

Affordable Housing Resources Panel (AHRP) Meeting Summary

October 23, 2018, 6:30 pm to 8:00 pm

12000 Government Center Parkway, Conference Rooms 10 & 11

Members Attending: Co-chair Kevin Greenlief, Co-chair Melissa Jonas, Tom Bash, David Bowers, John Boylan, Carol Bradley, Mark Carrier, Karen Corbett Sanders, Sharron Dreyer, Jim Edmondson, Rick Edson, Sol Glasner, Verdiana Haywood, Edythe Kelleher, Stanley Koussis, Michelle Krockner, Rodney Lusk, Kamilah McAfee, Ava Nguyen, Mary Paden, Adam Parnes, Carmen Romero, Phil Rosenthal, Robert Schwaninger, Nancy Scott, Mark Viani, Kerrie Wilson

- Fairfax County Board of Supervisors (Board) Chairman Sharon Bulova gave welcoming remarks, thanking the Members for participating. She said that affordable housing was essential for both human services and economic success. She mentioned that the AHRP's recommendations would be used in the Fiscal Year 2020 Budget Guidelines. Chairman Bulova recognized Sully Supervisor Kathy Smith and Mount Vernon Supervisor Dan Storck who were attending this meeting. She introduced Hunter Mill Supervisor Cathy Hudgins.
- Supervisor Hudgins gave welcoming remarks thanking the AHRP for their time and expertise. She said that economic success depends upon the availability of affordable housing options, and that the AHRP's efforts would turn the Communitywide Housing Strategic Plan (Plan) into an action plan.
- AHRP Co-chair Jonas remarked on the significant diversity in resources and talent present on the AHRP and that the AHRP would benefit from the data resources available from the Phase 1 Report of the Plan.
- AHRP Co-chair Greenlief talked about the great experience of the AHRP members. He said that the Co-chairs would work to ensure that the AHRP delivered its recommendations to the Board on time. He mentioned that in subsequent meetings, the AHRP would break into small groups to facilitate discussion and review.
- The AHRP members all introduced themselves.
- Tom Fleetwood, Director of the Fairfax County Department of Housing and Community Development (HCD), reviewed the draft charter for the AHRP. He highlighted the Board's charge to the AHRP to deliver a goal for housing units to be produced and preserved, affordable to households earning 60 percent of Area Median Income (AMI) and below, and the suite of resources needed to meet that goal, by March 2019, in time for the Board's Fiscal Year 2020 budget process. Member discussion on the charter followed, and Ms. Corbett Sanders recommended that the charter's "Purpose" section include a direct reference to the One Fairfax policy. Mr. Schwaninger moved an amended charter including the direct reference. It was seconded and passed by unanimous voice vote.
- Members discussed various aspects of the AHRP's charge, including programs and policies to assist households earning between 60 and 80 percent of AMI and how preservation of units is defined.
- Vincent Rogers, Director of HCD's Policy, Reporting and Communications Division, presented the roadmap for the AHRP, outlining the efforts recommended for the next

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five meetings and intervening time periods. He stated that the goal was to have AHRP consensus by February or March on the recommendations to the Board.

- Mr. Fleetwood gave a presentation on the Plan, focusing both on the short-term strategies that were adopted in Phase 1 of the Plan, as well as AHRP's charge to produce a goal for production and preservation of affordable housing units over the next 15 years, and specific recommendations to meet that goal. He stated that the hope for the AHRP is consensus on its eventual recommendations, but not necessarily unanimity. He mentioned the importance of equity, as mentioned in the One Fairfax policy, in addressing affordable housing challenges, and how meeting those challenges helps promote economic success, as identified in the Board's 2015 Strategic Plan to Facilitate the Economic Success of Fairfax County. Mr. Fleetwood identified the existing affordable housing rental gap as 31,000 renters earning below 80 percent of AMI currently paying more than 30 percent of their income on housing. Members asked whether there was data on how many of the 31,000 renters were severely cost burdened (defined as those paying more than 50 percent of their income on housing) and Mr. Fleetwood said that HCD staff would review and inform the AHRP. He also said the projected need for new households earning 60 percent of AMI and below moving into Fairfax in the next 15 years was approximately 15,000. He said that there were 70,000 individuals with disabilities in the County. Members asked whether that included the 24,000 children in the Public Schools with disabilities, and Mr. Fleetwood stated that HCD staff would confirm and inform the AHRP.
- Members discussed affordable housing options for seniors, the use of tools such as density bonuses to encourage affordable housing production, the ongoing maintenance costs of producing additional affordable housing units, and the equitable distribution of affordable housing units throughout the County. Members asked about the number of committed affordable housing units and when they will come out of compliance, and Mr. Fleetwood said HCD would compile the information and inform the AHRP. Members also talked about the tracking of existing market rate affordable housing units and Mr. Rogers said that there was a study underway that should provide information to the AHRP around January 2019.
- Co-chair Greenlief asked members to familiarize themselves with the information in the provided binders, and reminded members that the next meeting is November 28, 2018 at 6:30 pm in Conference Room 11 of the Fairfax County Government Center.
- The meeting was adjourned.

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