

AHAC Executive Committee

Meeting Minutes

Date: August 25, 2023 (virtual)

1. Virtual Meeting Authorization & Roll Call

- Required **Virginia FOIA all-virtual meeting motions** were adopted:
 - Everyone's voice could be heard.
 - Circumstances warranted an all-virtual meeting.
 - Meeting complies with AHAC's all-virtual policy and public access requirements.
 - Roll call taken; quorum confirmed. Staff present: Tom Fleetwood, Malia Stroble, Meghan Van Dam. Later arrivals: Joe Mondoro, AHAC member Joe Fay.
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2. Membership & Appointments

- **Reappointments (July 1, 2023 – June 30, 2024):**
 - Co-Chairs: Kerrie Wilson and Delegate Rip Sullivan reconfirmed.
 - Several at-large/appointed members (e.g., Dr. Walton, John Boylan, Ava Nguyen, Nick Bracco, Kamilah McAfee, Dr. Eleanor Vincent, Ryan Scherf, Taras Rosalsky) reappointed.
 - **Vacancies / Transitions:**
 - **District seats:** Dranesville and Mason District AHAC seats currently vacant.
 - **BAC representatives:**
 - CAB (Citizens Advisory Board): Ken McMillan resigned; replacement pending.
 - Community Services Board: Jennifer Adeli resigned; replacement pending.
 - School Board: Abrar Omeish departing; new appointee to be coordinated with incoming School Board.
 - ASB (Advisory Social Services Board) rep also changing due to retirement/move.
 - Emphasis on **succession planning** and bringing in new members as long-serving members rotate off.
 - Suggestion (Jerry) to formally recognize and thank outgoing members; Kerrie noted she sends letters of appreciation and sometimes public acknowledgments.
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3. CoC Governance & AHAC Link

- Question (Eleanor) about impact of **new Continuum of Care (CoC)** governance on AHAC:

- AHAC will continue to have a **designated CoC representative** (currently Maura Williams).
 - Board Chair and others are naming CoC members; steady flow of appointees, with expectation that new CoC will be operational in fall.
 - AHAC will maintain focus on **housing and homelessness intersections** even as CoC takes primary lead on homelessness system governance.
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4. Scholarship Program (FCC RHA)

- FCC RHA launched a new **resident scholarship program**:
 - Ten residents received **\$5,000 scholarships**.
 - Tom highlighted the compelling personal stories behind each door and praised staff who created the program.
 - AHAC members encouraged to share the announcement/link.
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5. Project & Program Updates (Tom)

- **Oakwood Meadow Senior Living**:
 - Ribbon cutting held; Eleanor reported residents are enthusiastic and grateful.
 - Cornerstones/Pathways and County partnering on supportive services.
 - Tom and team recognized for bringing a complex senior affordable project to fruition.
 - **North Hill (Mount Vernon)**:
 - Concern raised (Keary) that units remain vacant months after ribbon cutting.
 - Tom explained delays due to **post-pandemic supply chain and completion issues**:
 - Two buildings have Certificates of Occupancy.
 - Final IT and punch-list work being completed; occupancy expected in “a couple more weeks.”
 - Acknowledged frustration but stressed complexity of the project.
 - **Pipeline & Land Transfers**:
 - Board has initiated transfer of key sites to the Housing Authority:
 - **Bailey’s Crossroads “SE Quadrant”** remaining county parcel.
 - **Dulles Green** site near Innovation Station (Dranesville).
 - These will become significant future affordable housing opportunities.
 - Tom jokingly noted a replacement cricket field for Dulles Green users will be needed.
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6. Relocation Guidelines Listening Sessions (Meghan)

- Existing **relocation guidelines** (last updated in 2012) are being **rewritten** as a companion to preservation guidelines:
 - Internal working group includes staff from preservation, rental, development, and equity.
 - Goal: modernize content, add missing elements, and better align with equity and fair housing goals.
- **Listening sessions** planned for **October**:
 - Target: residents and others with lived experience of relocation.
 - Working with NCS on format and venues; open to AHAC input on structure.
 - Complementary channels under consideration:
 - Recorded/video submissions.
 - Voicemail/testimony options for those unable to attend in person.
- **Administrative Guideline Timeline**:
 - Preservation **administrative guidelines** moving faster:
 - Sept 12: Board authorizes public hearing.
 - Sept 26: Public hearing and Board action on guidelines.
 - Relocation guideline updates will follow later (Board update targeted for November Housing Committee).
- Offers of help:
 - Jill/NVAHA to assist with outreach and promotion.
 - John stressed importance of **venue choice** (community centers, HOAs, schools vs government buildings) and suggested FCPS involvement to capture student impacts from relocation.

7. SHAPE “Housing” Committee (Jerry)

- First meeting held for the **SHAPE Housing & Neighborhood Supports** committee (under Council on Aging).
- Focus: housing and supports for older adults.
- Jerry plans to:
 - Bring AHAC’s work into that space.
 - Build SHAPE as an ally on housing priorities.

8. Cross-BAC / One Fairfax Engagement

- Kerrie participated in a **One Fairfax BAC focus group**:
 - Chairs/members of multiple Boards Authorities and Commissions discussed:
 - Equity, inclusion, and representation on BACs.
 - Technology and accessibility of meetings.

- Cross-cutting issues (e.g., housing, disability, tenant-landlord concerns).
 - Noted:
 - Many BACs have **vacant seats and low engagement**; AHAC is an exception (full and active).
 - Tenant Landlord Commission chair (realtor, bilingual in Spanish) has strong ideas; Kerrie has connected him with AHAC fair housing work (Mary Paden) and invited him to a future AHAC meeting.
 - Emphasis on:
 - Better coordination across BACs.
 - Using liaison members (e.g., HSC, Disability Services Board, Long-Term Care Coordinating Council) to align housing messages and advocacy.
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9. Board Housing Committee – Recap (Tom)

- August Board Housing Committee was **highly engaged**:
 - Extensive discussion of:
 - **Pipeline**: volume and types of projects; connection to available resources.
 - **Preservation guidelines**: Board interest in how guidelines will work in practice and impact on residents.
 - Need to update **relocation guidelines**, prompting the listening process described above.
 - Planned but postponed agenda item:
 - A major discussion on **homeownership strategy** (retooling FCC RHA's homeownership work, including down payment/closing cost assistance) was deferred due to time.
 - Tom plans to bring a **homeownership presentation** to the Board's Housing Committee in **November**.
 - Acknowledged that budget constraints may limit the scale of any expanded local housing finance role, despite some one-time funds being available.
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10. Legislative Committee – Preliminary Memo (Jerry & Kerrie)

- Legislative Committee drafted an **August 9 memo** to the County legislative staff and Board:
 - Purpose: Provide **early, high-level input** before staff drafts the 2024 legislative program (finalized around December).
 - Key themes:
 - Elevate **affordable housing** as a Board priority.

- Support **Low-Income Housing Tax Credit (LIHTC)** improvements and bond volume cap flexibility.
- Encourage state and federal partnerships (e.g., LIHTC Housing Credit Improvement Act).
- Strengthen **Virginia Housing Trust Fund**.
- Protect low-income residents (eviction prevention, PSH funding, rent relief).
- Expand homeownership and preservation tools.
- Advance fair housing and zoning reforms tied to equity goals.
- Federal LIHTC update (Nick):
 - Housing Credit Improvement Act (HCIA):
 - Bipartisan; generally well-received on the Hill.
 - Strategy: “Noah’s Ark” approach (each new Democratic co-sponsor brings a Republican).
 - Expectation: HCIA may not pass intact; **selected provisions could be attached** to larger tax/omnibus bills if a legislative “vehicle” is found.
 - Volume cap:
 - Virginia Housing and DHCD expected to propose **significant program changes** for bonds and 4% credits (shifting from purely “by right” under \$20M toward more structured allocation).
 - Developers currently operating “business as usual” while awaiting guidance.
- Process & Prioritization Discussion:
 - Eleanor asked how to **prioritize** among many legislative asks; Jerry noted:
 - Current memo is a **first cut**, building on prior years.
 - Detailed prioritization would require substantial additional outreach and time; likely beyond this cycle’s capacity but a future goal.
 - Mary asked about next steps:
 - Plan to convene the **Legislative Committee** in early fall to refine the memo based on EC and AHAC input (e.g., stronger fair housing language).
 - County’s legislative process: AHAC input informs county legislative staff; Board adopts its own program; AHAC does not directly lobby state/federal bodies as AHAC.
 - John suggested aligning AHAC asks with:
 - The **state housing plan** framework and language.
 - The county’s existing legislative template (recognizing that much of the Board’s program is updated year-to-year).

- Having a **clear list** of topics and justifications rather than over-emphasizing ranking.
- Joe Mondoro recommended:
 - Beginning a practice of **annual summer check-ins with each Board member** (small groups of AHAC members) to:
 - Hear their early legislative and budget priorities.
 - Inform AHAC's recommendations and help shape priorities before the Board's planning process.

11. Budget / Carryover – Overview (Joe Mondoro)

- **Carryover:**
 - Executive's carryover package (for FY 2023 closeout and FY 2024 adjustments) has been presented:
 - After all recommended adjustments, **\$12–14M** identified as available.
 - Supervisor **Palchik** and colleagues have historically introduced consideration items to dedicate a portion of carryover to **affordable housing**.
 - Draft consideration item prepared; Joe expects another request along lines of prior years (e.g., \$5–10M), but exact figure TBD.
 - Board action scheduled for **Sept 26**; AHAC may wish to weigh in.
- **Federal Relief Funds (ARPA and others):**
 - County staff preparing an updated summary of remaining unallocated federal funds; expected imminently.
 - Significant ARPA housing tranche (\$45M total) is essentially **fully spoken for**:
 - \$30M expended, \$8M committed via Board action, remaining ~\$6M expected to be committed to a project shortly.
- **Rent Relief / Emergency Assistance Data (Mary)**
 - During COVID, county produced clear monthly reports on:
 - Demand (2-1-1/2-2-2 call volumes and topics).
 - Expenditures by category (housing, utilities, food).
 - Current reporting:
 - Shows demand but **less transparent on spending** by month/category; Mary and others want better visibility.
 - Concern:
 - Community feedback suggests current assistance may be insufficient, particularly as federal supports (e.g., expanded SNAP, emergency health coverage) wind down.
 - Tom noted:

- NCS (e.g., Sarah Allen and team) operate the emergency assistance programs; AHAC budget advocacy needs to be coordinated with them.
 - AHAC can be a conduit but must engage NCS directly for detailed planning.
 - **Broader Human Services Vulnerability (Jerry)**
 - Ending of enhanced **SNAP** benefits and Medicaid redeterminations (100,000+ re-enrollments) may compound housing affordability risk.
 - Emphasized need to watch these trends as part of housing stability advocacy.
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12. Fair Housing Implementation (Mary)

- Board adopted **COG fair housing goals and strategies** July 25:
 - AHAC and Mary's Fair Housing Subcommittee recommendations influenced the Board's action.
 - Board accepted AHAC recommendations to:
 1. **Prioritize goals:**
 - COG report had many goals/strategies; Fairfax will focus on achievable short- and long-term priorities rather than diffusing effort.
 2. **Establish an administrative structure:**
 - Strong coordination across at least four departments (Housing/HCD, NCS, Land Use/Planning, Human Rights) at the **County Executive level**.
 - County Executive's staff (Evan Braff) designated as **Fair Housing Coordinator:**
 - Enthusiastic about building metrics, evaluation, and accountability.
 - Aligning with forthcoming HUD AFFH rule (expected in spring), but starting now.
 3. **Ensure robust public engagement:**
 - Beyond formal comment on documents; includes community meetings with NCS support.
 - Commitment to close the loop: report back to communities on how input is used.
 - Mary is optimistic Fairfax is positioned to make a **"fair housing restart"** aligned with new federal rules and COG plan.
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13. AHAC Work Plan & Committee Structure (Kerrie)

- Kerrie and Rip conducting **one-on-one calls** with AHAC members:
 - Goals:
 - Collect feedback on what is working.
 - Clarify expectations and interests.
 - Identify priorities for the next 1–2 years.
 - Themes so far:
 - Recognition that AHAC has become more focused and effective (committees, clear wins).
 - Desire to:
 - Clarify **who** AHAC is focusing on (e.g., 0–30% vs 30–60% vs 60–80% AMI).
 - Understand the **income mix** and project pipeline better.
 - Strengthen **cross-committee coordination** and communications.
- Committee areas (from Charter/work plan):
 1. **Production & Preservation.**
 2. **Legislation & Budget.**
 3. **Housing in All Places / Intersectionality** (incl. homelessness, fair housing).
 4. **Education & Engagement.**
- Next steps:
 - Develop a **calendar** of major events and decision points:
 - Legislative deadlines.
 - Budget milestones (carryover, midyear, FY adoption).
 - NOFA/RFP cycles.
 - Groundbreakings and ribbon cuttings.
 - CoC milestones.
 - Use this calendar to:
 - Plan AHAC agendas.
 - Coordinate committee tasks.
 - Align advocacy/communications.
- **Cross-BAC Coordination**
 - Kerrie is compiling list of BACs with housing intersections (Tenant Landlord Commission, Disability Services Board, HSC, LTCCC, etc.) and associated AHAC liaisons.
 - Goal: develop **shared housing messages** and budget asks that can be carried by multiple BACs.
- **Education & Engagement Needs**
 - Strong interest in:

- Basic **HCD organizational overview** (who does what, how divisions align with external partners).
- Simplified **development finance** explanations.
- A **communications/education subgroup** to convert technical content into:
 - Talking points.
 - One-page summaries.
 - Infographics or short videos.

14. September AHAC Meeting – Preliminary Agenda Ideas

Planned topics (subject to refinement by Tom, Meghan, and Kerrie):

1. HCD Organization Overview (Tom)

- Structure and roles of divisions (development, rental, preservation, HCV, etc.).
- How HCD coordinates with:
 - SRHA/Housing Authority.
 - NCS, DHS, Planning and Zoning, Human Rights.
- Orientation for new members; proposed to become a reusable video.

2. NOFA / RFP for FY 2024 Housing Funds

- Status update on the 2024 funding round.
- Educational overview of:
 - How projects are evaluated and funded.
 - The role of AHAC in providing advice.

3. Relocation Listening Sessions

- Update on October sessions and how AHAC can:
 - Promote them.
 - Provide suggestions on format and outreach.
- Link to the new preservation guidelines and Board's November Housing Committee discussion.

4. Legislative & Budget Updates

- Status of:
 - County's draft 2024 legislative package.
 - Carryover Board actions (especially affordable housing allocations).
 - Federal relief allocations (final ARPA steps).
- Legislative/Budget Committee report and next steps.

5. Committee Work & Orientation

- Discussion on:
 - Committee structure and chairs.

- Possible **breakout segments** (short or full session) to:
 - Let members self-select interest areas.
 - Gather questions and topics for deeper committee work.

6. **New Member Onboarding**

- Pairing new members with experienced AHAC members (“buddy” system).
- Clarifying the AHAC charge and role.

Tom and staff reminded the group that **staff capacity remains limited**, so member-led initiatives and clear prioritization will be crucial.

15. **Other Business / Announcements**

- **SHAPE Housing Committee:** Jerry will keep AHAC updated and share relevant materials.
- **Rental Assistance/PSH:** Kerrie noted county staff (e.g., Chris Leonard) have briefed HSC on rent relief; AHAC will receive similar updates when available.
- **Health Update – Marlene Blum:**
 - Marlene (longtime AHAC/HSC member) recently had a **stroke**.
 - Jerry reported she is recovering very well due to rapid treatment (within 4 hours).
 - She urges everyone to recognize stroke signs and seek immediate care.
 - AHAC will send a collective note of support.
- **Closing Appreciation:**
 - Eleanor publicly thanked Kerrie for her extensive, voluntary leadership as Co-Chair while running her own organization.
 - Kerrie emphasized that AHAC’s strength comes from collective commitment and partnership with staff.
- **Next Meetings:**
 - **Full AHAC:** Sept 22, 2023.
 - **Executive Committee:** Oct 27 and Dec 8, 2023 (adjusted schedule to align with Board/calendar milestones).

Meeting adjourned after a motion by Jerry and second by Eleanor. Staff will circulate a draft Sept 22 agenda and attempt to get materials to members earlier for review.