

WEBVTT

1

00:00:00.000 --> 00:00:03.028

Task Force meeting.

2

00:00:04.644 --> 00:00:19.614

To conduct this meeting wholly electronically and affectuate the emergency procedures authorized by the affordable housing preservation task force needs to make certain findings and determinations for the record. It's a bit comments.

3

00:00:20.184 --> 00:00:23.153

So I ask in advance for your patients.

4

00:00:23.399 --> 00:00:28.980

1st, because of each member of the affordable housing preservation task force.

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00:00:28.980 --> 00:00:41.219

Is participating in this meeting from separate locations we must verify that a form of members participating and that. Each member's voice is clear audible.

6

00:00:41.219 --> 00:00:44.789

And appropriate volume for all other members.

7

00:00:44.789 --> 00:00:48.960

Accordingly I am going to conduct a roll call.

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00:00:48.960 --> 00:00:55.890

And ask each affordable housing, preservation, task force remember participating in this meeting to state.

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00:00:55.890 --> 00:00:59.219

Your name and location from which you are participating.

10

00:00:59.219 --> 00:01:05.849

I ask that each of you pay close attention to ensure that you can hear each of your colleagues.

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00:01:05.849 --> 00:01:13.349

Following the roll call, we will vote to establish that every member can hear every other member.

12

00:01:13.349 --> 00:01:18.329

So, I'll begin miss Melissa mechanic.

13

00:01:18.775 --> 00:01:32.364

Here in Virginia. Walter in Alexandria, Virginia. Mr. Aver. Hi, this is John. Blair.

14

00:01:33.745 --> 00:01:38.605

John Virginia. John born.

15

00:01:39.959 --> 00:01:43.019

No.

16

00:01:43.019 --> 00:01:50.939

The support brand Paul Brown calling from Arlington, Virginia to obtain.

17

00:01:50.939 --> 00:01:59.069

Mr. Rick here from Maryland.

18

00:02:00.659 --> 00:02:05.700

Mr. Eric Hoffman here from Anna and Virginia.

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00:02:05.700 --> 00:02:14.580

This Michelle Michelle property clear from Alexandria. Virginia is that David Levine?

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00:02:14.580 --> 00:02:19.500

David Levine and Alexandria, Virginia. Mr Howard Mac.

21

00:02:20.789 --> 00:02:24.960

Mr. mobile Jack.

22

00:02:24.960 --> 00:02:28.199

No, Eric, Virginia.

23

00:02:28.199 --> 00:02:31.349

This Camilla McAfee.

24

00:02:32.550 --> 00:02:37.319

Miller McAfee Arlington, Virginia Mr. Ken McMillan.

25

00:02:43.590 --> 00:02:52.500

It's took anymore Tiffany on mute. I'm sorry.

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00:02:52.500 --> 00:02:58.710

To be more Fairfax, Virginia.

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00:02:58.710 --> 00:03:02.879

All right, thank you. Miss Eva new in.

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00:03:02.879 --> 00:03:05.879

Even when from MacLaine, Virginia.

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00:03:05.879 --> 00:03:11.909

Jill Jill Norcross from Reston, Virginia.

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00:03:11.909 --> 00:03:15.780

This solid Patel yeah.

31

00:03:15.780 --> 00:03:21.539

That per data befex, Virginia is common. Romero.

32

00:03:22.889 --> 00:03:27.990

Carmen Romero from Arlington, Virginia. Mr.

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00:03:32.310 --> 00:03:38.639

And did I miss anyone? Did anyone join call her name and didn't answer.

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00:03:40.199 --> 00:03:45.900

Waltz are the only names that I have you would be looking for would be store Kane Howard Mac.

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00:03:45.900 --> 00:03:56.729

Can McMillan or and for us, we know it's not going to be here yet so I don't believe any of those have added. Judith. Did you see them come in? No.

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00:03:56.729 --> 00:04:00.569

I didn't okay, thank you.

37

00:04:00.569 --> 00:04:06.930

So, we will continue at this point, I will task the virtual gal to coach him unless somebody cannot.

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00:04:06.930 --> 00:04:15.629

So that I can be heard to make the requisite motions. Each members.

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00:04:15.629 --> 00:04:22.740

Boys, maybe adequately heard and each other member of the affordable housing preservation task force.

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00:04:22.740 --> 00:04:26.788

It is so moved can we have a 2nd.

41

00:04:30.509 --> 00:04:38.098

Thank you all those in favor please say, aye aye aye any opposed.

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00:04:39.449 --> 00:04:43.168

I and that pass this unanimously.

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00:04:43.168 --> 00:04:49.949

Thank you 2nd, having established that each members voice may be heard and every other member.

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00:04:49.949 --> 00:04:55.709

We must next establish the nature of the emergency that compels this emergency procedures.

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00:04:55.709 --> 00:05:06.178

The fact that we are meeting electronically what type of electronic communication is being used, and how we have arranged for the public to access this meeting.

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00:05:06.178 --> 00:05:15.088

Therefore, I move that the state of emergency caused by covert 19 pandemic, makes it unsafe for the affordable housing preservation task force.

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00:05:15.088 --> 00:05:20.488

To physically assemble and unsafe for the public to physically attend.

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00:05:20.488 --> 00:05:28.499

Any such meeting and that as such 4 years usual procedures, which require a physical assembly of the.

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00:05:28.499 --> 00:05:34.619

Affordable housing, preservation, task force and the physical presence of the public.

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00:05:34.619 --> 00:05:37.709

Cannot be implement safely or practically.

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00:05:37.944 --> 00:05:51.983

A further move that the affordable housing preservation task force may conduct this meeting electronically through the dedicated audio conferencing lines and the public must accept the meeting by calling 18446 2. 1.

52

00:05:53.848 --> 00:06:02.668

3, 9, 5, 6 and entering access code 1797350716.

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00:06:02.668 --> 00:06:07.678

Anyone interested in joining the Webex for the visual component.

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00:06:07.678 --> 00:06:10.798

Must click on the link, which was provided.

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00:06:10.798 --> 00:06:19.259

In the public meeting notice, which will also be included in the meet and the minutes to join the meeting through webx.

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00:06:19.259 --> 00:06:24.809

It is so thank you. So, do we have a 2nd.

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00:06:24.809 --> 00:06:30.028

2nd, thank you all in favor. Please say, aye aye.

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00:06:30.028 --> 00:06:34.048

I any opposed.

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00:06:35.249 --> 00:06:38.639

Eye and that carries unanimously as well.

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00:06:38.639 --> 00:06:43.168

Thank you finally, it is next required that.

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00:06:43.168 --> 00:06:49.048

All the matters address on today's agenda are necessary to continue our operations.

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00:06:49.048 --> 00:06:53.999

And the discharge of the affordable housing preservation task force.

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00:06:53.999 --> 00:06:57.449

Lawful purposes duties and responsibilities.

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00:06:57.449 --> 00:07:01.738

It is so moved. Can I get a 2nd.

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00:07:01.738 --> 00:07:08.519

All those in favor, please say aye. Aye. All right. All right.

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00:07:08.519 --> 00:07:14.249

Any opposed and that too carries unanimously.

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00:07:15.389 --> 00:07:23.338

And thank you, and I will return the gavel to you. Mr. all right. Thank you. Miss mechanic.

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00:07:23.338 --> 00:07:32.363

So, thank everyone for establishing this roll call and listening to the teed in this tedious reading of all of this, the task force.

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00:07:32.963 --> 00:07:44.663

That would be helpful for us conveying today as a forecast for us to continue our discussions and recommendations recommendations that have been placed on the table. I know we have been breaking out into sub committees.

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00:07:44.939 --> 00:07:49.588

Over the past couple of weeks, and we've had some healthy discussions.

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00:07:49.588 --> 00:08:03.923

And through feedback that we've heard from several and many of the task members that it'd be great for us to come together as a large group again and to really discuss what has been

72

00:08:04.553 --> 00:08:05.394

been discussed.

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00:08:05.639 --> 00:08:10.858

Prior and our subcommittee, but before we began and start.

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00:08:10.858 --> 00:08:23.249

Uh, the task force members that have not completed our upcoming meeting data. Our next meeting date, which is D summit is September December the 17.

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00:08:23.249 --> 00:08:31.408

If you haven't completed that survey, and with the different times that we are requesting to move the meeting to please do. So.

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00:08:31.408 --> 00:08:39.359

We're going to have a panel that will join us on that particular day. And so we need to.

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00:08:39.359 --> 00:08:47.519

But for the panel discussion, so please complete that. So we can have that all set up for the December 17th meeting.

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00:08:47.519 --> 00:08:52.889

And at this time, I am going to ask that.

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00:08:52.889 --> 00:08:57.658

Our Co chair, and this McKenna, if you will give us a brief presentation.

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00:08:57.658 --> 00:09:02.278

On the affordable housing resource panel recommendation report.

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00:09:02.278 --> 00:09:10.259

Uh, that was proposed for the task force that was outlined in the set in the steps for today's discussion. So if you could take that away, appreciate it.

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00:09:10.703 --> 00:09:24.864

Absolutely, thank you. Sir. So we wanted to as we stated kind of take a look back at what some of you worked with me on previously on the affordable housing preservation task force.

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00:09:25.163 --> 00:09:37.583

It's a really good model as we've mentioned before for what we will be doing and making our recommendations to the board of Supervisors. So, what we're going to do is look at it in a really high level.

84

00:09:37.583 --> 00:09:46.043

And I really think of this discussion right now as a roadmap discussion for us, because we're really boiling the ocean a lot and what we're doing.

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00:09:46.344 --> 00:09:53.274

And so we wanted to just really put the map out there for you about what we're aiming to create and how we're thinking about the outline.

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00:09:53.663 --> 00:10:01.433

And a lot of what we're going to do for the remainder of today's time is think about where we need to fill in this roadmap with some more details.

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00:10:01.793 --> 00:10:02.394

So,

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00:10:02.844 --> 00:10:05.124

as we move on to the 2nd,

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00:10:05.124 --> 00:10:19.104

slide wanted to give you that high level overview of what we did with and the recommendations from that were provided to the board of Supervisors and an 8 page document and some of you may be familiar with it.

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00:10:19.104 --> 00:10:30.594

Because we did provide links to this document in your suggested reading it did have basically 6 sections within those pages and we organize them.

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00:10:30.899 --> 00:10:40.139

The strategic categories you see on the screen in this outline. So each of the strategic categories had under it headlines.

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00:10:40.139 --> 00:10:46.313

The primary recommendations and other critical recommendations and so you can see that.

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00:10:46.494 --> 00:10:59.543

We really were trying to make it very easy to break down understand and really had a theme running through that that allow the or supervisors to, to clearly see what we came out with over the course of our work.

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00:10:59.908 --> 00:11:04.019

As we move on to the next slide.

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00:11:05.124 --> 00:11:11.693

This is what we're proposing for the outline, using the document as a guide.

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00:11:12.203 --> 00:11:27.144

And so the assumption this, at this time, for the Taskforce, include the following, 1st would be an overview of the task force charges, some recommendations, and then identifying the preservation definitions and characteristics.

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00:11:27.774 --> 00:11:32.573

Then providing an affirmation of the affordable housing resource panel recommendations,

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00:11:33.173 --> 00:11:37.313

and then finally going into our recommendations and really again,

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00:11:37.313 --> 00:11:40.254

taking that same format where we use the headlines,

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00:11:40.254 --> 00:11:41.783

the primary recommendations,

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00:11:41.783 --> 00:11:45.563

and our other critical recommendations for each of these sub categories.

102

00:11:45.923 --> 00:11:50.183

So, the 1st, 1 would be need preservation goals and resources.

103

00:11:50.428 --> 00:12:00.389

And land use policies and regulations, development, strategies, and financing tools, mobile, home and manufactured housing, institutional capacity.

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00:12:00.389 --> 00:12:04.048

And then community awareness and legislative priorities.

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00:12:04.344 --> 00:12:04.583

So,

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00:12:04.583 --> 00:12:19.464

we envision that each of the strategic categories for this preservation task force report would have again those details under it in a similar format that you would see if you go back and look at the report moving on

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00:12:19.464 --> 00:12:22.854

to looking at objectives on slide.

108

00:12:22.854 --> 00:12:34.043

4, we thought it would be helpful to go back as we again frame up for our conversation today and look at the roadmap as to what, what's our charge.

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00:12:34.408 --> 00:12:45.119

And so the objective here is to provide the board with policy recommendations for creative and sustainable housing preservation initiatives, consistent with 1, Fairfax.

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00:12:45.234 --> 00:12:49.793

And we are charged with addressing key issues,

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00:12:50.663 --> 00:13:02.783

such as definitions for types of preservation that can occur the topology of properties at risk and characteristics that guide prioritizing properties or neighborhoods.

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00:13:03.083 --> 00:13:15.894

And then also a comprehensive set of preservation strategies that includes recommending policies and tools to achieve a goal of no net loss of affordability. And so.

113

00:13:16.583 --> 00:13:30.984

Our area of focus is also something we want to make. Sure we set out very clearly and that's going to include market affordable and committed affordable multi family and senior rental housing and mobile and manufactured housing.

114

00:13:31.494 --> 00:13:33.953

And I think that's important because we've definitely.

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00:13:34.379 --> 00:13:38.274

Had a lot of ideas that have circulated about other types of properties,

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00:13:38.274 --> 00:13:44.183

and we don't want to lose sight of that because we do believe it's important and can be something for our future studies,

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00:13:44.183 --> 00:13:46.163

but for this particular initiative,

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00:13:46.163 --> 00:13:50.183

we need to remain focused on that area of focus.

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00:13:52.254 --> 00:14:07.134

So, we are, we're not going to talk about the mobile and manufacturer homes and today's discussion. The subcommittee has been hard at work and is finalizing its recommendations. And they'll present that to us at an upcoming meeting.

120

00:14:07.403 --> 00:14:18.504

But we'll discuss that as a full task force at that time. So we want to stay focused on the things that we're doing right now, including AG use WTI use.

121

00:14:18.749 --> 00:14:32.458

Um, uh, we're really like a heavy focus on the multi family, rental housing. Sorry? And, and then just wanted to note that the single family in town houses as well as for sale housing.

122

00:14:32.458 --> 00:14:36.568

Are specifically outside of our charge.

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00:14:36.568 --> 00:14:48.658

I don't know if there are any questions that anyone has about this, but we have a couple of minutes that if you have questions about this format or suggestions, we can take your questions at this time.

124

00:14:48.658 --> 00:15:02.399

And I, you might want to stop sharing just because I can't see anybody. I don't know if there's any hands any questions.

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00:15:02.399 --> 00:15:05.813

Comments okay,

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00:15:06.173 --> 00:15:06.594

well,

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00:15:06.594 --> 00:15:19.193

I was going to offer that I was part of your resources panel work and it was such a wonderfully run process and efficient and effective so that you're going to be using that as a template here.

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00:15:19.499 --> 00:15:34.379

Thank you I think it was it made a lot of sense and I went to the same vein for reminding us sort of, you know, about the big picture. And so we're, we're.

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00:15:34.703 --> 00:15:35.663

Keeping that in mind,

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00:15:35.663 --> 00:15:46.764

and that's a lot of what this panel that we're asking you to think about your your time for next meeting is focused around is making sure that we can can make sure we're taking advantage of the,

131

00:15:47.094 --> 00:15:57.443

the resources we have and finding those AHA moments and really making this document digestible powerful and something that can really turn into meaningful policy for us.

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00:15:58.168 --> 00:16:01.499

So, thank you um.

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00:16:01.499 --> 00:16:10.764

No other hands I'm going to go ahead and I'm a few minutes early Judas and Walter check that out. I'm going to over to Walter. That's good.

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00:16:10.764 --> 00:16:17.244

That let's just keep it rolling and give us more time to have some healthy discussions we have until 330.

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00:16:18.058 --> 00:16:22.558

To discuss further and kind of flesh out.

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00:16:22.558 --> 00:16:37.499

The categories that we've identified, and staff and additional discussions and recommendations for development. So we want this to be a

really robust discussion. And I know there's a lot that we've talked about and brainstorm.

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00:16:37.499 --> 00:16:46.019

And had conversations on over the past few weeks so want to have a comprehensive discussion here and.

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00:16:46.019 --> 00:16:50.849

From your subcommittees, so I'm not sure who want to kick off.

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00:16:50.849 --> 00:16:58.168

The discussion, 1st or how we want to proceed, but if we could just move forward with this.

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00:16:58.168 --> 00:17:02.009

I just quickly as well and.

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00:17:02.009 --> 00:17:14.249

Any discussions, or any information you need to follow up on please feel free. Of course, the email, Judith, and she can get you additional information or information that would be helpful for the group as a whole.

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00:17:14.249 --> 00:17:19.499

So, let's begin that discussion.

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00:17:20.753 --> 00:17:35.663

Or just just to add 1 more thing there. We know this is really challenging to be virtual. I definitely miss our big table from and being able to really feel the room so to speak and see everybody.

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00:17:35.963 --> 00:17:48.983

And so we are ask everybody to stay on mute. But we want to make sure you're heard we want this to be as organic as a conversation as you can today. So feel free to physically raise your hand.

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00:17:48.983 --> 00:18:03.413

We'll do our best to see you feel free to chat to type the word stack and Judas. We'll make sure that we see you, so we just want to make sure that everybody's heard we know that was really important.

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00:18:03.413 --> 00:18:13.104

And it was feedback we received from the small groups was the desire to be in this larger group and bring the conversation around the other thing. I wanted to remind you about.

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00:18:13.104 --> 00:18:27.594

Hopefully, you all saw the preservation task force, current tools for affordable housing preservation document that we circulated before the meeting. It really gives you that high level overview of preservation strategies in place for the county.

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00:18:27.594 --> 00:18:40.314

Today. If it's not yet included on the website, it will be shortly, but we'd like to begin by discussing development strategies and financing tools and particular.

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00:18:40.739 --> 00:18:54.233

New conversations in both subcommittees, keep coming back to this topic area and so Co, chair Clark and I felt like this was a really appropriate place and in demand place to start our conversation today.

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00:18:55.223 --> 00:19:07.854

So, as we go ahead and jump into that idea of development strategies. And financing tools, we welcome if anybody has had an idea and wants to start the conversation in that area.

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00:19:08.189 --> 00:19:18.088

Um, we welcome you to jump in, but I'm also happy to kind of put a 1st topic out there unless someone has something that they want to lead off with.

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00:19:18.088 --> 00:19:29.993

And really quick, just the technical reminder for raising your hand. If you have the participant panel open at the very bottom of that window, there's something that looks like a hand being held up.

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00:19:30.144 --> 00:19:40.884

You click that and that's how you raise your hand in this space. So, as coaching and said, you can use that tool or write stack at any time if that's easier than jumping in.

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00:19:41.278 --> 00:19:49.439

And Judas anything you can do to help with monitoring that particular window would be great. So thanks. We'll do.

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00:19:49.439 --> 00:19:55.588

Oh, Michelle I see a hand up a physical hand yes.

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00:19:55.588 --> 00:20:00.388

You're on mute still. Sorry um.

157

00:20:00.388 --> 00:20:05.878

I was my I scroll down to how do we access owners?

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00:20:05.878 --> 00:20:11.818

I'm assuming these are owners of naturally occurring affordable housing.

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00:20:12.564 --> 00:20:25.374

And I think we know from statistics that the overwhelming majority of our affordable housing is provided by this type of housing. So, having a good relationship with these owners is important.

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00:20:25.973 --> 00:20:34.614

And there has been a live conversation crown region about how to engage them. And 1 of 1 of the ways is.

161

00:20:34.888 --> 00:20:40.019

Perhaps offering a tax abatement in exchange for commitment.

162

00:20:40.019 --> 00:20:45.118

Of of keeping their rent levels.

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00:20:45.118 --> 00:20:53.009

Where they are affordable or committing to a very minor rent increase every year. So there's.

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00:20:53.009 --> 00:20:56.009

That they would have to certify that they would do that.

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00:20:56.009 --> 00:21:01.348

Uh, the other strategy that has been used in some places is to provide.

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00:21:01.348 --> 00:21:04.979

Low or no cost loans.

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00:21:04.979 --> 00:21:08.398

For properties that need maintenance or repair.

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00:21:08.398 --> 00:21:12.689

In exchange for keeping their properties affordable.

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00:21:12.689 --> 00:21:16.199

That's the ones.

170

00:21:16.763 --> 00:21:27.894

I think that is that's something that's critical. I know. It's something that I've seen this topic come up a launched in my local part of the county, and just trying to figure out how to contact those under.

171

00:21:27.894 --> 00:21:34.554

Sometimes is a bit of a strategy or a challenge and having a strategy with how to motivate them would be a big incentive.

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00:21:36.628 --> 00:21:40.078

Comment I thought I saw you put your hand up a little note a while ago.

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00:21:40.078 --> 00:21:45.298

Sorry, now y'all going to be afraid to raise your hand at all.

174

00:21:45.298 --> 00:21:52.828

Silence.

175

00:21:52.828 --> 00:22:00.328

Another area on here that I found interesting was the idea of Lam banking by nonprofits.

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00:22:00.328 --> 00:22:06.028

And when property is obtained for preservation doesn't necessarily have to be renovated.

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00:22:06.028 --> 00:22:09.959

Um, any thoughts around that idea.

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00:22:14.219 --> 00:22:19.919

I don't know this Eric, I don't know if you can see me, but I don't I don't know if this helps others, but it helps me to kind of.

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00:22:19.919 --> 00:22:29.909

Break down these categories of preservation efforts into the 1st 1, which is what Michelle said was when it's an existing.

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00:22:29.909 --> 00:22:34.888

Unrestricted Noah that's affordable.

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00:22:34.888 --> 00:22:37.979

And they're not necessarily going to transport.

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00:22:37.979 --> 00:22:48.179

To a non profit, how do we preserve those? How do we entice those folks? How do we engage with those folks? And then what do we offer to them in exchange for.

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00:22:48.179 --> 00:23:00.838

Either some commitment to affordability or or some commitment to potentially sell it to the county or others in the future. And then the other was that was this category of.

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00:23:00.838 --> 00:23:10.949

Projects that are actually going to be acquired and what are the resources that we assemble on 1 of the restrictions that come with those resources to make sure that they're preserved.

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00:23:10.949 --> 00:23:20.818

And it, so, to me, it kind of helps to kind of linger on 1 for a while, just because the way my little brain works out. So I just would say on the 1 with.

186

00:23:20.818 --> 00:23:26.368

Michelle for a while, and I, I agree that the whole idea is.

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00:23:26.368 --> 00:23:31.709

These folks, their properties are perfectly profitable now, but there might be in disrepair.

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00:23:31.709 --> 00:23:35.009

And so we should have a category.

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00:23:35.009 --> 00:23:39.298

And there shouldn't be resources and a program totally dedicated towards.

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00:23:39.298 --> 00:23:48.328

Something like abatement for those right now the abatements that we've got under Virginia law are fairly restricted to types of projects and.

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00:23:48.328 --> 00:23:56.818

Amount of rehab and commitments to affordability. So I think that would be something that we should pursue and then other things as well. I think we could.

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00:23:56.818 --> 00:24:01.229

In our sub group on financing, we had talked about.

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00:24:01.229 --> 00:24:06.358

Way is to lower the pro forma expense side of the pro forma.

194

00:24:06.358 --> 00:24:06.929

So,

195

00:24:06.953 --> 00:24:07.433

um,

196

00:24:07.463 --> 00:24:07.733

you know,

197

00:24:07.733 --> 00:24:10.373

clearly the tax abatement would be a big 1,

198

00:24:10.824 --> 00:24:11.574

but other things,

199

00:24:11.574 --> 00:24:12.443

like adding,

200

00:24:12.473 --> 00:24:15.233

especially in the new Biden administration,

201

00:24:15.233 --> 00:24:20.183

with an increased focused on energy would be adding energy efficiency,

202

00:24:20.453 --> 00:24:21.473

subsidies,

203

00:24:21.624 --> 00:24:27.413

solar panels and then other things that can be done to help reduce operating costs,

204

00:24:27.713 --> 00:24:29.183
and some of these things were in.

205

00:24:29.459 --> 00:24:34.259
Um, the study and or in, um, spots is summary.

206

00:24:34.733 --> 00:24:45.683
Just, you know, just basics of master metering, utilities and things like that. So I'll just stop there but I thought it would help me to kind of stay on that category of noah's.

207

00:24:45.683 --> 00:24:52.733
That won't change hands and then shifting over to how we drive things to redevelopment or a longer term preservation.

208

00:24:53.009 --> 00:24:59.038
That's perfect. And thank you for jumping in and just getting the ball rolling. So I appreciate it.

209

00:24:59.038 --> 00:25:02.818
More thoughts on the topic at hand.

210

00:25:02.818 --> 00:25:11.429
So that I'm going to piggy back to what Michelle said in terms of outreach.

211

00:25:11.429 --> 00:25:15.868
To current property owners of affordable market rain.

212

00:25:15.868 --> 00:25:22.739
And I, I think that the outreach needs to be very proactive and maybe there needs to be a way.

213

00:25:22.739 --> 00:25:36.808
Of maybe inventory and reach out early on and maybe earmark some of the properties that are out there that could potentially be redeveloped. And the affordable units could be lost.

214

00:25:36.808 --> 00:25:45.509

Only, because when the property owner is ready to sell is when, as developers get a phone call and, you know.

215

00:25:45.509 --> 00:25:50.038

When they get to that point, it may be already too late to turn the tide.

216

00:25:50.038 --> 00:25:53.999

So, I just wanted to.

217

00:25:53.999 --> 00:26:02.548

They that the outreach needs to be early. I think it's a great point. So, Michelle.

218

00:26:03.628 --> 00:26:13.439

Another reason, I think to have good communications with these Noah properties is that unfortunately, we know that a percentage of them.

219

00:26:13.439 --> 00:26:18.689

Are going to go into foreclosure because of the eviction crisis.

220

00:26:18.689 --> 00:26:29.219

Uh, we know that's coming and rather than investors sweeping in and getting them, it would be great if, um.

221

00:26:29.219 --> 00:26:39.118

Elected official, not elected officials, but county staff or nonprofits, or advocates somehow had the ability to.

222

00:26:39.118 --> 00:26:45.989

Uh, reach out to them and engage, and perhaps if we had a strike fund or an acquisition fund.

223

00:26:45.989 --> 00:26:53.128

We could purchase some, but I think it's another reason to keep the lines of communication going.

224

00:26:54.269 --> 00:26:59.159

Eric.

225

00:26:59.159 --> 00:27:02.969

So, from naturally occurring, affordable housing, you know.

226

00:27:02.969 --> 00:27:07.048

I've been having some discussions with other people recently about.

227

00:27:07.048 --> 00:27:19.798

Affordable housing that's affordable for contractual reasons, whether it's a low income tax credit or they're under the inclusionary zoning and they were built, like.

228

00:27:19.798 --> 00:27:34.493

A, while back, and now they're coming to the end of their contractual obligations. I wonder if we have a good way to track those and similar to naturally occurring ones those that are expiring if there's a proactive.

229

00:27:37.374 --> 00:27:50.723

If there's a proactive and and prescriptive way that either to county or another group can approach these owners and make sure that there's an avenue to continue the contractual obligation.

230

00:27:51.028 --> 00:27:57.358

Or if there's a need for another party to step in, maybe that can be arranged.

231

00:27:57.358 --> 00:28:00.929

Before the contractual obligation expires.

232

00:28:03.509 --> 00:28:17.818

I think that's a really interesting point. Does Eric, I'll just respond to my brother Eric, that.

233

00:28:17.818 --> 00:28:21.628

That there are absolutely there are resources out there. There's this, um.

234

00:28:21.628 --> 00:28:29.338

The National housing trust has this thing called where for every state attracts the affordable housing projects.

235

00:28:29.338 --> 00:28:33.298

And when the restrictions expire, and they do it by the different.

236

00:28:33.298 --> 00:28:42.959

Time periods, years, 0T to 15 for tax credit projects and then years, 15 to 30 are the critical benchmarks for when you may lose that housing stock.

237

00:28:42.959 --> 00:28:48.838

And I know the, the Virginia housing development authority also tracks them and.

238

00:28:50.574 --> 00:29:03.773

1 of the study is really has a good a lot of resources in it. And I totally agree with you. There should be some ability. There shouldn't be some prioritizing of those and identifying who the owners are.

239

00:29:04.199 --> 00:29:13.888

And and I think those would be the ones to kind of circle back to the 1st, comment about this was maybe those are the ones that we're trying to drive into either.

240

00:29:13.888 --> 00:29:25.439

Nonprofit ownership, or or something where the county has a right of 1st refusal or another thing I saw done on a really large preservation project.

241

00:29:25.439 --> 00:29:33.989

Was where the county put a lot of money into preserving an affordable property, and they bought the land and then ground lease the property. So the for profit.

242

00:29:33.989 --> 00:29:47.098

Was able to make money and redevelop and preserve the asset and but in the long run, it was held by the county because they held the land and could ensure and be held as affordable.

243

00:29:49.733 --> 00:29:59.273

I'll just think also sorry, this is Joe. I didn't raise my hand next to. Okay. Thank you.

244

00:29:59.273 --> 00:30:07.644

I, I agree with everything that's been said and I think maybe Judah or somebody else from the county can also tell us about the dashboard that they've worked.

245

00:30:07.644 --> 00:30:21.804

So, hard on and have some of that information we do have about preservation of units, other sentiments about study that they did, I think within Fairfax County, Michelle can correct me.

246

00:30:21.804 --> 00:30:24.354
If I'm wrong it just focused on inside the Beltway.

247
00:30:24.354 --> 00:30:24.534
So,

248
00:30:24.534 --> 00:30:37.493
maybe expanding that to other parts of the county they did a really good job with on the topology of different multi family properties and what might be at most risk for preservation and then finally,

249
00:30:37.493 --> 00:30:43.703
just echoing the need for communication and hoping that our outreach with landlords,

250
00:30:43.703 --> 00:30:44.124
especially.

251
00:30:44.578 --> 00:30:55.378
Up round Trent relief bands that are out there to serve landlords. Maybe that's an inroad too as we start to develop relationships that we haven't had.

252
00:30:55.378 --> 00:31:05.788
In the past, so I saw Mr Fleetwood put his camera on it. I didn't know if that was indication earlier that you were looking to speak up to Phil's point.

253
00:31:05.788 --> 00:31:16.558
It was indeed I, I just wanted to note that, you know, coming out of the preservation initiative now, 15 years ago.

254
00:31:17.784 --> 00:31:32.304
I think there are some lessons to be to be learned from that that I think we should also sort of bring back up as part of all of this when the penny fund was put into place the board

255
00:31:32.304 --> 00:31:34.703
created a little strike team here at 8 C.

256
00:31:34.703 --> 00:31:39.804
date to do exactly. Some of these things that we're talking about. You have relationships.

257

00:31:40.318 --> 00:31:44.999

With the with the landowners following.

258

00:31:44.999 --> 00:31:48.598

Sort of the expiring committed, affordable, but also.

259

00:31:48.598 --> 00:31:53.189

Being able to kind of do the almost sort of gum shoo. Sort of work.

260

00:31:53.189 --> 00:31:59.699

With the owners of the of it was, so I just kind of wanted to wanted to know that as well. We don't.

261

00:31:59.699 --> 00:32:07.048

Don't have that capacity any more, but but it might be it might be worth, including.

262

00:32:07.048 --> 00:32:11.519

Something like that our recommendations going forward.

263

00:32:13.104 --> 00:32:24.594

Thanks and just to did just put a link to the dashboard in the chat. So if you want to take a peek at that, it is available for you to take a look right now.

264

00:32:24.594 --> 00:32:30.233

I don't know if you wanted to add anything more Judith or Tom about the dashboard.

265

00:32:31.199 --> 00:32:34.528

Verbally or to if we just want to provide it at this point.

266

00:32:36.743 --> 00:32:51.683

I would just say on the dashboard that our staff has done a really good job of putting everything in 1 place in a way that folks can can easily access and understand 1 of the things that I'll

267

00:32:51.683 --> 00:32:52.644

just say about it,

268

00:32:52.673 --> 00:32:58.584

is that especially with coven things are so dynamic right now at?

269

00:32:58.614 --> 00:33:08.334

It's it's a real challenge keeping this thing up to date and having the having the very latest data in it.

270

00:33:08.364 --> 00:33:16.134

But I think it provides Rhett, large, a really, really helpful tool for folks to understand what resources are out there. And what we've.

271

00:33:16.739 --> 00:33:22.409

You know what we've been doing with them as well so, Jeff, did you have anything you wanted to add on it?

272

00:33:22.409 --> 00:33:33.838

Thank you time I think that was perfect, but I will use the opportunity to mentioned that solid ad has had her hand raised for a little while and would love to give her the opportunity to speak. Unless that's an old hand.

273

00:33:33.838 --> 00:33:37.019

And says Mr bowling as well all the.

274

00:33:37.019 --> 00:33:42.509

All right all hand all right has his hand raised as well?

275

00:33:42.509 --> 00:33:50.398

Thank you so so, yes, people ask me hey, what's what's fun and exciting. I always mention the task force.

276

00:33:50.398 --> 00:33:55.679

So, I talked to some folks down in Austin, I also had some friends connect me with people out.

277

00:33:55.679 --> 00:33:58.979

In central California with some neat.

278

00:33:58.979 --> 00:34:02.818

Small houses for veterans.

279

00:34:02.818 --> 00:34:06.808

But 1 of them that I found interesting to what we're talking about right now.

280

00:34:06.808 --> 00:34:15.028

Is the preservation for those older homes that are starting to be in disrepair? At what point do we actually make them new.

281

00:34:15.028 --> 00:34:20.878

And is very interested, it might be worth having a discussion or a briefing.

282

00:34:20.878 --> 00:34:26.518

On what they would be willing to do for new homes. So you're not constantly in repair.

283

00:34:26.518 --> 00:34:29.608

You can actually have modern homes for people that.

284

00:34:29.608 --> 00:34:35.998

Maybe you don't have the means whether, as the, as the property owner, or even as the, the tenant.

285

00:34:35.998 --> 00:34:43.079

Trying to keep keep up with this stuff and give them quality care. Maybe there's something in between with new bills or upgrade.

286

00:34:43.079 --> 00:34:57.389

That we might be able to do with the discussion we just had about having the county on the land, and they can build the new building to that. That's somebody I don't haven't seen us talk about. But I think having somebody like a.

287

00:34:57.389 --> 00:35:01.108

And might be interesting to have a briefing.

288

00:35:02.159 --> 00:35:05.938

So, let me homemade, um.

289

00:35:05.938 --> 00:35:17.668

Is always looking for projects for remodel upgrades to houses that houses, shelters, homeless shelters, things like that.

290

00:35:17.668 --> 00:35:24.893

Um, we've been trying to find a partnership with the county to also help with shelters.

291

00:35:25.764 --> 00:35:39.474

Uh, but that's the conversation for another day but it is a resource, um, all the Homebuilders are better for me and there's definitely been projects where we build new construction. Not just the model.

292

00:35:42.083 --> 00:35:51.143

And so just to clarify, John, is when both of those are are focused on the single family product. Correct? Both those ideas.

293

00:35:51.534 --> 00:35:57.324

So, I mean, I think I've always been having been a member of in the past.

294

00:35:57.324 --> 00:36:10.403

I mean, I'm aware of a lot of those initiatives, and I do think that's a good Judith for us sign thing to note that we need to explore that partnership more because there's definitely opportunity there.

295

00:36:10.403 --> 00:36:15.954

And I know projects that have come out of that. That are of high value and it's.

296

00:36:16.048 --> 00:36:29.579

You know, there's the ideas there to capitalize on Tom. I see you popping. And again, I wanted to wanted to also follow on this by saying that, you know.

297

00:36:29.579 --> 00:36:33.059

There is a very significant challenge.

298

00:36:33.059 --> 00:36:41.159

In the single family market with respect to sustainability, especially for our older home buyers.

299

00:36:41.159 --> 00:36:46.858

And, you know, I'm kind of wondering whether or not, you know, sort of, as part of.

300

00:36:46.858 --> 00:36:49.344

What comes out of this group is that while this,

301

00:36:49.373 --> 00:36:50.454

while the single family,

302

00:36:50.454 --> 00:36:50.784

Mark,

303

00:36:50.813 --> 00:36:55.074

an ownership market might not be the focus of this group that,

304

00:36:55.224 --> 00:36:55.583

you know,

305

00:36:55.643 --> 00:37:06.143

that there'll be a recommendation for a follow on that addresses that issue specifically because it's been there kind of a couple of flavors of it,

306

00:37:06.173 --> 00:37:06.353

you know,

307

00:37:06.353 --> 00:37:07.284

there's both the older,

308

00:37:07.284 --> 00:37:08.333

single families,

309

00:37:08.693 --> 00:37:14.213

but there's also the challenges that many of our older condo regimes have and what those look like.

310

00:37:14.423 --> 00:37:23.483

So, just food for thought on that I couldn't agree with you more time. And I Co, chair Clark, I'd reach out to you too.

311

00:37:23.483 --> 00:37:35.393

I mean, I just know that idea continues to come up in small group discussions, and just in the larger kind of feeling here. So I would be open to thinking about that as a follow on recommendation.

312

00:37:36.239 --> 00:37:41.369

So so just to follow that thought the other piece is density, right? So.

313

00:37:41.369 --> 00:37:46.139

For density, maybe that is in a single family, it's a multi family or something that we looked at.

314

00:37:46.139 --> 00:37:49.559

What would happen and how we turn that around the other thought that.

315

00:37:49.559 --> 00:37:52.739

Made me think of that was the module or housing.

316

00:37:52.739 --> 00:37:57.119

For veterans were usually it's not in my backyard or what they did is.

317

00:37:57.119 --> 00:38:01.108

In California put multiple modules together for it to stack.

318

00:38:01.108 --> 00:38:08.938

1, common roof, the homeowners, like, look at it because it look like 1 home. They're actually pool or homes.

319

00:38:08.938 --> 00:38:16.530

Under a common roof with their own appliances and well received no problems and it turned into a great.

320

00:38:16.530 --> 00:38:23.250

A great project for those guys, because it isn't just the 1 and done. I mean, we'll take for.

321

00:38:23.250 --> 00:38:27.269

Large and impact what kind of things can we do to solve this problem.

322

00:38:28.164 --> 00:38:42.235

No, I think that's that's completely important and yeah, California is definitely way more creative with their, with their density. So I think there's lessons to be learned. I'm looking at design on the West Coast for sure.

323

00:38:43.260 --> 00:38:54.690

Walter, I know I've turned to you for a 2nd, or you were you good with the idea of making our firewall based on what you were hearing? Does that resonate with your conversations as well?

324

00:38:54.690 --> 00:38:58.829

Yeah, so I'm totally fine with that.

325

00:38:59.969 --> 00:39:14.670

Just in the interest of trying to trying to keep an eye on time, it's hard to hard to do all of it at once. Are there any other thoughts around that? The 1st topic that we've been on? Are you guys.

326

00:39:14.670 --> 00:39:17.969

Looking to is there something else that's really sparked up?

327

00:39:19.315 --> 00:39:22.614

How you look so thoughtful, you're going to make me call on you. Okay.

328

00:39:23.094 --> 00:39:34.614

Well, I had a thought and I'm not sure if necessarily follows in this, this arena but but it's about ways to get owners of noah's interested.

329

00:39:35.190 --> 00:39:46.590

Uh, in preserving their communities, when they're not necessarily willing to give up that steady stream of checks, you know, they don't want to deal with a 1031 or whatever. So.

330

00:39:46.590 --> 00:39:55.920

I know that transfer development rights is allowed in Virginia, but I don't know whether what the state is in.

331

00:39:55.920 --> 00:39:59.429

Fairfax, but could that be a tool.

332

00:39:59.429 --> 00:40:02.699

To allow, um, you know.

333

00:40:02.699 --> 00:40:10.920

With tdr to be conditioned upon preservation of affordability so that an owner or a.

334

00:40:10.920 --> 00:40:24.329

Existing affordability, so that an owner could in essence, trade away its development rights that might be boosted somehow through some planning effort. And then as an incentive.

335

00:40:24.329 --> 00:40:27.869

For a long term preservation that were transferred to a nonprofit at some point.

336

00:40:27.869 --> 00:40:34.050

I know that that was discussed by the other working group, but I don't know.

337

00:40:34.050 --> 00:40:39.059

I don't know what those discussions yield it, so that's it.

338

00:40:39.059 --> 00:40:44.039

Well.

339

00:40:44.039 --> 00:40:47.670

I have 1 that was mentioned you mentioned.

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00:40:47.670 --> 00:40:55.349

Performance in 1030 ones, and we probably saw in the news recently under the new administration that's coming in.

341

00:40:55.349 --> 00:41:03.090

There's some discussions of doing away with 1031 exchange. So that would be interesting to see how it.

342

00:41:03.090 --> 00:41:06.329

Will impact our investors.

343

00:41:06.329 --> 00:41:10.260

And what that would do to the affordable housing.

344

00:41:10.260 --> 00:41:17.969

Stock this out there, Kelly, I saw you pop up. What did you have something to add.

345

00:41:17.969 --> 00:41:25.500

I was just going to say that we did talk about and in the land group and I believe that's.

346

00:41:27.054 --> 00:41:36.864

Would need to be part of our legislative program. I don't believe that Fairfax County has that enabling authority. If if I'm incorrect someone from staff can correct me but I believe that's what we talked about.

347

00:41:36.864 --> 00:41:42.235

So, if it's if you want to consider it, probably go under the legislative option.

348

00:41:42.659 --> 00:41:45.659

The legislative category.

349

00:41:48.840 --> 00:41:55.619

Thank you Kelly.

350

00:41:56.244 --> 00:42:03.744

You get into the dangerous part of me hosting when I just start calling on people. So you look out I'm warning you. It's coming comments, saving you all.

351

00:42:06.775 --> 00:42:07.105

Yeah,

352

00:42:07.105 --> 00:42:13.735

and I did peek at the dashboard where we were talking here and I thought it was really helpful to help frame our discussion,

353

00:42:13.735 --> 00:42:13.974

too,

354

00:42:13.974 --> 00:42:22.554

in the sense that staff is put forward their 10000 naturally occurring marks that we were looking to preserve and really?

355

00:42:22.554 --> 00:42:28.074

The line share in 34% in 17% and Lee and 20% and Mason. So maybe.

356

00:42:31.260 --> 00:42:41.340

Kind of having a targeted approach if 70% of the problem are in 3, discrete areas maybe it's a task force looking at those areas.

357

00:42:41.340 --> 00:42:46.230

You know, in depth and really digging into, you know.

358

00:42:46.230 --> 00:42:59.159

Who those are the same owners a lot of times those historic owners developed a couple of properties at the same time, which ones have been the same hands for 40 years, 50 years or which ones have already traded hands a little bit.

359

00:42:59.159 --> 00:43:02.400
Because it wants to avoid the hands are sometimes.

360
00:43:02.400 --> 00:43:09.599
Not really great to put to nonprofit ownership because there are certain rules that if something is traded hands in 10 years.

361
00:43:09.599 --> 00:43:17.039
You can't access X credits to be part of the capital stack and that preservation. So, maybe the goal is.

362
00:43:17.039 --> 00:43:25.650
You know, those multi generational owners who maybe are kind of stuck they're at the end of their useful life something's got to happen.

363
00:43:25.650 --> 00:43:31.889
And have kind of a focused discussion in those 3 areas, but.

364
00:43:31.889 --> 00:43:35.130
You know, I just throw that out there as an idea.

365
00:43:37.349 --> 00:43:45.960
Thank you Carmen. I know I think we may have some comments. I know Paul has raised his hand and John Blair as well.

366
00:43:45.960 --> 00:43:59.244
Now, John, we haven't had to me yet, so I'm going to let you go. 1st. Okay, sure. So I felt that the interest it was interesting to hear about the noah's and how they may be in danger given the cobit, 19 situation.

367
00:44:00.505 --> 00:44:06.144
Tax payments probably would be a lagging indicator and I've heard in general that tax payments have been.

368
00:44:06.510 --> 00:44:13.769
Been made on time, what other ways can we and there may be some confidentiality in terms of finding.

369
00:44:13.769 --> 00:44:18.179
Finding out that information, how can we identify who's.

370
00:44:18.179 --> 00:44:27.059

Owners of multi family buildings that may be suffering from covert 19 in terms of.

371

00:44:27.059 --> 00:44:30.900

Reduced funding.

372

00:44:30.900 --> 00:44:39.119

Which ones may have the deeper pockets that can withstand this, this particular crisis which ones may not. I mean, what are the different ways we could.

373

00:44:39.119 --> 00:44:44.820

We can more effectively identify those particular targets.

374

00:44:46.050 --> 00:44:57.539

Any thoughts I know on John Paul, you had your hand up. I don't know if.

375

00:44:57.539 --> 00:45:05.219

It was a mistaken and keep that up, but I think, I suppose 1 proxy for.

376

00:45:05.219 --> 00:45:11.579

Residents without we weren't paying rent would be the eviction filings and so.

377

00:45:11.579 --> 00:45:16.530

Tracking the addiction filings by property might give a suggestion of where.

378

00:45:16.530 --> 00:45:19.739

There's going to be there has been.

379

00:45:19.739 --> 00:45:27.900

Lack of rent payment, whether or not that translate to distress on the behalf of the owner and indication that they might want to.

380

00:45:27.900 --> 00:45:35.070

Sale is a whole nother matter. It's a good point. I mean, I think, um.

381

00:45:35.070 --> 00:45:38.639

Being aware of, you know, and identifying what.

382

00:45:38.639 --> 00:45:52.315

Indicators are going to be for us that help us to solve that point. He more proactive about identifying these properties is gonna be critical because as she pointed out, once it's once it's gotten on to the market for developers.

383

00:45:52.315 --> 00:45:55.105

It's very hard to for us to come in and compete.

384

00:45:55.860 --> 00:46:09.054

Carmen, I know you had a thought Nope, the lagging hands. I tell you, Michelle, that's an actual active lifetime hand. Just real quickly.

385

00:46:09.054 --> 00:46:23.965

I'll remind everyone about the least assertive in study that was done with, at, with Amazon coming. There was a study that looked at the risk factors. What puts a building at risk for being lost.

386

00:46:24.210 --> 00:46:29.670

And there were 13 indicators and so we have that as part of our.

387

00:46:29.670 --> 00:46:36.150

Um, review our lit review that Judith has given us our syllabus.

388

00:46:36.744 --> 00:46:38.304

So it's in a chart,

389

00:46:38.755 --> 00:46:51.954

and it might be good to go back and look at those indicators and they are given a high priority or a low priority that has to do with all things that we know starting with proximity to Q2.

390

00:46:51.954 --> 00:47:02.394

But also an area that has been approved for redevelopment expiring, subsidy term proximity to transit, you know, all those sorts of things.

391

00:47:03.210 --> 00:47:07.440

So, it would probably be a good list for all of us to review.

392

00:47:07.440 --> 00:47:11.010

Uh, as we identify the risks and the indicators.

393

00:47:11.010 --> 00:47:15.480

And properties are identified in that report as well and mapped.

394

00:47:15.480 --> 00:47:22.230

So, we can see, and they are, as, as Jill has said on the inner part of Fairfax County.

395

00:47:22.230 --> 00:47:25.260

Choice.

396

00:47:25.260 --> 00:47:34.800

So, Michelle, that's a great call out there on some of our resources and maybe something for us to think about in terms of, you know, do we want to.

397

00:47:34.800 --> 00:47:46.375

Adapt those to be more holistic, not only just focus on Q2, but holistic in terms of looking at what that said, and thinking about it, both inside the Beltway.

398

00:47:46.375 --> 00:47:59.394

But then how does it move as we think about the excerpts and what that looks like. So, I do like that as a thought for how we might end up framing 1 of the sections model. Absolutely.

399

00:48:01.800 --> 00:48:09.239

Absolutely, thank you John.

400

00:48:09.239 --> 00:48:17.670

Yeah, John made the comment. You can lower your hand if you click it again. So thank you.

401

00:48:17.670 --> 00:48:30.420

All right, I'm trying to see Mel. I know you're out there. Hi. I don't know if you've had the comments. I'm, I'm trying to go deeper in the stack here.

402

00:48:30.420 --> 00:48:38.514

Anything that strikes your fancy yeah, I, I don't have a whole lot to add. I just agree with a lot of comments that were made.

403

00:48:38.514 --> 00:48:48.355

I appreciate even though it's not my Bailey wick, not being lost on the single family preservation idea. I think it's the strongest you of equity.

404

00:48:48.835 --> 00:49:01.614

I know that African American and Latino homeownership rates have fallen significantly and will continue to fall as being impacted by the pandemic. So, I think it's a critical issue that needs to be addressed.

405

00:49:03.954 --> 00:49:08.335

Yeah, I don't have a whole lot to add. I mean, some of the other indicators that kind of cross my mind.

406

00:49:08.335 --> 00:49:11.605

I know it's all in the research and all in the resources that we have,

407

00:49:11.605 --> 00:49:13.014

but code violations,

408

00:49:13.585 --> 00:49:16.014

an indicator of maintenance other things,

409

00:49:16.855 --> 00:49:20.094

this investment existing owners,

410

00:49:20.155 --> 00:49:26.454

and that generational transfer a little more of it.

411

00:49:26.454 --> 00:49:38.905

But I speak, but when there is a trust filing or a transfer of property to children, errors of a long term owner, that's an opportunity.

412

00:49:39.719 --> 00:49:47.940

You know, that potentially can kind of take a look at, you know, public filings of that type of information for.

413

00:49:47.940 --> 00:49:55.019

But other, you know, I concur with a lot of the things everyone was saying, though, thank you for letting me pick on, you.

414

00:49:55.019 --> 00:49:58.079

Huh.

415

00:49:58.079 --> 00:50:08.250

Karen, I saw a fly by out of the corner of my eye. You put up an article from the post, and I didn't get to see any more than it was a link from the post. Did you want to share what that was?

416

00:50:10.255 --> 00:50:20.364

Oh, yeah, there's an acquisition of 100 property. I was hoping that Michelle would jump in. She's saying I discovered it just by reading the paper.

417

00:50:20.364 --> 00:50:26.635

Yes, I sometimes do what I'm looking for other things to find out what's going around surrounding area.

418

00:50:27.599 --> 00:50:30.960

I know D C has a proposal for.

419

00:50:32.184 --> 00:50:46.405

Doing things with their neighborhoods and all factions of D. C. and they don't have a government like we do in the county or a state like we do enrichment. So it's interesting that they're able to do that.

420

00:50:47.070 --> 00:50:57.119

And we seem to be hindered by certain things. So this for a unit, I just posted up there as conversion and.

421

00:50:57.119 --> 00:51:01.170

Michelle had noticed Michelle Crocket noticed that.

422

00:51:01.170 --> 00:51:04.170

There's very little policy on what.

423

00:51:04.170 --> 00:51:15.570

Um, the language in preface County, she said the desirability of affordable units, but no ordinate or requirement to create that main conversions.

424

00:51:15.570 --> 00:51:22.829

So this is a office billing located I think it's off the chain Bridge road.

425

00:51:22.829 --> 00:51:34.224

And it's 400 units there and the thing about it is, it would be a great opportunity, because it has everything that we all want transportation, location, commercial, so forth.

426

00:51:34.224 --> 00:51:40.855

So, on yet, we seem to miss a lot of those opportunities to to get anything that things of that nature.

427

00:51:40.855 --> 00:51:54.175

Now, I realize this task force for, but I would thought that we would have been a little bit more proactive and knowing what's getting ready to go up or sell. I see that. Selling.

428

00:51:54.929 --> 00:52:02.400

Another property in Alexandria, and now I live in 1 of their old properties now, circle powers.

429

00:52:03.474 --> 00:52:04.675

And so,

430

00:52:05.005 --> 00:52:06.864

when you have things like that going up,

431

00:52:07.914 --> 00:52:08.724

do we have,

432

00:52:08.755 --> 00:52:19.614

do we have to go through Richmond and get policy changes to be able to to form a task force to see how viable the purchasing or what they do with that billing?

433

00:52:20.275 --> 00:52:28.284

These are existing units, so they're going to just tear it all down and start over aren't going to redevelop was here. I know. It's Super towers.

434

00:52:28.554 --> 00:52:37.224

We have an antiquated system, you know, especially with the heating we have a 1 system area where you can't have even heating and air conditioning going the same time.

435

00:52:37.619 --> 00:52:42.030

It takes about a week or 2 to change over and to change the seasons.

436

00:52:42.030 --> 00:52:46.230

But I'm just wondering if, as we're talking about preservation.

437

00:52:46.230 --> 00:52:55.889

I'm wondering, is that a viable resource that we can tackle? And maybe Tom would know a little bit more about that. And I do I know Michelle got. So I was just throwing that out there.

438

00:52:55.889 --> 00:53:04.530

Michelle, I'll turn it over to you. I really don't know anything about it. So I was just I was.

439

00:53:04.530 --> 00:53:18.835

Getting down, I mean, I didn't mean to throw you under the bus Michelle. I think my question to some of the county staff was, do we have policies around conversions? I know.

440

00:53:18.835 --> 00:53:29.784

It is very, very expensive to convert an office to residential, much less affordable units, but I know that other jurisdictions are looking at.

441

00:53:30.090 --> 00:53:38.280

Some sort of policies around these conversions that require a certain percentage of units to be a portal. So I was really inquiring.

442

00:53:38.280 --> 00:53:41.969

I know that Fairfax County did have a task force.

443

00:53:41.969 --> 00:53:55.945

And they put out a report in 2017 about repurposing vacant and aging office buildings, but there was very little discussion in that task force on residential redevelopment.

444

00:53:55.945 --> 00:54:07.914

So, so, Kelly, and or Tom, I'm going to turn it over to you guys. I know this is a little bit out of our scope, but again, it's probably 1 of those things that keeps coming up right?

445

00:54:09.840 --> 00:54:18.210

Michelle's correct we do have in our comprehensive plan as part of our residential development criteria and the appendices.

446

00:54:18.210 --> 00:54:18.510

Um,

447

00:54:18.534 --> 00:54:20.184

where you'll find the mobile home,

448

00:54:20.215 --> 00:54:20.815

um,

449

00:54:20.934 --> 00:54:21.144

uh,

450

00:54:21.144 --> 00:54:21.775

additional,

451

00:54:22.465 --> 00:54:22.614

like,

452

00:54:22.614 --> 00:54:23.514

additional standards,

453

00:54:23.815 --> 00:54:26.965

we have something about office to residential conversions,

454

00:54:26.965 --> 00:54:29.784

but I don't believe that there is anything in there about,

455

00:54:29.815 --> 00:54:30.295

um,

456

00:54:30.744 --> 00:54:31.014

you know,

457

00:54:31.014 --> 00:54:33.355

preservation or affordability.

458

00:54:33.355 --> 00:54:39.355

And that has admittedly been a challenge when these applications have come to us. There's been a few that have gone through the process.

459

00:54:39.690 --> 00:54:50.639

That it has been a challenge in terms of where do you set that? Affordability threshold just for getting new units? Not even thinking about preservation. So, if that's something that.

460

00:54:50.639 --> 00:54:56.784

The task force wanted to recommend, it could be part of the land juice policies. You could have us. Look at.

461

00:54:58.074 --> 00:55:10.644

Is there something that we could look at with the office to residential conversions, in terms of preservation, replacement, affordability, levels, things like that. So that's kind of where that would be addressed.

462

00:55:12.625 --> 00:55:27.445

And this is Graham, I would echo what Kelly has mentioned in our appendix 13 to the land use element. We do have language about office to residential conversions and in those situations affordable and workforce dwelling units should apply.

463

00:55:27.505 --> 00:55:34.045

It should be provided, but there isn't anything currently about press patient is telling indicated. So I think that is something that we.

464

00:55:34.349 --> 00:55:38.250

Could and should add to that roster of strategies.

465

00:55:38.250 --> 00:55:45.449

Can I just make a comment that I noticed? Um.

466

00:55:45.449 --> 00:55:51.510

In reading, I think it's 10 pages staff. Please correct me? If I'm wrong of the land use.

467

00:55:51.510 --> 00:55:54.659

Language in the comprehensive plan.

468

00:55:54.659 --> 00:55:59.280

I did not find the word preservation anywhere.

469

00:56:01.019 --> 00:56:08.039

And I think if we are working on preservation strategies, it's really important that we have. Um.

470

00:56:08.039 --> 00:56:19.195

More robust language around the importance and need for why it's a significant tool in the affordable housing tool kit.

471

00:56:19.494 --> 00:56:31.284

So, I don't know where that happens, but I wanted to note that that I was pretty surprised and if it's someplace else, please in the comp plan, please someone let me know.

472

00:56:31.619 --> 00:56:35.880

It's a great call out Michelle. I.

473

00:56:35.880 --> 00:56:39.239

Any Kelly any thought there Tom.

474

00:56:39.239 --> 00:56:43.949

I don't think michelle's in correct.

475

00:56:45.085 --> 00:56:46.105

Yeah, I would agree.

476

00:56:46.105 --> 00:56:46.375

I mean,

477

00:56:47.635 --> 00:56:50.215

we noticed this when we were talking about the,

478

00:56:50.905 --> 00:56:53.934

we were going a comprehensive plan in the zoning ordinance in a prior meeting,

479

00:56:53.934 --> 00:57:08.574

but we have general policies and the latest element regarding the preservation of these older neighborhoods that are in need of revitalization upkeep don't have general county wide guidance regarding preservation.

480

00:57:09.264 --> 00:57:17.994

We do have some references in the area plans for specific areas for 1, for 1 replacement. No net loss, etc, but michelle's. Absolutely right.

481

00:57:18.894 --> 00:57:27.625

That's that's a lacking thing that, you know, this group can and should take a look at and develop something. Right?

482

00:57:29.340 --> 00:57:37.980

So, yes, Eric on that point and I think it's a good point from Michelle, but she's probably also aware of that.

483

00:57:37.980 --> 00:57:43.710

In some comprehensive plans, adding buzzwords, like preserving the character of the neighborhood.

484

00:57:43.710 --> 00:57:49.885

Has really been taken as the opposite as anti affordable housing and so it's probably,

485

00:57:49.885 --> 00:57:55.675

it's a really tough 1 for you guys to draft it the right way that suggests that you want to preserve units,

486

00:57:55.675 --> 00:57:58.855

but you also want to give opportunities for redevelopment.

487

00:57:59.425 --> 00:58:07.735

The only a couple of quick comments. I think Eric Eric was right that the dashboard is fantastic. And I know Tom staff probably doesn't.

488

00:58:08.039 --> 00:58:14.605

Have the ability to add to this, but the 1 thing that is missing from it is where, where are the projects that are at risk?

489

00:58:14.605 --> 00:58:26.155

Where are they in their timetable to know where to focus on and just another quick note I thought ken's comment about Virginia. Very different from DC and we know D.

490

00:58:26.155 --> 00:58:35.215

C and Montgomery County, we came up in our discussions a little bit. They have the opportunity to purchase a government that they can assign to.

491

00:58:35.489 --> 00:58:41.340

Nonprofits or others, and maybe that may be worth to have a new tool.

492

00:58:41.340 --> 00:58:47.909

Because 1 of the things you notice, when you look in the dashboard, there are 640 units in the pipeline. They're all.

493

00:58:47.909 --> 00:58:51.300

All those units are owned by the housing authority.

494

00:58:51.300 --> 00:58:55.590

And there are about including Marx and.

495

00:58:55.590 --> 00:59:03.960

Concern and caps the committed affordable units. There's 30000 units so clearly there's probably more than 640 at risk.

496

00:59:03.960 --> 00:59:14.909

And they're just not even showing up in our pipeline. So there's a need to somehow for step into the pipeline. And now I'll get 1 last note that I want to come back to something that Michelle mentioned.

497

00:59:15.114 --> 00:59:28.045

Having an acquisition fund, and the county did have 1 a long, long time ago when I was there, that was supposed to address condo conversions and things like cam was mentioning conversions to be able to step in.

498

00:59:28.045 --> 00:59:37.195

And it was a partnership of county funds with a mission oriented lender and, and I think it would be for smaller size projects in particular.

499

00:59:37.469 --> 00:59:45.989

To have designating nonprofits that are the only ones with access to the fund and won't compete with each other particular property. That would be.

500

00:59:45.989 --> 01:00:00.684

And a big win, especially if you're targeting, let them go out and figure out which property is, are potentially at risk or going to foreclosure with some of the things John suggested researching, but give them the cash to to close.

501

01:00:02.965 --> 01:00:17.125

Melissa yes, sir. I just want to follow on eric's comment that I think that is a really, really important recommendation. I would love to see us be able to have that tool.

502

01:00:17.519 --> 01:00:29.639

And, you know, so I think if we can figure out a way to, to, to craft that, and make sure that this, you know, that it gets into our recommendations I really.

503

01:00:29.639 --> 01:00:33.239
I think that's a really a really important point.

504
01:00:33.239 --> 01:00:37.559
Again.

505
01:00:39.054 --> 01:00:53.635
I will, I will also on the previous point with respect to preservation the comprehensive plan, as we were working on it on the recommendations, and sort of the other updates to the housing plan language.

506
01:00:53.909 --> 01:01:02.730
We did, you know, we, we have been clear and Kelly and Graham. Correct me if I'm wrong about this date.

507
01:01:02.730 --> 01:01:11.130
Um, that, uh, that, you know, if there are recommendations that come out of this task force related to preservation.

508
01:01:11.130 --> 01:01:15.119
That, you know, those will be treated separately, you know, and.

509
01:01:16.014 --> 01:01:29.454
In fact, in fact, we told the board to anticipate the possibility of further recommendations for the comp plan that would come out of this that are separate. And apart from the revisions that have already been proposed and have been published related to the.

510
01:01:32.730 --> 01:01:39.329
That's correct Tom. This is Kelly. That's correct. We've kind of flag those separately in the work that we're doing.

511
01:01:46.224 --> 01:01:57.835
Want to just pause for just a 2nd. I know we've covered a lot of ground right? These particular topics. Is there anyone that hasn't I have not.

512
01:01:57.835 --> 01:02:04.735
I've missed and I'm so, sorry, if I have is there anyone who had comments on these particular topics or want to add something else?

513
01:02:05.130 --> 01:02:12.360
Okay, making sure making sure.

514

01:02:12.360 --> 01:02:23.909

Walter, I'm going to give you a moment here. It is to take over for a 2nd I'm going to go back through some of my notes and make sure that I haven't missed something that I want to go over.

515

01:02:23.909 --> 01:02:31.110

Yes, thank you. Thank you. Sharon mechanic. So.

516

01:02:31.110 --> 01:02:34.110

I guess we could.

517

01:02:34.110 --> 01:02:39.210

Move along in the discussion here, but is there any.

518

01:02:39.210 --> 01:02:43.260

Thing from our, from the land use subcommittee.

519

01:02:43.260 --> 01:02:49.019

That we haven't discussed, so we missed out on and I'll just ask.

520

01:02:49.019 --> 01:02:55.380

Michelle Crocker miss profit we miss anything. There are no, we're not talking about.

521

01:02:55.380 --> 01:03:01.050

Mobile homes are manufacturing housing during this discussion necessarily.

522

01:03:01.050 --> 01:03:07.139

But was there anything else that we from the land use piece that we're missing out on.

523

01:03:08.400 --> 01:03:15.000

I don't think so. Camilla, do you see anything that we missed?

524

01:03:16.800 --> 01:03:28.469

No, I don't think anything that we missed, but that Eric was making earlier about the expanding the depth of press to include.

525

01:03:28.469 --> 01:03:41.429

No replacement and being very specific about that. I believe in any recommendations we give the board about amendment to the comprehensive and I think it's that was something we hone in a lot on.

526

01:03:42.480 --> 01:03:47.460

But, no, I don't think any thing that we talked about.

527

01:03:49.855 --> 01:03:58.375

1, like I said, I'm literally I've got my ballot, or I'm going through my notes, I'm going to throw 1 out on the table here.

528

01:03:58.375 --> 01:04:08.605

If you guys are willing to look at are there existing low income housing tax credits and other financing tool rules?

529

01:04:08.605 --> 01:04:19.614

That may hinder the ability to preserve existing market, affordable communities. So, like, the 50% roll the tenure whole. Like, what are our thoughts around that?

530

01:04:27.449 --> 01:04:34.380

That's a good point to bring up. I'm going to about to the.

531

01:04:34.380 --> 01:04:40.380

For professional people in the loop, but I know I was.

532

01:04:40.380 --> 01:04:54.090

That's a good that I did bring up. We should address that and we have any antiquated things in that area. I mean, I know we're set up to do something different, but it may be.

533

01:04:54.684 --> 01:05:09.445

Something to think about that by changing those, those antiquated things, some rules and regulations and ideas to move forward in a consistent thing for equity. Because obviously some are saying, we're not both on the framework of equity.

534

01:05:09.655 --> 01:05:18.144

They were both on other things at the time. They were more important than equity. Of course, I don't think anybody was ever thinking about equity at that point.

535

01:05:22.585 --> 01:05:34.284

That's a great point. And part of why I think we need to make sure we address it. Eric. I saw you go off mute. Did you have a thought around that? Only? Because I'm at that tax credit attorney.

536

01:05:34.284 --> 01:05:34.434

So,

537

01:05:34.434 --> 01:05:35.695

I can chime in a little bit,

538

01:05:38.155 --> 01:05:42.715

and I'm happy to be quiet because I know we've had a lot of coffee today,

539

01:05:42.715 --> 01:05:42.954

but,

540

01:05:43.525 --> 01:05:43.735

yeah,

541

01:05:43.735 --> 01:05:49.135

so and your role Carmen referred to earlier that if you've got a market rate property,

542

01:05:49.135 --> 01:05:53.545

they often trade hands more frequently than affordable properties,

543

01:05:53.994 --> 01:05:55.344

and Congress,

544

01:05:55.344 --> 01:05:57.295

when they 1st created the tax credits,

545

01:05:57.534 --> 01:06:02.965

didn't want to encourage people to flip properties a lot to try to take advantage of credits.

546

01:06:02.965 --> 01:06:17.215

And you get, you get this free equity based, in part on the construction rehabilitation work, you do and in part on the acquisition costs of the building, they don't allow you to get that acquisition costs to generate equity.

547

01:06:17.454 --> 01:06:27.894

If the property is traded in the last 10 years, without that a lot of projects are really difficult to finance unless the sellers willing to not get paid.

548

01:06:28.315 --> 01:06:34.284

And so you'll never going to get a mark or a no, where that's owned by the private sector is willing to do that.

549

01:06:36.085 --> 01:06:49.675

We absolutely are researching. I'm calling it on the mark financing, or no is our financing that we're, we're trying to come up with our own structure to get around those rules because that's what rules are for getting around.

550

01:06:51.085 --> 01:07:04.644

Oh, and we have done it actually on projects in different ways in in D. C. and Maryland and in Virginia but we're trying to it's not the way that we've come up with is not terribly efficient.

551

01:07:04.675 --> 01:07:08.724

We're trying to come up with a more efficient way. We've actually been working with some folks.

552

01:07:08.969 --> 01:07:12.719

Through the county indirectly, and another developer on that.

553

01:07:12.719 --> 01:07:16.650

Um, the other things that that can be done.

554

01:07:16.650 --> 01:07:26.550

Are addressing the, the availability of credits for preservation from the state they used to have a preservation pool and they got rid of it.

555

01:07:26.550 --> 01:07:41.125

Some lobbying efforts thereto have something that is available to address it and then other unique financings that where we've done in Enrico county and in Arlington, our seller take back bonds.

556

01:07:41.125 --> 01:07:49.135

So, the, the tax exempt bonds that can finance affordable housing projects, the interest on them is tax exempt from the federal government.

557

01:07:49.494 --> 01:07:56.125

So we've gone to sellers who weren't willing to sell their properties because they wanted to make the income that they were making.

558

01:07:56.489 --> 01:08:01.050

And we've offered that we would peg the interest on the bonds.

559

01:08:01.050 --> 01:08:04.469

To make it, so they're making as much money as they're making. Now.

560

01:08:04.469 --> 01:08:13.530

But it would all be tax exempt and so we buy the property from them. Instead of giving them cash. We give them bombs. We give them a piece of paper with a promise.

561

01:08:13.530 --> 01:08:19.319

To pay interest, and again, that interest, it makes it just as valuable to them with the tax exemption and that's been.

562

01:08:19.319 --> 01:08:24.510

Successful, but it hasn't really been replicated that much and I have not quite clear why that is, but.

563

01:08:24.510 --> 01:08:34.350

Happy to put some said, I'm not doing this for another client. I'm happy to help and share what we're doing on that when the groups in any way.

564

01:08:35.760 --> 01:08:41.545

That's great. Mr. Fleetwood I, I, I just wanted to echo that 1 too.

565

01:08:41.574 --> 01:08:55.824

I think we'd be we would be very interested and in a model like that, especially because it, it allows us to use the bonding facility, which would be very helpful.

566

01:08:56.215 --> 01:08:59.395

And I'll just follow on that as well that.

567

01:09:00.479 --> 01:09:15.145

You know, perhaps it's something for us to consider as part of our legislative module for this. But the issue of the, the issue of the 10 years is really is really a challenge and barracks. Right? We are working on a on a situation.

568

01:09:16.284 --> 01:09:18.954

Right now that is that that.

569

01:09:19.409 --> 01:09:25.229

Well, I don't want to say it's endangering what we're trying to do. It is it's a major issue.

570

01:09:25.229 --> 01:09:31.050

Um, so so that's that's 1, 1 issue as well. And I'd also.

571

01:09:31.050 --> 01:09:42.899

Just kind of like to note the continued, you know, the, the challenge that we have relative to our access to bond volume cap, uh, during the year, and that we'd like to.

572

01:09:42.899 --> 01:09:53.220

Like, to see that lift and have have access to bond bond volume cap, but that's on par with everybody else. So thanks.

573

01:09:54.359 --> 01:10:05.939

So the other thought that I just have a general question, maybe for tower Erica.

574

01:10:05.939 --> 01:10:09.899

What would what the binding authority of the county.

575

01:10:09.899 --> 01:10:14.430

Be similar to a guaranteeing authority. Is there a difference.

576

01:10:17.909 --> 01:10:18.210

So,

577

01:10:18.204 --> 01:10:28.045

the bonds are lease revenue bonds are usually they're usually done with as revenue bonds and generally,

578

01:10:28.045 --> 01:10:28.524

speaking,

579

01:10:28.524 --> 01:10:43.074

they're either cash collateralize by a mortgage or in the case of there have been a couple of cases where the board of Supervisors has done a payment guarantee and though and those bonds where their payment

580

01:10:43.074 --> 01:10:47.425

guarantees a crew as I understand it to the counties debt cap.

581

01:10:48.954 --> 01:10:56.064

So that's kind of been our little part of the world the board. Also.

582

01:10:56.335 --> 01:11:06.715

They only the other authority they have is is geo bonds general obligation bonds that acquire the voters. Eric. Did you want to add to that other Eric?

583

01:11:07.560 --> 01:11:13.770

Yeah, yeah, no, I think I think that's right. Yeah, no, typically, when the housing authority.

584

01:11:13.770 --> 01:11:21.390

Does bond issuance is they're not putting their resources at risk, but they're using their unique legislative authority.

585

01:11:21.390 --> 01:11:26.010

To allow bonds to be issued that can create these affordable units.

586

01:11:26.010 --> 01:11:29.789

And they compete with the Virginia housing development authority that.

587

01:11:30.055 --> 01:11:44.694

And there's a limited resource that's available. So, Eric, when they, they basically want to sweep all of that authority for themselves. That's why Tom was saying they need that here. So it means that the county isn't necessarily putting themselves.

588

01:11:44.970 --> 01:11:49.020

At risk when they issue bonds for a private developer.

589

01:11:49.020 --> 01:11:52.470

But, like Tom said, they could, they just usually don't.

590

01:11:52.470 --> 01:11:58.680

They usually don't do that. It's usually it's usually some other lender like Fannie Mae, Freddie Mac.

591

01:11:58.680 --> 01:12:02.369

That is providing the the credit behind the bonds.

592

01:12:04.560 --> 01:12:07.829
So this is Paul I know of an example where.

593
01:12:07.829 --> 01:12:13.170
Arlington County, I don't know if they actually issued bonds, but use the full faith and credit.

594
01:12:13.170 --> 01:12:17.310
To essentially provide a guarantee to say, see when they bought it.

595
01:12:17.310 --> 01:12:26.640
Sort of a generational asset, hundreds of units in an, in a prom location where we just sort of able to do it. So, to the extent.

596
01:12:26.640 --> 01:12:35.310
Our recommendations might include contemplating that, or at least saying for the right opportunity. That might be a tool that the county should.

597
01:12:35.310 --> 01:12:41.489
Consider because, uh, it it can do things that wouldn't would otherwise be impossible.

598
01:12:46.319 --> 01:12:55.229
Other thoughts on the topic. I know, but this is.

599
01:12:55.229 --> 01:13:03.899
Then a big idea to fly out of this conversation so far and Eric, thank you for starting that off.

600
01:13:03.899 --> 01:13:17.970
So, just 1 thing that's, I think important and has been an impediment in the past. And is is something somewhat less of an impediment now is the fact that in naturally occurring affordable housing many people are.

601
01:13:17.970 --> 01:13:22.289
Choosing to live there, even though they can afford much greater.

602
01:13:22.289 --> 01:13:27.689
Uh, or much higher rents and so to avoid displacement frequently.

603
01:13:27.689 --> 01:13:33.180
Less than, than all of a project was considered tax credit eligible under the new.

604

01:13:33.180 --> 01:13:39.390

Income averaging rules of the tax credit program. It's now available to.

605

01:13:39.390 --> 01:13:45.989

Up to 80% 4 and so I think that would be particularly applicable to preservation. I haven't seen it employed.

606

01:13:45.989 --> 01:13:52.979

In preservation well, I have, but but not a, not a Noah so.

607

01:13:55.170 --> 01:13:59.609

Interesting point for sure. On there, Michelle, I think I saw your hand.

608

01:13:59.609 --> 01:14:06.149

This is a little bit of a pivot, but I, I hope it fits into the conversation.

609

01:14:06.149 --> 01:14:11.220

We are having all these discussions about ways to acquire.

610

01:14:11.220 --> 01:14:17.819

And for me, what's missing in this conversation is the critical piece of community engagement.

611

01:14:17.819 --> 01:14:31.649

I mean, 1 of the questions where we would be looking at is is something that you preserve it or do you read this Alistair? All sorts of questions that you would need to go through, which you evaluate a property.

612

01:14:31.649 --> 01:14:39.479

And I don't know how we build in some sort of community engagement, meaning the community that's currently.

613

01:14:39.479 --> 01:14:45.840

Maybe living there, or after the property is acquired, um, if.

614

01:14:45.840 --> 01:14:51.000

To make sure that their their vision for their.

615

01:14:51.000 --> 01:14:54.600

Where they live is is included.

616

01:14:55.435 --> 01:14:58.765

So, I don't know Michelle, I love that.

617

01:14:58.765 --> 01:15:11.604

You said that personally because it resonates to me with an idea that came up earlier and I'm sorry I'm trying to keep up with who says, what but somebody brought up the idea about the connotation around the word preservation.

618

01:15:12.265 --> 01:15:17.215

And that almost isn't that seems like family what you just said,

619

01:15:17.215 --> 01:15:17.635

Michelle,

620

01:15:17.664 --> 01:15:19.734

it's the idea of how,

621

01:15:19.795 --> 01:15:20.034

you know,

622

01:15:20.034 --> 01:15:31.704

is there a language change almost that has to come forth with this as well a reframing of the idea so that it becomes more palpable people can engage more,

623

01:15:31.704 --> 01:15:35.904

and it's part of seeing it through that lens as well that we've been talking about.

624

01:15:35.904 --> 01:15:42.715

But how do we make sure the communities engaged and accepting of this this need right? And.

625

01:15:43.050 --> 01:15:54.060

So, I think that's fair. Yeah, I just want to build on and I think Eric Hoffman brought that up and I think it's a really good point as you read through some of the plan language.

626

01:15:54.060 --> 01:16:00.510

You get the theme of preservation of existing neighborhoods.

627

01:16:00.510 --> 01:16:11.579

And protecting them from other things so it's almost a hierarchy that's implied. And it is not, um.

628

01:16:11.579 --> 01:16:23.909

It is not welcoming and maybe that's, you know, that's all of our sensitivities now, as we try to be, you know, have this equity lens. But I, I think.

629

01:16:23.909 --> 01:16:32.310

Um, you're right, we have to we have to understand that that word preservation of.

630

01:16:32.310 --> 01:16:38.340

Affordability mm. Is is critical and important.

631

01:16:38.340 --> 01:16:46.079

And no less important than these single family neighborhoods that were trying to preserve and you know that. So.

632

01:16:46.079 --> 01:16:49.199

Anyway, right can.

633

01:16:49.199 --> 01:16:53.550

I was thinking the same thing that Michelle was taking about.

634

01:16:53.550 --> 01:17:00.720

You know, 1 of the things that I think, at least for myself have learned from speaking before audiences and.

635

01:17:00.720 --> 01:17:06.960

People who are not willing to listen to what you have to say it's almost us against them.

636

01:17:06.960 --> 01:17:10.585

And the 1 thing that I found out through communication,

637

01:17:10.585 --> 01:17:12.475

a robust communication,

638

01:17:13.435 --> 01:17:20.484

we don't really have that in things that when we're trying to and looking looking at it from the other side,

639

01:17:20.484 --> 01:17:25.435

it's almost like I'm going to ram this down your throat whether you like it or not and that should not be.

640

01:17:26.310 --> 01:17:35.010

Our way of doing business, and the only way you can circumvent that is to have a robust conversation where people actually have the time.

641

01:17:35.010 --> 01:17:40.350

To figure out what's going on why it's going on what's necessary. What's unnecessary.

642

01:17:40.350 --> 01:17:49.680

And then come to the table and have a discussion about that. So, communication probably should be for foremost and front work and everything that we do.

643

01:17:49.680 --> 01:17:52.800

I'm up, thank you, Ken.

644

01:17:53.215 --> 01:18:06.864

Tiffany, I saw you nodding, John, I thought I saw you put a finger up. I'm not sure. So, Tiffany did you want to add on to anything that we just said? Well, I can send it, but more eloquently probably than I could though, but wholeheartedly agree.

645

01:18:07.914 --> 01:18:18.414

More of an affirmation was shaking her head, so definitely. All right. I was giving you the chance to come in. I could tell you are very much in favor of that. So thank you. Mr. boiling.

646

01:18:18.750 --> 01:18:24.960

So the community thing, right? So everybody wants to have the community involved.

647

01:18:24.960 --> 01:18:35.220

And I've been involved more in the business side, and some of the issues that folks here do, but I tell you the squeaky wheel, oftentimes drives those conversations with community.

648

01:18:35.220 --> 01:18:38.489

In a bad way a little bit. Like, what what Ken was saying.

649

01:18:38.489 --> 01:18:42.899

I get concerned, but there is a responsibility for the supervisor.

650

01:18:42.899 --> 01:18:49.020

And depending on the supervised and their district to know their area, and I'll call around in a good way.

651

01:18:49.020 --> 01:18:54.779

Is amber laid out in selling ever does a wonderful job when you want to talk about the housing.

652

01:18:54.779 --> 01:18:58.319

And what's there and what's happening in solid? I would turn to amber.

653

01:18:58.319 --> 01:19:05.369

And amberley and talk about what's there we'll pull the right folks together for that kind of conversation. So part of this.

654

01:19:05.369 --> 01:19:10.979

I think there is an onus on the supervisor to step up and to be representative, which they are.

655

01:19:10.979 --> 01:19:15.479

Of what needs to be done and where they are.

656

01:19:15.479 --> 01:19:20.430

Agreed agreed.

657

01:19:21.085 --> 01:19:33.444

I don't want to stop conversation. I had 2 more things that I marked on my list that I just want to throw out there as I'm watching the clock 1 of them was the idea around and W. D use.

658

01:19:33.774 --> 01:19:45.984

I just want to throw that into the idea ethos out there and sort of thinking about any opportunities that are out there with our existing dwellings.

659

01:19:45.984 --> 01:19:49.104

And is that something we would want to think about how they maybe would be.

660

01:19:49.739 --> 01:20:03.744

You know, put into the program somehow, you know, what we would do with new construction and how those would play into it with these buildings. The other thing was around going back to Mr.

661

01:20:03.744 --> 01:20:10.675

boiling point before with the recommendation of a minimum of 5000 units that we had in the H. R. P.

662

01:20:11.789 --> 01:20:24.539

You know, is there something that you guys have thought about over the last couple of weeks in regards to? Is there some sort of a, a goal that we want to put forth? So I'm gonna throw those 2 big ideas out into the table and.

663

01:20:24.539 --> 01:20:28.859

Let us keep talking here, but I didn't want to skip over those big ideas.

664

01:20:33.000 --> 01:20:37.020

I silence too. Sorry.

665

01:20:37.020 --> 01:20:50.609

This is when I start digging in and I'll start calling on people so look out, even if your pictures not there. I still know who you are. I'll find you.

666

01:20:50.609 --> 01:20:55.710

Mark beyond you've been really quiet all day so you just, you just rose to the top.

667

01:20:55.710 --> 01:21:08.640

I'm trying to mute. All right. Some reason videos have starting. So I'll take that as a blessing.

668

01:21:08.640 --> 01:21:13.319

Yeah, it's weird. I had me on there for a little bit. I didn't.

669

01:21:13.319 --> 01:21:16.529

All right, so the question is.

670

01:21:16.529 --> 01:21:27.779

You know, what else we should be doing I guess the 1 thing is there's a lot of really good questions. A lot of things I had kind of a little list of things, and most people have kind of said the same thing. So, the question I was thinking is just more.

671

01:21:27.779 --> 01:21:32.010

When we looked at the last time we went through this economic kind of situation.

672

01:21:32.010 --> 01:21:37.229

You know, you had a lot of homes, become vacant and stuff like that. And you had this kind of.

673

01:21:37.229 --> 01:21:45.180

Private engine that kind of came through when people start getting money and just scooping up lots and lots of houses.

674

01:21:45.180 --> 01:21:51.029

You know, and people who are owning 10000 homes yeah. As Paul private investment groups.

675

01:21:51.029 --> 01:22:00.505

And, you know, that unfortunately, the byproduct of removing a lot of what had been effective market, right? Housing out of the market really accelerating the trends.

676

01:22:00.925 --> 01:22:06.145

And that was in large part really kind of funded because, or got its wheels because.

677

01:22:06.840 --> 01:22:10.289

There was a well known way for brokers.

678

01:22:10.289 --> 01:22:15.659

To easily take these properties easily, convert them and get their commission and move on.

679

01:22:15.659 --> 01:22:30.329

And so, as we, you know, a lot of the thoughts I had, we already talked about in terms of having a strike fund or something like that. But I think, you know, as part of the outer ratio, and there's obviously outreach to sellers and heard the comments earlier about and we should find the properties that are.

680

01:22:30.329 --> 01:22:37.829

Distressed or something like that, but I think it's more getting some, this fun the point where somewhat self executing were able to move very quickly.

681

01:22:37.829 --> 01:22:46.949

And the outreach out to the brokerage community, and what I, my line of work ideals, commercial, real estate brokers pretty frequently, but residential, real estate broker that don't.

682

01:22:46.949 --> 01:22:55.409

But those are the folks are going to be kind of on the front lines of being able to identify properties that are becoming available. And if there's a financial invented incentive for them.

683

01:22:55.409 --> 01:22:58.949

To move forward quickly and, you know, get some acquisition there.

684

01:22:58.949 --> 01:23:06.149

Yeah, I don't know how fast we can do that. That may be creating new changes in the way the county procurement financing, things like that.

685

01:23:06.149 --> 01:23:11.039

But putting the making the county actually be able to be an actor, and some of these things.

686

01:23:11.039 --> 01:23:14.880

It's and having acquired it, it's there.

687

01:23:14.880 --> 01:23:19.920

And then, at some point, maybe the county may say, okay, we will do a entertain P3 for.

688

01:23:19.920 --> 01:23:23.760

You know, maybe it's a construction company or someone to come in there and.

689

01:23:23.760 --> 01:23:29.670

At a lower price, come to fix up a bunch of these houses, or do the work work necessary we can get these things through here but.

690

01:23:29.670 --> 01:23:34.350

Really it's kind of finding ways to act quickly.

691

01:23:34.350 --> 01:23:39.689

And harness all these other advantages. The private industry has.

692

01:23:39.689 --> 01:23:44.039

In terms of, you know, folks that are ready and look out and move forward for them.

693

01:23:44.039 --> 01:23:47.460

To also see, the counties programs is.

694

01:23:47.460 --> 01:23:50.729

Viable quick acting opportunities.

695

01:23:50.729 --> 01:23:55.590

Now, so with that, I'll step away.

696

01:23:57.085 --> 01:24:11.125

Thank you for sharing your thoughts. I appreciate you kind of aggregating a lot of what we've said so far today, and definitely spark a couple of other things in my mind to consider and think about as we move forward.

697

01:24:12.569 --> 01:24:18.989

Just sort of thinking to about resources that we have.

698

01:24:18.989 --> 01:24:31.404

And, you know, like, what can we do what tools as the county have? I guess 1 that comes to mind for me again was just like, you know, what do we have in place today?

699

01:24:31.435 --> 01:24:35.274

And it says 80 you and WD units and so.

700

01:24:35.579 --> 01:24:46.914

You know, are we are we in a position where we should be thinking about creating a fund to preserve them? How they're when they're going to expire is there a way?

701

01:24:46.914 --> 01:24:59.994

We can better incent those not to get lost sort of back to my mind. It's more and we talked to the manuscript, I gave an example for, I don't know if Bill mailings on the phone or not, but Bill's.

702

01:25:00.449 --> 01:25:07.979

Really skilled staffer, and we had a project earlier. It was almost the exact situation for the, the, the.

703

01:25:07.979 --> 01:25:14.340

80 use it burnt off years ago and by virtue of the fact that density to increase.

704

01:25:14.340 --> 01:25:23.520

Recommendations for the era, you had the ability increased dancing in the area, but because these structures research, they were high rise structures and it wasn't cost effective and knock them down in.

705

01:25:23.520 --> 01:25:26.880

Build whole new structures that in a slightly larger density.

706

01:25:26.880 --> 01:25:30.810

You had this mechanism about what you could basically go back and almost retrofit.

707

01:25:30.810 --> 01:25:38.430

Reapply it's commit them to density and then kind of harvest that entity that you would have got. If this was a new project.

708

01:25:38.430 --> 01:25:44.430

Into additional units that they could then build in and we've seen things, you know, in Fairfax County before we were, you had.

709

01:25:44.430 --> 01:25:52.890

High rise areas, you can infill within the stick, built lesser priced units in there and you'll be able to encourage some properties.

710

01:25:52.890 --> 01:26:00.149

You know, to essentially get aid to use where they hadn't before and allow, give them a financial impact of.

711

01:26:00.149 --> 01:26:03.300

I think to my mind, it's looking for.

712

01:26:03.300 --> 01:26:11.550

Ways to incentivize and leverage private industry rather than yeah, we're going to.

713

01:26:12.600 --> 01:26:20.670

Coming in, I guess how he is without getting any additional density reward. That's just never going to happen.

714

01:26:21.145 --> 01:26:28.555

Well, I mean, it's all about the pro forma and the bottom line and how this all pencils out, right? I mean, it's all.

715

01:26:28.585 --> 01:26:39.145

I mean, I think that's where both groups came to, is this, all came down to the funding and how we were going to leverage the financial portion of this to make these things work.

716

01:26:39.175 --> 01:26:43.765

And so not surprised we ended up back back there.

717

01:26:44.939 --> 01:26:48.210

I thought I saw some other hands going up.

718

01:26:48.210 --> 01:26:52.890

Again, it's hard to tell click off my photo here. All right.

719

01:26:52.890 --> 01:26:59.069

Did you have any comments or thoughts?

720

01:27:02.130 --> 01:27:06.119

Know, some great discussion already unfortunately, at.

721

01:27:06.119 --> 01:27:10.319

Don't have much more to to add to what has already been.

722

01:27:10.319 --> 01:27:21.925

Already been said, I did want to we've spent a ton of time talking about this really important part of the development strategies and the financing tools.

723

01:27:21.925 --> 01:27:25.765

And as we kind of hit the bottom of the hour here.

724

01:27:26.039 --> 01:27:39.954

I might want to shift us conversationally over into the land use policies and regulations, and just spend a few minutes there. You know, kind of looking back through some of the ideas that came out of the groups.

725

01:27:41.125 --> 01:27:49.194

We talked about overlay districts like, in Arlington County. We talked about exploring areas, adjacent to potential planned brain development.

726

01:27:50.364 --> 01:28:02.725

And also, the idea was out there about, you know, where there are ways to develop or augment county land, use policies to guide county actions. And the event at risk properties are proposed for redevelopment.

727

01:28:03.324 --> 01:28:09.175

So, I don't know if we wanted to think a little bit more about that now from a policy and regulation standpoint.

728

01:28:10.260 --> 01:28:22.680

So, chairman, we could get someone from staff to talk a little bit more. I'm not sure who may have brought up the idea and the overlay districts, like, in Arlington.

729

01:28:22.680 --> 01:28:25.710

To get a, maybe mark.

730

01:28:25.710 --> 01:28:32.909

Has a little bit more information on that to Carmen. I'm not sure.

731

01:28:32.909 --> 01:28:40.649

That concept actually came directly from notes from the brainstorming from group 1. so I think somebody in that group brought it up.

732

01:28:42.899 --> 01:28:46.439

So, I can't remember, I don't know if that Mark was at.

733

01:28:47.489 --> 01:28:57.329

I think it was in county, but I is group 1 Judas is that the language group or is that the finance group? That's the land. Mark. Okay. Yeah. I mean.

734

01:28:57.329 --> 01:29:07.890

Yeah, Oregon county has has their housing preservation or conservation districts Yeah Yeah. Those have limited application. I don't see them being a.

735

01:29:07.890 --> 01:29:11.340

A huge way to.

736

01:29:11.340 --> 01:29:22.199

Yeah, I guess I would ask Carmen to kind of cap in here. I'm seeing them being a huge help move down. I think frankly, what they end up really doing is they create kind of enclaves.

737

01:29:22.199 --> 01:29:30.810

Where folks who want to have a nicer or less dense lifestyle next to immediately dense areas are able to preserve their housing.

738

01:29:30.810 --> 01:29:40.050

Um, but that's really create opportunities for new housing in that area. Yeah. And I think what's candidly that that process is.

739

01:29:40.050 --> 01:29:48.420

I guess as the term I would use, it has asked yet and they're actually, I think rebranding it to a re, investment strategy planning.

740

01:29:48.744 --> 01:29:58.765

Because they haven't been able to really they had owners long time owners of that was at the table and 12 different planning districts in Arlington said,

741

01:29:58.795 --> 01:30:06.654

of course of years and try to come up with what what's the toolbox that would compel them to want to keep their unit says Margaret affordable.

742

01:30:07.319 --> 01:30:15.925

Um, and they couldn't right come up with the robust enough upside to these owners to make it worth their while to jump in. So, they ever really adopted it.

743

01:30:16.375 --> 01:30:31.345

It's still in process and they're now going to restart it with this new lens and maybe even expand it but our development division was very active and support that effort by running performance because it does come down to the bottom line. In some ways.

744

01:30:31.345 --> 01:30:34.074

What's the package of tools that you're going to give owners?

745

01:30:34.289 --> 01:30:38.760

To make it worth their while to make any sort of commitment to keeping it affordable.

746

01:30:38.760 --> 01:30:43.409

And, you know, it came down to it has to be a really robust set of.

747

01:30:43.409 --> 01:30:46.739

You know, either check in density.

748

01:30:46.739 --> 01:30:56.760

Right. So that they can cash out at at some point down the road or enough new market units to keep a portion affordable but or real estate tax abatement.

749

01:30:56.760 --> 01:31:05.729

Or other kinds of things that would really help them. And I know for the 1st time, the general assembly of Virginia is kicking off a study.

750

01:31:05.729 --> 01:31:16.409

Through house fail I forget the number Michelle proper probably knows whether allowing, and a statewide level for the 1st time starting in 21. it's about whether or not to give.

751

01:31:16.409 --> 01:31:25.140

Municipalities the ability to give real estate tax abatements so that would be a game changer kind of throughout the commonwealth that gets adopted.

752

01:31:25.140 --> 01:31:35.039

12 are looking at state housing tax credit in addition to the Federal Housing tax credit, which will also be a source of funding potentially for this.

753

01:31:35.039 --> 01:31:38.970

Um, and other things, and I know they're also doing some other.

754

01:31:38.970 --> 01:31:53.100

Programs that aren't as relevant to this, but I think that we should track what's going on at the general assembly level, because we may have some new things that we can kill ourselves of coming forward in the next year.

755

01:31:54.569 --> 01:32:01.889

Thanks oh, I'm so sorry. Okay.

756

01:32:01.889 --> 01:32:13.679

I was glad that she just broke that off. Um, last year we had a sit down with Mark.

757

01:32:13.679 --> 01:32:25.378

Lee, and he gave us some ideas about how to approach the general assembly, and where we should go and knows where the leaders who are in charge of the finance.

758

01:32:25.378 --> 01:32:32.788

For the state of Virginia and so forth, and he said 1 of the things that I learned from him is.

759

01:32:32.788 --> 01:32:42.654

He said that there were people in place that were already on board, improving the density and everything like that, and getting the financing and ways of how to do that.

760

01:32:43.014 --> 01:32:49.373

So, I wonder if at some point in time while we rely mostly on our.

761

01:32:50.274 --> 01:33:02.573

For supervisors here, but we also have another proponent of that by going through the general assembly, and getting some backing from them that would give the supervisors head off.

762

01:33:02.694 --> 01:33:17.033

They need to push forward to get more actively involved. Like, the gentleman said before we need that strong back end supervisor could be out in front of this. And I was just wondering if we should throw that in that realm.

763

01:33:18.958 --> 01:33:22.649

Thank you can.

764

01:33:22.649 --> 01:33:27.298

Were you trying to talk? I'm so sorry if I cut you off.

765

01:33:27.298 --> 01:33:30.479

I can.

766

01:33:31.314 --> 01:33:43.944

Okay, I don't think I don't think we had Joe. Melissa yes, thank you. Michelle. I'm sorry I just want to raise 1 issue that it's, I guess it's in the regulatory framework.

767

01:33:43.944 --> 01:33:46.644

It's this idea of 1 for 1 replacement.

768

01:33:47.399 --> 01:33:55.319

That I think is really vague. It doesn't really specify at what income levels are we.

769

01:33:55.319 --> 01:34:00.029

Replacing units for who, what are the sizes.

770

01:34:00.029 --> 01:34:05.609

Do the residents have the right to return?

771

01:34:05.609 --> 01:34:10.828

That I think there's just there's a whole area in there that needs.

772

01:34:10.828 --> 01:34:14.519

More specificity and more work.

773

01:34:14.519 --> 01:34:19.229

Because 1 for 1 replacement that, you know, if you're.

774

01:34:19.229 --> 01:34:23.458

Destroying 3 bedroom apartments and putting in studios.

775

01:34:23.458 --> 01:34:29.158

That doesn't work, right? Yeah, the parameters need more definition for sure. That's too broad.

776

01:34:29.158 --> 01:34:33.149

Good point.

777

01:34:33.149 --> 01:34:46.378

I know where I just wanted to sort of circle back on on 1 thing and make sure we didn't lose sight of it. I brought up sort of that the idea of having a goal.

778

01:34:46.944 --> 01:34:56.694

And and I think 1 way, maybe to help think about that is just to give you guys a little bit of a preview about what's coming up in our next meeting.

779

01:34:57.173 --> 01:35:10.463

And I think that if we can have a little bit of discussion, thinking ahead and also brainstorming now, it might help us today and next week. And so I'm going to kind of call on you to help me out here.

780

01:35:10.463 --> 01:35:24.923

Make sure I don't mess this up with who is coming, but what we've done is we've put together a panel to be able to hopefully give us that AHA. Big idea moment that John was so good at getting us to think about.

781

01:35:25.194 --> 01:35:28.344

And so you want to give a little preview of the panel for us.

782

01:35:29.814 --> 01:35:31.073

Absolutely, thank you.

783

01:35:31.613 --> 01:35:45.833

So we had gentleman neuro confirmed to join us for the panel next week in 2 weeks and as well as Carla Bruce, we're also working on getting Barbara, the director of DBT to join us as part of the panel as well.

784

01:35:46.139 --> 01:35:47.184

And so,

785

01:35:48.413 --> 01:35:49.073

this actually,

786

01:35:49.073 --> 01:36:03.953

I'll just take the moment to say that this is the reason that the time shift has been requested but to see if everybody could accommodate the shift of time from a startup 2 PM from everybody who replied it

787

01:36:03.953 --> 01:36:06.203

looks like shifting to 230 will be okay.

788

01:36:07.078 --> 01:36:18.538

And so that is what we're going to go with the next session will be 230 to 430 on the 17th. And so I'll update the calendar invite for that as well as we'll notice that on the.

789

01:36:18.538 --> 01:36:22.948

The public website as well perfect.

790

01:36:22.948 --> 01:36:30.418

Thank you Jerod so with those, those speakers, we're hoping to give you a kind of a.

791

01:36:30.654 --> 01:36:32.694

Wide swap of ideas,

792

01:36:32.724 --> 01:36:37.283

with their presentations around where are we and what's available like,

793

01:36:37.344 --> 01:36:44.514

financial tool wise what are we doing in a very holistic way for example so I guess,

794

01:36:44.514 --> 01:36:44.753

you know,

795

01:36:44.753 --> 01:36:46.163

if you are going to think about,

796

01:36:47.094 --> 01:36:51.413

were you able to think about any sort of goals that you might think were reasonable.

797

01:36:52.764 --> 01:37:06.804

Anything that we want to enhance are there questions that, you know, right now hearing those speakers that you would like, for them to address to help us? Maybe come up with a goal. Those would be things that would be helpful. And I don't know if you have any ideas around that.

798

01:37:14.668 --> 01:37:23.248

Tom, I also wanted to kind of give you a, a 2nd there if you wanted to weigh in on the speakers and any thoughts that maybe you had had.

799

01:37:23.248 --> 01:37:32.908

So so, yeah, 1 of the big ideas behind having, you know, having some of our real.

800

01:37:32.908 --> 01:37:45.899

Our real leaders in the county comment, and look at this issue with us is to kind of take the framework that's sort of emerging and to help us identify.

801

01:37:45.899 --> 01:37:59.099

You know, so far, what have we missed, you know, is there anything that we've missed or their holes that are their holes and where we are where, where we've missed an opportunity and also to help us sort of.

802

01:37:59.099 --> 01:38:08.908

Get to a place where perhaps we can identify some opportunities to, you know, to potentially identify a goal and a manner similar to what we did with a.

803

01:38:12.059 --> 01:38:16.168

Thanks Tom. Mr. boiling.

804

01:38:19.168 --> 01:38:24.359

Thinking out loud, right? So we're all sitting here on camera because a code.

805

01:38:24.359 --> 01:38:28.439

Does that change how our workforce.

806

01:38:28.439 --> 01:38:35.038

Will work are affordable work for us, our workforce development folks at, and W, to use.

807

01:38:35.038 --> 01:38:40.019

Right. So the lots of opinions, it's easy to say exchange. It's never going back.

808

01:38:40.019 --> 01:38:43.559

I keep telling folks look at IBM, look at Xerox.

809

01:38:43.559 --> 01:38:46.679

They went to remote workforce.

810

01:38:46.679 --> 01:38:55.288

And flexible space, and about 2 years ago, they called everybody back. They said it doesn't work. We were not able to continue with the culture.

811

01:38:55.288 --> 01:38:59.248

So, once we get a vaccine, does everybody feel comfortable?

812

01:38:59.248 --> 01:39:03.658

We lose that feeling, and everybody wants to go back to work space that may happen.

813

01:39:03.658 --> 01:39:07.229

1 of the concerns I have is that for.

814

01:39:07.229 --> 01:39:10.979

Affordable workforce housing. A lot of those folks don't have to us.

815

01:39:10.979 --> 01:39:13.979

Right so they're not at that higher end.

816

01:39:13.979 --> 01:39:19.378

And so, a lot of times they need to come back to an environment they need to make beds in a hotel.

817

01:39:19.378 --> 01:39:25.738

They need to provide kitchen staff, and I think we need to be sensitive to those kinds of issues.

818

01:39:25.738 --> 01:39:32.729

The WD use piece is something where John and economic development folks, you know, what is our demands.

819

01:39:32.729 --> 01:39:37.588

Will we should we be trying to drive more of those college grads?

820

01:39:37.588 --> 01:39:40.618

For the wrong place that need to be looking at.

821

01:39:40.618 --> 01:39:45.658

More of a campus, like environment or someplace, where they can get quick access to transportation.

822

01:39:45.658 --> 01:39:50.849

To get to jobs, or be remote if that's in fact how it goes for some of those jobs.

823

01:39:50.849 --> 01:39:57.418

Are things that maybe we can be thinking about and that would help us shape a goal. We might be in a really critical point where.

824

01:39:57.418 --> 01:40:03.868

We can think differently about it and shape a new way of, of creating these opportunities for folks.

825

01:40:03.868 --> 01:40:08.009

And we might be on the cost or it, we might swinging a mess, but it's.

826

01:40:08.009 --> 01:40:12.658

It's something I think we need to be thinking about with the situation right now.

827

01:40:13.708 --> 01:40:27.054

I mean, that's a great point, John, because it is a, as I always call it a most unexpected of times where we don't know what the pivot is going to look like, but we have to be cognizant of either way.

828

01:40:27.113 --> 01:40:35.514

It could continue or it could change. I'm going to note 1 comment from the chat common, had a great note.

829

01:40:35.514 --> 01:40:42.113

Here is the goal going to be translated into financial implications, like the trade offs that we had done with the resource panel.

830

01:40:42.413 --> 01:40:53.363

So, I mean, I do think that that's part of the reasoning of having Joe come and speak with us to be able to understand those financial implications.

831

01:40:53.363 --> 01:41:05.573

So, I think keeping that in the forefront Carmen is great to remember what we're putting out there and Tom. I love I love that. Whenever I know you're raise your hand, can you just pop them? Something?

832

01:41:06.328 --> 01:41:10.679

Yeah, I, I, I would I would just say that.

833

01:41:10.679 --> 01:41:19.198

You know, 1 of the things that was so helpful, uh, with the resources panel, that was that we coalesced around the idea that more or less.

834

01:41:19.198 --> 01:41:26.969

You know, a, the per unit, you know, soft subsidy to go in for new construction would be.

835

01:41:26.969 --> 01:41:27.264

You know,

836

01:41:27.264 --> 01:41:28.944

around 85000 dollars a door,

837

01:41:28.944 --> 01:41:32.394

and if we can come to a place where we,

838

01:41:32.394 --> 01:41:36.594

where there's a little bit of a consensus about what acquisition and rehab looks like,

839

01:41:36.594 --> 01:41:37.283

you know,

840

01:41:38.514 --> 01:41:42.113

assuming that replacement basically is new construction from a cost perspective.

841

01:41:43.769 --> 01:41:55.498

But if we can come up with a, with an estimate per door estimate for acquisition rehab, then that might also help us kind of size size. I call.

842

01:41:57.809 --> 01:42:05.908

Thank you Tom. Sorry? I thought I heard somebody pop back in.

843

01:42:07.019 --> 01:42:11.759

Other thoughts around this topic.

844

01:42:11.759 --> 01:42:22.618

Is Eric, I don't have a hand thing, so I'll just raise my real hand. I like it. Yeah Yeah, I know that in the financing discussion there was.

845

01:42:22.618 --> 01:42:27.118

We know there's not volume coming in independently.

846

01:42:27.118 --> 01:42:32.548

To make the process to cumbersome. So, but.

847

01:42:32.548 --> 01:42:35.849

But there was a discussion in our panels about.

848

01:42:35.849 --> 01:42:41.698

Equity and access to opportunity.

849

01:42:41.698 --> 01:42:50.788

And prioritizing resource, and it's, it's hard to prioritize resources when you're not getting enough deals coming in and say, we're only going to give resources of this project cause it just may.

850

01:42:50.788 --> 01:42:56.639

May never come along, but there wasn't I mean, and I'm summarizing a lot of different, um.

851

01:42:56.639 --> 01:43:00.269

Comments that people made, but if you've got larger.

852

01:43:00.269 --> 01:43:06.029

Aqua rehab projects could there be other resources from the county that weren't listed?

853

01:43:06.029 --> 01:43:09.929

On that PDF, like CDB g for community.

854

01:43:09.929 --> 01:43:13.319

You know, improvements to sidewalks or pocket parks.

855

01:43:13.319 --> 01:43:16.738

Could there be additional transportation?

856

01:43:16.738 --> 01:43:27.208

Added to sites that we know are large rehabs where people need to get better access to jobs. And also we'll make them competitive on applications for funding to the state.

857

01:43:27.208 --> 01:43:31.649

And then other things just, you know, should we be.

858

01:43:31.649 --> 01:43:37.469

Should there be resources that come with the requirements to lower the cost like doing.

859

01:43:37.469 --> 01:43:44.788

Solar or energy improvements, or, or something that, um, that relates to, um.

860

01:43:44.788 --> 01:43:52.408

What was just what we were just talking about with was making sure the digital divide is, is.

861

01:43:52.408 --> 01:43:58.948

Is bridged and that there are resources for broadband and every unit and in common spaces and.

862

01:43:58.948 --> 01:44:04.588

And and all those things cost money, so, and all these preservation deals are always Super tight.

863

01:44:05.003 --> 01:44:19.673

But, I mean, maybe that will be part of the math that Tom's talking about is, like, Here's what the costs are per unit that we're looking at. But if you do this, we know you'll need to add this much cost. Or if you add broadband access, we will add.

864

01:44:19.918 --> 01:44:25.349

Tax or something like that of benefits, that kind of relate to additional costs that provide.

865

01:44:25.349 --> 01:44:38.969

Additional bet I like that. Cyberark and Tom, I'll hand it back to you but, I mean, I know something that Tom and I talked about in the last 24 hours was just the idea that creativity is going to be king.

866

01:44:38.969 --> 01:44:53.724

And really anything we do moving for the collaboration and creativity and I like where you were going there, Eric, Tom, I would only just add solar energy efficiency. We are, we are hearing.

867

01:44:54.208 --> 01:45:08.908

More and more about that with respect to expectations of our new community, and I think we need to include that and eric's sort of sort of list of possibilities. So yeah.

868

01:45:10.469 --> 01:45:15.179

Well, I'm going to let you, uh.

869

01:45:15.179 --> 01:45:20.099

Take it in here with any last thoughts yes. So.

870

01:45:20.099 --> 01:45:24.838

I think we've had a good robust discussion today and.

871

01:45:24.838 --> 01:45:38.819

I hope everyone found is helpful and lead us into our next meeting on the 17th with the panelists that we're going to hear from. And I think that will help put some more contacts around what we're doing.

872

01:45:38.819 --> 01:45:42.658

And to help move into discussion forward.

873

01:45:43.798 --> 01:45:54.298

So, with that you have sort of getting on the 17th. So we had set for 230 star time, 230 to 430.

874

01:45:54.298 --> 01:45:58.319

Then, are there any.

875

01:45:58.319 --> 01:46:02.189

Questions from today's meeting in general.

876

01:46:02.189 --> 01:46:07.469

That anyone has any last minute questions or thoughts I want to share with the group.

877

01:46:14.488 --> 01:46:20.759

All right, hearing none, we'll move forward with being and.

878

01:46:20.759 --> 01:46:31.229

Commission and chair woman, any last thoughts, but any last thoughts before we close this out.

879

01:46:31.229 --> 01:46:37.979

For today, the only thing that I know that I had on my list was.

880

01:46:37.979 --> 01:46:42.899

Just sort of thinking about, you know, when I shared the format.

881

01:46:42.899 --> 01:46:49.349

And the general overview that was probably about a page of our 8 page document.

882

01:46:49.349 --> 01:47:03.538

So, whenever we're thinking about the overall charge and recommendations, we came up with some good ideas and some good thoughts. I think they'll fit into that. But if, if you start to think of other ideas about.

883

01:47:03.538 --> 01:47:08.399

The tone the message that we're really going to put over there.

884

01:47:08.399 --> 01:47:20.128

And really what the, what our framework is, we would love to have your feedback feel free to email Judas ideas if you have them between our meetings, because we are.

885

01:47:20.128 --> 01:47:30.474

That we're coming into where we really got to start to get this draft together. And the hope is, is that we can put this draft together over the next couple of weeks.

886

01:47:30.474 --> 01:47:43.583

So, by the time that we reconvene in January, you guys can really see the framework of this document coming together. So anything that you have to add, please let us know.

887

01:47:44.094 --> 01:47:57.623

And we appreciate it immensely. Our hope is that the presentations and the discussion next week, we'll kind of answer some of these questions that we've hit here at the end. Where what what are the big goals?

888

01:47:57.623 --> 01:48:07.283

What is the, what is the overall vision? And we've got a ton of details and ideas and assimilating the resources. Michelle.

889

01:48:07.283 --> 01:48:15.234

Thanks again for bringing up the issue to study as a frame of reference for us those kinds of things as we synthesize them will help.

890

01:48:15.503 --> 01:48:29.184

And so I know Judas who will be taking a leading charge and getting this together, appreciates anything else we can send her a way around that topic. Judith is there anything you would want to add about the drafting?

891

01:48:31.073 --> 01:48:37.194

I think you've covered it as soon as we're ready with the chapter, we will share it and welcome comments and response to the draft.

892

01:48:37.618 --> 01:48:41.219

Yeah.

893

01:48:41.219 --> 01:48:45.809

And Michelle just sent a message about.

894

01:48:45.809 --> 01:48:52.708

Mobile homes and manufacture housing as well. So we have that and anything from the Michelle you wanted to add.

895

01:48:52.708 --> 01:49:07.168

Regarding that no, we've created some draft recommendations that we want to share with the task force at the appropriate time. Right okay. Yeah, that's very important. Ken that I see your hand up.

896

01:49:07.168 --> 01:49:13.708

Yeah, I was I was just gonna say that in the formation of what we're trying to do here, we want to keep it as simple as possible.

897

01:49:13.708 --> 01:49:27.444

Uh, the shorter re gets people for me, it says, right to where we need to be as, as if you have a long read too many things, the ideas tend to go outward.

898

01:49:27.444 --> 01:49:33.594

So we should streamline it. And as much as possible, some of it is just flush.

899

01:49:33.899 --> 01:49:42.779

Totally totally agree with. You can don't don't let the lawyers, right? Yeah.

900

01:49:42.779 --> 01:49:57.118

As someone sells a software platform that is based on micro and bite sized learning, I'm right there with. Yes. So so we will keep it digestible for sure. So.

901

01:49:57.118 --> 01:50:05.038

We well, yeah, I was just gonna add also for the general public. We welcome their comments as well.

902

01:50:05.038 --> 01:50:11.099

Which their questions and comments can they can go on to the task forces website.

903

01:50:11.099 --> 01:50:19.224

And add their comments, so we will pick that up and be able to include that where, where where as possible.

904

01:50:19.224 --> 01:50:26.333

So, but the general public, please go to the task forces website to provide questions and comments for us as well.

905

01:50:26.934 --> 01:50:40.583

Walter, John had his Hannah just wanted to reiterate Tom's point about affordability housing actually, efficiency and affordable housing.

906

01:50:40.944 --> 01:50:50.484

I'm part of the climate change action, task force, and they're serious consideration and affordable housing and efficiency. So that's something we need to consider.

907

01:50:51.054 --> 01:50:59.844

We're moving forward over the next few months, but that's something we really need to consider as we move forward with recommendations from preservation.

908

01:51:00.149 --> 01:51:03.988

Thanks John. Okay.

909

01:51:03.988 --> 01:51:17.309

I'm sorry, I'm glad you brought that up because I've been thinking of housing from an economical, not economical and environmental, and 1 of the things we're working with Home Depot. I found that a lot of developers.

910

01:51:17.309 --> 01:51:21.658

Do not go out and buy energy efficient products because of the cost.

911

01:51:21.658 --> 01:51:35.543

But what I also found out was the cost is expensive up front, but over a period of time, they almost always become an advantage where you regain all of that, because you're not using so much.

912

01:51:35.694 --> 01:51:38.094

So that's a very good point. I wanted to add to that.

913

01:51:39.748 --> 01:51:49.048

Very good. Thanks. All right the no further questions or discussion.

914

01:51:49.048 --> 01:51:52.798

I think we can adjourn for today and.

915

01:51:52.798 --> 01:51:58.529

We continue our reading and thoughts so that we come back on the 17th and.

916

01:51:58.529 --> 01:52:05.158

Be prepared to have another robust discussion in listen to this thing panelists that we're going to have. So.

917

01:52:05.158 --> 01:52:08.849

And Judah, thank you for putting it. And Tom.

918

01:52:08.849 --> 01:52:16.288

Or putting this panelists together for us. I mean, that's, it's going to be very helpful. I believe in conversations so far.

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01:52:16.288 --> 01:52:20.998

So, thank you so with that, if it's.

920

01:52:20.998 --> 01:52:24.809

Okay with Aaron McKenna, I said we will adjourn.

921

01:52:24.809 --> 01:52:28.798

I would say that would be great. Thank you all for your time again.

922

01:52:28.798 --> 01:52:42.833

Thanks thanks. Thanks, Carol. Gavel will I see I see. It's plastered to your wall. I see it.

923

01:52:44.154 --> 01:52:44.904

Show him Gordon.

924

01:52:45.208 --> 01:52:53.819

Why did Thank you take care.

925

01:52:59.128 --> 01:53:04.798

Hey, dude, are you still there?

926

01:53:06.838 --> 01:53:09.298

Oh, she's gone. Okay.