



AFFORDABLE HOUSING ADVISORY COUNCIL

AHAC Meeting Minutes – Full Committee Meeting

June 14, 2024, 9:30 AM – 11:30 AM

12000 Government Center Parkway, Conference Rooms 9/10

[Virtual MS Team Meeting Link](#) | MS Teams Meeting ID: 262 964 888 834 Passcode: RRpszN

AHAC Website: <https://www.fairfaxcounty.gov/housing/ahac>

Attendance:

(See Sign-In Sheet for list of attendees)

Summary Notes:

1. Welcome & Convening – Kerrie Wilson
 - a. Membership Updates
 - b. Announcements – Kerrie Wilson
 - i. Joe Mondoro's new position
 - ii. Outcome/Update from the Hearing on the Franconia Gov Center
 - c. Administrative items: - Rip Sullivan & Tom Fleetwood
 - i. Virtual Policy Adoption & Bylaws Changes on Virtual Voting
 1. These are being updated to reflect the decision of the General Assembly
 2. Joe Fay motioned to recommend these updates to the BOS, seconded by Tara Ruszkowski. Motion passed unanimously.
 - d. Other
2. Director's Update – Tom Fleetwood
 - a. WDU Policy Update
 - b. HUD's Preservation and Reinvestment Initiative for Community Enhancement ([PRICE](#)) Grant
 - c. Tom Fleetwood's presentation:
 - i. In terms of HCD's capacity
 1. We have new positions being filled, including Ivana Escobar's position.
 2. Agency has 5 more positions being advertised currently or will be advertised soon for FY2025; one of the positions includes the agency equity coordinator
 - ii. New Permanent Supportive Housing Partnership
 - iii. Development update: (included in the report handout)
 1. 950 units completed since 2020
 2. 1365 units are under construction (Somos groundbreaking will take place on 7/17)
 3. Development pipeline: approximately 851 units
 4. Planning pipeline: approximately 957 units
 - iv. Blueprint Notice of Funding Availability will be sent out sometime this summer
 - v. Preservation activities:
 1. 2024 Market Affordable Survey: Summer
 2. Preservation policy in action: multiple plan amendments involve



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- vi. Manufactured Housing: (Tom gave shoutout to particular staff who have been assisting in this effort)
 - 1. New PRICE grant applications under development; deadline extended to July 10
 - 2. Preparing to solicit for the manufactured housing repair program
- vii. ADU & WDU
 - 1. Since 2020 – we’ve had 1107 new units (776 new rental units & 31 new for-sale units)
- viii. Homeownership
 - 1. Gentry as new division director
 - 2. Focus on streamlining the ADU/WDU buying process for developers & buyers
- ix. Policy Team:
 - 1. 2024 Policy Initiatives (see presentation)
- x. Conclusion: Q/A
 - 1. Cookie Blitz:
 - a. What is the timeline for the Reston temporary overnight shelter?
 - i. Tom’s Answer: we are weeks away from getting this project moving forward
 - b. Permanent Housing Supportive Vouchers: How are we ensuring accessibility, who will be eligible, how are we making sure the right people get to the right units?
 - i. Tom’s Answer: these units are primarily for mental health disabilities with recommendations coming directly from Fairfax Co’s CSB. The vouchers do not represent units
 - ii. Elenor Vincent chimed in: the state has a PSH program which typically tiers people as 1st those from psychiatric facilities, 2nd homeless facilities, etc which will identify disabilities (whether physical or mental) and then match that to the service provider. HCD acts as a subsidy but the state coordinates this process
 - c. Is there a way to track how people with physical disabilities are getting to the units that they need?
 - i. Eleanor Vincent says that CSB would be the best agency to track this type of information
 - 2. Signe Friedrichs:
 - a. There doesn’t seem to be a lot of oversight in active housing – people with physical disabilities are being placed on the 2nd floor of buildings with elevator issues; issues that are rarely ever handled quickly.



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- b. Eleanor Vincent said this sounds like a fair housing violation – reach out to the County’s fair housing; resident services
 - c. Tom Fleetwood chimed in – Herndon Harbor House is the housing that Signe was referring to which is owned & operated by the Housing Authority; the agency’s issue has been getting helpful property management in place and staying in place that can ensure these properties are being taken care of appropriately. The county’s income from properties like this are limited since the rent are usually heavily discounted even against other affordable housing to provide housing for those in need; with or without vouchers
 - d. Mary Paden commented: agrees with the issues Signe presented about HHH; there are a lot of attitude problems from staff to the residents; Mary met with Tom and the management of HHH to encourage the residents to form resident councils or something similar to give
3. Raymond McGrath:
- a. Reston Temporary Shelter: what is the actual stage of this project?
 - i. Tom Barnett answered: There are issues with logistics around hiring and supplies so the only update they can provide is that we will know the timeline in a few weeks
 - ii. Kerrie Wilson chimed in: there is a large homeless encampment in Reston that this project should alleviate.
 - 1. Kerrie and other colleagues are working on solutions to fill the gaps
 - iii. Molly B.: asked if there are any immediate solutions for the people “on the hill”?
 - 1. Kerrie Wilson answered: this is a system wide issue not a county government issue so there are a lot of moving parts in the background that people can’t see
 - iv. Eleanor Vincent: agreed with Kerrie’s sentiments that there are issues in the system
 - v. Sarah S. – mentioned their overflow program and they are looking into other temporary overflow issue by looking into other buildings/properties
 - b. Is the down payment closing cost assistance funding
- d. Tom Barnett: Continuum of care Updates
- i. Tom Barnett Continuing of Care “presentation”:



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1. Our COC board has already approved a process to compete for the continuing of care fund
 2. Listed some of OPEH's other funding sources/grants
 3. Trends:
 - a. Looking at multi-year trends
 - b. 2% reduction in the Annual Point in Time count – which must be researched
 - c. 600 more sheltered individuals were reported in the Annual PIT Count
 4. Intent is to look for a replacement for the closing of a shelter that's being replaced/remodeled which will create a temporary lull in OPEH's services
 5. Identifying gaps in OPEH's services/systems; designing an inclusive engagement process to reach out to people in the community, the school system and people who are actually experiencing homelessness on where these gaps exist
 6. They are preparing supplies to the daytime drop in centers, to the shelters, etc. to prepare for the incoming "heat dome"
 7. Their recommendations are being presented to the BOS on June 25, 2024
 8. OPEH was directed by the BOS to hire a vendor to conduct surveyor/gathering data for individuals who are pan-handling across FFX
 9. New director of homeless services will be hired on/after 7/1/24; Sean Reed will fill this role
 10. Questions:
 - a. Signe Friedrichs: do homeless people have cell phones?
 - i. Tom B – yes over half of people experiencing homelessness have cell phones and other facilities pay for cell phone services where/when needed
- e. Other:
- i. Mary Paden: we don't have a sense of how much money is needed to reach the goals laid out by this committee/county?
 1. Tom Fleetwood's answer: it's a complicated answer; more than we've got. Over the last 4-5 fiscal years, all of the money that the BOS granted to affordable housing has been used each fiscal year. Due to cost increases and other factors, some projects have requested additional funding
 - ii. Eleanor Vincent:
 1. We were going to have an advocacy timeline; Jerry Pogy (sp) sent out an email but the legislative sub-committee will discuss this point and the county's legislative committee will need their responses/recommendations before September 2024
 2. We need to have the stakeholder involvement



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- iii. Mary Paden:
 1. The Land Use Plan should include affordable housing statistics and involvement
 - iv. Tara R – is actively looking for a DEI resources
3. AHAC Break-out Table Session (these breakouts did not happen so the goal is for each of these subcommittees to meet virtually over the summer before the next full AHAC meeting in September)
- a. Table 1: Communication
 - b. Table 2: Corporate Advisory Fund
 - c. Table 3: Revenue & Policy Strategies
 - i. Discussing where the taxes for meal tax and the income data centers bring in
 - ii. Jill Norcross – in talks with corporations (like Amazon) on how they can get involved and making investments in the county's affordable housing efforts
 - iii. John Boylan – we need to think about how we can “sell” these opportunities for investing in affordable housing. Change the verbiage to appeal to individual corporations. He says the corporate folks are willing to step up
 1. Mary Paden suggested these same sentiments need to be presented to HOA's
 2. Eleanor Vincent – we need to pay attention to the additional needs and support that are needed by those pan-handlers and include info about these types of people when appealing to these corporations. Make the scope broad in this messaging while appealing to their specific needs
 - iv. Question –
 1. Issac (boy scout) asked how can young people get involved?
 - a. Signe's suggestion is to share this need/info with everyone he knows
4. Next AHAC Full Council Meeting on **Friday, September 13, 2024**, Fairfax County Government Center, 12000 Government Center Parkway, Room 9/10
5. Meeting adjourned at 11:31am

Upcoming Events:

All public hearings will be held in the Board Auditorium, Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, VA and may be [viewed on Channel 16](#) and [stream online](#).

- Comprehensive Plan Amendment 2023-CW-1CP (For-sale Workforce Dwelling Unit Policy)
 - Board of Supervisors Public Hearing – July 16 at 4:00PM
- Public Comment Period: Draft Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Competition Grant – through June 21 at 4:30PM
- Somos Groundbreaking – July 17 at 10:00AM



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Board of Supervisors Committee Meetings:

Meetings will be held in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, VA and may be [viewed on Channel 16](#) and [stream online](#).

- Board of Supervisors' Housing Committee Meeting – June 18, 2024, 1:30PM
- Board of Supervisors' Land Use Policy Committee Meeting – July 23, 2024, 1:30PM