

WEBVTT

1

00:00:02.694 --> 00:00:08.724

Yes, okay. And apologize. If my technology doesn't work as well.

2

00:00:08.724 --> 00:00:20.785

Today it freezes up in advance, but good afternoon and welcome to the affordable housing preservation task force meeting subcommittee 1, November, 12.

3

00:00:21.629 --> 00:00:34.679

To conduct this meeting wholly electronically and affectuate the emergency procedures authorized for you, the affordable housing preservation task force needs to make certain findings and determine for the record.

4

00:00:35.064 --> 00:00:48.475

It is big chromosome so I ask you in advance for your patients. 1st, because each member of the affordable housing preservation task force is participating in this meeting from separate locations.

5

00:00:48.715 --> 00:00:56.844

We must verify a clone of members as is participating. And each member was is clear. Audible.

6

00:00:57.054 --> 00:00:58.375

And appropriate volume,

7

00:00:58.524 --> 00:01:01.734

but all other members accordingly,

8

00:01:01.734 --> 00:01:05.215

I am going to conduct a roll call and asset each affordable housing,

9

00:01:05.215 --> 00:01:05.754

preservation,

10

00:01:05.754 --> 00:01:06.385

task force,

11

00:01:06.385 --> 00:01:06.864

member,

12

00:01:07.135 --> 00:01:13.885

participating in this meeting to state your name and location from which you are participating asset.

13

00:01:13.885 --> 00:01:15.504

Each of you pay close attention.

14

00:01:15.870 --> 00:01:26.519

To ensure you can hear each of your colleagues following the roll call you will vote to establish that every member can hear every other number.

15

00:01:26.519 --> 00:01:31.109

So, I'll begin, Walter Clark, Alexandria, Virginia.

16

00:01:31.109 --> 00:01:36.989

Eva, new when good afternoon, even when from claim Virginia.

17

00:01:36.989 --> 00:01:44.879

Eric Bo, Jack afternoon. Eric Mary from Fairfax version.

18

00:01:44.879 --> 00:01:52.950

Oh, with Mac.

19

00:01:54.090 --> 00:01:58.799

Camilla McAfee MacAfee, Arlington, Virginia.

20

00:01:58.799 --> 00:02:03.780

Mark.

21

00:02:03.780 --> 00:02:09.300

Alexander Virginia show Crocker.

22

00:02:09.300 --> 00:02:12.509

Michelle Crocker Alexandria, Virginia.

23

00:02:12.509 --> 00:02:22.199

Rick.

24

00:02:22.199 --> 00:02:28.289

So that is up there preaching yeah.

25

00:02:28.289 --> 00:02:34.409

Stuart Stuart K in Vienna, Virginia.

26

00:02:35.430 --> 00:02:44.250

Thank you very much. At this point, I will pass to virtual gavel over to miss Crocker so that I may be heard to make the requisite motions.

27

00:02:44.250 --> 00:02:55.530

Move each member of that each member has, or may be adequately heard by each other member of the affordable housing preservation Taskforce.

28

00:03:00.000 --> 00:03:05.039

2nd.

29

00:03:05.039 --> 00:03:15.270

This quarter oh, yes, I am. I'm sorry.

30

00:03:16.349 --> 00:03:20.639

Am I supposed to I don't motion a 2nd.

31

00:03:20.639 --> 00:03:25.020

So 2nd, yes, there was a yes.

32

00:03:25.020 --> 00:03:31.530

There was a 2nd, yeah yes. So it's so moved. Sorry.

33

00:03:32.814 --> 00:03:33.835

Okay, thank you very much.

34

00:03:35.634 --> 00:03:50.094

I moved that the state of emergency caused by code 19 pandemic, makes it unsafe for affordable housing preservation task force to physically assemble and unsafe for the public to physically attempt any such a meeting and it.

35

00:03:50.430 --> 00:04:04.740

And that as such as usual procedures, which, which require the physical assembly of the affordable housing preservation task force and the physical presence of the public cannot be implemented to safe.

36

00:04:04.740 --> 00:04:13.409

But every other member, we must next establish the nature of the emergency that compels these emergency procedures.

37

00:04:13.409 --> 00:04:27.269

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

38

00:04:27.774 --> 00:04:42.264

I'll move that the state of emergency caused by Co maintain pandemic, makes it unsafe for affordable housing preservation task force to physically assemble and unsafe for the public to physically attend any such meeting. And it.

39

00:04:42.598 --> 00:04:45.863

And as such as usual procedures,

40

00:04:46.163 --> 00:04:46.463

which,

41

00:04:46.973 --> 00:04:51.533

which require the physical assembly of the affordable housing preservation task force,

42

00:04:51.863 --> 00:05:05.754

and the physical presence of the public cannot be implemented safely or practically a further move that the affordable housing preservation task force may conduct this electronic or practically.

43

00:05:06.119 --> 00:05:19.259

A further move that the affordable housing preservation task force may conduct this electronic dedicated audio conferencing line and the public must access the meeting.

44

00:05:19.259 --> 00:05:30.178

By calling 1844621395, 6 and entering access code 1734019678.

45

00:05:30.178 --> 00:05:34.678

Anyone else, joining the Webex for the visual component.

46

00:05:34.678 --> 00:05:41.399

That are dedicated audio conferencing line, and the public must access the meeting.

47

00:05:41.399 --> 00:05:52.348

We're not calling 1844621395 6 and entering access code. 1734019678.

48

00:05:52.553 --> 00:05:58.494

Anyone enjoying the Webex for the visual component must click on the link,

49

00:05:58.884 --> 00:06:06.384

which was included in the public meeting notice and which will be included in the minute last click on the link,

50

00:06:06.744 --> 00:06:14.814

which was included and the public meeting notice and which will be included in the minutes to join the meeting through Webex.

51

00:06:15.149 --> 00:06:18.778

It is so moved 2nd.

52

00:06:21.209 --> 00:06:24.269

Semi.

53

00:06:24.269 --> 00:06:37.288

All right, so moving right along. Finally, it is next required that all matters addressed in today's agenda is to join the meeting to Webex.

54

00:06:37.288 --> 00:06:40.918

It is so mood. 2nd.

55

00:06:43.168 --> 00:06:46.379

Sound.

56

00:06:46.379 --> 00:07:00.149

All right, so moving right along. Finally it is next required that all matters addressed in today's agenda is necessary to continue operations and.

57

00:07:00.149 --> 00:07:08.069

The discharge of the affordable housing preservation Taskforce, lawful, perfect necessary to continue operations and.

58

00:07:08.069 --> 00:07:17.038

The discharge affordable housing, preservation, Taskforce, lawful purposes, duties responsibilities. It is. So moved.

59

00:07:17.038 --> 00:07:22.139

2nd motion is accepted.

60

00:07:22.139 --> 00:07:27.869

All right, thank you very much. Now.

61

00:07:27.869 --> 00:07:34.168

I will take the virtual gavel back from this Crocker. I send it back to you. Mr. Clark.

62

00:07:34.168 --> 00:07:39.178

This is duties responsibilities. It is. So moved.

63

00:07:39.178 --> 00:07:44.098

2nd motion is accepted.

64

00:07:44.098 --> 00:07:50.009

All right, thank you very much. Now.

65

00:07:50.009 --> 00:07:56.369

I will take the virtual gavel back from his Crocker. I send it back to you. Mr. Clark.

66

00:07:57.144 --> 00:08:06.233

Thank you very much, ma'am so we are at our group today and we received the charity. Thank you very much, ma'am.

67

00:08:07.223 --> 00:08:15.863

So we are at our group today and received the materials, but which we are establishing.

68

00:08:16.944 --> 00:08:31.223

Plan today, and you have this MacAfee who will also help facilitate the conversation for a subcommittee. Today. We have Google documents also that are available to guide us through the discussions.

69

00:08:31.764 --> 00:08:38.063

So, with that, I will pass bills, but which we are establishing.

70

00:08:39.234 --> 00:08:53.634

Plan today, and you have this MacAfee who will also help facilitate the conversation for a subcommittee. Today. We have Google documents also that are available to guide us through the discussions.

71

00:08:53.908 --> 00:08:59.489

So, with that, I will pass the meeting, it will back up.

72

00:08:59.489 --> 00:09:07.379

In this cracker in this faculty discussion, if needed to get back up.

73

00:09:07.379 --> 00:09:15.028

In most cracker in this track of things begin discussion.

74

00:09:15.028 --> 00:09:21.538

Thank you Mr. Clarke I think we are going to. We've asked that the Google Doc, the.

75

00:09:21.538 --> 00:09:28.109

Put up on the screen and we can all work from that. And so that I believe that you can.

76

00:09:28.109 --> 00:09:31.798

Edits and put notes on the dock.

77

00:09:31.798 --> 00:09:37.078

Um, in real time, according to.

78

00:09:37.078 --> 00:09:43.708

Thank you Mr. Clarke I think we are going to. We've asked that the Google Doc, the.

79

00:09:43.708 --> 00:09:50.278

Put up on the screen and we can all work from that. And so that I believe that you can.

80

00:09:50.278 --> 00:09:53.999

Edits and put notes on the dock.

81

00:09:53.999 --> 00:09:57.058

Um, in real time, according to.

82

00:09:58.619 --> 00:10:06.989
Yes, and that's what we did last time.

83
00:10:06.989 --> 00:10:10.078
Okay, great. And you see, can you see my screen.

84
00:10:10.078 --> 00:10:14.428
It's like it's like, yeah.

85
00:10:14.428 --> 00:10:20.578
Okay, but something did pop up and then it went away.

86
00:10:21.989 --> 00:10:30.389
Yes, and that's what we did last time.

87
00:10:30.389 --> 00:10:33.479
Okay, great. And you see, can you see my screen.

88
00:10:33.479 --> 00:10:37.649
It's like it's like, yeah.

89
00:10:37.649 --> 00:10:45.149
Okay, but something good pop up and then it went away.

90
00:10:46.229 --> 00:10:49.379
Let me try again.

91
00:10:49.379 --> 00:10:54.269
Let me try again.

92
00:10:54.269 --> 00:11:03.808
While we're doing that, we want to establish who's going to the.

93
00:11:03.808 --> 00:11:07.769
How are we.

94
00:11:08.879 --> 00:11:12.869
That's a good idea. Who would.

95
00:11:14.759 --> 00:11:22.859
Or, if someone else would like to do the presentation.

96

00:11:25.678 --> 00:11:29.759

While we're doing that, we want to establish who's going to the.

97

00:11:29.759 --> 00:11:36.328

And Mark were happy to have you do it or if someone else would like to be the presenter.

98

00:11:36.328 --> 00:11:42.448

That's fine too. I, I think our task today is to focus on.

99

00:11:42.448 --> 00:11:50.969

Looking we've defined the big 3 ideas making sure they are. Correct and that's.

100

00:11:50.969 --> 00:11:59.668

Digging a little deeper into them and also kind of applying an equity lens. perspective. So that's, I believe our task.

101

00:11:59.668 --> 00:12:05.458

I don't want to have a monopoly on being the president. I mean, look the other people's.

102

00:12:05.458 --> 00:12:10.078

Take it yeah, I, if you want, I can do it, but I'm happy to do it, but.

103

00:12:10.078 --> 00:12:15.119

Sure, there's other animal and more articulate voices.

104

00:12:15.119 --> 00:12:19.259

For all articulate here today so.

105

00:12:19.259 --> 00:12:29.458

If there's no volunteers other. Okay. Thank you. Thank you. So, if you can make that screen a little larger, that would be awesome.

106

00:12:30.323 --> 00:12:44.994

Michelle, before we get too far along, I hate to do it, but I think on the last 2 motions of the declarations, I don't think we took a vote. I know we had 2 motions that are presented that were accepted, but we didn't actually take the voice votes.

107

00:12:45.504 --> 00:12:50.244

So I think we've probably procedurally need to do that before we begin the actual meeting.

108

00:12:50.578 --> 00:12:55.379

Okay, um, so how except, um.

109

00:12:55.379 --> 00:12:59.849

Walter, how do we need to read them again? Graham.

110

00:12:59.849 --> 00:13:13.769

I don't think they read them they were both put forward as motions, but I think what we just need to do is to take votes to establish that everybody. If you have 2 versions in 2nd, all you need to just say, 1st motion all in favor. Aye.

111

00:13:13.769 --> 00:13:19.769

2nd question. All right. Okay. Thank you. The 1st motion all in favor.

112

00:13:19.769 --> 00:13:27.298

Hey, that was the, and the 2nd motion all in favor.

113

00:13:27.298 --> 00:13:38.578

Alright bye. Hey. Unanimous vote. Thank you very much. I'm right my parliamentary procedures. I apologize. No, thank you.

114

00:13:40.349 --> 00:13:50.278

Okay, so this is great. Thank you for putting this up on the screen. I think this will be helpful for all of us to be looking at the same thing as we have this conversation. So.

115

00:13:50.278 --> 00:13:54.808

As you can see, we have about 15 minutes.

116

00:13:54.808 --> 00:14:03.719

To look at our big 3 and so that if you want to scroll down, just a little bit.

117

00:14:03.719 --> 00:14:13.859

That I think the big 3 there, they are that we identified at our last meeting and I've asked everyone to take a look for a few minutes.

118

00:14:13.859 --> 00:14:23.428

And to make sure that this represents what we want to say, and includes everything that we think should be included in these 3 large buckets.

119

00:14:27.418 --> 00:14:36.658

1 comment that I have on number 2, is that, and it seems it's primarily.

120

00:14:36.658 --> 00:14:42.568

Um, maybe it's just incentives targeted to preservation, as opposed to economic.

121

00:14:42.568 --> 00:14:46.499

So that we don't veer off course into the.

122

00:14:46.499 --> 00:14:55.163

Group, I don't see anything in there that seems to be primarily land use instead of so maybe economic can be removed.

123

00:14:57.653 --> 00:15:12.474

I think that's a great that'd be my suggestion that we put incentives because that's exactly what they are or zoning consent say can I defer to

124

00:15:12.474 --> 00:15:13.464

staff to.

125

00:15:14.099 --> 00:15:19.168

Make sure we have the correct terminology.

126

00:15:19.168 --> 00:15:25.859

I think you could use land using zoning is so that has put here. Yeah, that's fine.

127

00:15:25.859 --> 00:15:32.009

Okay, great.

128

00:15:32.009 --> 00:15:38.668

On a number 1 can you remind me what blend.

129

00:15:38.668 --> 00:15:48.479

We were talking about you all remember, I believe that when we were talking about the ability to either submit a plan amendment.

130

00:15:48.479 --> 00:15:59.158

Complex a comp plan amendment with the rezoning, rather than having to wait to catch the wave of the North County, South County, or doing a out of turn.

131

00:15:59.158 --> 00:16:08.879

So, it's a plan amendment, right? Or, you know, and I think Bill Malen proposed this whether that was actually a really sharp idea, which was a.

132

00:16:08.879 --> 00:16:19.828

You know, whether there should be a need for an individual comp plan, then maybe handling something get involved. The way they did it with the housing the office building the housing.

133

00:16:19.828 --> 00:16:24.058

Guess the point point being to get around.

134

00:16:25.198 --> 00:16:29.759

The complaint need to somehow figure out a way to accomplish and as an obstacle.

135

00:16:29.759 --> 00:16:32.908

To move to the product.

136

00:16:32.908 --> 00:16:37.979

Recognize in the conflict, and then we'll have to survive.

137

00:16:37.979 --> 00:16:41.788

Okay, does that almost become a subset of.

138

00:16:41.788 --> 00:16:48.119

Expedite time to market. I know it's different. It's, it's dealing with a different area.

139

00:16:48.119 --> 00:16:56.158

I guess I would say I see your logic and I think you could put it there.

140

00:16:56.158 --> 00:16:59.308

But to my mind, and, you know.

141

00:16:59.308 --> 00:17:04.679

Perspective there are so many things that staff never see.

142

00:17:04.679 --> 00:17:11.699

Because they just, you'll say, okay, this is where you could do it, you can do it this way. You can do it that way.

143

00:17:11.699 --> 00:17:23.398

And they just got to go, okay for my business purposes, I have to choose this alternative and they, they never consider alternative B, because there's a timing issue that timing issue 95% of the time involves comp plan.

144

00:17:23.398 --> 00:17:27.239

I think it's almost kind of its own thing because it.

145

00:17:27.239 --> 00:17:32.278

It unlike extra time to market as a question of really kind of how you take it through the process.

146

00:17:32.278 --> 00:17:38.638

Complex and I'm just how you create the opportunity. Good. Well, very well. Put.

147

00:17:39.898 --> 00:17:45.358

Didn't we in talking through.

148

00:17:47.189 --> 00:17:51.269

Flexibility, um, we were referencing 1 of the.

149

00:17:54.449 --> 00:17:59.308

The findings preservation, rehabilitation being.

150

00:17:59.308 --> 00:18:04.019

We wanted to broaden the definition of innovation, right to or.

151

00:18:04.019 --> 00:18:10.949

Of you and so I think I feel like that's a big.

152

00:18:10.949 --> 00:18:17.189

This whole conversation, and I think just broadening that definition and.

153

00:18:17.189 --> 00:18:21.269

Maybe, it belongs under a number 1 as well as a.

154

00:18:21.269 --> 00:18:25.348

Subset or a piece of that I think that's a really good point.

155

00:18:26.963 --> 00:18:30.653

Yeah, I agree. I agree with that.

156

00:18:30.653 --> 00:18:43.614

1 of the things I took away from last time is that we are, we are broadening the definition of preservation to preserving the use of the property and not necessarily the buildings themselves.

157

00:18:44.213 --> 00:18:54.144

And I think all those things we're talking about here are basically ways to promo. Basically, um, if we can put more density on an affordable housing.

158

00:18:54.479 --> 00:19:08.638

Parcel it'll be better to preserve that parcel for affordable housing and add more affordable housing at the same time. So, we're really talking about preserving the use. Not the buildings.

159

00:19:09.778 --> 00:19:17.969

Where where are we broaden the definition? I remember it was on the housing strategic.

160

00:19:17.969 --> 00:19:22.979

1, right or we just running the definition.

161

00:19:22.979 --> 00:19:29.638

That was 1 piece of it, but I guess it probably does belong in 1 and 2. I think about it further. Um.

162

00:19:29.638 --> 00:19:32.999

Because we have all those incentive.

163

00:19:32.999 --> 00:19:37.019

Replacement on unit.

164

00:19:37.019 --> 00:19:41.909

Qualify rate yes. Bonus.

165

00:19:41.909 --> 00:19:49.858

Do you want to leave it as these are? They want me to add more to huddle huddle brought into destination.

166

00:19:49.858 --> 00:19:55.588

Well, I think to Eric that, um, and I don't.

167

00:19:56.759 --> 00:20:04.709

Know you say this, that that broadening the definition to include, not just the physical building.

168

00:20:04.709 --> 00:20:10.138

But, too that we are preserving affordability.

169

00:20:10.138 --> 00:20:20.699

So, it's, it's that well, I think it was preserving the land use, preserving the for serving the affordability land use and perhaps.

170

00:20:21.023 --> 00:20:35.304

Encouraging density to be optimized for that for that affordable land use because some of the, all of the things that follow density bonuses and reduced parking FFA are expedited time to market.

171

00:20:35.878 --> 00:20:41.189

All of that is to encourage more units for the same the affordable use.

172

00:20:41.189 --> 00:20:44.759

Right. It's constant preserving.

173

00:20:44.759 --> 00:20:48.898

Affordability in a redevelopment scenario.

174

00:20:48.898 --> 00:20:59.848

The only way to do that economically is to increase density to provide more of those additional units to be able to do a 1 for placement.

175

00:20:59.848 --> 00:21:03.898

So, but, yes, I think to the point and.

176

00:21:04.523 --> 00:21:14.273

Mike talked about this, the different kinds of preservation. There was a building where there's preserving affordability and I think airports saying the same thing.

177

00:21:14.273 --> 00:21:24.624

We're, we're using a little bit of different terminology, but I think if everybody agrees with the concept, we can maybe work on how we say it. We can fine tune it.

178

00:21:25.169 --> 00:21:29.548

Silence.

179

00:21:29.548 --> 00:21:32.848

Huh.

180

00:21:32.848 --> 00:21:39.388

Hello.

181

00:21:45.838 --> 00:21:48.868

Do you see any other.

182

00:21:48.868 --> 00:21:55.949

In 2 and 3, do you see any areas where you would like to refine or change or add.

183

00:21:55.949 --> 00:22:07.048

Hello.

184

00:22:07.048 --> 00:22:10.348

So that in 2.

185

00:22:10.348 --> 00:22:13.949

Since we changed the head of her.

186

00:22:13.949 --> 00:22:22.439

Zoning intent, um, incentives when we go to draft it. Yeah, we probably need to change that. Thank you.

187

00:22:29.939 --> 00:22:41.788

We also discussed transfer of density rights or transfer development rights, which I thought was an interesting idea for.

188

00:22:41.788 --> 00:22:44.818

Actually preserving existing properties that may not.

189

00:22:44.818 --> 00:22:54.509

Be able to be redeveloped in, in the matter we're talking about where do you think that would fit into our big 3 ideas?

190

00:22:54.509 --> 00:22:59.308

That belongs under number 2 example.

191

00:22:59.308 --> 00:23:03.209

Yeah, incentive tools.

192

00:23:03.209 --> 00:23:12.209

And that's just and for development yes.

193

00:23:18.479 --> 00:23:26.368

And has that been used? Can staff tell us if have been used in Fairfax County?

194

00:23:26.368 --> 00:23:29.669

That, you know, um.

195

00:23:29.669 --> 00:23:37.108

I'm not aware of it. Yeah, I was going to say the same thing. I'm not aware of it for this particular application.

196

00:23:37.108 --> 00:23:49.409

Is staff able just to give us a very quick definition for those who may not really be familiar with tdr? I think that's important that we all understand what we're talking about.

197

00:23:50.489 --> 00:24:04.913

I'm going to try to put on my planning school hat from 20 years ago. So someone else please correct me or step and if I need to, but basically, it's it's taking development rights from 1 property, and transferring those rights to another property.

198

00:24:05.634 --> 00:24:15.054

And the property that you take it from is essentially being preserved for some sort of reason. Like, it's usually for conservation reasons, I think loud and might have something.

199

00:24:16.439 --> 00:24:20.038

Mchenry, okay I'm covering as it as a very robust system.

200

00:24:20.753 --> 00:24:34.614

So, like, in order to preserve a piece of property, I would take if I can build 50 houses there and in exchange for preserving that property long term, I'm going to transfer those development rights to an area of the county that the receiving area of the county.

201

00:24:35.638 --> 00:24:41.969

Right, so part of the challenge of transfer development rights is you have to have, um.

202

00:24:41.969 --> 00:24:50.903

Receiving areas, and you have to have a, I guess, a balance of exchanging rights for areas that can take the increased density.

203

00:24:50.903 --> 00:25:04.673

So, Mark, you talked about Montgomery County has Arlene does anyone know if Arlington is use tdr? I think I know. Of 1 case a while ago was done so very limited circumstances.

204

00:25:04.979 --> 00:25:08.729

And it was typically the best example, because I think we had wanting Claritin.

205

00:25:08.729 --> 00:25:12.509

Yeah, where we, we took it, you know, it was again really things where.

206

00:25:12.509 --> 00:25:17.398

It's, you know, in that case, you're dealing with related to vertical development.

207

00:25:17.398 --> 00:25:30.808

And basically, the goal was to kind of shave down the classic thing where you have the metro station, you have the urban core, and you kind of shave your way down. But in order, but given the configuration of existing development, you had to provide some incentive.

208

00:25:30.808 --> 00:25:42.509

So, you essentially took the air rights of the buildings that were this tier 2, 2 or 3 tiers out and allowed them to monetize that and transfer it to receiving sites.

209

00:25:42.509 --> 00:25:46.108

In that case, it is somewhat successful.

210

00:25:46.108 --> 00:25:55.528

The challenge you have is you have such a limited market for where to deploy those things that it really was not a successful for 25 years. Have been doing this in Montgomery County.

211

00:25:55.528 --> 00:26:08.844

Well, every county basically took the top 3rd of the county and made it out of the water envelope and they, everybody, the, the properties that had 4 bend zone have fake or things rolls on the 1 hand for 5 acres.

212

00:26:09.233 --> 00:26:13.433

But they all got, and they can sell the TV, or there was the county master book of GDR.

213

00:26:13.949 --> 00:26:20.909

And you could deploy those things in multiple CBD, Silver Spring as, you know, all the way down the Metro.

214

00:26:20.909 --> 00:26:28.288

And even then you would have circumstances where it was like, a market driven thing sometimes were.

215

00:26:28.288 --> 00:26:36.179

Yeah, 1500 dollars a piece sometimes over 20000 dollars. They never truly made up for the loss of what people in the.

216

00:26:36.179 --> 00:26:39.689

The theoretical loss of value are people in the northern part of the county.

217

00:26:39.689 --> 00:26:47.638

But it was he was a workable system, right? Yeah, it still goes on today and then after they get mad national, they retire the tdr.

218

00:26:48.023 --> 00:27:01.554

I think it's worth exploring as far as we're thinking big. I think it's time maybe for us to look at kind of the equity and perspective. So, some of that, if you can, let's see, I'm trying to watch the time here.

219

00:27:01.913 --> 00:27:03.354

I would actually add 1 thing.

220

00:27:03.689 --> 00:27:09.179

Yes, if we think about the only thing, I think that's kind of close to that in Fairfax County.

221

00:27:09.179 --> 00:27:15.388

Is we have in tyson's corner that bank of development?

222

00:27:15.388 --> 00:27:20.338

Rights that are allowed to be deployed when someone makes an extraordinary contribution.

223

00:27:20.338 --> 00:27:29.459

To public facilities, and I think it was the, I forgot the name of the road. The project there's 1 of the projects.

224

00:27:29.459 --> 00:27:34.229

That came through and they provide some part of the park that became, uh, Ken lauren's park.

225

00:27:34.229 --> 00:27:41.308

And by doing that, they were awarded the density from property elsewhere on their property. But then they also.

226

00:27:41.308 --> 00:27:45.898

You know, this cloud, a floating density for some of that came down there too.

227

00:27:45.898 --> 00:27:49.679

So that's the only example, I could think of for a fence guy or something like this has happened.

228

00:27:50.999 --> 00:27:54.088

I like that term cloud of floating density.

229

00:27:54.088 --> 00:27:57.328

Huh.

230

00:27:57.328 --> 00:28:08.128

Thank you, let's part of maybe we can scroll down to the language that walks us through some of the questions. Here. We go.

231

00:28:08.128 --> 00:28:11.788

We'll have to, I guess, scroll back and forth.

232

00:28:11.788 --> 00:28:17.788

Um, but this really asks us to think about.

233

00:28:20.098 --> 00:28:29.038

Who is advantaged or potentially disadvantaged in potential policies that are being considered.

234

00:28:29.038 --> 00:28:41.308

And it got a whole series more questions, but I think, for me, it does, you know, this idea of, do we have the data? Do we really know who lives there?

235

00:28:41.308 --> 00:28:49.588

Have we heard from the communities who are living in places where preservation is threatened.

236

00:28:49.588 --> 00:28:54.479

Are the policies and the plans that we're considering feasible.

237

00:28:54.479 --> 00:29:05.788

What is the impact of these things on the lives of the people who live there and they list transit recreation, child care healthy foods, et cetera.

238

00:29:05.788 --> 00:29:15.538

So does anyone if we want to go back to the big 3 and look at those.

239

00:29:16.888 --> 00:29:23.189

With this notion of an equity lens and is there anything that you see in these plans that.

240

00:29:23.189 --> 00:29:29.878

You could provide a challenge, or that is not taking something into account.

241

00:29:29.878 --> 00:29:42.419

So would add if you're able to scroll up just a little bit, that kind of abbreviated list of questions at the other. Great. Thank you.

242

00:29:42.419 --> 00:29:54.028

For me, I would think that making sure we're clear without being too prescriptive about.

243

00:29:54.028 --> 00:30:00.269

What's that replacement unit looks like right? Um, I know this is a.

244

00:30:00.269 --> 00:30:07.229

Has been a big topic in even other jurisdictions that have talked about replacement unit replacement and kind.

245

00:30:12.118 --> 00:30:15.328

What was there before might have much.

246

00:30:16.798 --> 00:30:21.358

Versus what most builders are building today.

247

00:30:21.358 --> 00:30:24.749

Uh, uh, or units, um.

248

00:30:24.749 --> 00:30:29.038

And then, you know, whether or not, there's a need in that market and the replacement of.

249

00:30:29.038 --> 00:30:32.909

That unit, depending on that family size right? So.

250

00:30:32.909 --> 00:30:38.429

Um, what is, like, kind without being true just.

251

00:30:38.429 --> 00:30:42.898

Build back a 760 square foot 1 bedroom.

252

00:30:42.898 --> 00:30:48.028

You know, but, you know, that's.

253

00:30:50.848 --> 00:30:56.489

But not building back, at least.

254

00:30:56.489 --> 00:31:03.659

Based on reasonable accommodation, so.

255

00:31:03.659 --> 00:31:10.469

Um, you know, bring that up for people's thoughts about, um.

256

00:31:10.469 --> 00:31:16.888

That would be and those replaced, and that's is a replacement unit.

257

00:31:20.398 --> 00:31:23.729

I don't know if others have thoughts along those lines.

258

00:31:24.808 --> 00:31:32.939

Yeah, I also wonder as we encounter.

259

00:31:34.824 --> 00:31:48.084

Certain communities that maybe are multi generational or inter, generational, or need larger homes or how do we that are perhaps living in overcrowded conditions currently?

260

00:31:48.084 --> 00:31:53.213

How do we accommodate and make sure that in a preservation scenario we're still.

261

00:31:53.548 --> 00:32:00.749

Honoring that kind of cultural tradition of intergenerational living.

262

00:32:00.749 --> 00:32:05.189

And ensuring that we're sensitive to that. So.

263

00:32:14.009 --> 00:32:17.459

Do we have the data that we need.

264

00:32:17.459 --> 00:32:28.979

To make these decisions, I feel like there's a, there's a vacuum. We really don't know the demographics of the areas in the county.

265

00:32:28.979 --> 00:32:39.449

That contain a lot of our older market, affordable housing. I don't feel like I have a good handle on who lives there and what their needs are.

266

00:32:39.449 --> 00:32:47.969

And I also feel that it's difficult to engage some of those families for a multitude of reasons.

267

00:32:47.969 --> 00:32:53.519

They're probably working 2 or 3 jobs, or they were Pre.

268

00:32:53.519 --> 00:32:57.179

Some of them are hesitant.

269

00:32:57.179 --> 00:33:07.588

To attend public meetings, or engage in the public process for some of them. Especially immigrant communities. There is a trust issue.

270

00:33:07.588 --> 00:33:14.098

I'm engaging with local government, so I think there are a lot of barriers. Does anyone have any thoughts on that?

271

00:33:16.703 --> 00:33:23.304

That's a very good point. And I guess I would ask staff are we collecting data?

272

00:33:23.304 --> 00:33:33.953

And I know we have the data that we are losing X amount of affordable housing units over the next few years. But do we have requests.

273

00:33:34.229 --> 00:33:38.729

Coming in for more affordable housing that we've collected data 1 and.

274

00:33:38.729 --> 00:33:42.989

Where those folks are coming from what their needs are.

275

00:33:42.989 --> 00:33:53.453

Long allows witness I imagine that our folks over, it hasn't community development.

276

00:33:53.513 --> 00:33:59.874

You have some figures, especially with regards to the programs that they themselves manage and help run. So.

277

00:34:00.148 --> 00:34:14.938

I think that that's something we could certainly provide to the group, and maybe in a different meeting. I don't think we have this right now, but yeah, we can we have I'm sure we have something along the lines of what's being discussed here that we provide.

278

00:34:14.938 --> 00:34:25.378

Right okay yeah that I think 1 of the biggest challenges, so is our older market affordable housing.

279

00:34:25.643 --> 00:34:38.724

It's privately owned the county can certainly look at who is living in their housing but a vast majority of this housing that we're concerned is so having some sort of handle on who,

280

00:34:39.503 --> 00:34:42.893

and what the demographics and the needs are has been a challenge.

281

00:34:56.489 --> 00:35:04.139

Any thoughts about how we do outreach or.

282

00:35:04.139 --> 00:35:09.599

How we encourage people to.

283

00:35:09.599 --> 00:35:17.938

To enter into the process, how we hear from people who are living in these communities does the county have any strategies in place?

284

00:35:17.938 --> 00:35:22.199

That we know of that have worked, who are the traditional.

285

00:35:22.199 --> 00:35:31.018

Partners that you can think of, or that you may know of that have outreach to these communities. And how can we do a better job.

286

00:35:31.018 --> 00:35:35.248

Silence.

287

00:35:35.248 --> 00:35:39.599

I'd like to add onto that maybe question to about.

288

00:35:39.599 --> 00:35:46.168

We're talking about our big 3 proposals and the flexibility around the plan.

289

00:35:46.168 --> 00:35:49.588

Amendment or really, you know, we're asking to possibly.

290

00:35:49.588 --> 00:35:53.608

Circumvent that these projects that have.

291

00:35:53.608 --> 00:35:56.728
That we're trying to preserve.

292
00:35:56.728 --> 00:36:02.398
Affordable housing, but does that inhibit any.

293
00:36:02.398 --> 00:36:09.778
Perception community engaged opportunities, right? I mean, that the.

294
00:36:09.778 --> 00:36:18.239
And amendment processes is is meant to encompass.

295
00:36:18.239 --> 00:36:23.248
You know.

296
00:36:28.139 --> 00:36:32.489
Is saying that.

297
00:36:33.778 --> 00:36:41.818
Camilla, I hate to say you're breaking up quite a bit. I'm not sure if something going on with your.

298
00:36:41.818 --> 00:36:46.228
Just stop my video that.

299
00:36:46.228 --> 00:36:49.318
Or, maybe.

300
00:36:49.318 --> 00:36:55.199
Go ahead. Yeah, we'll go.

301
00:36:55.199 --> 00:37:00.418
Okay, or I'll, I'll add, let me add in the chat perhaps.

302
00:37:00.418 --> 00:37:04.048
But community engagement as it relates to.

303
00:37:04.048 --> 00:37:10.168
Uh, our proposal intensive plan, amendment flexibility.

304
00:37:10.168 --> 00:37:18.239

I like that. Um, I think that's important and it also.

305

00:37:18.239 --> 00:37:23.429

We know that with any changes around the comp plan.

306

00:37:23.429 --> 00:37:29.458

That the same people who maybe want to protect the status quo.

307

00:37:29.458 --> 00:37:39.659

Are very engaged in the process, but we don't always hear the voices of the people who may be impacted or who aren't.

308

00:37:39.659 --> 00:37:44.369

Plugged in to this kind of civic discourse.

309

00:37:44.369 --> 00:37:50.009

Process that we have in the county, so making sure.

310

00:37:51.628 --> 00:37:55.619

Upfront that we capture.

311

00:37:55.619 --> 00:37:59.608

Those people, I think that's what you were saying, Camilla, I want to make sure I'm not.

312

00:37:59.608 --> 00:38:03.478

Putting words in your mouth, but that we capture that engagement.

313

00:38:03.478 --> 00:38:07.858

Yeah, I here she just wrote it in the chat.

314

00:38:07.858 --> 00:38:11.039

Which is.

315

00:38:11.039 --> 00:38:20.820

Does our proposal to add flexibility to the comp plan amendment for affordable housing preservation projects?

316

00:38:20.820 --> 00:38:26.849

Limit an additional opportunity for community engagement how do we mitigate against that?

317

00:38:31.860 --> 00:38:40.679

And there are different kinds of communities here right there are we have communities that are normally engaged of homeowners.

318

00:38:40.679 --> 00:38:49.949

And then we have renter communities or minority population communities, immigrant communities who maybe are not as engaged.

319

00:38:49.949 --> 00:38:53.099

So, community engagement is very broad.

320

00:38:53.099 --> 00:39:01.019

Broad term, and we want to make sure that we capture those people who will be impacted and who aren't usually at the table.

321

00:39:01.735 --> 00:39:12.295

Does that make sense or Eva? I see you not in your head. I totally agree.

322

00:39:13.014 --> 00:39:22.494

I think you brought up a really good point bringing in the immigrant community. Then I think working with some of the advocates for those community.

323

00:39:22.739 --> 00:39:26.304

I'm just speaking to say for the American group,

324

00:39:26.335 --> 00:39:32.215

there's a community leader for the Vietnamese American in the Northern Virginia area,

325

00:39:32.394 --> 00:39:34.315

so bringing it up to him,

326

00:39:34.344 --> 00:39:35.094

but also,

327

00:39:35.094 --> 00:39:38.905

maybe religious leaders and getting the word out.

328

00:39:38.934 --> 00:39:53.454

So I think those are good outreaches. And then something, just different as sometimes figure out figuring out, who is the influencer on social media because of the think that a lot of them.

329

00:39:54.360 --> 00:39:57.960

You know, don't have a cell phone or what have you, but they're very.

330

00:39:57.960 --> 00:40:07.679

Much in tune, they all have the cell phone and they're always watching Facebook, YouTube and things like that. So I think like having more videos or social media.

331

00:40:07.679 --> 00:40:12.900

Something that can engage them and catch their attention because.

332

00:40:12.900 --> 00:40:14.125

It's important to them,

333

00:40:14.155 --> 00:40:16.644

but sometimes if they see the same people,

334

00:40:16.914 --> 00:40:17.485

they say,

335

00:40:17.485 --> 00:40:17.784

oh,

336

00:40:17.815 --> 00:40:25.315

yeah I don't know him or he's annoying or they tune them out but if you have a different modality to reach them,

337

00:40:25.554 --> 00:40:32.905

then I think you'll get more because more so than ever affordability is a major issue at this point.

338

00:40:32.905 --> 00:40:47.125

So I think you guys brought up a really good point of trying to think outside the box for a community engagement. I think we saw that in our 1st, like a hack project where we had different case studies of.

339

00:40:47.460 --> 00:40:59.905

Who affordable housing is like, who are the faces of affordable housing so, when we did that, then people were less likely to say not in buying backyard. It was like, what?

340

00:41:00.565 --> 00:41:04.974

The nurse, the teacher my gosh. We want to work to keep them in our community.

341

00:41:05.155 --> 00:41:16.974

So, part of the education outreach that we did there, I thought it was successful because we really reached out to we went to the neighborhoods so it gave them an opportunity to learn more.

342

00:41:17.219 --> 00:41:20.760

About what we're working on.

343

00:41:20.760 --> 00:41:28.320

With all that should community engagement and be 1 of the 3.

344

00:41:28.320 --> 00:41:31.980

Strategies, I think.

345

00:41:31.980 --> 00:41:35.099

And I'm going to like Camilla, um.

346

00:41:35.099 --> 00:41:42.449

Weigh in on this, because she was the 1 who kind of introduced the topic, which I think was a really good 1 that.

347

00:41:42.449 --> 00:41:51.900

Under this amendment flexibility, this ability to be flexible about comp plan amendments. We want to make sure that we hear.

348

00:41:51.900 --> 00:41:59.070

From everyone in the community, and I think what Ava brought up. I loved her examples of kind of.

349

00:41:59.070 --> 00:42:03.570

Trusted partners or ambassadors.

350

00:42:03.570 --> 00:42:10.320

Who know how to bring those community voices that we do don't usually get. So, this is.

351

00:42:10.320 --> 00:42:20.610

Solid and I think what this is, is kind of this equity lens that we're trying to view all of these strategies with.

352

00:42:20.610 --> 00:42:30.960

So, it may be that community engagement really um, I, I think more than anything, it probably sits in number 1.

353

00:42:30.960 --> 00:42:37.619

Although when you go to zoning incentives and how that might change.

354

00:42:37.619 --> 00:42:43.079

A communities look and feel you would also want the and put of the community.

355

00:42:43.079 --> 00:42:49.320

So, I don't know if this is how the group feels if this is kind of an over arching principle.

356

00:42:49.320 --> 00:42:55.590

That we want to identify, or if it belongs in 1 specific, um.

357

00:42:55.590 --> 00:43:01.769

Idea so I'll float this out in and I floated by Mark.

358

00:43:01.769 --> 00:43:07.530

If we looked and I know we already addressed we talked about this item number 3 extra, but I.

359

00:43:07.530 --> 00:43:14.219

Tom to market and understand the difference there but do we make a 1 a, and.

360

00:43:14.219 --> 00:43:21.659

1, be, so we have a number 1 a, and a. B. I, I believe that we need.

361

00:43:21.659 --> 00:43:28.829

The language piece of plan amendment flexibility to be separate from the extra time to market.

362

00:43:28.829 --> 00:43:34.469

And we thought we could do a, and a B, and then number 3 B, community engagement.

363

00:43:34.469 --> 00:43:37.889

To make it because that opens up a.

364

00:43:37.889 --> 00:43:42.780

A whole host of other things, the community we are talking about.

365

00:43:42.780 --> 00:43:53.280

The tenants, and as well as the developers where we would want everyone involved in the process, if I understand MS.

366

00:43:53.280 --> 00:43:58.530

Thoughts there. No comment. I think that makes sense. Walter.

367

00:43:58.530 --> 00:44:01.590

I want to and you're talking about your.

368

00:44:01.590 --> 00:44:06.090

Part of a larger process, but there are really 2 distinct phases right?

369

00:44:11.159 --> 00:44:17.219

With regard to community involvement, engagement and reaching out to this length to.

370

00:44:17.219 --> 00:44:21.539

So, the communities that may not be as involved in.

371

00:44:21.539 --> 00:44:27.239

The day to day thing county government how much does the county government dialogue with public school system?

372

00:44:33.869 --> 00:44:41.250

Online online to, like, maybe community planning things and stuff like that. Like, we've got some emerging issues coming up with, like, you know.

373

00:44:41.250 --> 00:44:46.949

But, you know, in terms of what they can learn from, because I imagine the public school system.

374

00:44:46.949 --> 00:44:51.300
Has it and it's probably a lot of experience.

375
00:44:51.300 --> 00:44:54.750
Dealing with the communities that, you know.

376
00:44:54.750 --> 00:45:00.329
May not be totally focused on what's going on with the planning and zoning world.

377
00:45:00.329 --> 00:45:06.570
Yeah, but they just for the kids, you got folks them 10 different languages maybe more so.

378
00:45:06.570 --> 00:45:16.050
Yeah, I I know just years ago, when I was doing the pro bono in Maryland, and we had a terrible problem with people getting hit.

379
00:45:16.050 --> 00:45:21.210
And killed on highways, and because it was just culturally, not thought of the cross, the crosswalk.

380
00:45:21.210 --> 00:45:33.179
Yeah, the solution actually had been going through the public school system, beginning education campaign through them. But more importantly, it was talking to the 1st step was talking to the people who were regularly having to send material out.

381
00:45:33.655 --> 00:45:47.454
School related material to these various communities, and they actually knew were much better understanding who the ambassadors were. If you were going to do a, this goes back to this, you dump documents, you know, you were going to.

382
00:45:48.269 --> 00:45:51.480
Dump documents next to the other penny saver or something like that.

383
00:45:51.480 --> 00:45:56.099
Where you would go and so I just to the extent that there is.

384
00:45:56.099 --> 00:46:05.849
Yeah, some of that, you know, skill set already, you know, at least it's worth tracking with the schools because they probably have better ideas. You never know.

385

00:46:05.849 --> 00:46:18.539

I think the schools are really good. Um, it's multiple as Eva said, it's, it's multiple touch points in a community. It's schools, it's faith communities. It's.

386

00:46:18.539 --> 00:46:21.840

Influencers and.

387

00:46:21.840 --> 00:46:31.320

But it's also, I think it's important for us to hear from these communities. Not just ask them to respond.

388

00:46:31.320 --> 00:46:41.519

So, what we're doing, but to share in the beginning, what their vision is, rather than just telling them what we're going to do, we should ask them.

389

00:46:41.519 --> 00:46:49.619

Uh, what they would like to see, and I think that's that requires up, you know, much more, um, advanced outreach.

390

00:46:49.619 --> 00:46:53.070

And then another.

391

00:46:53.070 --> 00:47:07.679

Way to reach of the schools cause I belong to the Rotary Club bailey's crossroad and so we do food and security or we help them prepare for school. So we would do these fares.

392

00:47:07.679 --> 00:47:22.224

And then when they come, they get, you know, they have a lot of fun and they get a lot of something, whatever, but we'll educate them on how to get their kids ready for schools. So, that they're not always behind. We register them.

393

00:47:23.485 --> 00:47:30.264

I'm not sure. Exactly, what the name is, but for kidnapping sign them up, register them.

394

00:47:30.510 --> 00:47:40.164

And then, we also signed them up. So, that they get assignments. And again, I don't have kids. So I don't know. But something like Blackboard or something.

395

00:47:40.344 --> 00:47:46.824

So, the parents will know what the kids are up to at school or if there's days things like that program.

396

00:47:46.824 --> 00:48:00.204

But we set up a whole gymnasium full of resources that are offered in the community, but we try to make it so fun that the parents will take off from work. So they participate and be interested in the kid.

397

00:48:00.355 --> 00:48:07.284

So leveraging these community groups that a lot of them are retired and they have the time but.

398

00:48:07.590 --> 00:48:20.610

They can use their expertise to share information so they can share the vision or the needs. But the other part is a lot of the times we partner with the community says something and affordable housing.

399

00:48:20.610 --> 00:48:30.329

We've got the builders, but we have we leverage like the engineers or the architects that will save our green or type.

400

00:48:30.329 --> 00:48:33.989

Things so we kind of pull the community in.

401

00:48:33.989 --> 00:48:39.780

By sharing this with the various groups. Yeah. Again, churches and volunteer groups.

402

00:48:39.780 --> 00:48:42.960

Yeah, that's a really good point.

403

00:48:45.719 --> 00:48:54.989

Um, there's another question we need to be addressing here, I think is, um.

404

00:48:54.989 --> 00:48:59.039

I think there's 1 more or no.

405

00:48:59.039 --> 00:49:05.400

And what time do we go back at? Not until 330 when we go back to the main group.

406

00:49:06.684 --> 00:49:21.355

So, have our storming section until 320 so we've got about 30 minutes for the discussion. Okay. There are a couple of other sections that okay. Let's let's make sure we, we at least touch on.

407

00:49:22.079 --> 00:49:29.969

So, some of that, I think there's, if you could scroll down a little bit more, there's there, we should be 3 actually.

408

00:49:29.969 --> 00:49:33.659

This is way up here.

409

00:49:33.659 --> 00:49:41.760

Okay, this looks like this is where we should be areas for exploration and evaluation task was finalization.

410

00:49:41.760 --> 00:49:44.820

This is serious work.

411

00:49:45.960 --> 00:49:49.260

Okay.

412

00:50:00.030 --> 00:50:08.969

Okay, it looks like this says, proposed changes in this under this part 2.

413

00:50:10.619 --> 00:50:19.014

Are included below using purple so the things in purple are the things that I guess we discussed earlier are in yes.

414

00:50:19.224 --> 00:50:31.795

Last time the meeting last time, please confirm these changes in purple are accurately captured as well as consider whether to include the 1 bullet. That wasn't clear from the 11 5 notes. So.

415

00:50:32.905 --> 00:50:45.684

Integrating community engagement early, not simply just your tandem with the development. I think we've spent a fair amount of time talking about that. And I think there's agreement that we need to figure out how to do a better job of that.

416

00:50:48.510 --> 00:51:01.260

Evaluation of land use policies that take into consideration preservation replacement not just replacement of the physical structure.

417

00:51:01.260 --> 00:51:14.519

Preserving the use and affordability preserving the use and affordability with the 1 to 1 replacement. Eric, that's what you were alluding to. Is that correct? And what we were talking about a little while ago.

418

00:51:14.519 --> 00:51:20.190

Yes, but beyond beyond 1 to 1 replacement, if.

419

00:51:20.190 --> 00:51:28.139

If, uh, I guess most of the focus of the things we've been discussing are to actually encourage more dense replacement.

420

00:51:28.139 --> 00:51:31.739

Okay, not necessarily a 1 on 1.

421

00:51:31.739 --> 00:51:46.619

So, we should add additional 1 to 1 replacement with additional density with that capture when additional with additional density when possible yeah.

422

00:51:46.619 --> 00:51:50.880

Okay.

423

00:51:52.440 --> 00:52:05.670

Okay, then the final consideration of incentives targeted to make market affordable owners operators and or incentives such as tax reduction.

424

00:52:05.670 --> 00:52:14.789

To incentivize rehab and maintenance of market rate affordable units.

425

00:52:14.789 --> 00:52:22.289

This is probably getting a little bit into the work of a group number to where they're looking at.

426

00:52:23.364 --> 00:52:24.835

Financial incentives,

427

00:52:24.835 --> 00:52:25.135

so,

428

00:52:25.135 --> 00:52:27.474

maybe this belongs in the other group,

429

00:52:27.505 --> 00:52:34.164

but for those owners who want to keep and maintain their market affordable housing,

430

00:52:34.675 --> 00:52:40.195

how can we incentivize them to keep it as affordable not to have continued.

431

00:52:40.500 --> 00:52:45.150

Um, rent increases, um.

432

00:52:45.150 --> 00:52:55.860

So, I don't know, while I think this is a worthwhile strategy. It may belong in the other group. What does everyone think.

433

00:53:04.260 --> 00:53:10.440

I guess I would agree that are.

434

00:53:10.440 --> 00:53:18.150

Would belong in the other? Yeah. Okay. With that.

435

00:53:18.594 --> 00:53:30.684

So, should I deleted it just put a while? We can't because we delete it. Grammar. Should we just say more create for group? 2?

436

00:53:31.554 --> 00:53:45.534

1 thing we could do is just put a strike through the way it lives on and we kind of directly what we, what we did. Okay if we wanted to share it with the group number 2, then we can do that that way. Okay. So, we don't delete it.

437

00:53:45.534 --> 00:53:46.974

We just tried to through it.

438

00:53:47.639 --> 00:53:52.079

Yeah, I, I would agree with that.

439

00:53:57.119 --> 00:54:00.269

There you go.

440

00:54:01.885 --> 00:54:08.545

Michelle, this is Eric, I just have a question, and maybe members of the, you are members of the task force can know better than I do.

441

00:54:09.175 --> 00:54:21.264

Um, sometime back there was some discussion that I heard, uh, primarily Donovan county about, uh, giving existing owners of market.

442

00:54:21.264 --> 00:54:34.105

Great affordable units, some flexibility in adding units maybe not vertically, but horizontally in their parking lots and open spaces in exchange for an overlay of housing preservation.

443

00:54:35.034 --> 00:54:36.625

Do you guys know if that ever.

444

00:54:37.199 --> 00:54:41.789

Went anywhere or was feasible or.

445

00:54:41.789 --> 00:54:46.380

You know, something that was an incentive for existing owners to.

446

00:54:46.380 --> 00:54:53.969

Commit the preservation and get some additional development rights as a, as, as a trade off.

447

00:54:55.320 --> 00:55:07.409

Staff know about that. I have a little bit of familiarity with the, the conservation zones in Arlington.

448

00:55:07.644 --> 00:55:22.405

I know that 1 of the questions around those conservation zones was the desire of the surrounding neighborhoods to refrain from any additional

449

00:55:22.465 --> 00:55:23.155

density.

450

00:55:23.664 --> 00:55:31.795

So it might have been that 1 strategy Eric was to allow them to, as you say, expand horizontally.

451

00:55:32.099 --> 00:55:45.385

By adding reducing some of the parking, but I don't I don't know if that was ever adopted or Camilla. I don't know if, you know, or if any or anybody. Mark, anyone who is more familiar with Arlington.

452

00:55:51.599 --> 00:55:58.050

I'm not, I, I, I, I'm doing working Arlington, but it's crystal Amazon.

453

00:55:58.050 --> 00:56:09.150

Urban areas, the, the housing preservation, the conservation areas tend to be kind of townhouse areas in the areas kind of closer to the and.

454

00:56:09.150 --> 00:56:15.179

There's a question as to whether or not, they're really limiting affordable housing or they're just keeping people, you know.

455

00:56:15.179 --> 00:56:19.019

Their houses next, it really nice new development, but.

456

00:56:19.019 --> 00:56:29.965

I ll a lot familiar, but Eric, it might be something to think about.

457

00:56:31.135 --> 00:56:38.905

It falls under that last category that we just struck out. Are there land use tools?

458

00:56:39.030 --> 00:56:43.650

That we could provide for owners of market, affordable housing.

459

00:56:44.755 --> 00:56:52.885

That would incentivize them to continue to keep their rents affordable and that might be,

460

00:56:52.885 --> 00:56:54.954

including a little bit more density,

461

00:56:55.135 --> 00:56:55.914

not the,

462

00:56:56.635 --> 00:57:00.204

it's not the tax abatement and it's not the,

463

00:57:00.235 --> 00:57:02.394
the subsidy to do maintenance,

464

00:57:02.784 --> 00:57:05.454
but it's allowing them to increase the density.

465

00:57:05.454 --> 00:57:12.775
I guess. The question would be, how much would they need to be able to to make it worthwhile? So.

466

00:57:13.409 --> 00:57:26.909
Yeah, I think that was that was the, that was the crux of the of the discussion I heard and I don't know that I don't think it doesn't sound like there was a resolution 1 way or the other.

467

00:57:26.909 --> 00:57:30.599
Yeah, yeah.

468

00:57:30.599 --> 00:57:36.269
Some of them, we've lost your screen here you go.

469

00:57:36.269 --> 00:57:42.510
Derek, if I may the next section of this document.

470

00:57:42.510 --> 00:57:55.440
Is more kind of the brainstorming exercise where we can provide a little bit more in terms of details regarding the bullets. So I think that, but keep that in mind because, as we, as we go a little bit further down the next section.

471

00:57:55.440 --> 00:57:59.460
Why don't we look at regarding benny's policy?

472

00:57:59.460 --> 00:58:06.480
Okay, good, good segue. Let's move down. Thank you. Graham is keeping us on us. I love that.

473

00:58:06.480 --> 00:58:12.389
Okay, the brainstorming everybody take a look at this.

474

00:58:28.230 --> 00:58:30.085
So I just say that,

475

00:58:30.385 --> 00:58:33.414

having spent a lot of time working on the community wide housing,

476

00:58:33.414 --> 00:58:34.434

strategic plan,

477

00:58:34.764 --> 00:58:41.125

there were no preservation strategies or definitions 1 of the tasks,

478

00:58:41.184 --> 00:58:49.554

or 1 of the objectives of the community wide strategic plan was to make sure that we created a preservation.

479

00:58:49.860 --> 00:58:53.550

Plan preservation strategy, so I would.

480

00:58:53.550 --> 00:59:00.030

From my perspective, I don't see anything that's currently in the plan that we can build upon.

481

00:59:01.170 --> 00:59:04.260

But I'm happy to be.

482

00:59:04.260 --> 00:59:08.159

Told that I'm wrong.

483

00:59:17.429 --> 00:59:20.849

And reading the sub bullets, shall I know that the number.

484

00:59:20.849 --> 00:59:24.539

I guess 8, 3, is that right?

485

00:59:24.539 --> 00:59:28.440

Is look, I think, yes, yes. Um.

486

00:59:28.440 --> 00:59:34.230

So, what date to the deputy programs any, anything.

487

00:59:34.230 --> 00:59:41.460

Relevant there I, I, I guess those are really generating new units.

488

00:59:41.460 --> 00:59:54.329

So, I don't know if there is some sort of work around preserving the expiration date on those. So I'm just reading now, consider this from the perspective of preserving if you use and.

489

00:59:54.329 --> 00:59:59.340

That are set to expire from a planning and zoning perspective.

490

00:59:59.340 --> 01:00:10.590

Changes that could be implemented that would reduce the number of aid to use and debit to use to expire or the opportunity to extend affordability going forward.

491

01:00:10.590 --> 01:00:15.480

I don't know if it's possible to make.

492

01:00:15.480 --> 01:00:18.480

The restrictions on those.

493

01:00:18.480 --> 01:00:24.570

Yeah, it's in perpetuity. That's 1 way to extend the affordability period.

494

01:00:29.670 --> 01:00:33.840

Yeah, I don't know if that's even viable. Right?

495

01:00:33.840 --> 01:00:38.250

Well, that's true, right because these are owned by.

496

01:00:38.250 --> 01:00:41.699

Privately held right.

497

01:00:41.699 --> 01:00:54.659

So, it could be at the expiration of the period, then kind of give the county the right of 1st, refusal to buy them and keep them as affordable something like guys that.

498

01:00:54.659 --> 01:01:01.079

That's a good idea. Yes, we could. I think we could put that down.

499

01:01:02.429 --> 01:01:09.119

Is there a process by which you can almost reverse engineer the and W, W process.

500

01:01:09.119 --> 01:01:12.750

To provide more density, so you have a.

501

01:01:14.190 --> 01:01:23.400

Guards style, apartment project or something like that from the forties or fifties, or like that or maybe it's something where, you know, you no longer have afford my hands.

502

01:01:23.400 --> 01:01:27.329

Yes, sir. Is there a way to.

503

01:01:27.329 --> 01:01:33.059

Basically retroactively take that development and say, okay, I'm going to now.

504

01:01:34.440 --> 01:01:40.230

A percentage of these units as being a portal to this as if it was done when it was begun.

505

01:01:40.230 --> 01:01:53.610

And from that, I'm going to harvest the density bones. I would have got out of that to then say some of these things are also built with generous amounts of open space or something like that.

506

01:01:53.610 --> 01:01:56.849

Do a small infill project that, but then you could do.

507

01:01:56.849 --> 01:02:02.250

You know, market rate in Philadelphia I know we explored that once at a site in.

508

01:02:02.250 --> 01:02:09.150

Enrichment highway for hunting tower and Carlisle groups I'd have to go forward, but at least as a.

509

01:02:09.150 --> 01:02:14.489

something was thought of at one point you know is that something we might want to think about you know in terms of where to .

510

01:02:14.489 --> 01:02:19.440

Provide opportunities for projects that have otherwise not been.

511

01:02:19.440 --> 01:02:22.440

Be overlooked because they're just existing.

512

01:02:23.065 --> 01:02:38.034

I think it's a good question, and I think it's more frankly on the zoning into things than say a coffee right? Any type thing because in some cases, you might have sites that haven't utilized all of the available density under the under there by right.

513

01:02:38.034 --> 01:02:40.885

Potential anyway. Building any thoughts on that.

514

01:02:41.460 --> 01:02:48.960

Yeah, we looked at that I think I'm I looked at the 1 Mark you're referring to and the possibility is there too.

515

01:02:48.960 --> 01:02:58.199

There'll be a separate as 80 you affordable going in it or W, you just add harvest the bonus that relates to.

516

01:02:58.199 --> 01:03:07.139

You know, re, designating those units, as you said, every 2 years. So there's a possibility that exists in the current policies, current ordinance and.

517

01:03:07.139 --> 01:03:18.894

Coverage it's going to have to go through an amendment process to maybe not, but a PCA publication amendment, or some other process for the board to determine as appropriate.

518

01:03:19.585 --> 01:03:23.695

But there might be discrete instances where you have projects that otherwise you'd have no ability to get.

519

01:03:24.000 --> 01:03:28.320

Affordable housing in there and over time.

520

01:03:28.320 --> 01:03:33.329

Areas around them, intensified the comp plan recommendations are identified. This is a.

521

01:03:33.329 --> 01:03:38.969

Another tool that might be available for a property owner to say, okay, I will.

522

01:03:38.969 --> 01:03:46.320

Freeze X, amount of units, and 80 years or w's and exchange and again is built correctly says you have to take all that through.

523

01:03:46.320 --> 01:03:50.489

The development review process to it and be successful in that car.

524

01:03:50.489 --> 01:03:57.929

Might be a way to kind of put places in where you otherwise have an desert.

525

01:03:57.929 --> 01:04:06.090

So either mark or Bill, I'm going to ask you to restate that. So so dad can add it.

526

01:04:06.090 --> 01:04:10.739

In a way that she can't, we can all understand it.

527

01:04:10.739 --> 01:04:13.949

As a, as a potential strategy.

528

01:04:20.905 --> 01:04:21.204

So,

529

01:04:21.204 --> 01:04:21.954

essentially,

530

01:04:23.514 --> 01:04:28.764

it's talking about if someone come into the process to build units,

531

01:04:29.605 --> 01:04:32.934

when a developer may already be maxed out for the density,

532

01:04:33.324 --> 01:04:37.315

but designated existing units as a W,

533

01:04:38.005 --> 01:04:43.045

and bonus did we get by Brian David use is where you generate the new units,

534

01:04:43.704 --> 01:04:44.005
right?

535

01:04:44.460 --> 01:04:47.699
So.

536

01:04:47.699 --> 01:04:52.289
As opposed to county, does something like that with their housing conservation district?

537

01:04:52.289 --> 01:04:59.909
So, are you, are you able to get this down? Are you able to copy this.

538

01:05:01.405 --> 01:05:15.474
Do you want them to say it again? Yeah. Maybe put it in the chat because I put it in the chat. Put it in a chat. Yeah. That's a good idea. Thank you. Yeah, I know because that's a lot like bonus unit.

539

01:05:16.164 --> 01:05:25.824
Okay. Maybe just in terms of the formatting, I think you want to put it in the boxes below as an opportunity challenge.

540

01:05:26.099 --> 01:05:29.309
Once a week once we get the, the next.

541

01:05:30.570 --> 01:05:45.474
Okay, I would agree with that and also say that it probably belongs under number 3 examine, resent a special exception opportunities since we're developing. I'm talking about a development process. I think it's just it's just an example of that larger point. That's all it is.

542

01:05:45.534 --> 01:05:46.014
Okay.

543

01:05:46.469 --> 01:05:56.940
Sorry, the world, so if someone will put that language in the chat box for solid, and then she will make sure it gets under the appropriate.

544

01:05:56.940 --> 01:06:01.320
Opportunities challenges for number 3. is that correct?

545

01:06:01.320 --> 01:06:09.150

Okay, so either bill or mark, if you can just type that example.

546

01:06:09.150 --> 01:06:20.159

Build a build in it and we do it after we do it. Okay. Thank you. How long were those designations typically be.

547

01:06:20.159 --> 01:06:24.480

If somebody wanted to do it.

548

01:06:24.480 --> 01:06:32.550

Well, potentially, I mean, w's, it could be 12 to 20% bonus density.

549

01:06:34.315 --> 01:06:47.514

80 years could be anchor, be percent bonus 1720% bonus tests. It depends on the project type of units. But as you mentioned last Florida, the affordability period bill so definitely.

550

01:06:48.804 --> 01:07:02.815

Use this in 30 years or 50 years. I forget. I can't remember opens 50, 30 years minimum. Somebody has a year, but it depends which product program it is and if it's rental or for sale that minimum 30 years.

551

01:07:02.815 --> 01:07:04.704

Okay Thank you.

552

01:07:28.405 --> 01:07:33.835

Okay, these on the short term long term right is up by doing it right?

553

01:07:35.190 --> 01:07:39.960

That's probably a, is that a long term? Short term long term.

554

01:07:39.960 --> 01:07:43.889

But you can today, so it's.

555

01:07:43.889 --> 01:07:54.539

You know what Mark had talked about, could be done today. Okay. That's I think where it is now. So that is fine.

556

01:07:54.539 --> 01:07:58.170

Okay.

557

01:08:24.539 --> 01:08:31.500

All right, where let's scroll back up.

558

01:08:31.500 --> 01:08:34.859

To this lists that we have.

559

01:08:34.859 --> 01:08:40.500

There's way more, there's way more. Okay.

560

01:08:44.279 --> 01:08:52.680

Are we good here or using? We still need.

561

01:08:52.680 --> 01:08:56.609

I think on this, integrating the community.

562

01:08:56.609 --> 01:09:01.560

Engagement early, I think some, a lot of ava's comments about.

563

01:09:01.560 --> 01:09:08.970

Trusted partners in the community engaging, trusted partners to and ambassadors.

564

01:09:08.970 --> 01:09:17.970

To make community members, feel comfortable with the process. So I'd say, just engaging ambassadors.

565

01:09:17.970 --> 01:09:21.810

And community representatives.

566

01:09:29.579 --> 01:09:35.310

Also, she mentioned social media.

567

01:09:45.270 --> 01:09:51.539

And do we want to cite examples of.

568

01:09:51.539 --> 01:10:03.539

Schools and schools yes, thank you. Faith base, community schools and faith based.

569

01:10:07.140 --> 01:10:12.060

Nonprofit organizations yeah.

570

01:10:18.989 --> 01:10:26.670

I don't know how you all feel about health care institutions or neighborhood health clinics.

571

01:10:26.670 --> 01:10:32.880

Oftentimes, they are considered trusted sources of information and.

572

01:10:32.880 --> 01:10:40.770

Yeah, most definitely good.

573

01:10:44.399 --> 01:10:50.939

Okay, let's scroll down to some of the others. Let's make sure we try to touch as many as we can.

574

01:10:50.939 --> 01:10:55.350

Preservation.

575

01:10:55.350 --> 01:11:01.770

Silence.

576

01:11:01.770 --> 01:11:09.510

Silence.

577

01:11:11.189 --> 01:11:24.659

So, Graham, what is it that we should be doing here? I'm a little we've got lots of things listed here. Are we supposed to be filling out or expounding on some of these strategies? The short term.

578

01:11:24.659 --> 01:11:30.510

All right, so this each numbered item.

579

01:11:30.774 --> 01:11:41.185

Okay, so that list of bullet points in the previous section, which were the things that we were at this group is kind of charged with developing in terms of our recommendations.

580

01:11:41.845 --> 01:11:48.505

So, the areas of exploration and evaluation, so each 1 of those bullets from the previous corresponds with.

581

01:11:48.899 --> 01:12:03.479

Of corresponding box where we can break out the different challenges, short term, long term strategies. So, things that we were talking about in both of those previous sections actually will fill pretty nicely. I think, into each 1 of those. So.

582

01:12:03.479 --> 01:12:11.189

So, should we keep, let's keep scrolling down and see.

583

01:12:11.189 --> 01:12:21.539

Can I ask a quick question and I'm not sure where it kind of falls into it, but just out of my own curiosity.

584

01:12:21.539 --> 01:12:28.560

As, you know, a lot of the brick and mortar retail businesses now are going out of business.

585

01:12:28.560 --> 01:12:31.770

And a lot of the strip malls are.

586

01:12:31.770 --> 01:12:35.310

You know, getting really old and not that desirable.

587

01:12:35.310 --> 01:12:44.159

What are some of the plans on the commercial side of redeveloping those places? Because those.

588

01:12:44.159 --> 01:12:49.314

Can be used to build high density I was saying,

589

01:12:49.314 --> 01:12:51.895

or repurpose or if we re,

590

01:12:51.895 --> 01:12:59.904

designate the zoning for it could be homes because it's already close to a lot of the transportation bus routes and things like that.

591

01:13:00.234 --> 01:13:02.484

So, I don't know. Has there been any.

592

01:13:02.729 --> 01:13:08.010

A conversation about that, I'm going to.

593

01:13:08.010 --> 01:13:16.949

Go ahead, I'm going to ask staff for me that personally that's a development opportunity up for new units.

594

01:13:16.949 --> 01:13:25.739

But, you know, how, how do we take that idea? And.

595

01:13:25.739 --> 01:13:35.699

Help create a, a preservation strategy. I'm not I'm not sure right now we're really trying to focus on how we preserve the housing that we have.

596

01:13:35.699 --> 01:13:39.750

So, maybe in a.

597

01:13:39.750 --> 01:13:49.439

It's a tdr, I don't know, maybe we for density to, but those are usually lower density sites, but they could be known for higher density. So.

598

01:13:49.439 --> 01:13:56.340

All right, like, in bailey's crossroad, or building up a partnership, like a public and private.

599

01:13:56.340 --> 01:14:06.300

Or something, like incentivize somebody to come in and do something like that. And it just seems like there's a lot of it in the bailey's crossroads, 7 corner area.

600

01:14:06.300 --> 01:14:10.590

But there's a lot of opportunity there. Yeah.

601

01:14:11.850 --> 01:14:21.449

Anyone have any thoughts on that um, Eva brings up a really good point. We've all been reading about these aging strip malls and offices that are now obsolete. 10.

602

01:14:21.449 --> 01:14:25.890

And even, um, Eric posted something about, um.

603

01:14:25.890 --> 01:14:36.689

Old hotels and motels. Yes, but in poor locations that aren't doing well, that could be repurposed. So, um, any thoughts from anybody.

604

01:14:36.689 --> 01:14:42.420

This is Walter. I think Eva, that's, I think is a great idea. And I think.

605

01:14:42.420 --> 01:14:46.529

It's 1 to look at it and maybe a long term strategy. I.

606

01:14:46.529 --> 01:14:53.250

Defer to staff on that, but, and in my mind as a part of preservation of housing.

607

01:14:53.250 --> 01:14:57.810

We've lost what we've lost, so we've got to be losing what we lose so.

608

01:14:57.810 --> 01:15:02.039

We need to replenish what we're losing, so I would.

609

01:15:02.039 --> 01:15:14.970

Camera that to see that as preservation as well as, as long as we replacing if we lose something developer isn't going to come back. He's just gonna do strictly market rate housing. No way to incentivize them to.

610

01:15:14.970 --> 01:15:19.199

To keep that in affordable housing, then if we have.

611

01:15:19.199 --> 01:15:22.470

A situation of a strip mall that we can redevelop.

612

01:15:22.470 --> 01:15:26.939

Then, to me, that sounds like a good way to help compliment.

613

01:15:26.939 --> 01:15:31.380

Preserving affordable housing.

614

01:15:31.380 --> 01:15:39.210

But I defer to staff that's the caveat that we.

615

01:15:39.210 --> 01:15:42.300

It's a, it's a really interesting.

616

01:15:42.300 --> 01:15:42.840

Yeah,

617

01:15:43.015 --> 01:15:46.645

interesting thought and a couple of thoughts just to follow up on that,

618

01:15:46.645 --> 01:15:55.074

as we do hear from the members of the shopping centers throughout the county fairly often regarding this question,

619

01:15:55.074 --> 01:15:57.414

because brick and mortar retail is struggling.

620

01:15:57.869 --> 01:16:01.920

Um, and there's certain struggling even more now during the pandemic.

621

01:16:02.694 --> 01:16:16.704

And it's, you know, we see this with site specific applications that we get coming in to try to do specifically additional housing in our in our shopping centers. And so it's, that's out there as in terms of developing interest for sure.

622

01:16:17.159 --> 01:16:21.840

And maybe 1 of the things, you know, pick up on what commissioner Clark was saying.

623

01:16:21.840 --> 01:16:33.600

In terms of a long term strategy, we have some flexibility right now regarding the conversion of some commercial uses for other purposes. And so maybe that maybe there's maybe this effort could tie in in some way.

624

01:16:33.600 --> 01:16:39.869

On the preservation angle, and specifically looking at 1 for 1 replacement as a, as an incentive for.

625

01:16:39.869 --> 01:16:46.739

Redeveloping for doing portions of every development center. Yeah.

626

01:16:47.789 --> 01:16:58.680

I was part of a county work group that looked at purposing or repositioning obsolete buildings and they came out with a report in 2017.

627

01:16:58.680 --> 01:17:08.130

And I will say that I was disappointed that we did not spend more time talking about repurposing buildings for residential use.

628

01:17:08.130 --> 01:17:15.119

So, I think that would be a great now, is really the time we see.

629

01:17:15.119 --> 01:17:19.289

How important how much housing we've lost how important this is.

630

01:17:19.289 --> 01:17:26.729

So, just building upon what Walter has said, and your comments Graham I think it would be great to go back.

631

01:17:26.729 --> 01:17:31.890

And revisit further exploration on that.

632

01:17:38.189 --> 01:17:49.649

Do we want that loaded somewhere? Because I remember when were you were going through that whole repurposing and residential got excluded? 100%.

633

01:17:49.649 --> 01:17:58.380

So, were you on, were you on that, Greg? I, I, I wasn't, but I attended a couple of meetings. Yeah, right.

634

01:17:58.380 --> 01:18:04.109

The need to keep presidential as an option, and it was.

635

01:18:04.109 --> 01:18:12.930

Yeah, yeah, yeah we weren't heard. No. Yeah. Yeah no, I think we should put it on here. Um, maybe it's a long term strategy.

636

01:18:12.930 --> 01:18:18.000

So, I think you can add it there. Does that make sense? Everyone.

637

01:18:18.000 --> 01:18:21.689

I would I would take us slightly different.

638

01:18:21.689 --> 01:18:26.010

Uh, angle I think it's a great idea. I don't think it's a good opportunity to have. No.

639

01:18:26.010 --> 01:18:33.899

A residential units that would better utilize existing property is that I guess I would.

640

01:18:33.899 --> 01:18:39.180

I would say from a development standpoint on those, say.

641

01:18:39.180 --> 01:18:43.829

Um, you know, single story shopping centers or strip malls that.

642

01:18:43.829 --> 01:18:52.500

It might be a better short term strategy, just because, I mean, it's ultimately not going to be the highest and best use for that.

643

01:18:52.500 --> 01:18:58.710

Land right benefits a fee of parking in a single store the retail.

644

01:18:58.710 --> 01:19:05.670

Establishment than the long term strategy probably would be to redeveloped with more density.

645

01:19:05.670 --> 01:19:11.520

Or a favorable and workforce units, higher density.

646

01:19:11.520 --> 01:19:15.029

But it, but I, I, I think it wouldn't be a good short term.

647

01:19:15.029 --> 01:19:20.609

You know, strategy, if these centers are under utilized.

648

01:19:20.609 --> 01:19:28.619

Okay, well, then we'll put it in short term. Intermediate strategies. Does that work? Stewart? Is that okay?

649

01:19:28.619 --> 01:19:36.359

Stuart, I agree and my thought was is developing the entire shopping center, not just the.

650

01:19:36.359 --> 01:19:40.229

That building or that particular? Yeah.

651

01:19:40.229 --> 01:19:45.869

But be developing the entire Rob, is that? Yeah, yeah. Yeah. I agree with that as well.

652

01:19:45.869 --> 01:19:49.949

Yeah, and I think to.

653

01:19:49.949 --> 01:19:55.920

Was that Ava who brought up the bailey's crossroads 7 corners areas. Really? Right?

654

01:19:55.920 --> 01:20:01.109

For that kind of creative thinking about redeveloping some aging.

655

01:20:01.109 --> 01:20:06.720

Sites into more creative uses mixed uses mix of uses so.

656

01:20:07.890 --> 01:20:12.899

Institutional uses as in.

657

01:20:12.899 --> 01:20:19.050

Option as well hey faced and or obviously public property, but.

658

01:20:19.050 --> 01:20:23.130

There's an opportunity for a.

659

01:20:23.130 --> 01:20:28.800

There are unfortunately churches that we talked about for as well, uh, that are going out of business as well.

660

01:20:28.800 --> 01:20:33.659

Do the pandemic end before that we are seeing those sites too?

661

01:20:33.659 --> 01:20:46.590

Or even just downsizing, right? They're going to a smaller religious structure and that additional space they are, they are dedicating to housing.

662

01:20:46.590 --> 01:20:53.880

Right yeah. Okay. Let's keep scrolling down.

663

01:20:53.880 --> 01:20:59.039

We have what? Um, 10 more minutes is that right?

664

01:20:59.039 --> 01:21:05.670

9, okay.

665

01:21:05.670 --> 01:21:12.270

Let's see, what is, what is this question here? What is this topic here?

666

01:21:13.439 --> 01:21:16.619

Density bonus density multiplier.

667

01:21:24.510 --> 01:21:30.600

I guess this is where transfer of development rights would fit in as a potential strategy.

668

01:21:40.770 --> 01:21:51.329

Let's go, um, unless somebody has something that they want to add to this, we haven't spent a lot of time talking about expediting the process.

669

01:21:51.329 --> 01:21:54.630

I guess the site plan process.

670

01:21:54.630 --> 01:22:00.420

And both the time, and some of the fees.

671

01:22:00.420 --> 01:22:06.899

That can really make an affordable housing project.

672

01:22:06.899 --> 01:22:10.470

Quickly become an affordable and I know there are.

673

01:22:10.470 --> 01:22:18.840

People on the call here, who can have experience speaking to that. So if you have any ideas that you want to throw out, that would be great.

674

01:22:18.840 --> 01:22:25.590

And the show, I think that ties back to our big 3.

675

01:22:25.590 --> 01:22:33.420

And in these last now, 8 minutes, I think you weren't supposed to be rising now where we're coming back with.

676

01:22:33.420 --> 01:22:42.210

The important and fee items kind of ends, but with that, the last of the booklets.

677

01:22:42.210 --> 01:22:45.689

I know we didn't get to the end of it.

678

01:22:45.689 --> 01:22:49.409

Options that we were talking about here to handle them, but.

679

01:22:49.409 --> 01:22:59.550

Was supposed to go back to them with this right. Okay. What may be the 3 most important feasible actions or strategies? Is that what you're referring to Camilla to focused on this time?

680

01:22:59.550 --> 01:23:08.340

It is yeah, and, I mean, I think this ends where we started again, we're still all in agreement that that's still our big 3, right?

681

01:23:08.340 --> 01:23:12.300

I think so. I think we are. I didn't hear any.

682

01:23:12.300 --> 01:23:21.869

I didn't hear any descent on that. So our big 3 was flexibility in addressing the comprehensive plan.

683

01:23:21.869 --> 01:23:27.210

I don't know solid that if you can quickly scroll back and forth, this is where you have to be a little bit about.

684

01:23:27.210 --> 01:23:32.460

Yeah, economic incentives and expedite time to market.

685

01:23:32.460 --> 01:23:44.039

Yeah, land you zoning incentives and expedited time to market. So we're being asked to identify immediate actions. Is that the question that we're being asked.

686

01:23:44.039 --> 01:23:47.250

I guess we need to go back to the there.

687

01:23:47.250 --> 01:23:55.739

Yeah, what may be the 3 most important or feasible actions or strategies to focus at this time. So this.

688

01:23:55.739 --> 01:24:00.239

Oh, this is what we have to present.

689

01:24:03.569 --> 01:24:13.920

Yeah, and so I think we're probably speaking to these in the context of the, the issues, the equity that we vetted and then as well as.

690

01:24:13.920 --> 01:24:20.220

Any additional ideas that came out of the brainstorming discussion.

691

01:24:20.220 --> 01:24:24.689

Right, yes so.

692

01:24:24.689 --> 01:24:34.529

Do people have any ideas that they want to add in here? So, the, the community engagement is that, um.

693

01:24:34.529 --> 01:24:40.350

I would say that's 1 of the ideas as well as we talked about the.

694

01:24:40.350 --> 01:24:44.729

Quite a bit so I think that's 1 that should be on the list.

695

01:24:49.979 --> 01:24:56.880

I don't know how feasible that is the but.

696

01:24:56.880 --> 01:25:03.300

Big 3 are we talking about the 3 big ideas? Are the 3 big areas. Are we talking about, like.

697

01:25:03.300 --> 01:25:06.510

Well, it's the tdr, which on my regulatory flexibility.

698

01:25:06.510 --> 01:25:09.810

Are we talking about planning flexibility? We're talking about.

699

01:25:11.250 --> 01:25:18.630

Yeah, the question is what may be the 3 most important or feasible actions or strategies to focus on.

700

01:25:18.630 --> 01:25:33.029

That we, I'm not exactly sure what we're driving at beyond just identifying that. We affirmed the big 3 and we've gone through and developed some sub bullets under each 1. so.

701

01:25:33.029 --> 01:25:40.649

Is it is it what are the most important actions we can take to implement the big 3?

702

01:25:41.670 --> 01:25:48.000

Maybe, you know, I'm not sure I'm gonna I'm gonna ask staff to help clarify this for us.

703

01:25:49.074 --> 01:26:01.135

So this section, right here, we have the big 3. okay. 11, 5, what we did was with the section. That's all that's focusing on right now. Just kind of make sure that we have the language of these down correctly.

704

01:26:01.614 --> 01:26:09.805

For the part for this is our, this is a new big 3 this is a different list of big 3. these are the big 3 ideas that we're going to focus on.

705

01:26:10.109 --> 01:26:20.130

That are, they're using those 3 big ideas that helps frame the discussion that we've had so far. But these are the 3 big ideas that are coming out of this brainstorming session.

706

01:26:49.350 --> 01:27:00.720

Or the 3rd, 1, I'll skip number 2. the 2nd 1 may be the, the discussion we just had around repurposing obsolete sites.

707

01:27:00.720 --> 01:27:04.409

Um, um, as a, as a potential.

708

01:27:04.409 --> 01:27:08.130

Um, and.

709

01:27:12.210 --> 01:27:18.600

What's the other thing that we spend some time talking about? And maybe it was the, the.

710

01:27:19.979 --> 01:27:33.029

You know, kind of the creativity of thinking what, what Bill and Mark were talking about with the, the creativity around thinking about how thinking about how we can be more creative.

711

01:27:33.685 --> 01:27:48.175

And use planning and saving tools to, um, to get more units. I'm not presenting that very artfully, but if someone can do a better job, I'd appreciate.

712

01:27:49.079 --> 01:27:52.560

The talking about the density bonus.

713

01:27:53.845 --> 01:27:54.175

Well,

714

01:27:54.175 --> 01:27:55.164

the density bonus,

715

01:27:55.164 --> 01:28:07.375

but also the idea that Mark and Bill were talking about how to taking shifting strategies and stretch some be more creative with them in thinking out of the box,

716

01:28:08.215 --> 01:28:09.055

provide greater,

717

01:28:09.324 --> 01:28:10.404

provide greater.

718

01:28:11.100 --> 01:28:20.069

Provide more strategies to address that kind of discreet area didn't need to address the ability to.

719

01:28:22.020 --> 01:28:30.210

Provide strategies to enable location of use and use within existing.

720

01:28:30.210 --> 01:28:42.989

Make sure, residential development in exchange for additional density or exchange, we're doing development options or something like that. Yeah, because there is this kind of there's this range of properties that are basically.

721

01:28:42.989 --> 01:28:52.560

It's not functional for them to completely redevelop and they're also and so.

722

01:28:52.560 --> 01:28:59.279

But in that process, they actually market rate affordable. This will allow you to kind of allow.

723

01:28:59.279 --> 01:29:13.050

Property already get some traditional relief and at that point, also bring them into the process. Hey, Eric, I think you have something. I think this whole that's kind of falls into the big bucket of.

724

01:29:13.675 --> 01:29:28.404

Providing incentives for existing property owners to designate their units as in exchange for either bonus densities or new unit bonus densities or other benefits.

725

01:29:32.640 --> 01:29:36.090

Okay.

726

01:29:36.090 --> 01:29:47.369

Is there anything that we've missed that spent a lot of time talking about? That's not on this list? Are we comfortable with it? Because I think it is time for us to go back to the group.

727

01:29:47.369 --> 01:29:56.729

Okay, so everyone knows to log out of this to exit it. And then to go back to the link that you have for the main group.

728

01:29:56.729 --> 01:30:00.899

And Mark, you're going to present for us.

729

01:30:00.899 --> 01:30:04.560

Okay, mark.

730

01:30:04.560 --> 01:30:08.310

Okay, I'll actually show up on the video this time.

731

01:30:08.310 --> 01:30:13.050

And is actually in the chat.

732

01:30:13.050 --> 01:30:24.149

Gee, the Judas put the link in the chat, but still, you have to log out before you can share a copy of this that I can. I will this.

733

01:30:25.470 --> 01:30:36.060

Oh, that can you send it to him? Be posted on the screen also.

734

01:30:36.060 --> 01:30:44.250

Okay, sounds good. Bye everybody.