

AFFORDABLE HOUSING ADVISORY COUNCIL

Friday, December 5, 2025, at 9:30 AM

Fairfax County Government Center
12000 Government Center Pkwy
Fairfax, Virginia 22035
Conference Room 4/5

AHAC Members Present:

1. Kerrie Wilson (Co-Chair)
2. Richard (Rip) Sullivan (Co-Chair) (virtual – McLean, VA)
3. Michele (Cookie) Hymer Blitz
4. Dr. Gerald Poje
5. Ilryong Moon
6. Jill Norcross
7. Mary Paden
8. Joe Fay
9. John Boylan
10. Evelyn Spain (virtual – Sully District)
11. Raymond McGrath (virtual – Mount Vernon District)
12. Marlene Blum (virtual – Vienna, VA)
13. Shari Zamarra (virtual)
14. Kamilah McAfee (virtual – Arlington, VA)
15. Barforce Baldwin (virtual – Springfield, VA)
16. Ava Nguyen (virtual – McLean, VA)
17. Barbara Broman (virtual – Alexandria, VA)
18. Lorena Brady (virtual – Herndon, VA)
19. Tara Ruszkowski (virtual – Fairfax, VA)
20. Hap Connors (virtual – Springfield, VA)
21. Josh Schumaker (virtual – Alexandria, VA)

County Staff Present: Tom Fleetwood (HCD), David Huaman (HCD), Corey Brocke (HCD), Meghan Van Dam (virtual – Washington, DC), Ivana Escobar (HCD), Zachary Larnard (HCD),

Call to Order

The meeting was called to order by Kerrie Wilson at 9:41. Second by Dr. Poje.

Announcements

T. Ruszkowski shares that a groundbreaking for Beacon's Landing has taken place. It will be a new addition to permanent supportive housing in Fairfax County.

There are some members that will need to be reappointed by supervisors. An updated AHAC member roster will be sent soon to all members. K. Wilson stated that at the last meeting in

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September, AHAC took action to make a statement on the FY25 Carryover Package and it was presented in-person to the Board of Supervisors.

Action Items

The minutes from the last meeting were sent out for members to review for approval at the next meeting.

A draft meeting schedule for 2026 has been sent out to members for review. The full AHAC meetings are scheduled for:

- Friday, March 27, 2026
- Friday, June 12, 2026
- Friday, September 11, 2026
- Friday, December 4, 2026

K. Wilson moved to approve the 2026 full AHAC and executive committee meetings schedule. The motion was seconded by C. Blitz and Dr. Poje. The motion was approved by acclamation. C. Brocke will distribute the approved 2026 meetings schedule

Dr. Moon recognizes the 25-year anniversary of 9/11 will take place on the September 11, 2026, meeting.

Co-Chair Updates

R. Sullivan began by thanking Kerry and extending his gratitude to those attending in person, as well as those joining online. Looking ahead, Sullivan discussed the upcoming General Assembly session, scheduled to begin in 5 to 6 weeks. He acknowledged widespread uncertainty about the budget but emphasized that it would undoubtedly be a challenging year.

Sullivan acknowledged that he would attend Governor Youngkin's presentation to the money committee on December 17th. He predicted the governor would present a glowing report on the state of the Commonwealth, highlighting economic successes over the past four years. However, Sullivan indicated this backward-looking positivity might seem hollow, especially when contrasted with the challenges ahead—which include increased unemployment, federal funding cuts, and health care-related issues impacting the budget.

Sullivan suggested that incoming Governor Spanberger and the General Assembly's money committees would adopt a cautious approach. He noted the staggering impact of hundreds of millions of dollars potentially shifting from federal to state budgets for health care, education, and feeding Virginians. While the situation is daunting, Sullivan remained optimistic.

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He highlighted affordable housing as a newly prominent issue in public and political discourse, with the incoming governor focusing on affordability challenges, especially housing. Sullivan expected significant emphasis on housing initiatives in the next session, addressing statewide issues beyond Fairfax County.

He also mentioned legislative efforts, including the filing of initial resolutions and bills before the session begins, to signal priorities. One early bill focuses on preserving affordable housing and granting authorities the right of first refusal when affordable housing units are sold. While not a silver bullet, Sullivan viewed the filing as a signal of intent to tackle housing challenges.

Despite potential constraints, Sullivan expressed optimism about affordable housing being a central focus in the upcoming session. Whether all measures are passed this year or deferred to future sessions remains uncertain, but he is enthusiastic about the progress ahead.

M. Paden highlighted the voter demand for affordability and urged the governor and General Assembly to focus on bills that deliver immediate results. She acknowledged that many housing initiatives are long-term and questioned whether there are opportunities for quicker wins.

R. Sullivan noted bipartisan interest in affordability bills and emphasized the need to wait for specific proposals to emerge. He pointed out that the housing fund remains small for a state the size of Virginia and suggested strengthening low-income tax credits to bring in private sector investment. While acknowledging the long-term nature of most housing solutions, Sullivan expressed optimism about identifying measures that could provide more immediate impact alongside broader, long-term strategies.

S. Zamarra mentioned a bill from Jennifer McCarroll addressing "Yes in God's Backyards," focusing on challenges faith communities face when building affordable housing on their land. She emphasized the importance of being involved with the Commonwealth Housing Coalition, if not already, and noted McKay's board matter about faith communities.

R. Sullivan acknowledged the challenges preventing faith communities from engaging more with affordable housing efforts but highlighted a strong appetite within these communities to do more. He expressed optimism that the General Assembly would work to remove barriers and ensure faith communities can contribute more effectively to affordable housing initiatives.

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C. Blitz highlighted the challenges faith communities face with the "Yes in My Backyard" (YIMBY) initiative, particularly in Franklin Farm where there has been community pushback despite significant efforts from the faith community. She emphasized the need for education and engagement to address these concerns. Blitz also discussed rent stabilization and questioned whether limited-scope rent control could be introduced this session, citing examples from other areas where it excludes luxury buildings as a way to help people allocate their income toward needs beyond housing.

R. Sullivan expressed cautious optimism about rent stabilization being reintroduced, though he noted opposition from certain parts of the business community. On YIMBYs, Sullivan observed that while projects often face initial resistance, perceptions typically shift in a few years once people recognize their value. He referenced persistent efforts by groups like Home Stretch and Fairfax Presbyterians to push forward townhouse community developments, underscoring the need for long-term advocacy and persistence in these initiatives.

M. Blum agreed with R. Sullivan, noting that some bills in the General Assembly aim to streamline zoning for religious communities building affordable housing, while others mandate local governments to act. She emphasized opposition from Fairfax and other local jurisdictions, as they view such requirements as state overreach into local zoning authority. VACO has already voiced opposition, and Blum highlighted the risk of support being lost due to concerns over state control, rather than the affordable housing issue itself.

R. Sullivan agreed, emphasizing that housing is a statewide challenge but decision-making rests with 130 localities focused on their own boundaries rather than broader state impacts. He observed that organizations like VACO and VML strongly oppose any perceived encroachment on local zoning authority, viewing such moves as a slippery slope toward state control.

K. Wilson highlighted that links and background information are available for catching up, emphasizing the importance of reviewing the legislative package, particularly the updated version from last week's meeting. Page 5 specifically addresses zoning policies. She stressed that housing issues remain front and center, with permanent supportive housing being particularly at risk. Wilson noted that the broader tent of affordable housing must include working families and individuals with special needs to be impactful.

Wilson also referenced a recent forum hosted by L. Brady and J. Norcross, which focused on critical issues and amplified community voices. She mentioned that presentations from the forum, which touched on federal changes, would be circulated.

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Director's Updates

The PowerPoint presentation will be distributed. T. Fleetwood emphasized the uncertainty ahead, noting that while it presents immediate challenges, it is critical to continue playing the long game. This approach has been successful in creating new opportunities and advancing progress over the past few years. Fleetwood reiterated the importance of balancing both immediate concerns and long-term strategies.

Regarding the Continuum of Care RFP, Fleetwood highlighted significant changes in how services for homelessness are delivered, including a shift away from the longstanding focus on permanent supportive housing. He described this as a serious challenge for the community. Fleetwood noted that 20 states have legally challenged the new approach, with outcomes still uncertain. He expressed gratitude to participants addressing Continuum of Care-related issues, which bring in \$11 million annually to support homelessness programs and permanent supportive housing in the community.

R. Sullivan requested information about the lawsuit filed by 20 states to discuss with the new Attorney General. T. Fleetwood agreed to provide this, along with a letter from Chris Leonard outlining the implications for Fairfax County. Fleetwood expressed appreciation to FACETS and Shelter House for taking over homeless services portfolios previously managed by New Hope Housing for HCD.

Fleetwood also noted the possibility of a federal shutdown by the end of January but assured that the Housing Choice Voucher program, administered by FCRHA, is in a strong financial position and expected to withstand another shutdown if necessary. He stated that the appropriations process is ongoing, with optimism that there is little appetite in Congress for implementing block granting of the voucher program to states, as proposed in the President's budget.

T. Fleetwood highlighted HCD's housing goals, including the production of 10,000 new units and ensuring no net loss by 2034. He presented the Fairfax County Housing Continuum and provided an update on existing affordable housing, noting that there are 19,000 committed affordable units. HCD remains committed to sustaining these units both physically and financially, including the FCRHA's portfolio of 4,000 units, some dating back to the Truman administration and requiring continued investment.

Fleetwood also emphasized the contributions of Inclusionary Housing, led by M. Van Dam and D. Huaman, which has produced 1,450 new units since 2020. Additionally, he noted that over \$12 million has been proffered for affordable housing since 2020, with the majority allocated to the

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Tyson's Fund and growing contributions from continuing care facilities. He extended thanks to M. Blum and the Healthcare Advisory Council for their support. T. Fleetwood noted that the only active construction cranes in Tyson's Urban Center belong to FCRHA projects: Indigo and the Exchange, with approximately 1,500 units under construction and further developments in the pipeline.

He highlighted major projects, including Fairfax Crest, the Exchange at Spring Hill Metro (featuring a community center), and the Franconia Governmental Center Redevelopment. Upcoming pipeline projects include the Centreville Commuter Lot, which is undergoing larger replanning, the Centreville Library redevelopment, and Crescent Apartments, with plans to issue an RFP in 2026 for its 16.5-acre site owned by the FCRHA.

Fleetwood also emphasized preservation efforts, noting that 1,400 units have been preserved since FY20. He provided insight into the FCRHA's portfolio, which includes properties dating back to the 1940s and 1950s, demonstrating the need for ongoing investment to maintain these vital resources.

T. Fleetwood outlined Chairman McKay's Housing Board Matter, which emphasizes housing production across all levels and the goal of making homeownership more accessible for moderate-income families. He noted that many approved units in Fairfax County have yet to be delivered. Deputy County Executive Jennifer Miller is leading the staff task force, which will present recommendations in the spring.

Fleetwood highlighted key projects:

- Dulles Greene (Dranesville District): Awarded to True Ground Housing Partners, expected to deliver 400 units. A public hearing by the FCRHA will be held on 12/18.
- East County (Mason District): Awarded to the NHP Foundation for 160 units, with the RHA set to approve the interim agreement on 12/18.
- Community outreach is ongoing for Crescent Apartments (RFP planned for 2026) and Centreville/Chantilly housing projects under PPEAs.

Additionally, Fleetwood mentioned the public hearing for the manufactured housing plan amendment scheduled for 12/9.

H. Connors raised a question about the positive and negative impact of private equity on affordable housing plans, noting predominantly negative news about their involvement. T. Fleetwood explained there are two streams of private equity in housing. For affordable housing, private equity flows through projects via Low Income Housing Tax Credits, which remain a vital, positive source despite associated challenges. However, private equity funds that purchase and

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hold properties as rentals are often viewed negatively. Fleetwood noted this has not been an issue locally, as the high property costs make such investments less profitable here.

R. McGrath asked if the 10,000-housing unit goal by 2034 was net, to which Fleetwood confirmed it was "net new." McGrath also inquired about the 70% rental and 30% ownership split in inclusionary housing, highlighting affordable ownership's role in building intergenerational wealth. Fleetwood clarified that the county has limited control over tenure types, as many proffers allow developers to choose rental or ownership based on market demand. Historically, most units started as rentals under the WDU program, but ownership has begun increasing more recently. McGrath then asked about FCRHA lease terms, specifically conditions under which tenants could lose their units due to late rent payments. Fleetwood requested an email with more details, as the situation involves complications due to varying funding streams.

Lastly, McGrath mentioned pushback from landlords preferring units to remain rentals rather than ownership. Fleetwood asked for the article regarding this topic to provide a more thoughtful response.

AHAC Comments on Upcoming Hearings

Dr. Moon inquired about the upcoming public hearing on the manufactured housing plan amendment. T. Fleetwood explained that the plan amendment provides guardrails for redeveloping individual properties to offer more certainty for residents. Additionally, relocation guidelines have been expanded to ensure developers provide benefits and assistance to both residents owning units and those renting plots of land. Fleetwood confirmed that the amendment is expected to be adopted on Tuesday.

C. Blitz asked about potential displacement during the Crescent redevelopment. Fleetwood noted that the property's large size provides an opportunity to build and relocate families on-site. While he could not guarantee this would be feasible for all households, he highlighted the successful relocation process at One University, where over 30 out of 46 households returned to the redeveloped site. Blitz further asked whether families might need to relocate outside the district. Fleetwood expressed optimism that families would not need to leave the property or the district.

M. Paden raised concerns about the relocation guidelines, noting they lack clarity on addressing various living situations, such as renters from mobile homeowners. She emphasized the need for fair market value compensation for mobile homeowners unable to relocate and observed that some municipalities have addressed similar issues without losing developers. Paden advocated for stronger county commitment to aiding mobile homeowners in purchasing parks. She also

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expressed confusion regarding floodplain regulations and highlighted the unreasonable fees for exemptions, which are two to three times the monthly rent, suggesting they need to be reduced.

K. Wilson noted the hearing is scheduled for 4:00 PM and urged members to participate and ensure their voices are heard, emphasizing the importance of comments on the legislative package.

J. Norcross mentioned working with a vulnerable community in the Town of Leesburg, which lacks protections for mobile home residents. She underscored the significance of this work and offered to provide AHAC's statement.

T. Fleetwood stated the board plans to defer voting on the relocation guidelines until after the public hearing on the plan amendment. He addressed a question from J. Norcross about potential opposition to the Dulles Greene project, noting no community opposition is expected at the FCRHA meeting but deferring to Supervisor Bierman for community insight.

Dr. Poje questioned the focus of the trust fund on Tysons redevelopment strategies and when similar approaches could be applied to other areas in the county. Fleetwood explained that Tysons has a \$3 per square foot policy, with similar approaches in Reston, Dulles, and Continuing Care Facilities. He noted a prior attempt at a countywide proposal failed due to concerns about revitalization areas, cautioning against a one-size-fits-all approach.

Regarding the Patrick Henry Library, Dr. Poje highlighted the lack of affordable housing in its redevelopment plans, noting Vienna's lag in addressing affordability. Fleetwood clarified that Vienna controls its own land use, making mandates unlikely. However, he emphasized that projects involving colocation, renovation, or replacement are being paired with affordable housing where feasible.

C. Blitz expressed concerns about policies affecting those with physical and sensory disabilities. Fleetwood committed to providing follow-up and further clarity on this matter.

K. Wilson also stated that the executive committee reviewed the presentation and submitted comments. She noted the next step is for the planning commission to prepare for a public hearing, anticipated in January or February of 2026.

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K. Wilson highlighted the availability of links to the county budget and noted upcoming public meetings where members can provide support. She also pointed out that the strategic plan outlines eligibility criteria and identifies those who qualify for affordable housing.

J. Fay emphasized the importance of addressing immediate challenges while maintaining focus on the long game. He appreciated how tying components to AMI levels makes it easier for people to understand affordable housing needs. He also thanked HCD for its efforts in supporting residents currently living in affordable developments.

J. Boylan suggested that including professions in the discussion would help individuals better understand the impact of affordable housing.

Dr. Moon discussed the global ambassador program, highlighting the presence of 10 teachers from South Korea who are paid the same salaries as Fairfax teachers. Despite coming from expensive cities like Seoul, they have raised questions about affording housing in Fairfax County.

K. Wilson proposed scheduling a meeting for Budget and Legislative discussions, suggesting January as a more viable option compared to the last week of December, which was unanimously agreed upon. Wilson noted that the typical legislative letter could be updated and reiterated with urgency for the state.

J. Boylan suggested creating a standing committee to establish a regular rhythm for meetings, allowing for dedicated focus on budget or communication. Wilson confirmed plans to work with HCD staff to create a schedule and also mentioned reaching out to staff to lead the conversation. Wilson shared that Corey and David are preparing a virtual document that includes slides, background information, and detailed descriptions of how they can be utilized. A meeting will be organized with newer members to review the materials.

Adjourn

There being no further business, the meeting adjourned at 11:23 am

Next AHAC Meeting: Friday, March 27, 2026, 9:30 AM – 11:30 AM

Cornerstones

11150 Sunset Hills Road, Suite 210

Reston, VA 20190

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