on either a site or a collection of sites. Just a smaller area.

489

01:05:37.320 --> 01:05:41.909

And this is often associated with the zoning case for a specific development proposal. In some way.

490

01:05:41.909 --> 01:05:47.340

There's 2 ways that, as we call them specific plan, amendments can be requested.

491

01:05:47.340 --> 01:05:50.340

The 1st is through the formal process.

492

01:05:50.340 --> 01:05:57.449

Guy nominated anybody in the community can submit a recommendation to county staff through our formal process.

493

01:05:57.449 --> 01:06:06.300

This process every to every 2 years between a North county cycle, and a South county cycle, where we focus on specific geographies in the county.

494

01:06:06.300 --> 01:06:11.760

Right now we're in the South county cycle. For example, we're focusing on Mason, not burning.

495

01:06:11.760 --> 01:06:19.559

And the lead districts, the 2nd method is what staff refers to is additional board, authorized amendments or return amendments as we used to call them.

496

01:06:19.559 --> 01:06:24.599

And this is going to nominate or makes a recommendation outside of the formal process directly to important.

497

01:06:25.224 --> 01:06:39.175

Excellent. So the planning process, a plan amendment may take a few months if it's relatively less complex or if it's being prioritized, they can take a couple of years, depending on the complexity.

498

01:06:39.414 --> 01:06:42.925

However, all planning manage generally follow this process that you see here.

499

01:06:43.260 --> 01:06:46.980

The board will initiate or authorize a plan amendment to be added to the work program.

500

01:06:46.980 --> 01:06:52.889

On that amendment will then be reviewed by multiple county and outside agencies for potential impacts to county systems.

501

01:06:52.889 --> 01:07:03.210

Such as the transportation network parks, heritage resources, the urban forest, environmentally sensitive areas, such as flood plains shoreline, et cetera.

502

01:07:03.210 --> 01:07:13.860

Impacts the schools, for example, that's always a big 1, depending on the complexity of the amendment. The impacts analysis could also involve state agencies as well. So just be Virginia housing, et cetera.

503

01:07:13.860 --> 01:07:21.869

Um, so, while this is ongoing staff, we'll also engage in the public in the review of the impacts and if they can be mitigated the development of measures to address the impacts.

504

01:07:21.869 --> 01:07:31.590

And sometimes this engagement and identify identification of mitigation measures will involve community task force, such as this 1, for example, that might review the impacts and development.

505

01:07:31.590 --> 01:07:36.179

And develop a plan text and narrow process with staff's assistance.

506

01:07:36.179 --> 01:07:45.360

And then, of course, after the public engagement piece is ongoing, the board, and the planning commission will hold public hearings.

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01:07:45.360 --> 01:07:51.119

And develop develop the texts and and either adopt or not adopt.

508

01:07:51.119 --> 01:07:58.344

Yeah, so what does the plan to have to say regarding preservation?

509

01:07:58.525 --> 01:08:07.373

So there's 2 2 areas that I wanted to focus on in particular 1 is regarding county white policy and there's 2 elements to the plan that speak to the preservation right now.

510

01:08:07.710 --> 01:08:11.159

The 1st is the housing element and the 2nd, is the land use element.

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01:08:11.159 --> 01:08:17.729

So, currently, the housing element identifies objectives and policies designed to respond to the counties critical housing issues.

512

01:08:17.729 --> 01:08:22.470

Such as increasingly affordable housing during neighborhood, stability and conservation.

513

01:08:22.470 --> 01:08:25.979

Housing for special populations, such as the physically and mentally disabled.

514

01:08:25.979 --> 01:08:35.880

The homeless elderly citizens and seniors, and also identifies that there's a shortage of sites for affordable housing and strategies for trying to address that.

515

01:08:35.880 --> 01:08:39.060

Within the housing element, there's 2 objectives related to preservation.

516

01:08:39.060 --> 01:08:44.069

The 1st is that the county should encourage the provision of affordable housing in all parts of the county.

517

01:08:44.069 --> 01:08:53.520

As the county matures, it recognizes that there's a need for increasing increasing and increasing need for the preservation promotion enhancement of older residential communities.

518

01:08:53.520 --> 01:08:56.670

2nd, the county should as a part of the housing element.

519

01:08:56.670 --> 01:09:09.270

As a policy of saying that the, the that the county should conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of these older residential neighborhoods.

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01:09:09.270 --> 01:09:16.560

But lane, you sell them, it identifies objectives and policies that provide guidance for an appropriate pattern and character of development.

521

01:09:16.560 --> 01:09:20.340

And indicates how this development should relate to the existing and future community.

522

01:09:20.340 --> 01:09:29.520

On the preservation end of things, the land needs to own, it encourages the onsite provision of affordable dwelling units when considering proposals for redevelopment of residential neighborhoods.

523

01:09:29.520 --> 01:09:38.880

Another preservation policy is addressed in the guidelines for mobile home retention, which minutes that mobile homes provide a small, but important source of affordable housing should be retained.

524

01:09:38.880 --> 01:09:42.420

While also knowing that in some cases site, specific guidance in the plan.

525

01:09:42.420 --> 01:09:45.899

As well, as underlying zoning on those sites allows for redevelopment.

526

01:09:45.899 --> 01:09:53.369

So this is 1 of the areas that I know is going to be discussed as a part of the task force that flag that, as something of particular interest.

527

01:09:53.369 --> 01:10:05.789

And it's like police, and finally wanted to just briefly mentioned a couple of instances in the area plans that have a little bit more specific guidance as it relates to the preservation of affordable housing.

528

01:10:05.789 --> 01:10:14.760

And and no, no net loss of existing affordable units. So here are a few examples from a couple of the cbc's in the mason district. Actually.

529

01:10:14.760 --> 01:10:20.670

Pulling conya, CBC, bailey's crossroad, CBC and 7 corners.

530

01:10:20.670 --> 01:10:26.909

That discuss either that there should be no net loss. No net loss of existing, affordable units with redevelopments.

531

01:10:26.909 --> 01:10:35.970

Or that there would be 1 for 1 replacement with affordable dwelling units and accessory very portable workforce, dwelling units and affordable units.

532

01:10:35.970 --> 01:10:44.579

Next left. Oh, actually sorry I won't have your lesson. Yeah, go back. 1, Kelly something about.

533

01:10:45.175 --> 01:10:59.784

So, I guess the last thing they wanted to mention, what does this mean for the work that the preservation task force is doing? So, the task force is going to be reviewing several items, including current, a comprehensive plan language related to the preservation of market affordable. Well.

534

01:11:00.689 --> 01:11:06.689

And the task force is going to develop preservation strategy strategy is recommendations that will be presented to the board.

535

01:11:07.074 --> 01:11:20.125

So, depending on the results of the task force, the board may author as a formal plan amendment to incorporate those recommendations into the comprehensive plan. So, just wanted to flag. That that comprehensive plan is very important as it relates to the character of the community.

536

01:11:20.125 --> 01:11:25.225

And it will be a real important topic for this preservation task force to take a look at.

537

01:11:25.560 --> 01:11:31.800

So, I'm finished with my section, but I think that going to talk about the different.

538

01:11:31.800 --> 01:11:37.710

Planning and zoning, we'll take it away.

539

01:11:37.710 --> 01:11:41.850

Right. So.

540

01:11:41.850 --> 01:11:45.000

As okay.

541

01:11:45.000 --> 01:11:53.819

Fine and Bill excuse me think I speak up a little louder. We have a little audio difficulty, I believe.

542

01:11:56.340 --> 01:12:01.109

This.

543

01:12:01.109 --> 01:12:04.979

Go ahead. Go ahead bill.

544

01:12:08.729 --> 01:12:18.479

All right, I think 1 suggestion if, if we still have audio issues, you may want to consider turning off your video and that sometimes helps with bandwidth.

545

01:12:22.199 --> 01:12:28.319

That's a little better.

546

01:12:28.319 --> 01:12:35.310

All right. Okay so a quick overview of the, the saying.

547

01:12:35.310 --> 01:12:39.359

A 541.

548

01:12:39.359 --> 01:12:43.590

Can you do that? Every area in the county that is not.

549

01:12:43.590 --> 01:12:48.840

Incorporated it so the, the towns of Clifton, Vienna.

550

01:12:48.840 --> 01:12:56.579

A 62 Fairfax Falls Church Alexander, they have their own separate orders for the rest of the county is administered by Fairfax County.

551

01:12:58.560 --> 01:13:13.079

So, what is the purpose between down is business development safety it's encouraging.

552

01:13:13.079 --> 01:13:17.430

Patient permanent a positive.

553

01:13:17.430 --> 01:13:26.340
So several different types of zoning, residential.

554
01:13:26.340 --> 01:13:37.649
Commercial, and does this and this fixed plan here, they're going to be it could be a plan from a housing residential. It'd be a miss Houston.

555
01:13:37.649 --> 01:13:45.510
Uh, I'm down with commercial and a historic district pulverized. It takes.

556
01:13:45.510 --> 01:13:50.760
Uh, commercial realization districts, and those are all established by the board of Supervisors.

557
01:13:50.760 --> 01:13:56.579
Next side.

558
01:13:57.659 --> 01:14:01.920
So, when you are looking up for zoning zoning map is adopted by the board.

559
01:14:01.920 --> 01:14:05.670
And I, to fix what the zoning is for each pieces of property.

560
01:14:05.670 --> 01:14:11.130
It's part of the ordinance provides location and boundaries of the zoning district.

561
01:14:11.130 --> 01:14:14.729
It tells you, if you look closely, I'll tell you what the zoning case is.

562
01:14:14.729 --> 01:14:19.170
As well as, um, ability to understand if there are profits, what days or not.

563
01:14:19.170 --> 01:14:24.060
Thanks.

564
01:14:24.060 --> 01:14:29.220
So, we are currently going to go into process to update the zoning ordinance. However.

565

01:14:29.220 --> 01:14:35.279

The current ordinance has been in place is 1978, and it's been amended by over 450 times.

566

01:14:35.279 --> 01:14:46.109

So, it's a document that has has been a need an updated modernization it's done it's been done as it's added the piecemeal fashion those times.

567

01:14:46.109 --> 01:14:52.079

But we are going through their process calzone org organization. That's really looking at it to update completely.

568

01:14:52.079 --> 01:14:56.699

And streamline it and make it easy to read for average citizen.

569

01:14:56.699 --> 01:15:04.470

So, right now the process is, you know, the board sets work programs, update to prioritize parts of the ordinance that they need to be updated.

570

01:15:04.470 --> 01:15:07.470

And it goes to a public hearing process, depending upon the ordinance.

571

01:15:07.470 --> 01:15:11.430

We can take it out as assistant task force to citizen outreach.

572

01:15:11.430 --> 01:15:15.659

Uh, he goes to the board for adoption.

573

01:15:15.659 --> 01:15:23.909

Next slide so, Graham talked a little bit about the comprehensive plan.

574

01:15:23.909 --> 01:15:28.050

And the plan is guidance ordinance is rules.

575

01:15:28.050 --> 01:15:32.310

The plan tells you generally where we want to see development.

576

01:15:32.310 --> 01:15:36.869

And gives an idea of the intensive development where, when this comes to it by.

577

01:15:36.869 --> 01:15:40.439

They would tell you that, you know exactly what the development is setbacks.

578

01:15:40.439 --> 01:15:46.619

How much intensity's allow open space requirement so it says the standards for that development.

579

01:15:48.840 --> 01:15:54.479

And but, you know, we do the zoning ordinances preview the plan to determine what's appropriate.

580

01:15:54.479 --> 01:15:58.529

So, again, you know, very specifically, the Congress plan is very.

581

01:15:58.529 --> 01:16:03.090

As we're cherry guidelines, residential was breaking it out into.

582

01:16:03.090 --> 01:16:06.210

Different types of districts, the residential.

583

01:16:06.210 --> 01:16:10.590

More of the rural areas, the residential conservation or residential agricultural.

584

01:16:10.590 --> 01:16:15.300

Which may be a 5 acre lot minimums 2 areas that.

585

01:16:15.300 --> 01:16:19.020

Marijuana are to your 1, 1, 8 or 2 a lot.

586

01:16:19.020 --> 01:16:26.970

All right, 1 acre lots 2 longest for an acre. So the density as grams talk about it increases as the.

587

01:16:26.970 --> 01:16:31.680

The R12 number goes out in the commercial industrial districts.

588

01:16:31.680 --> 01:16:36.689

Again, it becomes more fine tune more detail than the conference plan is more of generic.

589

01:16:36.689 --> 01:16:40.170

In terms of setting a goal for what we wanted to look like.

590

01:16:41.880 --> 01:16:46.199

Today.

591

01:16:46.199 --> 01:16:49.859

So, I think I turn it back to you now, guy is that correct?

592

01:16:51.239 --> 01:16:54.810

Hey, thanks, bill.

593

01:16:54.810 --> 01:17:06.119

So, we're going to move along in the essence of time. We had a question from David Levine is 1 question I see in the chat is.

594

01:17:06.119 --> 01:17:12.989

Of the conservation districts where Pacific neighborhoods or sites must remain as affordable housing.

595

01:17:12.989 --> 01:17:21.060

That's 1st question and then more generally, does the comp plan identify specific neighborhoods or site?

596

01:17:21.060 --> 01:17:25.409

Where existing affordable housing has to be preserved.

597

01:17:25.409 --> 01:17:29.489

So, Walter, this is Graham. Um.

598

01:17:29.489 --> 01:17:43.765

The conservation districts, each 1 is is a little bit different, but most speak to preservation more generally, in terms of the neighborhood and more specifically looking at redevelopment and ensuring that there's not incompatible uses within those conservation areas.

599

01:17:43.765 --> 01:17:50.845

So, it doesn't speak to specifically in most cases. The retention, or the preservation of of market affordable units currently.

600

01:17:51.300 --> 01:18:01.079

In a lot of cases those the conservation plans were written in the seventies so that we're, we're dealing with things in in those cases where they're, they're not using the terminology.

601

01:18:01.375 --> 01:18:10.645

That we're that we're used to, and then more specifically David was talking about, are there specific neighborhoods or sites where existing affordable housing has been has has to be preserved?

602

01:18:11.095 --> 01:18:19.284

The answer really is no, I mean, there is language in a couple of the cbc's regarding net net loss and 1 for 1 replacement of existing.

603

01:18:19.649 --> 01:18:32.369

But, again, that's with redevelopment options. So I think that the, the challenge that we have is that we have a plan that does speak to retention in certain cases and that the marks, for example.

604

01:18:32.369 --> 01:18:32.579

Uh,

605

01:18:32.574 --> 01:18:47.484

there's language about wanting to retain mobile home parks as an affordable housing option but that is something that I think the the task force will will definitely want to take a look at is what does that mean in terms of the comprehensive plan guidance given that this is an issue that's been identified in the

606

01:18:47.484 --> 01:18:50.005

community as being critical importance.

607

01:18:51.114 --> 01:19:05.604

Right. Okay, awesome. Thanks, Graham. So, in the again, in essence of time, you're going to keep moving along an agenda and again, thank you. Kelly, thank you. Bill and Graham appreciate that that nice overview.

608

01:19:05.880 --> 01:19:15.810

So, now I'll turn it back over to Melissa. Excellent. And as we get ready to go into the next few presentations, and the essence of time.

609

01:19:15.810 --> 01:19:28.465

I'm going to do those back to back and try to save questions till the end, encourage you to use the chat box for questions and also wanted to make it clear to the public that's in attendance today. 1st, thank you for your interest.

610
01:19:28.465 --> 01:19:29.604
And for being here,

611
01:19:30.414 --> 01:19:34.345
we are not able to address public comments in this task force,

612
01:19:34.345 --> 01:19:45.505
but we will take your comments in the chat just as we would take an email from you and consider those and share them with the commission or with the task force moving forward so,

613
01:19:45.505 --> 01:19:45.895
with that,

614
01:19:45.895 --> 01:19:48.564
I'm going to introduce Steve and who it,

615
01:19:48.564 --> 01:19:49.435
and from a C.

616
01:19:49.435 --> 01:19:49.765
D.

617
01:19:49.765 --> 01:19:52.345
and Megan van Dam from DBT,

618
01:19:52.645 --> 01:20:00.835
and we're going to really give you a high level summary here of the embark study that went undertaken along the Richmond highway corridor,

619
01:20:01.675 --> 01:20:04.074
and this 1 area,

620
01:20:04.284 --> 01:20:06.444
the counties 1 that has had many lessons,

621
01:20:06.444 --> 01:20:11.244
learned applicable to redeveloping and warehousing ends up being at risk.

622
01:20:11.579 --> 01:20:15.180

So, I will turn it over to you and Steven.

623

01:20:21.119 --> 01:20:26.789

Good afternoon Megan I believe you're going to kick us off.

624

01:20:26.789 --> 01:20:30.300

And then I will follow you in your presentation.

625

01:20:33.750 --> 01:20:40.859

Yes, that's right. See you, I'm just trying to, to make sure I can share my presentation.

626

01:20:40.859 --> 01:20:44.909

Are you all in sharing the right screen? Are you all seeing.

627

01:20:44.909 --> 01:20:50.189

Megan, we don't see your screen. There we go. Okay.

628

01:20:50.189 --> 01:20:56.310

And that is the right screen. Okay. The challenge of these formats, right?

629

01:20:57.085 --> 01:20:58.675

Hello, my name is Megan van dam.

630

01:20:58.675 --> 01:21:01.914

I work with the Fairfax County Department of planning and development,

631

01:21:01.914 --> 01:21:16.734

and I'm going to give you a brief overview mentioned of the Richmond highway court or planning efforts also known as embark Richmond highway with a focus on housing policy and also policies that relate to get their equity in the court

632

01:21:16.734 --> 01:21:17.095

or.

633

01:21:18.475 --> 01:21:27.505

And my 5 to 10 minutes, I'll briefly go over what comprise the effort, the resident resulting policies that we're established for the court, or and the additional work that has been done.

634

01:21:27.505 --> 01:21:32.335

And what remains on the table adopted in March 2018,

635

01:21:32.335 --> 01:21:34.645

the comprehensive plan for the Richmond high record,

636

01:21:34.645 --> 01:21:36.835

or from Huntington down to Huntington,

637

01:21:36.835 --> 01:21:46.015

in the city of Alexandria down to a full bells includes significant transportation investment in both the bus,

638

01:21:46.015 --> 01:21:47.034

rapid transit or system,

639

01:21:47.064 --> 01:21:48.715

and other multimodal.

640

01:21:48.744 --> 01:21:49.345

Transportation improvements.

641

01:21:51.840 --> 01:22:02.699

That are intended to benefit existing and new residents and visitors in accord or also, it includes complementary redevelopment of older shopping centers and to mixed use.

642

01:22:02.699 --> 01:22:09.689

Centers with new housing and employment opportunities and new amenities that are publicly accessible.

643

01:22:09.689 --> 01:22:17.460

The realization of the vision has evolved and will continue to involve extensive coordinate coordination between county.

644

01:22:17.460 --> 01:22:21.510

State and federal agencies, residents, businesses and other stakeholders.

645

01:22:21.510 --> 01:22:27.239

The embark plan amendment it was the combination of really pockets of work.

646

01:22:27.239 --> 01:22:33.569

During the 19 nineties, Fairfax County designated several community business centers, or.

647

01:22:33.569 --> 01:22:45.539

Shown in snap and an orange for potential redevelopment, and designated Richmond highway as an enhanced public transportation corridor but did not specify what kind of transaction.

648

01:22:46.225 --> 01:22:53.784

Since that time many plan amendments that refined where, and how development would take shape along the corridor.

649

01:22:54.175 --> 01:23:06.475

And in 2015, the Virginia Department of rail and public transportation state agency completed a multimodal analysis that identified a median running the system as a preferred alternative between hunting. The Huntington metro station.

650

01:23:08.755 --> 01:23:12.984

And for billboard and recommended a long term plan to extend metro rail,

651

01:23:13.255 --> 01:23:13.614

fail,

652

01:23:13.614 --> 01:23:20.274

aligned to comes soon after the embark plan amendment it was initiated,

653

01:23:20.305 --> 01:23:21.774

reevaluate the plan land,

654

01:23:21.774 --> 01:23:27.564

use density and mix of land uses within a half mile radius of the 9 potential.

655

01:23:29.215 --> 01:23:32.185

You can see those radio on the on the map here.

656

01:23:32.670 --> 01:23:40.859

Along with evaluating quarter, wide guidance for transportation, urban design and public facilities needs.

657

01:23:40.859 --> 01:23:52.649

Planning work began with an existing conditions analysis of the court, or including land, use transportation environment, and affordable housing and policies.

658

01:23:52.649 --> 01:23:58.829

As well, as the establishment of became planning principles, which were developed with a community advisory group.

659

01:23:58.829 --> 01:24:11.250

And chair, chairman or commissioner, Clark was part of that group. So thank you very much. I believe that was the only I don't think anyone else from this group was on it.

660

01:24:11.250 --> 01:24:11.520

But,

661

01:24:11.545 --> 01:24:11.694

uh,

662

01:24:11.694 --> 01:24:12.685

this slide shows,

663

01:24:12.685 --> 01:24:17.875

the analysis that was conducted of public and private affordable housing along the corridor,

664

01:24:17.904 --> 01:24:23.965

or additional data was gathered and discussed with the advisory group on the affordable housing gap for low and moderate,

665

01:24:23.965 --> 01:24:26.274

incrementally owners number households,

666

01:24:26.274 --> 01:24:34.614

link load of poverty line annual rents and salary data among other data that set the stage for the establishment of guiding principles.

667

01:24:36.265 --> 01:24:47.545

So 8 guiding planning principles were created as a foundation for the future vision of the corridor and they address such ideas as revitalization through targeted development and infill,

668

01:24:47.545 --> 01:24:58.824

primarily around improve means of travel for residents workers and visitors liking walking and transit environment and environmental heritage resource.

669

01:24:58.824 --> 01:24:59.545
Stewardship.

670

01:24:59.880 --> 01:25:00.390
Um,

671

01:25:00.385 --> 01:25:04.404
surfing residential communities and supporting the economic success of the court,

672

01:25:04.404 --> 01:25:07.494
or by encouraging business development training,

673

01:25:07.494 --> 01:25:09.475
and a diversity of housing types,

674

01:25:09.715 --> 01:25:11.274
celebrating the growing population,

675

01:25:11.274 --> 01:25:11.904
diversity,

676

01:25:12.234 --> 01:25:15.475
and promoting fairness and equity and decision making and align that with 1.

677

01:25:15.475 --> 01:25:16.194
carefax.

678

01:25:16.439 --> 01:25:27.390
The principles are translated in the plan and to corridor wide insights, specific guidance regarding land, use housing, transportation, urban design among other topics.

679

01:25:27.390 --> 01:25:31.649
In terms of Landy is central to the corridor. My guidance is the tenant that.

680

01:25:31.649 --> 01:25:41.640

A new development and redevelopment should be primarily concentrated within the 6 community business centers, which, as I mentioned were designated for growth and change.

681

01:25:41.640 --> 01:25:53.760

And they're able to take advantage of the proximity to transportation and presentations and the reduced reliance on automobiles. These areas are almost entirely commercial property.

682

01:25:53.760 --> 01:26:00.630

And older shopping centers presently, and they're shown in the red blogs on this on this map.

683

01:26:00.630 --> 01:26:08.220

Areas in between the community business centers, and outside of the Richmond highway court over are generally designated.

684

01:26:08.220 --> 01:26:09.744

For residential development,

685

01:26:09.774 --> 01:26:11.994

at a variety of different densities,

686

01:26:12.085 --> 01:26:26.814

which is intended to limit the pressure for mixed use commercial encroachment in these areas as well as higher density development or soon to be 5 of the 6 of the have specific guidance regarding

687

01:26:26.845 --> 01:26:27.654

urban design.

688

01:26:28.050 --> 01:26:37.829

And the character of the development as well to illustrate division embodied in the plan example of the auto oriented.

689

01:26:37.829 --> 01:26:41.250

Um, almost entirely, I'd say paved condition.

690

01:26:41.250 --> 01:26:41.640

Um,

691

01:26:41.664 --> 01:26:46.225

with limited amenities currently at that can help in the beacon growth,

692

01:26:46.225 --> 01:26:46.465

10,

693

01:26:46.465 --> 01:26:48.145

CBC along the corridor,

694

01:26:49.045 --> 01:26:50.935

and all the neighborhoods,

695

01:26:50.935 --> 01:26:59.364

and some of the apartments that are located behind it and really cut off from accessing the cord or because of the,

696

01:26:59.395 --> 01:27:00.385

the shopping center.

697

01:27:01.645 --> 01:27:15.925

And that's compare it against a rendering of future development area. So you can see that new housing units and job opportunities retail and services are focused around bus, rapid transit station with the new development.

698

01:27:16.229 --> 01:27:23.939

There is a new street network and attractive street escapes, which provide greater access and new connections from existing neighborhoods to Richmond highway.

699

01:27:23.939 --> 01:27:33.180

Promoting improved walking conditions Furthermore, there, new urban park, some clauses that bring life to the area.

700

01:27:33.180 --> 01:27:36.899

And encouraging existing and new, numerous to meet each other.

701

01:27:36.899 --> 01:27:48.869

Affordable housing is part of the plans vision for new development, as Graham has mentioned, the court or wide guidance speaks to these affordable housing policies.

702

01:27:49.494 --> 01:28:01.854

The original highway plan, reinforces the county why goal? Increasing affordable housing by 12% from the previous years housing production. And as Graham went over currently the current correct. Excuse me?

703

01:28:01.854 --> 01:28:09.864

The county wide plan costs for housing to produce. That is affordable for housing, earning up to 120% of their income.

704

01:28:09.864 --> 01:28:17.364

And, of course, as he mentioned, among many of the means the W, do workforce spelling policy and Edu, affordable ordinance.

705

01:28:20.489 --> 01:28:31.170

Work toward accomplishing this goal in the plan they're also density bonuses available to encourage the position or affordable units.

706

01:28:33.354 --> 01:28:33.954

As I mentioned,

707

01:28:33.954 --> 01:28:35.484

the board approved,

708

01:28:35.515 --> 01:28:37.645

the embark comprehensive plan amendment in March,

709

01:28:37.645 --> 01:28:40.494

2018 war included 11 follow motions,

710

01:28:40.524 --> 01:28:47.935

which identified additional work related to the plan amendment that included issues to housing,

711

01:28:49.255 --> 01:28:50.725

refining the streets,

712

01:28:50.994 --> 01:28:52.314

evaluating trail systems.

713

01:28:52.314 --> 01:28:56.305

And as far as the housing piece.

714

01:28:58.800 --> 01:29:04.380

1 of the 1 that established 1 of these established, the affordable housing advisory group.

715

01:29:04.675 --> 01:29:09.055

Because the board recognize the need to further evaluate affordable housing on record,

716

01:29:09.055 --> 01:29:20.454

or the intention was for the advisory group to assess current and affordable housing policy and also look at potential the potential loss of existing market rate affordable housing.

717

01:29:21.295 --> 01:29:36.265

The goal of putting this group together. Really was to develop a specific strategies to preserve and enhance the quality of these market affordable units and to make recommendations to the current affordable housing policies along the corridor. Of course, Steve will get into those in a moment.

718

01:29:37.704 --> 01:29:44.635

Another 1 directed staff to evaluate the plan land uses within the suburban neighborhood areas between the community business centers,

719

01:29:44.635 --> 01:29:45.625

the longer term highway,

720

01:29:46.284 --> 01:29:46.795

which I,

721

01:29:46.824 --> 01:29:52.135

as I mentioned are mostly residentially planned and our locations for much of the market rate,

722

01:29:52.135 --> 01:29:54.204

affordable housing on court or currently.

723

01:29:54.539 --> 01:30:00.779

This this work related to the suburban neighborhood areas remains pending as.

724

01:30:00.779 --> 01:30:10.800

Only a limited number of proposals were received during a nomination process. So with it with that, I will close my presentation and hand it over to Steve.

725

01:30:16.859 --> 01:30:23.670

Okay, I'll bring my presentation up.

726

01:30:26.310 --> 01:30:30.869

Let's see, let me know when it appears.

727

01:30:32.579 --> 01:30:38.819

It's coming up Steve is good. There. We go.

728

01:30:39.354 --> 01:30:44.395

All right, so, yes, my name is Steven.

729

01:30:44.904 --> 01:30:57.114

I'm a senior program manager with the accounting department of housing and community development, and I'm here to talk about the work of the embark housing advisory group and like, Megan said, the time period we're talking about is 2018.

730

01:30:57.114 --> 01:31:11.664

and and during that year, the board of Supervisors, as Megan said, directed staff, so, Department of housing and community development, and Department of planning and development to convene an advisory group, which became known as the embark housing advisory group.

731

01:31:11.664 --> 01:31:24.744

And again, their task was to advise the board on housing considerations that were centered on development and investment and that were embodied in the embark plan that we just heard Megan talk about.

732

01:31:26.729 --> 01:31:31.949

And again, the main challenge was to recommend housing policies, particularly.

733

01:31:31.949 --> 01:31:37.199

Uh, policies that help ensure that any anticipated new development and investment.

734

01:31:37.199 --> 01:31:40.590

Uh, serve the needs of the highway Carters.

735

01:31:40.590 --> 01:31:43.680

Long time low and moderate income residents.

736

01:31:43.680 --> 01:31:47.130

And that it preserves its racial and the economic diversity.

737

01:31:47.130 --> 01:31:55.679

So, yeah, this is just a quick heads up. I think that your screen being shared may have switched to your 1 note.

738

01:31:55.679 --> 01:32:00.059

Well, I will make a change on that.

739

01:32:00.059 --> 01:32:04.948

If I can, you.

740

01:32:04.948 --> 01:32:10.259

Thank you, sir.

741

01:32:14.998 --> 01:32:19.948

Might be because I switch things around a little let's see.

742

01:32:32.519 --> 01:32:37.798

We see the PowerPoint now in front of it so you might want to expand it and then I think we'll see it.

743

01:32:37.798 --> 01:32:41.458

Okay, so I think I see what's going on here. All right.

744

01:32:41.458 --> 01:32:46.349

Multiple monitors correct all righty.

745

01:32:46.349 --> 01:32:56.368

How's that? 1? You 1 I was very good.

746

01:32:56.368 --> 01:33:08.488

So, um, the, the composition of the advisory group well, I've consisted of developers, housing residents who lived in the embark area.

747

01:33:08.488 --> 01:33:21.719

Business sector representatives, we had a housing advocate and nonprofit affordable housing developers as well as former after if it's kind of development and housing authority commissioners.

748

01:33:22.798 --> 01:33:27.238

And part of the, the outcomes here, was that the.

749

01:33:27.238 --> 01:33:39.599

Embarq housing advisory group helped to inform the affordable housing resources panel, which conducted a similar type of effort, but much broader and covered the whole county. So, it was, uh.

750

01:33:39.599 --> 01:33:49.168

Had some double advantages from this group the group itself logistically they met for several several months and they produced a report.

751

01:33:49.168 --> 01:33:52.889

That also contained.

752

01:33:52.889 --> 01:33:56.399

This graphic that you see here, and we think this.

753

01:33:56.399 --> 01:34:10.498

This is a graphic that I can come back to later on, but it really encompasses all of the recommendations. And what they did basically at the outer band, are the, um.

754

01:34:10.498 --> 01:34:20.309

Principles that the group felt strongest about with the top at the top. There you see no net loss of market affordable.

755

01:34:20.309 --> 01:34:31.918

Rentals, and then it's supported by 2 other principles, which I'll get into in a moment. Also in the inner part of the circle is.

756

01:34:31.918 --> 01:34:36.088

Are the strategies basically in the strategy categories?

757

01:34:36.088 --> 01:34:39.809

With more specific categories underneath and again out.

758

01:34:39.809 --> 01:34:43.198

A touch upon them as well.

759

01:34:43.198 --> 01:34:53.128

So that top orange band, as I said, was no net loss of market affordable rentals. So right from the start, the group was concerned about the.

760

01:34:53.128 --> 01:35:06.569

The loss of market affordable rental units and as a definition, these units are described as privately owned older apartment buildings, which do not have any public sector investment, or subsidy.

761

01:35:06.569 --> 01:35:10.618

Or otherwise are are are not subject to red restrictions.

762

01:35:11.184 --> 01:35:23.634

So the group benefited from the work of Virginia Tech and their housing center there, they mapped out market rate properties in the Lee and mount Bernie districts.

763

01:35:24.113 --> 01:35:32.213

And just again as an extension of that, as part of their work with the housing resources panel, they mapped out properties for the entire county as well.

764

01:35:32.488 --> 01:35:44.248

So that, that Matt basically gave the group, an idea of the number of market, affordable rental units that were in the lean non burden Vernon districts at that time, in part of the embark area.

765

01:35:45.479 --> 01:35:59.729

So, as I mentioned, there were 2 other segments of the bank, as I'm showing on the screen here there, the blue sections, the 1, 1 of them is the future housing development should reflect community needs.

766

01:35:59.729 --> 01:36:08.009

And the 2nd, 1 that in pursuing a net loss of market affordable rental units.

767

01:36:08.009 --> 01:36:10.854

That it needs to be pursued using the 1,

768

01:36:10.854 --> 01:36:16.554

Fairfax equity lens and a few comments about that,

769

01:36:16.613 --> 01:36:17.154

um,

770

01:36:17.814 --> 01:36:19.194
the group felt that stable,

771

01:36:19.194 --> 01:36:28.194
affordable and high quality housing is the key to increasing the access to opportunities and ensuring that all residents can prosper.

772

01:36:28.194 --> 01:36:33.234
So their recommendations to address preservation and production of affordable housing.

773

01:36:33.538 --> 01:36:45.958
Had to be evaluated and determined through the, the following considerations and this is in line with 1, Fairfax. So it was basically who will benefit or be burdened by proposed actions.

774

01:36:45.958 --> 01:36:53.309
Will these strategies create vulnerabilities for low income households of color or foster opportunities?

775

01:36:53.309 --> 01:37:00.418
And then will the final action advance racial equity and mitigate unintended consequences?

776

01:37:00.418 --> 01:37:04.349
So, again, it was, uh, I can that that.

777

01:37:04.349 --> 01:37:07.469
Is the lens for the recommendations as well?

778

01:37:07.469 --> 01:37:14.849
And again, there's 2 segments of the band supported the effectuation of the no net loss of coal.

779

01:37:15.958 --> 01:37:25.259
So, now to talk about some of the strategies, as I said, they were kind of in the middle portion of that, that graphic.

780

01:37:25.259 --> 01:37:31.889
They were under 2 categories. 1 was leveraging public investments and the other is public private partnerships.

781

01:37:31.889 --> 01:37:39.509

And under, uh, talking about leveraging public investments, there were basically 5.

782

01:37:39.509 --> 01:37:47.578

Recommendations I will go into all of them, but I didn't want to talk about a couple of them. 1 is the using county owned land and facilities.

783

01:37:47.578 --> 01:37:54.958

So kind of self descriptive, it's, it's stressing the importance of using county and other government owned buildings.

784

01:37:54.958 --> 01:38:00.059

And land sites for affordable housing, and it had.

785

01:38:00.059 --> 01:38:05.009

Basically, both a LAN component, which was exemplified by the North Hill project a.

786

01:38:05.009 --> 01:38:14.279

You're familiar with that it's a project that has taken a long time to develop, but finally had the groundbreaking earlier this year. And, um.

787

01:38:14.279 --> 01:38:20.368

Is basically taking land that's owned by the county and.

788

01:38:20.368 --> 01:38:30.088

Helping to develop affordable housing there and then the other component being the public facilities component. And that's the concept is that, uh.

789

01:38:30.088 --> 01:38:33.328

Pursuing opportunities to Co, locate housing.

790

01:38:33.328 --> 01:38:37.828

With new and and or we developed the public facilities.

791

01:38:37.828 --> 01:38:50.969

Were the 2 components there a 2nd strategy under leveraging public investments was to have the Fairfax County development housing authority act as a catalyst in acquiring land.

792

01:38:50.969 --> 01:38:54.448

For public, private partnerships so, um.

793

01:38:54.448 --> 01:39:01.048

Basically, with these partnerships we do in this context is increase the affordable housing stock.

794

01:39:01.048 --> 01:39:05.849

And that concept would be that the housing authority would retain ownership of the land and.

795

01:39:05.849 --> 01:39:09.509

Provided as a subsidy to developers as a ground lease.

796

01:39:09.509 --> 01:39:19.979

So, again, there were 3 other recommendations, but I'm going to kind of use this as a segue when we're talking about public private partnerships to go to that 2nd tier, which was.

797

01:39:19.979 --> 01:39:29.189

Public private partnership, and 1 of the strategies under that category is the.

798

01:39:29.189 --> 01:39:38.519

Providing the provision of financial and regulatory incentives, or what's called process easing for development of affordable housing.

799

01:39:38.519 --> 01:39:47.368

And under that, there was a discussion and encouragement of the consideration of expedited approvals by the county.

800

01:39:47.368 --> 01:39:59.128

To ease development as well as the exemption of certain fees or proffers that also, um, you know, could hinder, uh, affordable housing development.

801

01:39:59.128 --> 01:40:03.238

And then there was also a.

802

01:40:03.238 --> 01:40:10.859

Encourage implementer of a review of the public, private education and infrastructure act or.

803

01:40:10.859 --> 01:40:25.618

And framework, and that is a framework that we've done, uh, various policies. We, as I say, the housing authority, and its partners have done various projects under and, um, North Hill, being 1 of the, uh, an example of 1.

804

01:40:25.618 --> 01:40:34.649

And the important point here is that to take a look at that process and to see if that as well could have some streamlining.

805

01:40:36.804 --> 01:40:49.314

Uh, another sub strategy under public private partnerships was density bonuses and basically, the recommendation was to evaluate existing density bonuses and to pursue identifying new strategies.

806

01:40:49.734 --> 01:40:57.833

Um, 1, in particular was to consider a policy that would account for replacement of affordable housing and a redevelopment proposal.

807

01:40:58.109 --> 01:41:08.939

That potentially discounts that proposal from density calculation within the embarked plan area. So, for proposals, when there's a situation that, uh.

808

01:41:08.939 --> 01:41:11.939

Has an opportunity for replacement of affordable housing.

809

01:41:11.939 --> 01:41:15.628

To consider these discounts in that evaluation.

810

01:41:17.844 --> 01:41:18.113

So,

811

01:41:18.113 --> 01:41:18.384

the,

812

01:41:18.413 --> 01:41:20.243

the advisory group,

813

01:41:20.274 --> 01:41:20.844

um,

814

01:41:21.444 --> 01:41:22.253

their work again,

815

01:41:22.253 --> 01:41:26.033

as I mentioned before was a major factor in the foundation,

816

01:41:26.033 --> 01:41:29.844

and the work of the affordable housing resources panel,

817

01:41:30.413 --> 01:41:33.144

which adopted that same goal of no net loss of market,

818

01:41:33.144 --> 01:41:35.033

affordable housing for the entire county.

819

01:41:35.934 --> 01:41:49.974

So the group finished up, they provided a more full, some report to the board of Supervisors and and, and their work also was taken into consideration by the affordable housing resources.

820

01:41:50.908 --> 01:41:55.078

So, with that, I will conclude and.

821

01:41:55.078 --> 01:41:59.519

Open up, uh, any questions again for both Megan and myself.

822

01:42:00.264 --> 01:42:13.613

See, we're actually going to. We're really getting. Sometimes we're going to save questions to the end. I further encourage folks to stick them in the chat in case. We run completely out of time, and we can make a document that answers some of these questions.

823

01:42:13.613 --> 01:42:26.003

I know that there are many of us have a hard stop at 4. so that being said, I'm going to pass over the wall for our next speaker. And I will ask that. I'm sorry for the short time.

824

01:42:26.003 --> 01:42:35.694

But, abdi, if we can try to keep it to where I get 5 minutes to the end to wrap up the awesome, thank you, thank you. Commission candidate.

825

01:42:36.024 --> 01:42:47.724

So, at the mood is the W, D, you a new program administrator for and who will provide us with the next presentation in along this.

826

01:42:47.998 --> 01:42:56.099

Thank you very much and thank you for having me. Can you guys are you able to see the presentation.

827

01:42:56.099 --> 01:43:01.048

Yes, just swap displays.

828

01:43:07.224 --> 01:43:20.543

Got it, I'm going to keep a real brief high level, and I appreciate the time before I jump into my presentation just wanted to let, you know, I administer our affordable workforce glowing unit programs as everybody is aware.

829

01:43:20.543 --> 01:43:27.083

The county has many tools to provide affordable housing. Local state and federal this is just 1 tool.

830

01:43:27.418 --> 01:43:35.878

And it's known as inclusionary zoning and that's what the affordable and workforce dwelling unit program fall under.

831

01:43:35.878 --> 01:43:46.979

And in a nutshell, the private market constructs owns and operates the used in exchange for bonus density. So that is the incentive that is provided.

832

01:43:46.979 --> 01:43:53.219

To our partners and to develop our community, although the affordable workforce dilemma unit programs.

833

01:43:53.219 --> 01:44:05.759

Proceeded our 1, Fairfax policy, it aligns with it because it provides this housing policy provides and encourages individuals who want to live in Fairfax County and mix communities.

834

01:44:05.759 --> 01:44:13.979

Mixed income, mixed and income areas and allows access to employment and in transportation.

835

01:44:13.979 --> 01:44:24.238

Um, and especially with our program that you see a lot of our projects in near Metro and Metro stations.

836

01:44:24.238 --> 01:44:32.338

Our affordable dwelling in a program was adopted by the board in 1990.

837

01:44:32.338 --> 01:44:38.609

It is mandatory under the zoning ordinance. There is both a rental and affordable component.

838

01:44:38.609 --> 01:44:44.548

The threshold that triggers 80 requirements, 50 units or more.

839

01:44:44.548 --> 01:44:52.828

If there's a project with less than 50 units, and there would be expected to provide a contribution to the house and trust fund.

840

01:44:52.828 --> 01:44:57.509

They do you program applies to wood frame and multi family construction.

841

01:44:57.509 --> 01:45:04.378

4 scores or less unfortunately, it's very narrow as far as what construction type triggers a, to use.

842

01:45:04.378 --> 01:45:11.309

And most importantly, I want you to hold on to this with the work that you're doing. There's a 30 year affordability, period.

843

01:45:11.309 --> 01:45:18.149

In both the rental and for sale program and my focus would be more. I'm going to focus on the rental in a few slides.

844

01:45:19.859 --> 01:45:27.868

The expectation for developers is to provide for multi family construction, anywhere from 5 to 6 and a half percent.

845

01:45:27.868 --> 01:45:33.838

For a single family attach and detach is 12 and a half percent.

846

01:45:35.009 --> 01:45:44.519

Under the rental program, the program serves 2 tiers, 50 and 70% of the area of income. So what we consider low and moderate.

847

01:45:44.519 --> 01:45:48.689

And the for sale program serves 70% of the area meeting income.

848

01:45:48.689 --> 01:45:54.298

And a developer may be able to access maximum density bonus up to 20%.

849

01:45:54.298 --> 01:46:03.868

There's a little shy of 2900 units that have been constructed and produced under the program equally split between the rental and the for sale.

850

01:46:06.809 --> 01:46:15.118

The policy, which I want to emphasize as a policy and is not mandatory in his own and ordinance to me, complements our affordable dwelling in a program.

851

01:46:15.118 --> 01:46:19.109

The county white policy was adopted in 2007.

852

01:46:19.109 --> 01:46:23.849

tyson's policy was specific to patients and the development happened in tyson's.

853

01:46:23.849 --> 01:46:36.029

It's 2010, um, and just want to highlight that, you know, we were in a different time regard, economy and development when these, when these policies were adopted.

854

01:46:36.029 --> 01:46:43.738

It's done through a proper base incentive system if a developer's going through the land use process, for example, rezoning that will be expected to provide this.

855

01:46:43.738 --> 01:46:47.429

Development is usually in a high density mix it mix do centers.

856

01:46:47.429 --> 01:46:58.588

And it typically applies to memorize and high rise construction. Once again, I'm highlighting the affordability period. It's 30 years for for sale and it's renewable with each new owner.

857

01:46:58.588 --> 01:47:01.679

And for the rental program is 50 years.

858

01:47:01.679 --> 01:47:09.029

A little over us, almost 16 1650 units have been have been developed.

859

01:47:09.029 --> 01:47:13.288

All mostly rental, um.

860

01:47:14.609 --> 01:47:22.139

Once again, the expectation is anywhere from 12 to 20%, depending on where the units are constructed.

861

01:47:22.139 --> 01:47:25.408

Currently the kind of program.

862

01:47:25.408 --> 01:47:34.139

Serves 810120 of the area meeting income, which in 2007 thought that there was going to be a need for those higher income tiers.

863

01:47:34.139 --> 01:47:37.559

And then Tyson is between 60 and 120.

864

01:47:37.559 --> 01:47:45.118

Once again, the maximum density bonus of up to 20%, that that could be that could be achieved.

865

01:47:46.798 --> 01:47:51.029

I think this slide is very important in the work that this task force is doing.

866

01:47:51.029 --> 01:47:54.059

I'm going to focus on the affordable dwelling unit program.

867

01:47:54.059 --> 01:48:03.958

In 90, 98, the AV rental program affordability period was amended by the board from 50 to 20 years.

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01:48:03.958 --> 01:48:12.448

And what that means unit that were built 1998 to 90 and 98 and 2006.

869

01:48:12.448 --> 01:48:18.448

Would if there was a multi family project, we'll have a 20 year affordability, period.

870

01:48:18.448 --> 01:48:28.618

In 2018, we started seeing the 1st, affordable dwelling units, affordability, period expire and what that means they would no longer be available out below market brands.

871

01:48:28.618 --> 01:48:35.819

What we provided is a projection of how many a to use, or for sale or excuse me rental a, to use are going to be lost.

872

01:48:35.819 --> 01:48:39.029

When the when the restrictions expire.

873

01:48:39.029 --> 01:48:46.618

And it's a significant amount, and I provided kind of a highlight from 2018 to 2021.

874

01:48:46.618 --> 01:48:58.349

I do want to highlight that the tennis leases are honored when the expiration period expires. So they're not the date that it expires. Doesn't mean that tenants are picked out.

875

01:48:58.349 --> 01:49:07.288

Staff works closely with the tenants, and more importantly, our property management staff to ensure a smooth transition from the AV rental program.

876

01:49:07.288 --> 01:49:13.859

And what that means is 1st, and foremost, we provide a notification period to the tenants and the property lease and staff.

877

01:49:13.859 --> 01:49:18.599

At least 12 months prior to the expiration of of the program.

878

01:49:18.599 --> 01:49:25.769

We provide tenants with up to date information as far as other property that participate in the, the programs.

879

01:49:25.769 --> 01:49:29.309

And most importantly, we work with the property and lease and staff.

880

01:49:29.309 --> 01:49:38.519

And some have voluntarily negotiated, not charging the rent, which was below market, not charging a mockery.

881

01:49:38.519 --> 01:49:45.088

But, but a sweet spot that that's still affordable to them and would not displace the attendance.

882

01:49:45.088 --> 01:49:53.429

And some property owners have decided to waive the fees early early termination fees.

883

01:49:53.429 --> 01:49:56.939

And we focus on this, we work very closely to make sure that.

884

01:49:56.939 --> 01:50:00.628

Uh, we identify we help them identify the next opportunity.

885

01:50:02.368 --> 01:50:14.519

The next couple of slides, I'm just going to focus as some of, you know, the WD policy, as I mentioned, the current policy serves anywhere from a.

886

01:50:14.519 --> 01:50:20.548

12% wide to 80 to 120%. Am I Tysons?

887

01:50:20.548 --> 01:50:24.899

Expectation is 20% from 60 to 120%. Am I.

888

01:50:24.899 --> 01:50:28.948

But, however, we, we identified a current policy challenge now that.

889

01:50:28.948 --> 01:50:33.418

The units had 10120%. All right. Either add or above market.

890

01:50:33.418 --> 01:50:38.849

So, in actuality, we'll only realizing 4% of the units affordable in the county wide policy.

891

01:50:38.849 --> 01:50:42.569

And in 10%, affordable in the tyson's policy.

892

01:50:44.219 --> 01:50:50.729

Just a little background on the on the task force it was established. Wwd policy task force was asked to look at that challenge.

893

01:50:50.729 --> 01:51:02.158

Established in 2019 had a mix of Representatives. Um, as far as from the builder and developer community, the county county staff and affordable housing advocates.

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01:51:02.158 --> 01:51:12.359

And the county, the task force, consider delivering units at 1680% income tiered, based on our community wide strategic.

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01:51:12.359 --> 01:51:19.588

Plan that identified that as the greatest need, but we also took into consideration developer impacts and 1, Fairfax policy.

896

01:51:19.588 --> 01:51:24.359

And staff proposed to discontinue and replace the current policy.

897

01:51:24.359 --> 01:51:32.908

What came out of the task force recommendation? I'm going to focus on the far right column.

898

01:51:32.908 --> 01:51:38.038

And the county wide 8% of the units delivered between 1680% am I.

899

01:51:38.038 --> 01:51:44.099

And the tyson's policy, 2 options, either 13% of the units at 60 to 80%.

900

01:51:44.099 --> 01:51:48.088

Or option, 210% of the units at 60% am.

901

01:51:48.088 --> 01:51:52.319

I do want to highlight all of these are the recommendations that came out of the task force.

902

01:51:52.319 --> 01:51:59.248

Our developer partners did not support it, and it definitely had some concerns with regard to the policy recommendations.

903

01:52:00.448 --> 01:52:14.309

The board in July 2020, authorize a plan amendment and looking at the housing and land use elements of the policy plan, the area plans glossary and then the administrative policy guidelines.

904

01:52:15.389 --> 01:52:23.279

And this is a snapshot of kind of our current schedule hopefully by October November, we'll be able to publish the documents.

905

01:52:23.279 --> 01:52:27.418

Um, start our, our, our starting continue our public engagement.

906

01:52:27.418 --> 01:52:34.198

With the anticipated delivery are presented to the board of their public hearing. Hopefully in February.

907

01:52:35.578 --> 01:52:43.078

All right, thank you. Guys. Sorry for the quick and brief I'm always available if individuals from the task force.

908

01:52:43.078 --> 01:52:47.908

Have some follow up questions outside of this meeting and I, thank you for your time.

909

01:52:48.144 --> 01:52:54.863

Add the, you are Iraq through tremendous amounts of important materials. So thank you.

910

01:52:55.793 --> 01:53:10.253

We know there are questions out there and I will work with Walter and with Judas to figure out how to appropriately address your questions, which we have a record of in our next meeting. So, please don't think we've forgotten about your questions.

911

01:53:10.253 --> 01:53:24.083

We apologize. We kind of overpacked the meeting, which is kind of a funny way of putting it, but in any event, I'm going to now try to get to all of the announcements. I have in 4 broad topics as quickly as possible.

912

01:53:24.293 --> 01:53:31.404

So, 1st of all. Thank you for sending all of your suggestions about additional voices that needed to be in our process.

913

01:53:31.854 --> 01:53:44.213

We can't officially add more task force members, but we're working to include some additional observers who can provide comments to the task force. This is similar to something we did with the affordable housing resource panel as well.

914

01:53:44.934 --> 01:53:57.894

Any questions about today's meeting or the task force in general we welcome public comments suggestions or questions to us. And so you can submit those on our preservation task force website, which is W. W.

915

01:53:57.894 --> 01:54:05.904

W dot Fairfax County dot Gov slash housing, slash preservation dash task force.

916

01:54:07.014 --> 01:54:15.144

Make sure members of the task force to continue to check your emails and read the background materials that are provided in the email and are on the website.

917

01:54:16.253 --> 01:54:30.743

Moving forward, the task force will have 2 subcommittee work groups that will start working together next week for the next 5 meetings. Judith did circulate the subcommittee work group assignments. Yesterday.

918

01:54:31.073 --> 01:54:43.043

If you have any strong desires to switch groups, please contact Judith. We did try to think about your talents and what you could bring to those groups but we actually want to make sure that you're happy during this as well.

919

01:54:43.043 --> 01:54:43.554

So,

920

01:54:44.363 --> 01:54:58.673

task members are going to be email instructions related to the subcommittees they're assigned to participate in and there will be a public meeting notice that will include instructions on how to join the sub committee meetings that will come up

921

01:54:59.154 --> 01:55:01.524

over the next couple of sessions as I mentioned.

922

01:55:02.873 --> 01:55:15.594

The last task force meeting, we established a separate mobile homes, subcommittee work group. So thank you to that work group. The 1st, meeting is going to take place on October 20th at 2 PM.

923

01:55:15.594 --> 01:55:28.583

It is a public meeting log in information is available on our website. And any task force members who are interested in joining again should contact Judith, and she will help you with that. I know.

924

01:55:28.583 --> 01:55:32.033

I think we've had 1 task force member, reach out. So thank you.

925

01:55:33.564 --> 01:55:48.173

At our next full task force meeting, which is going to be on October 29th at 2 PM we'll have 2 presentations. We'll go through dashboard tracking current and plant and then we'll look at health in all places and development.

926

01:55:49.469 --> 01:56:02.993

Then we're going to go ahead and split into those 2 groups to discuss definitions for the types of preservation that can occur in communities. We're going to look over categories and characteristics of housing to be considered for preservation.

927

01:56:03.354 --> 01:56:12.323

And we'll look at the characteristics that put properties at risk to understand the criteria that can help prioritize those at risk properties.

928

01:56:12.894 --> 01:56:22.434

So, please be sure to review the background information available on the website and begin to think about these defining elements related to preservation in advance of our meeting.

929

01:56:22.613 --> 01:56:36.713

If you have any questions please feel free to reach out to Judith or if you have a general inquiry. Please feel free to use the website Thank you for your time and your attention and to everyone who presented to us today. Thank you for all your hard work.

930

01:56:37.673 --> 01:56:39.384

We will see you guys. Thank you.

931

01:56:39.748 --> 01:56:44.939

All right, thank you. Thank you.

932

01:56:44.939 --> 01:56:49.229

Thanks everybody.