

Affordable Housing Resources Panel (AHRP) Meeting Summary

November 28, 2018, 6:30 p.m. to 9:00 p.m.

12000 Government Center Parkway, Conference Room 11

Members Attending: Co-chair Kevin Greenlief, Co-chair C. Melissa Jonas, Tom Bash, David Bowers, John Boylan, Carol Bradley, Sharron Dreyer, Bailey Edelson, Jim Edmondson, Rick Edson, Sol Glasner, Verdia Haywood, Edythe Kelleher, Stanley Koussis, Michelle Krockner, Kamilah McAfee, Ava Nguyen, Mary Paden, John Payne, Adam Parnes, Carmen Romero, Phil Rosenthal, Nancy Scott, Mark Viani, Kerrie Wilson

- AHRP Co-chair Greenlief opened the meeting and stated that the main goal of tonight's meeting was to determine a number of affordable housing units to recommend to the Board of Supervisors. He said that the work would initially be in small groups, with a full group discussion to follow. The next meeting would be where the group specifically discussed the resource options.
- AHRP Co-chair Jonas introduced the meetings presentations that would occur prior to the AHRP moving to small group work.
- Karla Bruce, the County's Chief Equity Officer, discussed the One Fairfax social and racial equity policy and mentioned how the AHRP included in its charter a specific reference to the One Fairfax policy. She talked about how the policy produces a set of questions in providing guidance in applying an equity lens for use when making decisions. Members asked what areas the AHRP should focus on and Ms. Bruce responded that the policy is intended to be a collective effort for all entities.
- Mel Jones, with the Virginia Center for Housing Research at Virginia Tech, gave a presentation on analysis of the gap in affordable rental housing options in Fairfax County. She discussed the future housing needs of the County over the next 15 years. She identified the financing gap developers face when producing affordable housing units. Ms. Jones said that the Center for Housing Research was compiling a database of affordable housing options in the County. Members asked if the database would identify the lost market rate affordable housing units. Ms. Jones stated that the database would provide how many market rate affordable multifamily units were lost. Tom Fleetwood, Director of the Department of Housing and Community Development, said that the goal of today's AHRP meeting was to focus on new production, but that the AHRP would look at preservation in a future meeting. Members discussed how best to focus efforts on the proper income levels, and asked if the Board of Supervisors provided guidance on ranges within the 60 percent of AMI and below that the AHRP should recommend. Mr. Fleetwood responded that the Board only asked for a recommendation on housing affordable to those earning 60 percent of AMI and below.
- Mr. Fleetwood told the AHRP that staff developed a gap financing tool to provide the small groups with a general estimate of the cost of the local subsidy needed for the development of each affordable unit.
- Co-chair Jonas directed the members to their specific small groups to work on a realistic new production goal. Members broke into three separate groups to work on that goal.

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- The full AHRP reconvened and reviewed the recommendations from the small groups, which included goals of new housing units to be produced affordable to households earning 60 percent of AMI and below over the next 15 years. The recommendation for an overall goal over a 15-year period were:
 - 7,500 units;
 - 9,000 units – to be implemented in an increasing number over that time period, and;
 - 15,000 units.
- Members discussed the reasonableness in the context of the overall number of households expecting to need assistance, and the importance of stating those needs and attainable goals. Members said that there would be additional options for attaining resources, and additional tools that could be used in increasing production. Members mentioned that the AHRP could add language to the recommendation that the total need is not fully reflected in the goal, and if new resources become available, it is important that they are used to further address the production.
- Co-chair Greenlief said that the charge from the Board of Supervisors was a reasonable, achievable goal.
- Mr. Fleetwood stated that the recommendation to the Board should be something the Board could support because they will have to make the subsequent budgetary allocations.
- Co-chair Jonas made a motion, which was seconded, that the AHRP recommend a reach goal of 15,000 housing units affordable to households earning 60 percent of AMI and below over the next 15 years, with the County participating in the production of 7,500 units, with work on other strategies in order to achieve the full goal. There was discussion on the motion.
- David Bowers made a substitute motion, which was seconded, that the AHRP recommend 15,000 housing units affordable to households earning 60 percent of AMI and below over the next 15 years. There was discussion on the motion. A vote was called and the motion passed with 18 yeas and 5 nays.
- Co-chair Greenlief said that the next meeting in December would focus on the resources needed to meet the goal.
- The meeting was adjourned.