

Affordable Housing Resources Panel (AHRP) Meeting Summary

February 26, 2019, 6:30 pm to 8:00 pm

12000 Government Center Parkway, Conference Room 11

Members Attending: Co-chair C. Melissa Jonas, Tom Bash, David Bowers, John Boylan, Carol Bradley, Karen Corbett Sanders, Sharron Dreyer, Jim Edmondson, Rick Edson, Sol Glasner, Edythe Kelleher, Michelle Krocker, Kamilah McAfee, Ava Nguyen, Mary Paden, Adam Parnes, John Payne, Soledad Portilla, Carmen Romero, Phil Rosenthal, Nancy Scott, Tim Thompson, Mark Viani, Kerrie Wilson

- Co-chair C. Melissa Jonas welcomed the AHRP and said they had made significant progress in developing their recommendations to better address the current and future affordable housing challenges in the county. She said that they would begin the meeting with a review of the draft recommendations to the Board of Supervisors (Board), and then have a group discussion. She stated that Co-chair Kevin Greenlief was unable to attend the meeting, but sends his support for the draft recommendations.
- Tom Fleetwood, Director of the Department of Housing and Community Development (HCD) went over the draft recommendations to the Board that HCD staff prepared from AHRP member discussion and comments. He said that the AHRP recommendations were Phase 2 of the Communitywide Housing Strategic Plan. The recommendations were structured around five strategic categories: Need, New Production Goals, and Resources; Preservation of Existing Affordable Units; Land Use Policies and Regulations; Institutional Capacity; and Community Awareness and Legislative Priorities. In response to the Board's specific charges, the recommendation for new production was at least 5,000 new units, funded through the dedication of the equivalent of an additional penny on the real estate tax rate, and the recommendation for preservation was no net loss of existing market-rate affordable units, to the extent feasible. Mr. Fleetwood said that the draft document reflected AHRP member comments, adding in a Housing In All Policies position recommendation, clarifying that the units were to serve those earning 60 percent of area median income (AMI) and less, and that there be greater reporting and accountability on the efforts pursuant to the recommendations, with a reconstituted Affordable Housing Advisory Committee managing the progress. He stated that should the AHRP approve a set of recommendations today, the next steps were briefings to the Board members, a presentation to the Board's Budget Committee in March, and possible inclusion by the Board in its FY 2020 Budget Guidance.
- Co-chair Jonas mentioned that she hoped to move to consensus on recommendations through a motion to adopt, and then providing everyone with an opportunity for discussion. She said that consensus should be that the recommendations reflected the group's spirit and intent.
- Carmen Romero moved adoption of the draft recommendations as stated in the handout to AHRP members, the motion was seconded by Edythe Kelleher.
- Co-chair Jonas called for discussion from each AHRP member who wished to speak.

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- Karen Corbett Sanders stated that the draft recommendations were excellent, and made several suggestions. She had a prior engagement and had to leave the meeting prior to voting on the recommendations.
- Co-chair Jonas declared a short recess while HCD staff compiled a list of the recommended changes the AHRP members seemed to agree upon.
- Co-chair Jonas brought the members back into session and asked Vincent Rogers, with HCD, to read a list of AHRP member-recommended changes to the draft recommendations document.
- Mr. Rogers stated that AHRP members recommended the following changes:
 - Re-emphasizing that 5,000 units was a floor, not a ceiling for new production recommendation;
 - That the document should point out that affordable housing should be a part of the upcoming Countywide Strategic Plan being developed through the Office of the County Executive;
 - The need for greater reporting and tracking, such as through the use of a dashboard;
 - A reconvening of the AHRP or similar body after 5 years to reexamine the issue and progress to date;
 - An explicit definition of market-rate affordable for the purposes of this document;
 - Re-emphasizing the Phase 1 strategies and attaching a copy of them to the document;
 - On page 5 of the document, move the bolded part of “facilitat[ing] the development of affordable housing beyond the stated goal of 5,000 units,” into the bulleted headlines section;
 - Exploring language related to recent language from an enacted Commonwealth of Virginia law that permitted tax relief to affordable housing developers;
 - Include recommendations of the use of project-based subsidies for low-income residents;
 - State the importance of modernizing the Comprehensive Plan;
 - Support legislation to preserve and enhance local land use authority;
 - Changing the co-location language on Page 3 of the document to “Fairfax County facilities”;
 - On page 4 of the document, include an additional example in the bullet that mentions Opportunity Zones as an example; and
 - On page 2 of the document, include as the last sentence in the “Behind the headlines” section, “The AHRP also agreed that this goal is a “floor, not a ceiling” to be supplemented with additional financing mechanisms and tools to potentially increase the new production of affordable units above the goal of 5,000 units, with the aspiration of fulfilling the demand of 15,000 units.
- Carmen Romero moved to withdraw her previous motion and moved instead to the document as amended by all of the recommendations read by Mr. Rogers.
- Edythe Kelleher seconded the motion.
- Co-chair Jonas called the motion. The motion passed unanimously, with one abstention.

- Mr. Fleetwood stated that HCD staff would provide members with the final version of the recommendations document and keep members informed of the further process.
- Co-chair Jonas thanked the members for their efforts and adjourned the meeting.