Let me log in every time.

So, I think we're here.

Okay, let's see who is here.

I think 1 of the things we have to do, Camilla is make sure everyone can hear.

There are the voices, so.

If everyone, I guess, we'll just say their name Michelle Crocker.

And we'll go down the line, Camilla your next McAfee.

Ava, even when.

Eric, Eric, my budget, I don't mean to ignore staff. I know. Um.

Stewart, we're just saying, so we can hear.

Stewart cane. Okay George is.

Sure, which I think you're muted.
Is George? Yes, I'm doing the testing to make sure everybody can get into the systems.

00:01:12.840 --> 00:01:19.590
Into the classroom, so do you see me there? But I'm not really part of the in the meeting. Okay Thank you. Great. Thank you.

00:01:19.590 --> 00:01:30.750
Robin Hi, I'm Steph. I'm with 1. Felix. Okay. Sorry. I'm sorry. Is there anyone else that's on? The.

00:01:30.750 --> 00:01:34.170
On this work group that I didn't pick up.

00:01:34.170 --> 00:01:38.069
I'm sorry.

00:01:38.069 --> 00:01:42.510
Oh, Mark, I'm sorry. Yes, I see you. Thank you.

00:01:42.510 --> 00:01:45.930
Okay, so that.

00:01:45.930 --> 00:01:49.109
Yeah, okay.

00:01:50.129 --> 00:01:54.299
I think we should introduce staff too. I, that feels.

00:01:54.299 --> 00:02:02.579
Rude to me, Kelly. Hi, I'm Kelly. I'm concerned with zoning evaluation division.

00:02:02.579 --> 00:02:08.490
Okay, and Graham and Graham on with DVD planning division.

00:02:08.490 --> 00:02:13.800
Okay, and Bill mailings and administration division.

00:02:13.800 --> 00:02:16.919
Okay, and I notice we have amberley.
You can say hello? Hello I'm just an observer. Good to be here. I am. Really? Okay. Great. Thank you. All right. I think we can go ahead and get started.

There were some materials that were sent out that I hope everyone had a chance to at least review because they're the basis.

Of our discussion, the affordable housing preservation task force, guiding principles.

Areas of focus and implementation.

And also some other.

Some other questions that Judith sent out on October 29.

About identifying key areas to consider identifying issues and challenges.

But it sounds like given what Melissa just sent to us.

That we need to focus on and maybe staff can help verify this. For me there are 3 main questions.

What are the near term actions we can take around land use.

Policies and strategies.

Regarding preservation then what are the long term strategy? The actions we could take.
And then, finally, what are 3 big ideas? Is that am I, on the right path here? Staff? Like, what we need to be talking about.

That's the way I'm reading it as well. Michelle. Okay, thank you. Sorry turning my Co chair here is better than I do. So, thank you.

So, Camilla or do you have any thoughts that you want to start us off with?

No, I just wanted to make sure that we Soledad is taking notes and my interest I did not see was that brainstorming.

It was got it.

The Google, doc that I believe there was a recommendation to possibly.

Share it on the screen, so that we can all see it at the same time. Oh, you're right. I did not see that either. Those were those from our, our last meeting.

Is that the new 1?

So the Google Doc question that was included in the call task force underneath the resources and it's the same 1. that's all it is. New email that you have access to.

Graham can, I can share your screen so that people can see as you're typing.
Yeah, that would be that would be helpful. We also need a presenter so Mark would like to give it another try to be the presenter for this group.

Happy, I'm happy to do so I'm just.

Understanding we have a backup personally, in case with a fiasco with it like we did last time around. Sure. Yeah. I apologize for that. I have no frustrating. Was not able to get back in.

Yeah, we were sorry, you couldn't join us, but we understand and a couple of us pitched him. So.

Not to worry. Okay, so I've given you presenter permissions. So whenever you have the Google Doc pulled up, you can do.

So, what you want to do is go to the bottom in your screen click the share button from there. You can share your screen.

Can you scroll down a little bit?

Um, solo dad, so we can see here very good. Thank you.

And is it possible to make that a little bigger.

That's good. Thank you so much.

Okay so, is, it's my understanding that we are supposed to now look at near term actions and strategies or are we supposed to am? I'm a little confused. We've got conflicting or different sets of.

Directions here. Do you have any.
Correct Michelle I mean, I think we can probably start with, I guess, the low hanging fruit and missed that. I missed this. He's the correspondence that we have up right now with the.

Google Docs, so I'm catching up a bit myself. Oh, jeez. Okay. No, no, no worries because I don't think I have.

Seeing this, let's give everyone just a few minutes to look at this and take it in before we start to discuss. And then I guess the question is under there or anything pressing.

I will start and just say that I did have the opportunity to go back and look at the community wide housing, strategic plan.

Did not see any specific.

Discussion of strategies that would apply to preservation.

There were several that could be utilized for new construction or in expanding.

Housing building new housing, but I didn't see any related to preservation. I don't know if anyone else had the opportunity to look at that or if staff.

Has any anything that they want to.

Point out, um.
Now, Michelle, I think that's the case. It's just Kelly Atkinson just from. I haven't looked at it recently, but from what I remember, it was focused more on a new construction. Like you said, and.

00:08:47.339 --> 00:08:56.698
I think that that's part of the, the issue that we're trying to address with this task force is to really establish these preservation policies, because we don't really have any per se right now.

00:08:56.698 --> 00:09:05.548
Um, so I, I think you're spot on with that. Okay. Thank you. I just wanted to make sure it wasn't missing something important. Um.

00:09:05.548 --> 00:09:13.948
There is this comment about integrating community engagement in the front end and I, I personally have a feeling that.

00:09:13.948 --> 00:09:23.548
Community engagement should be just an integral part of all planning in all phases of what we are doing in the community. So.

00:09:23.548 --> 00:09:31.708
As we do communication and outreach on whatever comes forward.

00:09:31.708 --> 00:09:36.778
On all things I, I think we should, we should be.

00:09:36.778 --> 00:09:47.249
Including the community, but also, even before that, we need to go ask the community what their vision is and what they want rather than responding to a plan.

00:09:47.249 --> 00:09:51.058
That we've put forward, um.

00:09:51.058 --> 00:10:01.528
Examining rezoning and special exception opportunities to incentivize preservation and rehabilitation any thoughts on that question.

00:10:01.528 --> 00:10:05.099
Or I can go ahead.

00:10:08.399 --> 00:10:16.198
Okay.

82
00:10:16.198 --> 00:10:22.739
I guess I was concerned with about incentivize preservation and rehabilitation.

83
00:10:22.739 --> 00:10:27.928
Is you know, 1 of the the last conversation we talked about, there's the, you, there's.

84
00:10:27.928 --> 00:10:31.918
Making sure, and maybe it's finding a better way to to.

85
00:10:31.918 --> 00:10:42.688
Describe that I'm concerned that we're getting kind of it starts blending itself a Delta, like historic preservation or something like that. When the goal may not be to actually preserve this particular unit. This ticker dwelling.

86
00:10:42.688 --> 00:10:49.259
Place to preserve in kind that kind of the utility of the usefulness of that unit.

87
00:10:49.259 --> 00:10:53.938
You know, and when you put things like this into into plans and stuff.

88
00:10:53.938 --> 00:10:58.649
And we start talking about incentivizing preservation, incentivizing rehabilitation.

89
00:10:58.649 --> 00:11:02.219
You know, there comes a point where we start may start.

90
00:11:02.219 --> 00:11:06.359
Inadvertently sabotaging ourselves because we start.

91
00:11:06.359 --> 00:11:11.129
Creating so much in a bit so much incentives to investment.

92
00:11:12.418 --> 00:11:20.158
That it in effect becomes kind of a blind area, or it's not worth remember, you're doing this all through a voluntary process.
You're trying to incentivize and yeah, I guess I would be concerned about the word preservation.

In the way it's used or compelling rehabilitation, just because.

Somethings, it's a natural lifecycle. Some communities just need to be redeveloped to reflect the way we operate. Now.

So, maybe you're saying Mark preservation, not just in that existing oriented, but maybe like, oh.

For 1 replacement. Exactly. It would help. Right? Because ultimately, what we're looking to do is you're trying to.

Create affordable options for people, you know, and we don't really, you know, if we're campaigning this as preservation, or we're paying this as rehabilitation.

We may be in a situation where, you know, this, how it is a form of housing was fine in the twenty's thirty's. forty's fifty's.

You know, there is no change in such a way that we can't it's no longer cost effective to do that. We're the only people who can do that and people are going to buy the property.

And mansion, or something like that, you know, and.

You've lost the ability to achieve that density on the site, or you've lost.
Your incentives to that compete with other things, which an open space or buffering or something like that when really what we're trying to do is just maintain.

104
00:12:33.509 --> 00:12:37.408
On numerical basis availability of those yet.

105
00:12:37.408 --> 00:12:41.458
So, go ahead. I'm sorry.

106
00:12:41.458 --> 00:12:52.168
Sorry, this is Stuart. Um, Mark I, I was wrestling with the same concept as well as, you know, so I was kind of reading for this project, uh, for this meeting.

107
00:12:52.168 --> 00:12:56.158
Um, you know, I think that, you know, preservation is taken very literally.

108
00:12:56.158 --> 00:13:05.519
Um, and kind of what our guidelines are, I don't know if is within the purview of the task force overall to.

109
00:13:05.519 --> 00:13:14.729
You know, we talked about it last week about kind of, you know, net loss of the spot, but yeah, I do. Absolutely. I think that.

110
00:13:14.729 --> 00:13:20.129
You know, there are a number of of units, housing units in the county that, you know.

111
00:13:20.129 --> 00:13:23.609
That have become.

112
00:13:23.609 --> 00:13:37.619
Uh, you know, in a state of disrepair, um, if 1 of the state of Jeff to objectives of the task force is to ensure the health and wellness of these residents as they are living in these units, then yeah, maybe make more sense.

113
00:13:37.619 --> 00:13:40.769
To have.

114
An older unit that is, um, you know, has issues with environmental issues or what have you replaced by 1? That is a much healthier living environment for the resident.

Exactly Stewart and by way of example, I guess 1 thing I was thinking, if there was, we're looking at site earlier for another project.

We're involved basically a dozen single family houses that were built and they front directly along 50.

Yeah, and they were built at a time when 50 was much smaller, much less traffic and houses a fall into disrepair. There's a redevelopment plan approved for the site.

That vault scraping all those properties come in with a multi family project.

And a dedicated workforce housing component.

You know, if you had this kind of language in place.

There is, there's a danger that you would people would say. Well, it's a policy objective to preserve some of these older houses, which, you know.

Or just not, there's no market for them. There's no functional opportunity to really reuse those houses. You've taken that land. They could otherwise be used to maybe get 2 or 3 extra extra uses.

And it's on there and kind of lock this land and, uh.

Frozen in time, increasing ops lessons and Eric. Did you have something you wanted to add?
Yeah, you know, to that point, I think we're all thinking about preserving the affordable housing use.

And not necessarily preserving the actual.

Built building itself necessarily so I think that's the only nuance that we might.

Word into whatever we come up with as a committee.

Preserving the use, but not necessarily.

The building that's a really good point. We're preserving affordability.

Which means whatever comes after that, whether it's the building itself, or in a redevelopment scenario, we're preserving affordability. And so Eric makes a really good point.

So, do you have something you wanted to say, or.

Yeah, and 1 thing that we've been working on the workforce dwelling unit plan amendment, which is further along related effort that I was looking at just revising our inclusionary policies.

1 of the things that we've been looking at as is the housing element, and in the comprehensive plan.

Because it does have some policies regarding the conservation of neighborhoods that are older, like, physically, physically older structures, physically older neighborhoods.
It's objective 3, which I could pull up if you guys are interested in taking a look at it.

There is 1 policy that speaks to the retention of below market rental the units.

And so I put that in there, because I hear this conversation about the need for preserving the affordable housing use, as opposed to the structure.

Um, so it might be helpful at some point, and after you right now already during this meeting, but it might be helpful to take a look at what the existing policies are. And then see if that could kick started in a different direction.

If there's more of an interest in the use, rather than the structure, what the plan by and large right now is speaking to.

Yeah, I have a follow up I have a follow up question to that. So so to talk about preserving, you know, use.

In so the documents it says something like.

9000 affordable housing units throughout the county and.

And, you know, I'm part of the mobile housing committee as well and that's kind of like 1200.

Mobile homes across the count county.

How's that number generated? How how often is generated.
And how often is it vetted? So, I guess we're going to preserve something. That's a that's a number.

What is How's that number being generated and vetted.

So, 9000 that you're referring to is coming out of the community wide housing, strategic plan, rather than that comprehensive plan, I can get the specifics on how it's generated.

And what the, what the year 0T is for that particular number, but it's a related effort to the housing element. And all these, all these plans have similar sounding names, but we can get you that information so that we have an understanding, but for mobile homes and also for.

For other other units of other types. So the 9th is the 9000, the most comprehensive number.

No, no, the 9th out, I'm sorry the, the 9000 was really came out of the initial.

Preservation work group that met and solid dad was on that group and some others it is market affordable housing housing that has no subsidy attached to it.

And it is most at risk generated. I guess, right after the embark plan was.

Adopted, which was what summer of early summer of 2018.

You can see that number on the dashboard.

That housing and community development have created.
And Eric, I do not believe that it includes mobile homes.

Linda Hamilton gave just gave us was it at the last meeting that Linda gave us a, a presentation on the dashboard and I believe she said it does not include mobile homes.

There is an effort to try to integrate that into, but they're reconfiguring the dashboard, but the dashboard.

The 9000 number refers to market affordable housing.

Thank you and Michelle, I expected that that dashboard will be updated.

How often but.

Yeah, answered.

Exactly, yeah, if you're interested, I can pull up the recommendation sheet that shows that 9500 right now.

So you can understand the context and just the dashboard updates should be up within the month. But just remember with the dashboard everything is pointing time.

So, when the initial data was point in time data, when the new dashboard gets posted, and again will be point in time and point in time with respect to it as well. But at some point, this month will be up. And I can let everybody know when that happens.

And I think it's important to remember with preservation that.
Rents can rise in these market affordable buildings and rise to such an extent that they are no longer affordable.

The unit itself is still there, there's been no destruction of the unit or change.

But as rent fries, those units become.

No longer affordable and I think we're focusing.

On units that serve people at 60% or less of an is that correct?

That's correct. Percent of mine below, which are not subsidized or otherwise up to subject to any sort of restrictions right?

Okay, are there any.

Go ahead I can't yes, it's Eric. So, yeah, I mean, my thoughts about trying to define our target.

Segment since we're talking about.

Zoning and planning, and basically, as is.

Mark pointed out some of these things might be voluntary and the part of the land so we're primarily talking to them.

Market rate affordable ownership because the.
The people who own housing that are already designated for affordable housing.

00:21:25.648 --> 00:21:31.709
They probably don't need, or they probably don't need any zoning and planning motivation to keep them affordable.

00:21:31.709 --> 00:21:34.858
But it's the people who are.

00:21:34.858 --> 00:21:38.608
Great oriented, but affordable that might need incentives.

00:21:38.608 --> 00:21:42.449
In order to preserve the affordability.

00:21:42.449 --> 00:21:45.749
Yes, I think you're right.

00:21:47.548 --> 00:21:52.499
I just want to add as well opinion. We.

00:21:52.499 --> 00:21:59.848
And we're talking about, what are the, what are the incentives for people to keep the market rate affordable units? Um.

00:22:00.173 --> 00:22:00.384
You know,

00:22:00.384 --> 00:22:00.743
really,

00:22:00.743 --> 00:22:01.044
I mean,

00:22:01.074 --> 00:22:01.374
you know,

00:22:02.304 --> 00:22:03.594
those types of buildings,
I mean, the owner's going to make a calculation of how much is how much revenue he's receiving with the existing building that he's running that has the market rate affordable units versus somebody coming in and buying his property and what kind of,

you know, benefit he could receive from that.

You know, from that side of the unit, trying to get 3 develop, you know, I do think that we should be talking about kind of what is the, what is the cost for? I mean, this, this goes to existing.

Stock, and then also potentially new development is, you know, what is the ongoing cost.

Of of keeping these units.

Afford and real, I mean, there's very limited things. I mean, most costs are fixed, right? And it costs the same to maintain costs the same to pay insurance.

A lot of things that are that are just, you know, you know, fix and and there's nothing you can do about them, but.

Um, you know, I know this may be kind of touching a 3rd rail, but, you know, taxes.

Or something that is a considerable cost on an annual basis for.
Both an existing, uh, stock of affordable housing, but also for new development.

And, you know, it's something that is factored in on an annual basis and ultimately it becomes and taxes continue to rise. Like, the value of the property continues to rise.

And just like the rents continue to rise or can rise, but.

You know, if we're looking for incentives to keep people to either maintain existing housing stock.

Or build more affordable housing so that we are not only keeping the net.

A number of units are, but maybe even increasing and I do think that.

That should be on the table to consider.

So, Stewart, I think she'll just totally, right. Oh, I'm sorry but I just want to interject here and say that and that is more of a financial tool.

And that's the other work group, so we're not but go ahead Eric. I was going to say, we need to be focusing on zoning, but go ahead here.

Let's say not necessarily because the, the county just just.

I think they put together some fill the commercial revitalization district guidelines.

Where if you develop in 1 of these districts, you get a 10 year.
Property tax abatement I think you also reduce your processing fees for permits and things like that.

So, that was kind of a, I guess it's financial, but also a little bit of a.

Stoning because I think I think it fits in both. Yeah, I think it fits and blows and yeah, I mean, I think that, that the program is certainly helpful.

It's not specifically geared toward workforce units, but it really just kind of revitalization, but.

I think that having something that, that it's applicable to the units in particular inside of a building.

You know, market rate building, or as an affordable overall market rate affordable building may make sense.

It does the, the proposal does speak very specifically to affordable housing.

The proposal that the, that the county put forward, so any sort of it looks to consolidation, it looks to creating a certain conditions that will allow you to take advantage of these incentives.

But I think you, I think you're both. Exactly. Right. And I.

Is that that's a combination of land use and financial incentives? Sure.

Yeah, the question is, can we use it.
I guess the question is, can that be used to instead of build new things?

Preserve old ones, if they, if they preserve affordability.

Right. And that would be notified that it's.

That's a good point. Did could we go back into those policies and see what further incentives.

Might be added.

To preserve that affordability such as an well, the tax abatement is in there, right? Is there a tax abatement in there?

Or, no, is it just there is a tax abatement, so that's yes, that's something that may be looking at those policies. I don't know how cast in stone they are. It's been approved by the board.

But if there could be recommendations for the board to go back and review that.

Is there anything on our list that solid dad has here?

More that the things that we've spoken about, that.

That we need to include and do we need to start thinking about what the near term actions or strategies are? And maybe what you all have just been pointing out.
Is a near term strategy it's a set of policies recommendations that were just passed. Maybe.

Revisiting that to see how that could be strengthened from a preservation perspective.

Because those policies are geared to revitalization areas and we know that could be the place where.

A lot of older housing is located.

Yeah, that sounds like low hanging fruit to me as well. Michelle building on what already exists and.

I guess I would add to that, you know, certainly the policy that Graham had referred to, in terms of.

What is it objective 3 in the conservation districts taking another look at that to.

Make sure that we're expanding up include all the naturally occurring.

The housing and being able to look at maybe expanding the definition of preservation. So not only include as.

Mark had reference the, uh, you can preserve the existing structure, but should also do some kind of a replacement of.

Like, replacement to expand that mission of preservation.

Right. It's not just the building. It's the actual affordability that we're trying to.
Preserve, which could be a redevelopment scenario, which really gets to 1 for 1.

Yeah, I have 1 additional thing in in a couple of locations specifically in the 7 corners.

Cbc bailey's crossword we do in the comprehensive plan not in the policy plan, which is the county, but specific area plans. I think we had mentioned probably the 1st meeting there.

Are a couple of areas areas where you have.

Existing market, affordable housing that's identified and slated for 1 for 1 replacement in the case of a redevelopment.

So, we don't have any language about that in the policy plan, but there are a couple of instances where we have that experience in. So, that might be another thing that we think about is, should there be more more.

County wide specific policies in that regard because there's we kind of a.

I want to say approach, but we do have that approach in particular instances, kind of surgically so to speak in addition to the county wide presentation, talk about structure something that's good to know.

Let's talk about 1, 1 replacement.

What exactly does that mean replacing for whom the unit size.

You know, I think that leaves a lot of discretion.
Perhaps a developer could do if they.

Demolish 80 units of 1 to 2 bedroom apartments they could develop.

And that's actually been done in the county. It was done at Tyson's.

Around 2003 or 2004, so, um.

Is that an area where we need to talk about?

More clearly defining what 1 for 1 replacement means for whom and.

What that looks like in terms of unit sized bedroom, size, income level of.

Yeah, I think that's a great point. And I'd, I'd also like to kind of just add on to that just with, um.

The timing and the phasing of that replacement, in terms of making sure that people aren't displaced for 2 to 3 years.

Until the units are constructed, so kind of baking that into some sort of language as well.

I would add to that that maybe there's also looking there's also a benefit in looking at the level of affordability.
As well, something that you know, maybe maybe a factor. So if somebody's in the unit and they're at 60% am I currently.

unitize aside what do they come back to once there's what's the back end then? Hopefully it's something where they're still going to be able to meet that price point.

This is Eric I just have a question. I just have a question on that. When you say there's a surgical.

Language for specific sites. How's that? How is that actually implemented? Is that something added to the zoning for that particular post? Or how does that actually implemented in practice? Sure.

So what if it's in specific landing units portions of landing? It's where there's where, when the 2nd, quarter study was done 5 years ago, for example.

They looked at what is the existing inventory of of housing in this area.

And so those areas that were identified as being naturally occurring market affordable.

I'm passing already and so the goal with those was to preserve.

Preserve those units in those particular areas where they had already been identified.

Um, so it was, it was based on an inventory of existing conditions in the, in the area, and what would be needed in in a redevelopment scenario to try to preserve.
Those affordable units,

00:32:40.463 --> 00:32:47.933
so there's that language in a small area plan or something that isn't the 7 corners plan and the way that we,

00:32:47.963 --> 00:32:50.874
the way that we've structured it is that you have you have each area,

00:32:50.874 --> 00:32:53.394
has their own unique area,

00:32:53.394 --> 00:33:07.163
wide recommendations and then you get smaller and smaller and smaller Russian dolls actually get down to the sub unit for in some cases down to the parcel specific recommendations for how the plan wants to see land uses in the future.

00:33:07.163 --> 00:33:16.223
So that language the 1 for 1 replacement is in the plan. For specific land areas would be implemented in case of a rezoning.

00:33:16.223 --> 00:33:23.753
So if someone were to file a reserve for redevelopment, we and the planning staff.

00:33:24.088 --> 00:33:35.939
We take what is the existing plan language that pertains to that particular site? And so that's when that's when it kicks in is when there's when there's a reason it's been proposed.

00:33:35.939 --> 00:33:49.798
7 corners the only 1 that has that so 4, 7 corners and bally's Airways and Bailey. Okay. Thank you. Center off as specific language to 1 for 1 we spent affordable housing.

00:33:49.798 --> 00:34:03.028
I'm sorry, where else can be like, standardize and rest. Okay. And there is some very generic guidance about development of cloud related. Affordability.

00:34:03.028 --> 00:34:06.538
In the comprehensive plan. Okay.
The test.

It says proposals for redevelopment residents neighborhoods.

For residential uses must make provisions on site for affordable drawing or a conscious Fairfax County housing trust fund.

At least equal to the replacement value for what units despise innovation to mean provisions of the counties affordable dwelling in importance are planning criteria.

Hey, what would that look like economically? I'm just saying, say, you're doing a small deal. We have an issue down here where you're having a lot of, uh.

Older not burn area. You get a lot of older homes, thirty's, 40 vintage and you're seeing people come in.

Basically almost subdivide by right because the zoning is in place.

And would they be required to.

Yeah, if you're taking 1, 1 lot the large lot with 1 lot, and then.

They get to get it, so they can be contribute to 30 and 30 in it. Or how would that.

I mean, our plan only comes into play for, like.
Our comprehensive plan. So are you talking about by right or rezoning? So there's by, right? And there's a, but, I mean, I guess my question really is is or considering how is applied even rezoning thing, you can have small resumes.

00:35:29.728 --> 00:35:33.688
You know, and I guess maybe there's a.

00:35:33.688 --> 00:35:37.108
We're looking at doing this, but some of these sites will also bend at being kind of.

00:35:37.108 --> 00:35:42.028
The rump ends of leftover areas, and there should be I think that the minimum.

00:35:42.028 --> 00:35:46.528
Standard, because if not, then you're going to left, be left with kind of.

00:35:46.528 --> 00:35:53.278
Projects that are properties that kind of just fester. I think you should have a minimum standard because otherwise you're going to.

00:35:53.278 --> 00:35:56.938
With such a large requirement like that, you're going to incentivize.

00:35:56.938 --> 00:36:07.048
So maybe like a threshold for, like, when the preservation policies would come into play. Exactly. As I was, we're talking about this. I'm kind of mentally journey down.

00:36:07.048 --> 00:36:10.978
My are in the county, and there are areas that are clearly redeveloping.

00:36:10.978 --> 00:36:15.599
And then you get there, and then you get to the corner, and there's this 2 or 3 units that just.

00:36:15.599 --> 00:36:18.628
For whatever reason got left off other projects.

00:36:18.628 --> 00:36:22.168
You know, and they go through this kind of myriad of.

Crazy commercial uses, but economically don't work for commercial uses.

And, you know, really the best solution is them is someone to come in and just kind of do a.

A small rezoning that kind of helps them blend back into the fabric of the committee that the part.

You know, but if you have a standard by what you'd have to.

Donate the functional approval the front end. I definitely.

But 1 of those units there, that may just incentivize it. So, I'm thinking, maybe there might be what the minimum we might want to make.

So, is that more in our new construction?

Scenario and doesn't our AG ordinance doesn't kick in until a higher number of units and remind me like, someone would build a couple townhouses or something there is that what you're.

I'm thinking more like a couple examples. I think we've had places in perk and stuff where people have had, you know.

What had been here before? Either been a.

A small doctor's office, or something like that that was functional in the sixties seventies and stuff like that. There's no market for.
Yeah, the best solution really? And to make the neighborhood, Nicole, it's just a zone that to match whatever the zone is. Subdivide it put those the 3 units or whatever it is in there.

But that would go through the zoning process, you know, it would not be subject to the orange because it's already under the under these minimum equivalent here. So, what I'm talking about, when we, since we have minimum equivalence in workforce.

Is there we want to make sure we have parallel equivalency when we're talking about preservation?

Along the lines of the you where you have, you have the diminish standard of 50 units, that's your threshold below that. You do the contribution.

So, it's.

I try to be a little more eloquent in between 7th sound bytes because I got a log log.

Dog in the background here, but yes, yeah.

Any other thoughts others have on this or topics that we haven't discussed.

I'm just throwing it out there. I think I feel like we're kind of like all over the place. So I'll just like, in terms of, like, the incentivizing and that sort of thing.

I don't know if we want to talk about density bonuses and things like that as a way of incentivizing preservation, you know.
Maybe, if, like, maybe like a special exception or something, not necessarily through a rezoning.

Just that might be 1 way. No, Kelly, I'm glad you brought that up. I know. And again, you all can help me with this, because a little bit of knowledge, and then I get out of my depth, but.

There is a density bonus for those who build senior housing.

Right. Senior affordable housing 3 to 1.

Is that correct?

And if so,

why couldn't that kind of dependant incentive be developed for preservation if someone to redevelop their site it allows for.

And to let me, let me take senior housing bites, assisted living and private, exact term. But.

It's a 4 times multiplier the comprehensive plan range and you can do it by a special session versus a resume. I mean, require that.

I did not think it was assisted living because I know it is not independent. Independent. Okay. That's a that's different. Okay. Very good.

And it's also part of the Congress plan range my especial substances not every zone.

It does require 15% of those units to be dedicated as affordable units.
Okay, so we have an instance in the county where density bonus is used. For an objective, which is to get provide more affordable or more senior housing.

Camilla, you, you have used this, do you have any thoughts about it in the development that you've done in the county?

Yeah, no, we have, and it's actually, you know, certainly driven some in part some of our decisions to be able to provide for senior housing, having that density multiplier.

Almost there are some sites where, and I almost couldn't do anything else, but senior housing, because of that density bonus.

So, as much as family housing is needed unnecessary, I'm not able to get the density on the sites that are that might be in our 4 or 5 that I need to get the medical project size.

They can finance pool to do an effective affordable housing deal. So, by virtue I'm directed, I'm incentivize to do senior housing.

Um, which is still nasty as well. So you bring up a great point.

We need to the opportunity and that other types of housing and maybe you do that by lower as well and I'll just be getting done and other sites anyway, but definitely looking at.
So 1 of the things that was looked at for independent living during a staff report was for housing, they only generate school children. They looked at the fact that the transportation impact was similar to that single family, even 3 tend to number of units of 4 times the number of units. So those are 2 things that may not translate and you're talking about a foreigner.

So, yes. So, then, I think we go back to some of the framework about the types of that. We promote these on. So, transportation.

So you're not generating more marketing, the other amenities and support system.

The pool system isn't that for that area or that area school isn't for and so I don't know how we.

You know, address that, but I think you're right, Bill, that would need to be considered if we're talking about, you know.

Adding those units there, so that's also important to remember that multiplier to bill. Correct me? If I'm wrong probably but the multiplier is based on the comprehensive plan recommended density.

Not on the density in the zone got it. So that's going to require you. Really kind of almost a granular. Look as you. Inventory is very sites when we're updating these plants and start saying where would be appropriate location.

That we're not because it's not a situation. Where you have.

A bunch of our 8 zone land here and then you have a bunch of zone land there, but it's leftover. And the comp plan is really, isn't it showing it part 1 or something that you're not gonna be able to get the advantage
there you got, you really have to underlying support. Density was in the complex.

372
00:43:33.300 --> 00:43:45.239
So, I will share and others you knew about this, that Alexandria just adopted a very similar ordinance.

373
00:43:45.239 --> 00:43:48.329
Of giving a 3 to 1 bump.

374
00:43:48.329 --> 00:43:52.769
On a redevelopment in a in a very tight.

375
00:43:52.769 --> 00:43:57.090
Space the city of Alexandra is smaller and more urban.

376
00:43:57.090 --> 00:44:04.739
But in order to save 215 units that had an expiring subsidy.

377
00:44:04.739 --> 00:44:08.280
And a developer who was very interested in redeveloping.

378
00:44:08.280 --> 00:44:12.840
They looked at providing the additional density.

379
00:44:12.840 --> 00:44:22.769
That would bring all the units back at the income levels, and at the unit configurations that were there.

380
00:44:22.769 --> 00:44:29.369
And, um, and he got, um, 3 times the bonus density.

381
00:44:29.369 --> 00:44:40.170
To do that, and they are looking at replicating that in other parts of the city. So they can reserve affordability.

382
00:44:40.170 --> 00:44:50.550
There were several areas in our Landry that they're looking at doing that. So I do agree. I mean, we do know that all these factors like schools and.

383
00:44:50.550 --> 00:44:56.340
Capacity roads, infrastructure, all of that need to be considered, but as Camilla said.

00:44:56.340 --> 00:44:59.969
And especially if we have this opportunity to go into.

00:44:59.969 --> 00:45:08.460
Revitalization areas where some of this transportation capacity is already there, like, can and Dale and.

00:45:08.460 --> 00:45:13.320
The route 1 corridor, and I think Bill mentioned Reston and.

00:45:13.320 --> 00:45:19.199
Other areas bailey's, crossroads, 7 corners, that's all there and right for.

00:45:19.199 --> 00:45:24.840
Has the, the infrastructure in place and and 1 other thing I'll say.

00:45:24.840 --> 00:45:33.599
Is that we know that there's always this concern that if you build a lot that people will come from all over the region and move into your community.

00:45:33.599 --> 00:45:39.809
And what we have seen, and I may have learned this from Wesley maybe maybe not maybe someplace else.

00:45:40.014 --> 00:45:54.565
That a lot of the people who come and live in these communities are people who have been in overcrowded situations and living, or really costs burdened right in the communities. So, when they come and move into something, that's affordable.

00:45:54.744 --> 00:46:03.085
Many of them are already living in the community. Their children are already in schools. So it doesn't necessarily mean that you're going to have an influx.

00:46:03.360 --> 00:46:08.699
Of new people that are going to overwhelm the schools and.
Is there another topic out for consideration? I don't know does the county have any policy around transfer development rights?

Like, ours.

Mike spent a while, so I've had my land use lot classes, but I think we would need authorization from the state.

To do something like that. So it could be something that we could put on, like, the legislative program for our lobbyists to talk about down enrichment.

I mean, I haven't used them myself, but would that be free?

Conservation to preserve.

Units, but transfer any incentive development to someone else or if you have existing large scale and who are under financial pressures and that type of thing and they want to sell to redevelop or.

But, you know, that's another tool that's out there that maybe can be considered.

That's a good long term strategy long term. Well, I think that's where that would go because it requires some additional action, but it's, it's certainly a tool that's being used in other places.

Yeah, that that up there with, I guess the tax abatement side would be probably the longer term. If we get to the short, low hanging fruit while we talk about at the adding on the existing to the existing preservation strategy that would be 1 of our.

Shortlist items right right. Looking at the the.
Policies in the comprehensive plan, I think you said grand that Graham that speak to.

Preservation, but there's also this new set of incentive set. The board of Supervisors just passed these economic.

Incentives to go into revitalization areas and that could be a place where.

There is market affordable housing and so we should look at that.

To see, if there's any, any additional language that can be added to really target and and focus a preservation or redevelopment with a 1 for 1.

Replacement there was our existing short term things.

I think the density bonus again that exists for independent.

Senior living, it could maybe there could be a model for that working off.

That existing policy of density bonus for independent senior living. Could something be.

Created for redevelopment preservation scenario.

And kind of tagging it under that we could also look at things like flexible setbacks or building height or things like that are looking at more like an FDR based development versus a dwelling units per acre. Like.
Getting more to the form of the development versus the density.

And also parking has parking is something that you all are studying, right?

And I know many jurisdictions are looking at reducing parking requirements some specifically for affordable housing and some for housing that's located in transit or bus routes.

So that's a huge cost especially if you have to go underground.

Actually, Michelle, thank you for that. Yes, we feel that pain.

What about, um, uh, right of 1st refusal that's another tool that.

A lot of locality has taken a look at, of course.

You know, D C has had long standing tenants their 1st refusal and then they recently passed a city, right? Of 1st, refusal left I think Alexandria did as well, right?

I think they've been writing in, at least on a loan level of right. Of 1st refusal that they can act if a developer, if a nonprofit doesn't exercise there. Right?

The city step in long term preservation but I don't know if that is a, you know, I think it could belong in the financing side, but perhaps.
Um, there's something in planning and zoning that could be considered.

You know, that store, how effective this rule has been in D. C. I don't think it has been though. There's your credit I think.

You are you referring to there's the right of 1st refusal Montgomery County uses.

Everything any time you're transferring apartment building going to sell an apartment building.

Yeah, or you're taking apartment building, you're going to condo. Montgomery County has a law and I think the 1 most people are referring to is the 1 where.

Anytime you're going to sell an apartment building in Montgomery County, you have to.

And very familiar with the process you have to within 5 days, ratified contract, you know, provide a copy of it to their housing opportunities Commission, which is they were housing authority.

Copy to the Department of housing, you post notice to the name, all the community residents like that and it basically provides a 4 month 4 to 6 month window of action because it does allow.

The tenants to organize a, an association.

To purchase a thing that's well, intended what I've seen about it and I frankly.

Don't know how politically well, that would operate Maryland in Maryland versus Virginia?
It's not real popular in Maryland either. It complicates and frustrates transactions.

And it has a habit of in effect, essentially depressing the market.

Over in Maryland, and it's used the housing authority folks when they used that. They say there's an exception if you're going to take.

Your existing project and just keep it the way it is.

And preserve the answer are already preserve there.

Then you don't have them the right of 1st refusal doesn't apply.

But if you're going to do any kind of change of the site, right of 1st, refusal applies and the county uses that as leverage to decide whether or not, they're going to step in and try and buy the property or not. And you can see that.

Causes a lot of problems in terms of market. You see folks who say I'm going to buy here, but then they probably don't come back.

It's a lot of disruption and you never see a tenant organization actually formed on these things.

Yeah, I, I think maybe if we're going to look at a right of 1st refusal to see a, if we have the legal authority to do it.

But I think it's really important to explore.
The impact of the photographer, Montgomery County.

Our well intended, I think it's.

Combined with some other strategies they've had, is that an incidental effect in kind of depressing the market a little bit.

Argue that it probably does have impacts, but more.

Forces, but I think it's completely stopped transactions writer or completely transaction. Yeah, yeah.

What is done is you'll and it can tie it up for a very long time. The 1 I'm familiar with I forgot about Montgomery County. The 1 I'm familiar with is D.C. and if you are.

Uh, sometimes, so, yeah, but maybe it's a long term strategy. Remember, this is just our, our brainstorm this stuff.

So, I think it's not a bad idea. I'm thinking of it more in terms of the mobile home communities.

If they had the right of 1st refusal, that could perhaps make a big difference.

There are some resources available to them who to help and assist. There is a coalition of a coalition that helps mobile homes go through that process.

So, it might not apply to everything and I do believe the.
When they provide any financing to a developer, they do have right of 1st refusal if there's any sale. Is that correct? Does anybody know that.

461
00:54:35.550 --> 00:54:43.380
Seems to me that the some sort of right of 1st refusal or I believe the regional housing authority.

462
00:54:43.380 --> 00:54:50.250
I believe you're right Michelle, I think all the new trend, at least, you know, modern day transactions absolutely. Are writing that in.

463
00:54:50.250 --> 00:54:55.590
So, there's, there's some sort of precedent there, whether it's I know that's totally different.

464
00:54:55.590 --> 00:55:01.679
That's a government entity that's the government acting the, the county acting, but.

465
00:55:01.679 --> 00:55:07.019
It's with mobile home parks, the effect is even more insidious though.

466
00:55:07.019 --> 00:55:13.500
Because you've got folks who put kill themselves trying to finance and pay for a unit.

467
00:55:13.500 --> 00:55:19.380
Like that, and this is not a question of just getting your stuff and moving somewhere else. However, inconvenience that is.

468
00:55:19.380 --> 00:55:22.800
This is the practical loss of the, the equity.

469
00:55:22.800 --> 00:55:28.590
Move it you're not moving that up. You can only deploy redeploy that unit to so many places.

470
00:55:28.590 --> 00:55:34.349
There's costs associated with it, it's mobile home park redevelopments far more insidious.

471
00:55:34.349 --> 00:55:37.349
In far more devastating impact to a.
The residents there, so, I mean, yeah, I think there'll be love to find some way for us to.

Come out of this to the way to better protect people like that, you know, recognizing at the same time, mobile homes, and particularly the time of climate change or.

Increasingly more vulnerable housing too, you know, and I do think that there are, there are examples and again.

There's a legal aspect that we're not going to get to here, but I think there are examples in other states. I know Marilyn has a pretty good, pretty good law about.

If you're going to redevelop, you have to come up with an actual plan to resettle pokes and.

You just stuff like that, but you have to really be really thoughtful about this because it is.

It's economically devastating to the people in fact, and.

You should join homework group.

Just kidding.

I bet I feel great sympathy for that night to watch what I say. I know given my.

Go ahead. Go ahead. No, no go ahead. Sure. Um, yeah, just a couple of the thoughts on the planning and zoning. Um, you know, 1 thing that I think
makes sense to explore is just the potentially expedited processing for new construction projects.

483
00:56:45.625 --> 00:56:52.525
Um, you know, for on the entitlements phase and the building permit, I mean, these projects typically take.

484
00:56:52.829 --> 00:56:57.179
At a minimum 2 to 3 years to get into the ground.

485
00:56:57.179 --> 00:57:03.869
And then, ultimately, 5 to 6 years to actually develop to, to deliver units.

486
00:57:03.869 --> 00:57:08.489
That can be used by the communities. So, um, you know.

487
00:57:08.489 --> 00:57:23.184
The entitlements, you know, like, you know, 1218 months building permits can take up to 2 years to obtain your final building permit. So, I think if there's an opportunity under those, um, you know, to to expedite processing for these deals.

488
00:57:23.909 --> 00:57:27.449
But to get them into the ground earlier, I think that would be helpful.

489
00:57:27.449 --> 00:57:37.409
Um, you know, another thing and this kind of, you know, straddles the, the financing as well is, um, you know, the impact fees and the.

490
00:57:37.409 --> 00:57:41.550
For these projects, um, you know, Fairfax County.

491
00:57:41.550 --> 00:57:47.280
Is 1 of the most expensive jurisdictions to develop in the entire DC metropolitan area.

492
00:57:47.280 --> 00:57:54.000
And, you know, as an example in the tyson's area, I mean, the proffers and impact fees.

493
00:57:54.000 --> 00:57:57.329
I can be up to 25000 dollars per.
Whereas, in DC, another jurisdiction, so there are fraction of that so that there's a way to explore those options to see again. I know that, you know.

Uh, that that's not popular. If you're not contributing to parks, you're not contributing to schools and so forth but.

You know, if this is a stated objective of the calendar is to deliver more affordable housing than something's got to get.

And somehow having ways to offset those impact fees, so that it makes it makes it more affordable for people to develop. That was helpful.

Good really good points. Spirit.

He's solid data, I just want to mention that these 2 final points that you have transfer development rights and right. Of 1st refusal probably should come all the way over to the far right. Hand column.

I believe that's where longer term strategies are. So, there are mid term and long term.

Thank you. I think that's the right. Yeah.

Thank you just so when.

Mark reports out, he'll be able to make sure that some of these things that we.

We have identified our kind of in the right columns.
We, it looks like we have, we're supposed to go back to the main group at 340. is that correct?

So, we've got 15 and so we've got.

25 more minutes.

1 of the things we've been asked to look at are 3 big ideas.

Let's define a big idea. Well, I think just reading this again and most important or feasible. So what okay.

Biggest are most important ones or the most feasible and or feasible options that we want to call our big 3.

I want to raise a topic. I don't know where it goes, and I'm not sure if it's even within our purview, but I think it's something really important then.

And Mark alluded to it is this idea of a preservation plan.

Now, we know that anyone who has any sort of federal, or in any public money.

In a project who wants to redevelop.

Has to provide some sort of, excuse me relocation relocation plan.

But I I don't know a.
And I'm not even sure how we could do this but for me, this is an equity issue as well.

We don't know the demographics of the people who live in most of our market affordable housing.

But I would say in general, the profile are our lower income people of color.

And if there's not some sort of plan or assistance for relocation.

I am concerned about what happens to people, so I don't know where that fits.

If that's a financial incentive that needs to go to any redevelopment, it's not a land use, but I throw that out there.

Something that I've been thinking of and concerned about.

And where that belongs, I welcome anybody thoughts on that.

Michelle, I just need to add that there certainly are relocation planning requirements for anyone who is planning to do affordable housing right?

All of the tools that we utilize will require us to have a robust relocation plans, and often times in compliance with the federal uniform relocation act, which has very specific parameters around minimal.

Financial contributions, and then, of course, you know, that's for residents some of us most nonprofit developers take a 0T in voluntarily in voluntary displacement policy. Right?
Like, we're never going to involuntarily displace any president and an existing affordable or not, or market rate affordable property that we acquire. And that will be a part of the plan.

Um, so I just offer up parameters there.

Be a plan.

Daniel is going to provide and follow up.

But what if we did have a policy that gave someone a huge density bonus incentive to redevelop.

And they took no money.

Uh, either from, um, from the local government state no public sector funding. So they had all private financing.

They wouldn't be required to do a relocation assistance.

Plan unless there was something attached.

To that bonus density to preserve units that required it. That's why that's why I'm going. And I'm happy to somebody tells me.

Staff right Graham, that's something. When when someone submitting a site plan.

I would assume that that's something that's reviewed at the staff level for.
Right so, I mean, it gets back to where would this be embedded and if you want to have it embedded in the comprehensive plan, that would be to put it if we're going through a rezoning, some sort of legislative action that would enable the development.

So, if that's the kind of the direction that they are something that, that would be the place to embed 1 of these things, there's already some lending in terms of language with regards to use, for example, some statements about density bonus. That are copied over and similar in the 80 ordinance. So we use some of these terms interchangeably between policy and as it is today. So, I think that if you wanted to put it into the comprehensive plan, we would just need to look at how that how the verbiage actually translates. But I think that it's something that we could certainly look at.

You're saying currently, it's not outside of yeah, not not outside of mobile home.
There is some language for relocation assistance for, um, for redevelopment of mobile, home communities, but outside of that now.

Yep, so what this key in the comprehensive plan, or would it be in the housing policies? Overall I get confused as to.

Section this language would go and which is and I think it probably makes a difference.

Right. As to where we put it, so when we're looking at a zoning action.

We will 1st look at the planning sector and the planning text say for that particular site, but we also look at the policy plans to the land. You sell the housing element.

We're looking at all the policies and objectives that are getting the conference plan when we're evaluating a case. So.

If it's housing related, and we're not targeting a specific area.

Then housing Allen, that would be the place for something like this to live.

Um, it could also be too, but I think that the housing is probably the appropriate place, especially if we're talking about other changes to some of these objectives.

I think that the appropriate location for this would be would be in housing.

Which is a part of the comprehensive plan, correct? Yeah, I use these terms all day. Long is the plan yes. The comprehensive plan.
The policy plan is what we refer to as the county wide policy so we divide the comp plan up into different areas but.

The housing element of the policy related goals objectives and policies for the entire county.

In company.

I have 2 suggestions and 1, this is probably where Graham kicks me off the group, but.

You know, when we were looking at sites, you know, 1 of the challenges we have is, you know, the comprehensive plan is always a threshold inquiry.

You know, and you've got to almost kind of like surfing you're kind of waiting for the way to come around. It's South county. This time was in North county. This time is the timing in place there. Sometimes it could be a controversial thing.

And the supervisor doesn't want to go do an out of turn amendment, even though they may actually support generally the concept of it but they're.

Good you do it and that we don't have to introduce myself and.

You take the chances on it, you know, what about the concept of having a, you know.

Under limited circumstances, either 100% affordable or something of that nature.

The ability to do a on demand, concurrent, comprehensive plan amendment.
01:07:19.380 --> 01:07:23.460
Yeah, it's up to the developer to take the risk.

01:07:26.789 --> 01:07:30.989
There improve the case, the community.

01:07:30.989 --> 01:07:37.710
You know, unfortunately, I just handed a lot of extra work, possibly to the staff.

01:07:37.710 --> 01:07:44.699
But, you know, just something, something of that here because that there are so many good ideas.

01:07:44.699 --> 01:07:49.019
That for which the timing is not right you know, this is a great opportunity. The property's finally available.

01:07:49.019 --> 01:08:13.800
But it's going to have a little bit of hair on it. It's going to be controversial.

01:08:13.800 --> 01:08:22.135
100% affordable housing was that apartment membrane? Well, I think that's the value of the special exception process if you do that.
Just, I would really like to kind of lock that down, because it has been abused in the past, because of the 4 times density bonus. So that if we get into that, I think it's something we should definitely put forward.

And then we can get into the details later on if that's something that task force recommends.

The more tailored on dense, the dense, the base density and the comp plan, but yeah, just.

We don't need to monopolize the conversation, but just some things we're an expedited way to kind of.

Move forward on comprehensive plan. I agree with you. And I think that the thing that we run into with the comp plan is that the code of Virginia requires that the board authorized plan. So that's that's the project that we that we deal with.

And how we want to address it is, we can go from wherever we want to go. But that's the, that's kind of the hard stop in terms of your questions that we have to have the board.

Authorize the, and the other 1 I was going to bring up real quickly and it may not be appropriate for this group and maybe appropriate for the other group is we are going to see in the next.

15 to 18 months war disruption.

Existing land uses in urban and strategically cited places things that have been there since the fifties sixties, whatever in their gray area, and the existing use as long as it was viable.
Kept that property occupied, but that property that use is going away either because of the impact of covert or the impact of just a side change with the office retail use and stuff like that.

01:09:49.920 --> 01:09:53.670
And you get the question of having vacant property.

01:09:53.670 --> 01:09:58.409
And I don't know whether the county could do a venture fund or.

01:09:58.409 --> 01:10:02.489
Is something where it could provide estimated processing for things? We're.

01:10:02.489 --> 01:10:06.869
Where the county's putting a 1M dollars towards the development of a project.

01:10:06.869 --> 01:10:11.699
Or they have, or maybe the housing authority is doing a 1B dollars separate from the county because proving it.

01:10:11.699 --> 01:10:17.579
Yeah, so when the with a, for profit developers, the for profit developer comes through and.

01:10:17.579 --> 01:10:24.779
Rather than getting your development that may be exempt from the order you get your bare minimum of workforce housing units.

01:10:24.779 --> 01:10:30.180
You get 30, 35%, affordable units mixed in with a Mercury development.

01:10:30.180 --> 01:10:34.380
And you're able to take advantage of on demand quick strike.

01:10:34.380 --> 01:10:39.479
You know, be nimble in the market in a way that we probably haven't been beforehand. And I didn't even know that's.

01:10:39.479 --> 01:10:43.619
Feasible it's just something I think we're going to start seeing a lot more opportunities in the next.
Yeah, 15 to 18 months given what we're going through right now.

Already we've already seen 2 or 3.

Hotels motels so sold and converted to housing.

We've seen 5 or 6 office buildings that are slated. Not necessarily in Fairfax County. There was 1 in Herndon.

But all over the region, we're seeing these obsolete uses and changing so I want, I want to add new space communities. I'm sorry Michelle didn't mean to cut you off, but add base communities to that. Right?

That's been an area church sites, and others have been an area where we've over the last 5 to 10 years, have been starting to redevelop for for.

They are now also seeing the same kind of cycle changes and pressures. I mean, that they have been times 10. no, 1, unfortunately, not.

A lot of churches are open and so there's another challenge and opportunity over the next.

2, 3, 5 years, now they are a little patient because they don't pay taxes and most of them hopefully don't have a whole lot of debt. But now you've got a vacant church that.

You know, other white issues, and an opportunity to add on to that, which is really important because.
You know, we have nonprofit partners who are going through this right now.

617 01:12:10.199 --> 01:12:20.604
What are the can we expedite the approval process when a church is partnering with an affordable housing developer?

618 01:12:20.904 --> 01:12:31.885
There is a lot it goes back to this larger point of how we can make affordable housing easier in our land. You send our approvals and site planning.

619 01:12:32.189 --> 01:12:43.500
Processes I know there is some now, the community will yell and scream to a certain extent and say, don't circumvent the public engagement process, the approval process, but.

620 01:12:43.500 --> 01:12:48.060
Um, I think to Mark's point about taking advantage of opportunities.

621 01:12:48.060 --> 01:12:55.920
And I think maybe so that some of these should go over to the midterm.

622 01:12:55.920 --> 01:13:05.399
You know, maybe more flexibility on on strategies, or some of these things that will take a little longer that we've just talked about.

623 01:13:05.399 --> 01:13:13.619
Uh, or have, um, you know, opening up the process, that's a midterm I think.

Goal for objective.

So, I'm sorry, somebody was going to was saying something Camilla talked about the faith community is really important.

Somebody was saying something and I might have cut you off.

627 01:13:34.704 --> 01:13:35.875
If I make 1,
1 idea,

we had a fairly recent complement looking at the ladies element that is looking at commercial building,

repurposing for other uses and so along the lines of thinking that that are being generated here,

where maybe institutional sites, places of worship shopping centers.

There might be other uses that are.

That are all things being equal appropriate for redevelopment in certain situations.

And so maybe that's 1 thing that, in terms of the comp plan, we can facilitate a conversation about in what situations would we want you know.

There to be more consistency in terms of the comprehensive plan.

Going going when a redevelopment has proposed, knowing that things can be things are more consistent.

In general,
sort of so I can send this off to everybody so they have a copy of it and
it might be along the lines of what people are thinking,

because it provides an easier path for these kinds of repurposing for
specific purposes,

regulatory side of it.

It's just, I didn't know if it was.

The county, if the county housing authority, we have this the amount of
money that we wanted to vote toward this. And this again, this is
probably more for the financial group, but it would probably a
regulatory.

If there's a way for them to have almost a venture fund where they can
get in with a market rate developer, early on.

And give some of that early seed money, and then as a result, maybe get
more units, you would otherwise get out of resulting development and
having just gone to the standard regulatory process.

That might be a way to, you know, in dribs and drabs, you know, further
increase the ability to market housing and also making sure we're.

You know, getting it distributed amongst market housing, got a 30% versus
a 12% like that.

So so checking in our big 3.

Most important and physical actions are strategies. What do we want to
add to this list? We've said so we've named several things.
What would you like to add to this?

Plan a bit of flexibility plan, amendment flexibility.

Do we want to talk about building upon existing policies that can be.

Uhh, tailored to preservation. We've talked about a couple the independent senior living policy.

And this new economic, these new economic development, and incentives for revitalization.

Those are 2 that could be more tailored to preservation. Do we want to add that to the big 3?

I'm just throwing that out there. Yep.

I think what sort of that it's typing of economic incentives kind of, whether it's up density, bonus, parking setbacks, height, you know, anything we can give to the current.

Owner of affordable housing in order for him to.

Preserve the affordability use. I think that's kind of false, big bucket.

Yeah, I agree. I think potentially also just what, what can we do just in terms of speed to market.

How do we get units into the ground as quickly as possible? And so that's cost and.
Time associated with getting these projects. Well.

Getting new yeah, so, economic incentive. So we don't encroach upon the financial tools. Let's let's just.

Be a little bit more specific there and maybe talk about density bonus more land, use related things under the economic development. 1 density bonus.

Flexibility on axe and parking and yeah.

There are certainly economics incentives as well, but hopefully the other group will.

Name knows. That's good. Thank you. Michelle. Dessert. 1 question I have is in terms of the timing of when you give these incentives.

Um, I was kind of grappling with you give these incentives to current owners in order for them to preserve.

Say their older apartment buildings and and keep them affordable or if you or do you provide this incentive at? The point of a new developer comes in and is trying to develop an affordable housing site.

And you give them these incentives to preserve the affordability.

Is that good?

I think that's a really good question Eric. And there there are some jurisdictions who are actually reaching out.
Because of this issue of increasing rents.

And this market affordable housing, losing their affordability, there's some jurisdictions that are being proactive and reaching out and saying, what do you need? How can I encourage you? There is an example in.

Another jurisdiction where a property needed a substantial amount of maintenance.

And the jurisdiction offered to give them a very low cost loan to do to perform the maintenance in exchange for a commitment to keeping you affordable for a certain period of time.

So, that was a proactive outreach of a jurisdiction reading the market and understanding.

So, I think that's a great question. What do others think about that?

No, I think it's, I think it's both end. I mean, I think let the market, you know, work for you.

Uh, to develop either more additional affordable units or preserve the ones that are there.

I feel like that there shouldn't be a number of options available.

That it's flexible enough that, you know, a lot of it depends on the financing is of those that are either preserving or building development. So it's not.
It and in my mind, it's not a 1 size fits all. It's for providing as many tools on the toolbox.

Students is giving us a 5 minute warning.

So, maybe we should go back and review. What we've written what? So, that has so wonderfully.

Put in place for us and mark, this will be for you. Maybe not.

I also put in the chat the link to the location guidelines going back to the conversation. You all were having about that. So you may want to take a look.

Yeah, but that's only for properties that Fairfax County lends money to. Correct I believe so, but it might be helpful there more room there, and also to augment that as well. Right right. That's a starting place.

So, can you share this with Mark? So he has it to I've gone ahead and the Google and my personal private Gmail account and printed it off. So excellent. Okay.

You're a step ahead of us. Okay.

Is there anything that we have not covered that someone feels strongly about should be 1 of the big ideas.
Camilla have we missed anything.

Lots of which I'm aware.

Okay, I'm not an expert on pay, you.

Every through this for the group to make sure I'm correctly or not mistating anything or missing anything.

All right yes. All right there we go.

Because we only have 5 minutes or so to do this. So.

Question is there anything missing from your sub committees areas for export from the evaluation task list?

This your 1st of all no strategy for found in the plan the comp plan.

For preservation only for basically market.

Preservation yeah, for new construction. So this is that's not quite not quite.

It's not that, and it's the housing strategic plan that doesn't speak to the preservation angle. There's a couple of references to preparation. I just wanted to make that's why we're doing this.

Yeah, our our task was to look at the community wide housing, strategic plan, and that is the plan grammars right? That.
01:22:37.560 --> 01:22:41.069
Doesn't really address preservation.

01:22:42.659 --> 01:22:46.260
Get training engagement should be done ahead of the plan.

All right, he could get through the community input. 1st, so we're
talking about, in terms of plan for redevelopment plan, correct?

01:22:56.430 --> 01:23:01.050
Yeah, let's see what everyone says. My feeling is community engagement
should be.

01:23:01.050 --> 01:23:09.569
Of the time and ongoing, and it shouldn't just focus on a redevelopment,
but that's, you know, that's just me. So, but, yes, I think it, it wants
to be.

Before preservation, and not only to keep preservation. Not only means
basically preservation means not only keeping.

Keeping structures, but also preserving the so basically in kind.

Unit of preservation before the war or.

01:23:28.260 --> 01:23:42.510
Moderately priced units, preserving facility. Yeah. So that that low
income families have a place to let their options that are affordable. So
that can be in a new development or preserving and all.

01:23:42.510 --> 01:23:48.960
Reds can rise and make the, it's not affordable the same with the number
of units.

01:23:50.369 --> 01:23:53.909
With the same number of units, what are we saying there?

01:23:53.909 --> 01:24:04.590
I'm sorry, can I interrupt for a 2nd, and I know we only have 1 minute and I know Judith it might not be in here, but I'm just rereading. I think the only thing we're intended to present.

Are the big 3 so I don't think we have to go back through all of our notes.

I think we only want to present the big 3. good.

Okay, that makes it easy. Thank you so much easier. Yeah, thank you for interrupting us. Okay.

Okay, if we're all comfortable with the big 3, I guess we can. I know it's going to take us a few minutes to log off and then get back into the main meeting.

So, if there's nothing else, are we good to go everyone?

Chat me to review. I'm sorry.

It wasn't anything in chat, we need to review what we took off, but all right. There's some things that you can look at today, talked about the relocation assistance set. Fairfax County requires on loans on projects where they make loans. So.

And ask her to put that in a bigger doc, I'll copy and paste it for everybody and send it out. Okay, great on the other side. Thank you.

Hello.