

WEBVTT

1

00:00:00.000 --> 00:00:03.088
Let me log in every time.

2

00:00:05.128 --> 00:00:10.618
So, I think we're here.

3

00:00:11.878 --> 00:00:16.048
Okay, let's see who is here.

4

00:00:21.089 --> 00:00:28.109
I think 1 of the things we have to do, Camilla is make sure everyone can hear.

5

00:00:29.129 --> 00:00:32.850
There are the voices, so.

6

00:00:32.850 --> 00:00:37.649
If everyone, I guess, we'll just say their name Michelle Crocker.

7

00:00:37.649 --> 00:00:42.570
And we'll go down the line, Camilla your next McAfee.

8

00:00:42.570 --> 00:00:45.689
Ava, even when.

9

00:00:45.689 --> 00:00:52.950
Eric, Eric, my budget, I don't mean to ignore staff. I know. Um.

10

00:00:52.950 --> 00:00:57.270
Stewart, we're just saying, so we can hear.

11

00:00:57.270 --> 00:01:01.530
Stewart cane. Okay George is.

12

00:01:01.530 --> 00:01:05.760
Sure, which I think you're muted.

13

00:01:05.760 --> 00:01:12.840

Is George? Yes, I'm doing the testing to make sure everybody can get into the systems.

14

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.

15

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.

16

00:01:30.750 --> 00:01:34.170

On this work group that I didn't pick up.

17

00:01:34.170 --> 00:01:38.069

I'm sorry.

18

00:01:38.069 --> 00:01:42.510

Oh, Mark, I'm sorry. Yes, I see you. Thank you.

19

00:01:42.510 --> 00:01:45.930

Okay, so that.

20

00:01:45.930 --> 00:01:49.109

Yeah, okay.

21

00:01:50.129 --> 00:01:54.299

I think we should introduce staff too. I, that feels.

22

00:01:54.299 --> 00:02:02.579

Rude to me, Kelly. Hi, I'm Kelly. I'm concerned with zoning evaluation division.

23

00:02:02.579 --> 00:02:08.490

Okay, and Graham and Graham on with DVD planning division.

24

00:02:08.490 --> 00:02:13.800

Okay, and Bill mailings and administration division.

25

00:02:13.800 --> 00:02:16.919

Okay, and I notice we have amberley.

26

00:02:18.750 --> 00:02:30.569

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.

27

00:02:30.569 --> 00:02:42.330

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

28

00:02:42.330 --> 00:02:49.110

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

29

00:02:49.110 --> 00:02:52.620

Areas of focus and implementation.

30

00:02:52.620 --> 00:02:56.370

And also some other.

31

00:02:56.370 --> 00:03:04.319

Some other questions that Judith sent out on October 29.

32

00:03:05.460 --> 00:03:12.240

About identifying key areas to consider identifying issues and challenges.

33

00:03:12.240 --> 00:03:17.759

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

34

00:03:17.759 --> 00:03:24.900

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

35

00:03:24.900 --> 00:03:30.000

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

36

00:03:30.000 --> 00:03:34.590

Policies and strategies.

37

00:03:34.590 --> 00:03:41.370

Regarding preservation then what are the long term strategy? The actions we could take.

38

00:03:41.370 --> 00:03:49.349

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.

39

00:03:51.449 --> 00:04:01.435

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.

40

00:04:01.914 --> 00:04:07.104

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

41

00:04:07.439 --> 00:04:16.740

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

42

00:04:16.740 --> 00:04:20.519

It was got it.

43

00:04:20.519 --> 00:04:26.519

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

44

00:04:26.519 --> 00:04:34.918

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.

45

00:04:35.153 --> 00:04:38.992

Is that the new 1?

46

00:04:40.074 --> 00:04:54.473

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.

47

00:04:56.009 --> 00:05:01.108

Graham can, I can share your screen so that people can see as you're typing.

48

00:05:01.108 --> 00:05:13.709

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.

49

00:05:17.278 --> 00:05:20.819

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

50

00:05:20.819 --> 00:05:32.334

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.

51

00:05:32.723 --> 00:05:38.843

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

52

00:05:39.178 --> 00:05:50.363

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

53

00:05:50.363 --> 00:05:56.394

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.

54

00:06:10.043 --> 00:06:12.204

Can you scroll down a little bit?

55

00:06:12.509 --> 00:06:15.809

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

56

00:06:19.408 --> 00:06:22.649

And is it possible to make that a little bigger.

57

00:06:33.928 --> 00:06:35.603

That's good. Thank you so much.

58

00:06:43.134 --> 00:06:56.064

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.

59

00:06:56.399 --> 00:07:02.309

Directions here. Do you have any.

60

00:07:03.598 --> 00:07:14.728

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.

61

00:07:14.728 --> 00:07:21.358

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

62

00:07:21.358 --> 00:07:32.428

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.

63

00:07:48.629 --> 00:07:57.509

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

64

00:07:57.509 --> 00:08:01.829

Did not see any specific.

65

00:08:01.829 --> 00:08:07.769

Discussion of strategies that would apply to preservation.

66

00:08:07.769 --> 00:08:14.848

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

67

00:08:14.848 --> 00:08:25.259

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.

68

00:08:25.259 --> 00:08:29.908

Has any anything that they want to.

69

00:08:29.908 --> 00:08:36.089

Point out, um.

70

00:08:36.089 --> 00:08:47.339

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.

71

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.

72

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.

73

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.

74

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.

75

00:09:23.548 --> 00:09:31.708

As we do communication and outreach on whatever comes forward.

76

00:09:31.708 --> 00:09:36.778

On all things I, I think we should, we should be.

77

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.

78

00:09:47.249 --> 00:09:51.058

That we've put forward, um.

79

00:09:51.058 --> 00:10:01.528

Examining rezoning and special exception opportunities to incentivize preservation and rehabilitation any thoughts on that question.

80

00:10:01.528 --> 00:10:05.099

Or I can go ahead.

81

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.

93

00:11:20.158 --> 00:11:26.729

You're trying to incentivize and yeah, I guess I would be concerned about the word preservation.

94

00:11:26.729 --> 00:11:31.499

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

95

00:11:32.519 --> 00:11:38.188

Somethings 3, it's a natural lifecycle. Some communities just need to be redeveloped to reflect the way we operate. Now.

96

00:11:38.188 --> 00:11:44.938

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

97

00:11:44.938 --> 00:11:52.438

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

98

00:11:52.438 --> 00:12:02.249

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.

99

00:12:02.249 --> 00:12:09.119

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.

100

00:12:09.119 --> 00:12:17.068

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.

101

00:12:17.068 --> 00:12:21.359

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

102

00:12:21.359 --> 00:12:24.688

You've lost the ability to achieve that density on the site, or you've lost.

103

00:12:24.688 --> 00:12:33.509

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

00:13:40.769 --> 00:13:55.558

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.

115

00:13:56.698 --> 00:14:02.668

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.

116

00:14:02.668 --> 00:14:08.339

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

117

00:14:08.339 --> 00:14:17.458

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.

118

00:14:17.458 --> 00:14:22.558

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

119

00:14:22.558 --> 00:14:25.828

And a dedicated workforce housing component.

120

00:14:25.828 --> 00:14:29.578

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

121

00:14:29.578 --> 00:14:36.058

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.

122

00:14:36.058 --> 00:14:46.229

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.

123

00:14:46.229 --> 00:14:49.859

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

124

00:14:49.859 --> 00:14:56.788

Frozen in time, increasing ops lessons and Eric. Did you have something you wanted to add?

125

00:14:56.788 --> 00:15:04.078

Yeah, you know, to that point, I think we're all thinking about preserving the affordable housing use.

126

00:15:04.078 --> 00:15:07.678

And not necessarily preserving the actual.

127

00:15:07.678 --> 00:15:13.288

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

128

00:15:13.288 --> 00:15:17.698

Word into whatever we come up with as a committee.

129

00:15:17.698 --> 00:15:20.818

Preserving the use, but not necessarily.

130

00:15:20.818 --> 00:15:27.058

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

131

00:15:27.058 --> 00:15:39.688

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.

132

00:15:39.688 --> 00:15:43.048

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

133

00:15:43.433 --> 00:15:57.533

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.

134

00:15:57.923 --> 00:16:02.754

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

135

00:16:03.089 --> 00:16:14.188

Because it does have some policies regarding the conservation of neighborhoods that are older, like, physically, physically older structures, physically older neighborhoods.

136

00:16:14.188 --> 00:16:18.568

It's objective 3, which I could pull up if you guys are interested in taking a look at it.

137

00:16:18.568 --> 00:16:24.089

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

138

00:16:24.089 --> 00:16:34.859

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.

139

00:16:34.859 --> 00:16:46.764

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.

140

00:16:46.764 --> 00:16:53.543

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.

141

00:16:53.938 --> 00:16:59.639

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

142

00:16:59.639 --> 00:17:03.958

In so the documents it says something like.

143

00:17:03.958 --> 00:17:08.939

9000 affordable housing units throughout the county and.

144

00:17:08.939 --> 00:17:14.219

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

145

00:17:14.219 --> 00:17:17.219

Mobile homes across the count county.

146

00:17:17.219 --> 00:17:23.128

How's How's that number generated? How how often is generated.

147

00:17:23.128 --> 00:17:29.578

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

148

00:17:29.578 --> 00:17:33.179

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

149

00:17:34.314 --> 00:17:42.923

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.

150

00:17:42.923 --> 00:17:57.624

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 get you that information so that we have an understanding, but for mobile homes and also for.

151

00:17:58.409 --> 00:18:05.159

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

152

00:18:05.159 --> 00:18:14.009

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

153

00:18:14.544 --> 00:18:25.403

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.

154

00:18:25.854 --> 00:18:34.374

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

155

00:18:35.098 --> 00:18:40.709

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

156

00:18:40.709 --> 00:18:45.808

You can see that number on the dashboard.

157

00:18:45.808 --> 00:18:49.348

That housing and community development have created.

158

00:18:49.348 --> 00:18:54.713

And Eric, I do not believe that it includes mobile homes.

159

00:18:56.364 --> 00:19:06.773

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.

160

00:19:07.048 --> 00:19:13.409

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

161

00:19:13.409 --> 00:19:17.608

The that 9000 number refers to market affordable housing.

162

00:19:17.608 --> 00:19:25.048

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

163

00:19:25.048 --> 00:19:28.888

How often but.

164

00:19:28.888 --> 00:19:31.919

Yeah, answered.

165

00:19:32.483 --> 00:19:40.614

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

166

00:19:40.614 --> 00:19:53.273

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.

167

00:19:53.273 --> 00:20:07.973

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.

168

00:20:08.939 --> 00:20:14.788

And I think it's important to remember with preservation that.

169

00:20:14.788 --> 00:20:22.199

Rents can rise in these market affordable buildings and rise to such an extent that they are no longer affordable.

170

00:20:22.199 --> 00:20:27.358

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

171

00:20:27.358 --> 00:20:30.479

But as rent rises, those units become.

172

00:20:30.479 --> 00:20:33.808

No longer affordable and I think we're focusing.

173

00:20:33.808 --> 00:20:40.078

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

174

00:20:41.729 --> 00:20:50.608

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

175

00:20:50.608 --> 00:20:53.999

Okay, are there any.

176

00:20:53.999 --> 00:21:03.929

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

177

00:21:03.929 --> 00:21:07.169

Segment since we're talking about.

178

00:21:07.169 --> 00:21:10.229

Zoning and planning, and basically, as is.

179

00:21:10.229 --> 00:21:17.548

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

180

00:21:17.548 --> 00:21:21.058

Market rate affordable ownership because the.

181

00:21:21.058 --> 00:21:25.648

The people who own housing that are already designated for affordable housing.

182

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.

183

00:21:31.709 --> 00:21:34.858

But it's the people who are.

184

00:21:34.858 --> 00:21:38.608

Great oriented, but affordable that might need incentives.

185

00:21:38.608 --> 00:21:42.449

In order to preserve the affordability.

186

00:21:42.449 --> 00:21:45.749

Yes, I think you're right.

187

00:21:47.548 --> 00:21:52.499

I just want to add as well opinion. We.

188

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.

189

00:22:00.173 --> 00:22:00.384

You know,

190

00:22:00.384 --> 00:22:00.743

really,

191

00:22:00.743 --> 00:22:01.044

I mean,

192

00:22:01.074 --> 00:22:01.374

you know,

193

00:22:02.304 --> 00:22:03.594

those types of buildings,

194

00:22:03.594 --> 00:22:03.923

I mean,

195

00:22:03.953 --> 00:22:18.564

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,

196

00:22:18.594 --> 00:22:18.983

you know,

197

00:22:18.983 --> 00:22:21.084

benefit he could receive from that.

198

00:22:21.568 --> 00:22:35.219

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.

199

00:22:35.219 --> 00:22:41.368

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

200

00:22:41.368 --> 00:22:47.308

Of of of keeping these units.

201

00:22:47.308 --> 00:22:56.814

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.

202

00:22:57.294 --> 00:23:03.563

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.

203

00:23:04.138 --> 00:23:10.409

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

204

00:23:10.409 --> 00:23:15.929

Or something that is a considerable cost on an annual basis for.

205

00:23:15.929 --> 00:23:23.128

Both a, an existing, uh, stock of affordable housing, but also for new development.

206

00:23:23.128 --> 00:23:37.739

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.

207

00:23:37.739 --> 00:23:41.489

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

208

00:23:41.489 --> 00:23:49.288

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

209

00:23:49.288 --> 00:23:55.288

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

210

00:23:55.288 --> 00:24:00.358

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

211

00:24:00.358 --> 00:24:04.558

That should be on the table to consider.

212

00:24:04.558 --> 00:24:14.398

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.

213

00:24:14.398 --> 00:24:24.659

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.

214

00:24:25.679 --> 00:24:31.078

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

215

00:24:31.078 --> 00:24:36.209

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

216

00:24:36.209 --> 00:24:40.199

Where if you develop in 1 of these districts, you get a 10 year.

217

00:24:40.199 --> 00:24:47.398

Property tax abatement I think you also reduce your processing fees for permits and things like that.

218

00:24:47.398 --> 00:24:53.939

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

219

00:24:53.939 --> 00:25:03.894

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.

220

00:25:04.403 --> 00:25:10.013

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

221

00:25:10.348 --> 00:25:17.699

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

222

00:25:17.699 --> 00:25:25.828

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

223

00:25:25.828 --> 00:25:32.519

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

224

00:25:33.114 --> 00:25:46.374

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.

225

00:25:46.403 --> 00:25:50.513

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

226

00:25:50.848 --> 00:26:00.058

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

227

00:26:00.058 --> 00:26:03.269

Yeah, the question is, can we use it.

228

00:26:03.269 --> 00:26:07.769

I guess the question is, can that be used to instead of build new things?

229

00:26:07.769 --> 00:26:12.659

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

230

00:26:12.659 --> 00:26:17.338

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

231

00:26:17.338 --> 00:26:24.838

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

232

00:26:24.838 --> 00:26:28.229

Might be added.

233

00:26:28.229 --> 00:26:37.499

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

234

00:26:37.499 --> 00:26:51.719

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.

235

00:26:51.719 --> 00:26:57.239

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

236

00:27:00.689 --> 00:27:06.058

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

237

00:27:06.058 --> 00:27:09.898

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

238

00:27:09.898 --> 00:27:20.398

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.

239

00:27:20.398 --> 00:27:26.909

Is a near term strategy it's a set of policies recommendations that were just passed. Maybe.

240

00:27:26.909 --> 00:27:32.338

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

241

00:27:32.338 --> 00:27:39.719

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

242

00:27:39.719 --> 00:27:42.749

A lot of older housing is located.

243

00:27:47.249 --> 00:27:54.898

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

244

00:27:54.898 --> 00:28:00.388

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

245

00:28:00.388 --> 00:28:06.358

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

246

00:28:06.358 --> 00:28:10.499

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

247

00:28:10.499 --> 00:28:18.659

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

248

00:28:18.659 --> 00:28:25.679

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

249

00:28:25.679 --> 00:28:30.479

Like, replacement to expand that mission of preservation.

250

00:28:30.479 --> 00:28:35.249

Right. It's not just the building. It's the actual affordability that we're trying to.

251

00:28:35.249 --> 00:28:41.278

Preserve, which could be a redevelopment scenario, which really gets to 1 for 1.

252

00:28:42.328 --> 00:28:56.034

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

253

00:28:56.064 --> 00:29:07.584

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.

254

00:29:07.584 --> 00:29:11.153

Are a couple of areas areas where you have.

255

00:29:11.578 --> 00:29:19.108

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

256

00:29:19.108 --> 00:29:33.989

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.

257

00:29:33.989 --> 00:29:39.689

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

258

00:29:40.314 --> 00:29:53.153

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.

259

00:29:53.153 --> 00:29:55.374

Let's talk about 1, 1 replacement.

260

00:29:55.679 --> 00:30:01.828

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

261

00:30:01.828 --> 00:30:06.239

You know, I think that leaves a lot of discretion.

262

00:30:06.239 --> 00:30:11.519

Perhaps a developer could do if they.

263

00:30:11.519 --> 00:30:16.858

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

264

00:30:16.858 --> 00:30:22.048

80 studio apartments is that a 1 for 1 replacement?

265

00:30:22.048 --> 00:30:26.308

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

266

00:30:26.308 --> 00:30:32.038

Around 2003 or 2004, so, um.

267

00:30:32.038 --> 00:30:35.729

Is that an area where we need to talk about?

268

00:30:35.729 --> 00:30:40.169

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

269

00:30:40.169 --> 00:30:45.568

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

270

00:30:45.568 --> 00:30:51.838

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.

271

00:30:51.838 --> 00:31:00.088

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

272

00:31:00.088 --> 00:31:06.568

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

273

00:31:08.068 --> 00:31:16.739

I would add to that that maybe there's also looking there's also a benefit in looking at the level of affordability.

274

00:31:16.739 --> 00:31:23.519

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.

275

00:31:23.519 --> 00:31:34.019

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.

276

00:31:35.098 --> 00:31:42.659

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

277

00:31:44.334 --> 00:31:58.104

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.

278

00:31:58.104 --> 00:32:08.243

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.

279

00:32:08.519 --> 00:32:13.409

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

280

00:32:13.409 --> 00:32:18.298

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

281

00:32:18.298 --> 00:32:23.338

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

282

00:32:23.338 --> 00:32:28.019

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

283

00:32:28.019 --> 00:32:37.528

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.

284

00:32:38.124 --> 00:32:39.294

Those affordable units,

285

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,

286

00:32:47.963 --> 00:32:50.874

the way that we've structured it is that you have you have each area,

287

00:32:50.874 --> 00:32:53.394

has their own unique area,

288

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.

289

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.

290

00:33:16.223 --> 00:33:23.753

So if someone were to file a reserve for redevelopment, we and the planning staff.

291

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.

292

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.

293

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.

294

00:34:03.028 --> 00:34:06.538

In the comprehensive plan. Okay.

295

00:34:06.538 --> 00:34:09.628

The test.

296

00:34:09.628 --> 00:34:13.469

It says proposals for redevelopment residents neighborhoods.

297

00:34:13.469 --> 00:34:20.818

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

298

00:34:20.818 --> 00:34:30.208

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

299

00:34:32.398 --> 00:34:43.829

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.

300

00:34:43.829 --> 00:34:52.048

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

301

00:34:52.048 --> 00:34:55.559

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

302

00:34:55.559 --> 00:34:59.518

And would they be required to.

303

00:35:01.289 --> 00:35:05.759

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

304

00:35:05.759 --> 00:35:10.168

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

305

00:35:11.878 --> 00:35:15.838

I mean, our plan only comes into play for, like.

306

00:35:15.838 --> 00:35:29.728

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.

307

00:35:29.728 --> 00:35:33.688

You know, and I guess maybe there's a.

308

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.

309

00:35:37.108 --> 00:35:42.028

The rump ends of leftover areas, and there should be I think that the minimum.

310

00:35:42.028 --> 00:35:46.528

Standard, because if not, then you're going to left, be left with kind of.

311

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.

312

00:35:53.278 --> 00:35:56.938

With such a large requirement like that, you're going to incentivize.

313

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.

314

00:36:07.048 --> 00:36:10.978

My are in the county, and there are areas that are clearly redeveloping.

315

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.

316

00:36:15.599 --> 00:36:18.628

For whatever reason got left off other projects.

317

00:36:18.628 --> 00:36:22.168

You know, and they go through this kind of myriad of.

318

00:36:22.168 --> 00:36:26.398

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

319

00:36:26.398 --> 00:36:30.208

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

320

00:36:30.208 --> 00:36:36.088

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

321

00:36:36.088 --> 00:36:39.809

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

322

00:36:39.809 --> 00:36:43.168

Donate the functional approval the front end. I definitely.

323

00:36:43.168 --> 00:36:49.048

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.

324

00:36:49.048 --> 00:36:52.829

So, is that more in our new construction?

325

00:36:52.829 --> 00:37:04.349

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.

326

00:37:04.349 --> 00:37:09.989

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

327

00:37:09.989 --> 00:37:12.989

What had been here before? Either been a.

328

00:37:12.989 --> 00:37:19.228

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.

329

00:37:19.228 --> 00:37:30.688

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.

330

00:37:30.688 --> 00:37:43.708

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.

331

00:37:43.708 --> 00:37:48.329

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

332

00:37:51.778 --> 00:38:03.088

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.

333

00:38:03.088 --> 00:38:06.298

So, it's.

334

00:38:06.298 --> 00:38:11.699

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

335

00:38:11.699 --> 00:38:14.909

Dog in the background here, but yes, yeah.

336

00:38:17.309 --> 00:38:23.730

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

337

00:38:31.405 --> 00:38:40.074

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.

338

00:38:40.164 --> 00:38:46.974

I don't know if we want to talk about density bonuses and things like that as a way of incentivizing preservation, you know.

339

00:38:47.309 --> 00:38:54.690

Maybe, if, like, maybe like a special exception or something, not necessarily through a rezoning.

340

00:38:54.690 --> 00:39:07.619

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.

341

00:39:07.619 --> 00:39:13.199

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

342

00:39:13.199 --> 00:39:17.639

Right. Senior affordable housing 3 to 1.

343

00:39:17.639 --> 00:39:18.715

Is that correct?

344

00:39:18.715 --> 00:39:20.005

And if so,

345

00:39:20.005 --> 00:39:34.224

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

346

00:39:35.579 --> 00:39:43.320

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

347

00:39:43.824 --> 00:39:53.125

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.

348

00:39:53.934 --> 00:40:03.505

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.

349

00:40:04.735 --> 00:40:09.355

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

350

00:40:09.960 --> 00:40:15.809

It does require 15% of those units to be dedicated as affordable units.

351

00:40:15.809 --> 00:40:22.679

Okay, so we have an instance in the county where density bonus is used.

352

00:40:22.679 --> 00:40:28.739

For an objective, which is to get provide more affordable or more senior housing.

353

00:40:28.739 --> 00:40:35.670

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

354

00:40:36.175 --> 00:40:46.045

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.

355

00:40:46.074 --> 00:40:53.275

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

356

00:40:53.275 --> 00:41:05.994

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.

357

00:41:06.054 --> 00:41:14.755

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

358

00:41:15.059 --> 00:41:19.255

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

359

00:41:19.554 --> 00:41:33.715

We need to the opportunity and that other types of housing and maybe you do that by lower as well and I'll just

360

00:41:35.875 --> 00:41:37.585

be getting done and other sites anyway,

361

00:41:37.585 --> 00:41:39.534

but definitely looking at.

362

00:41:41.364 --> 00:41:49.974

So 1 of the things that was looked at for independent living during a staff report was for housing housing, they only generate school children.

363

00:41:50.965 --> 00:42:05.425

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.

364

00:42:09.414 --> 00:42:21.684

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.

365

00:42:21.684 --> 00:42:28.375

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

366

00:42:28.885 --> 00:42:37.315

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

367

00:42:38.280 --> 00:42:45.389

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

368

00:42:45.389 --> 00:42:59.429

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.

369

00:42:59.429 --> 00:43:13.525

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.

370

00:43:13.525 --> 00:43:15.594

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

371

00:43:16.585 --> 00:43:31.195

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 Alexandria 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.

384

00:44:56.340 --> 00:44:59.969

And especially if we have this opportunity to go into.

385

00:44:59.969 --> 00:45:08.460

Revitalization areas where some of this transportation capacity is already there, like, can and Dale and.

386

00:45:08.460 --> 00:45:13.320

The route 1 corridor, and I think Bill mentioned Reston and.

387

00:45:13.320 --> 00:45:19.199

Other areas bailey's, crossroads, 7 corners, that's all there and right for.

388

00:45:19.199 --> 00:45:24.840

Has the, the infrastructure in place and and 1 other thing I'll say.

389

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.

390

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.

391

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.

392

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.

393

00:46:03.360 --> 00:46:08.699

Of new people that are going to overwhelm the schools and.

394

00:46:14.340 --> 00:46:25.170

Is there another topic out for consideration? I don't know does the county have any policy around transfer development rights?

395

00:46:25.170 --> 00:46:29.130

Like, ours.

396

00:46:29.130 --> 00:46:37.409

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

397

00:46:37.409 --> 00:46:46.860

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.

398

00:46:48.119 --> 00:46:55.139

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

399

00:46:55.139 --> 00:47:00.960

Conservation to preserve.

400

00:47:01.434 --> 00:47:16.224

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.

401

00:47:17.159 --> 00:47:22.769

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

402

00:47:22.769 --> 00:47:36.630

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.

403

00:47:38.309 --> 00:47:53.215

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.

404

00:47:53.519 --> 00:47:58.619

Shortlist items right right. Looking at the the.

405

00:47:58.619 --> 00:48:05.130

Policies in the comprehensive plan, I think you said grand that Graham that speak to.

406

00:48:05.130 --> 00:48:13.530

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

407

00:48:13.530 --> 00:48:20.280

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

408

00:48:20.280 --> 00:48:24.719

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

409

00:48:24.719 --> 00:48:37.170

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.

410

00:48:37.170 --> 00:48:43.079

Replacement there was our existing short term things.

411

00:48:43.079 --> 00:48:49.619

I I think the density bonus again that exists for independent.

412

00:48:49.619 --> 00:48:57.090

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

413

00:48:57.090 --> 00:49:04.500

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

414

00:49:04.500 --> 00:49:08.400

Created for redevelopment preservation scenario.

415

00:49:08.400 --> 00:49:22.769

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.

416

00:49:22.769 --> 00:49:27.239

Getting more to the form of the development versus the density.

417

00:49:28.255 --> 00:49:34.795

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

418

00:49:34.795 --> 00:49:47.005

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.

419

00:49:47.489 --> 00:49:51.570

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

420

00:49:51.570 --> 00:49:55.079

Um, so that's.

421

00:50:00.269 --> 00:50:06.960

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

422

00:50:06.960 --> 00:50:13.380

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

423

00:50:13.380 --> 00:50:17.159

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

424

00:50:17.159 --> 00:50:28.704

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?

425

00:50:28.704 --> 00:50:39.295

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?

426

00:50:39.295 --> 00:50:48.474

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.

427

00:50:48.900 --> 00:50:54.000

Um, there's something in planning and zoning that could be considered.

428

00:50:54.000 --> 00:51:00.719

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.

429

00:51:00.719 --> 00:51:04.440

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

430

00:51:04.440 --> 00:51:10.860

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

431

00:51:10.860 --> 00:51:18.809

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.

432

00:51:18.809 --> 00:51:23.789

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

433

00:51:23.789 --> 00:51:32.219

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.

434

00:51:32.219 --> 00:51:43.920

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.

435

00:51:43.920 --> 00:51:47.280

The tenants to organize a, an association.

436

00:51:47.280 --> 00:51:56.219

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

437

00:51:56.219 --> 00:52:01.289

Don't know how politically well, that would operate Maryland in Maryland versus Virginia?

438

00:52:01.289 --> 00:52:07.440

It's not real popular in Maryland either. It complicates and frustrates transactions.

439

00:52:07.440 --> 00:52:12.480

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

440

00:52:12.480 --> 00:52:19.769

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.

441

00:52:19.769 --> 00:52:23.550

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

442

00:52:23.550 --> 00:52:26.579

And preserve the answer are already preserve there.

443

00:52:26.579 --> 00:52:29.849

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

444

00:52:29.849 --> 00:52:44.219

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.

445

00:52:44.219 --> 00:52:50.010

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.

446

00:52:50.010 --> 00:52:55.650

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

447

00:52:55.650 --> 00:53:01.860

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.

448

00:53:01.860 --> 00:53:07.050

But I think it's really important to explore.

449

00:53:07.050 --> 00:53:10.079
The impact of the photographer, Montgomery County.

450
00:53:10.079 --> 00:53:13.260
Our well intended, I think it's.

451
00:53:13.260 --> 00:53:18.389
Combined with some other strategies they've had, is that an incidental effect in kind of depressing the market a little bit.

452
00:53:21.929 --> 00:53:26.760
Argue that it probably does have impacts, but more.

453
00:53:26.760 --> 00:53:35.699
Forces, but I think it's completely stopped transactions writer or completely transaction. Yeah, yeah.

454
00:53:35.699 --> 00:53:46.530
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.

455
00:53:46.530 --> 00:53:55.110
Uh, sometimes, so, yeah, but maybe it's a long term strategy. Remember, this is just our, our brainstorm this stuff.

456
00:53:55.110 --> 00:54:01.829
So, I think it's not a bad idea. I'm thinking of it more in terms of the mobile home communities.

457
00:54:01.829 --> 00:54:07.320
If they had the right of 1st refusal, that could perhaps make a big difference.

458
00:54:07.320 --> 00:54:20.309
There are some resources available to them who to help and assist. There is a coalition of of a coalition that helps mobile homes go through that process.

459
00:54:20.309 --> 00:54:25.079
So, it might not apply to everything and I do believe the.

460
00:54:25.079 --> 00:54:35.550

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.

472

00:55:37.349 --> 00:55:41.849

The residents there, so, I mean, yeah, I think there'll be love to find some way for us to.

473

00:55:43.559 --> 00:55:50.519

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.

474

00:55:50.519 --> 00:55:56.940

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

475

00:55:56.940 --> 00:56:03.840

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.

476

00:56:03.840 --> 00:56:07.679

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

477

00:56:07.679 --> 00:56:12.269

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

478

00:56:12.269 --> 00:56:15.329

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

479

00:56:15.329 --> 00:56:18.659

You should join homework group.

480

00:56:19.920 --> 00:56:22.980

Just kidding.

481

00:56:22.980 --> 00:56:28.650

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

482

00:56:30.385 --> 00:56:45.355

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.

494

00:57:57.329 --> 00:58:09.480

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.

495

00:58:09.480 --> 00:58:15.869

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

496

00:58:15.869 --> 00:58:22.079

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

497

00:58:22.079 --> 00:58:33.059

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.

498

00:58:33.059 --> 00:58:36.300

Good really good points. Spirit.

499

00:58:36.925 --> 00:58:49.315

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.

500

00:58:49.315 --> 00:58:54.925

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

501

00:59:00.030 --> 00:59:04.530

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

502

00:59:05.820 --> 00:59:09.119

Thank you just so when.

503

00:59:09.119 --> 00:59:15.119

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

504

00:59:15.119 --> 00:59:18.809

We have identified our kind of in the right columns.

505

00:59:18.809 --> 00:59:25.050

We, it looks like we have, we're supposed to go back to the main group at 340. is that correct?

506

00:59:25.050 --> 00:59:30.269

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

507

00:59:30.269 --> 00:59:33.510

25 more minutes.

508

00:59:33.510 --> 00:59:40.619

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

509

00:59:42.809 --> 00:59:52.829

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

510

00:59:52.829 --> 01:00:00.090

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

511

01:00:02.699 --> 01:00:12.175

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.

512

01:00:12.235 --> 01:00:18.864

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

513

01:00:19.170 --> 01:00:26.760

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

514

01:00:26.760 --> 01:00:29.909

In a project who wants to redevelop.

515

01:00:29.909 --> 01:00:34.230

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

516

01:00:34.230 --> 01:00:39.840

But I I don't know a.

517

01:00:39.840 --> 01:00:45.119

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

518

01:00:45.119 --> 01:00:51.659

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

519

01:00:51.659 --> 01:00:58.289

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

520

01:00:58.289 --> 01:01:03.690

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

521

01:01:03.690 --> 01:01:10.230

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

522

01:01:10.230 --> 01:01:20.190

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

523

01:01:20.190 --> 01:01:25.260

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

524

01:01:25.260 --> 01:01:29.639

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

525

01:01:35.309 --> 01:01:44.454

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

526

01:01:44.724 --> 01:01:58.554

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.

527

01:01:59.039 --> 01:02:12.445

Financial contributions, and then, of course, you know, that's for residents some of us most nonprofit developers take a OT in voluntarily in voluntary displacement policy. Right?

528

01:02:12.445 --> 01:02:23.965

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.

529

01:02:24.389 --> 01:02:28.800

Um, so I just offer up parameters there.

530

01:02:28.800 --> 01:02:32.130

Be a plan.

531

01:02:36.929 --> 01:02:40.079

Daniel is going to provide and follow up.

532

01:02:41.849 --> 01:02:50.099

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

533

01:02:50.099 --> 01:02:53.369

And they took no money.

534

01:02:53.369 --> 01:03:01.500

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

535

01:03:01.500 --> 01:03:06.989

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

536

01:03:06.989 --> 01:03:10.829

Plan unless there was something attached.

537

01:03:10.829 --> 01:03:20.190

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.

538

01:03:20.190 --> 01:03:26.190

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

539

01:03:26.190 --> 01:03:31.139

I would assume that that's something that's reviewed at the staff level for.

540

01:03:31.945 --> 01:03:46.045

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.

541

01:03:46.885 --> 01:03:47.153

So,

542

01:03:47.153 --> 01:03:50.664

if that's the kind of the direction that they are something that,

543

01:03:50.664 --> 01:03:53.335

that would be the place to embed 1 of these things,

544

01:03:54.474 --> 01:03:58.405

there's already some lending in terms of language with regards to use,

545

01:03:58.405 --> 01:03:59.065

for example,

546

01:03:59.965 --> 01:04:02.724

some statements about density bonus.

547

01:04:03.355 --> 01:04:11.905

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.

548

01:04:12.235 --> 01:04:22.704

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.

549

01:04:23.610 --> 01:04:27.269

Is this.

550

01:04:27.269 --> 01:04:33.565

You're saying currently, it's not outside of yeah, not not outside of mobile home.

551

01:04:34.434 --> 01:04:43.494

There is some language for relocation assistance for, um, for redevelopment of mobile, home communities, but outside of that now.

552

01:04:44.880 --> 01:04:56.099

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

553

01:04:56.099 --> 01:05:01.289

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

554

01:05:01.289 --> 01:05:07.469

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

555

01:05:08.184 --> 01:05:18.355

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.

556

01:05:18.534 --> 01:05:24.625

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

557

01:05:25.079 --> 01:05:30.239

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

558

01:05:30.239 --> 01:05:33.869

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

559

01:05:33.869 --> 01:05:44.309

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

560

01:05:44.309 --> 01:05:50.909

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

561

01:05:52.105 --> 01:06:01.644

Which is a part of the comprehensive plan, correct? Yeah, I use these terms all day. Long is the plan yes. The comprehensive plan.

562

01:06:01.855 --> 01:06:09.835

The policy plan is what we refer to as the county wide policy so we divide the comp plan up into different areas but.

563

01:06:09.929 --> 01:06:17.550

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

564

01:06:17.550 --> 01:06:20.880

In company.

565

01:06:20.880 --> 01:06:27.179

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

566

01:06:27.179 --> 01:06:35.550

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.

567

01:06:35.550 --> 01:06:47.244

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.

568

01:06:47.244 --> 01:06:53.934

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.

569

01:06:54.420 --> 01:06:58.530

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

570

01:06:58.530 --> 01:07:05.730

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

571

01:07:05.730 --> 01:07:10.769

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

572

01:07:10.769 --> 01:07:15.659

The ability to do a on demand, concurrent, comprehensive plan amendment.

573

01:07:15.659 --> 01:07:19.380
With so.

574
01:07:19.380 --> 01:07:23.460
Yeah, it's up to the developer to take the risk.

575
01:07:23.460 --> 01:07:26.789
There improve the case, the community.

576
01:07:26.789 --> 01:07:30.989
You know, unfortunately, I just handed a lot of extra work, possibly to the staff.

577
01:07:30.989 --> 01:07:37.710
But, you know, just something, something of that here because that there are so many good ideas.

578
01:07:37.710 --> 01:07:44.699
That for which the timing is not right you know, this is a great opportunity. The property's finally available.

579
01:07:44.699 --> 01:07:49.019
But it's going to have a little bit of hair on it. It's going to be controversial.

580
01:07:49.019 --> 01:07:52.650
And in order to get yourself into a comp plan process, you've got to wait another.

581
01:07:52.650 --> 01:07:56.760
1819 months or so properties that can be available at that point.

582
01:07:56.760 --> 01:08:01.650
Hey, Mark, you want to marry don't require a plan amendment.

583
01:08:01.650 --> 01:08:13.800
Affordable housing, and the last 4 times multiply with that plan. He do office conversion without a planning moment. Why not?

584
01:08:13.800 --> 01:08:22.135
100% affordable housing was that apartment membrane? Well, I think that's I think that's the value of the special exception process if you do that.

585

01:08:22.404 --> 01:08:36.534

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.

586

01:08:36.534 --> 01:08:40.465

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

587

01:08:41.430 --> 01:08:48.239

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

588

01:08:48.239 --> 01:08:53.520

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

589

01:08:53.520 --> 01:09:07.045

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.

590

01:09:07.045 --> 01:09:16.944

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.

591

01:09:17.340 --> 01:09:26.039

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.

592

01:09:26.039 --> 01:09:29.220

15 to 18 months war disruption.

593

01:09:29.220 --> 01:09:40.590

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.

594

01:09:40.590 --> 01:09:49.920

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.

595

01:09:49.920 --> 01:09:53.670

And you get the question of having vacant property.

596

01:09:53.670 --> 01:09:58.409

And I don't know whether the county could do a venture fund or.

597

01:09:58.409 --> 01:10:02.489

Is something where it could provide estimated processing for things? We're.

598

01:10:02.489 --> 01:10:06.869

Where the county's putting a 1M dollars towards the development of a project.

599

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.

600

01:10:11.699 --> 01:10:17.579

Yeah, so when the with a, for profit developers, the for profit developer comes through and.

601

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.

602

01:10:24.779 --> 01:10:30.180

You get 30, 35%, affordable units mixed in with a Mercury development.

603

01:10:30.180 --> 01:10:34.380

And you're able to take advantage of on demand quick strike.

604

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.

605

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.

606

01:10:43.619 --> 01:10:46.829

Yeah, 15 to 18 months given what we're going through right now.

607

01:10:46.829 --> 01:10:51.960

Already we've already seen 2 or 3.

608

01:10:51.960 --> 01:10:59.010

Hotels motels so sold and converted to housing.

609

01:10:59.010 --> 01:11:06.720

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

610

01:11:06.720 --> 01:11:19.704

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?

611

01:11:20.095 --> 01:11:29.935

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.

612

01:11:33.000 --> 01:11:43.135

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.

613

01:11:43.135 --> 01:11:48.685

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

614

01:11:48.989 --> 01:11:58.199

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.

615

01:11:58.199 --> 01:12:05.189

You know, other white issues, and an opportunity to add on to that, which is really important because.

616

01:12:05.189 --> 01:12:10.199

You know, we have 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.

624

01:13:13.619 --> 01:13:17.340

Goal for objective.

625

01:13:17.340 --> 01:13:25.020

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

626

01:13:25.020 --> 01:13:28.890

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

627

01:13:34.704 --> 01:13:35.875

If I make 1,

628

01:13:35.904 --> 01:13:36.774

1 idea,

629

01:13:37.164 --> 01:13:44.064

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

630

01:13:44.064 --> 01:13:50.725

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

631

01:13:50.725 --> 01:13:52.975

where maybe institutional sites,

632

01:13:52.975 --> 01:13:55.494

places of worship shopping centers.

633

01:13:55.524 --> 01:13:57.324

There might be other uses that are.

634

01:13:58.675 --> 01:14:05.154

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

635

01:14:05.185 --> 01:14:14.425

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.

636

01:14:14.760 --> 01:14:18.899

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

637

01:14:18.899 --> 01:14:25.800

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

638

01:14:25.800 --> 01:14:26.425

In general,

639

01:14:26.484 --> 01:14:33.534

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,

640

01:14:33.534 --> 01:14:38.725

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

641

01:14:40.645 --> 01:14:41.755

regulatory side of it.

642

01:14:41.755 --> 01:14:42.925

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

643

01:14:43.529 --> 01:14:52.710

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.

644

01:14:52.710 --> 01:15:00.149

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.

645

01:15:00.149 --> 01:15:08.729

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.

646

01:15:08.729 --> 01:15:16.649

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.

647

01:15:16.649 --> 01:15:23.069

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

648

01:15:23.069 --> 01:15:29.579

So so checking in our big 3.

649

01:15:29.579 --> 01:15:38.640

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.

650

01:15:38.640 --> 01:15:41.640
What would you like to add to this?

651
01:15:43.199 --> 01:15:48.239
Plan a bit of flexibility plan, amendment flexibility.

652
01:16:06.510 --> 01:16:12.750
Do we want to talk about building upon existing policies that can be.

653
01:16:12.750 --> 01:16:20.369
Uh, tailored to preservation. We've talked about a couple the independent senior living policy.

654
01:16:20.369 --> 01:16:26.670
And this new economic, these new economic development, and incentives for revitalization.

655
01:16:26.670 --> 01:16:31.920
Those are 2 that could be more tailored to preservation. Do we want to add that to the big 3?

656
01:16:31.920 --> 01:16:35.725
I'm just throwing that out there. Yep.

657
01:16:36.085 --> 01:16:49.225
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.

658
01:16:49.529 --> 01:16:53.909
Owner of affordable housing in order for him to.

659
01:16:53.909 --> 01:16:59.789
Preserve the affordability use. I think that's kind of false, big bucket.

660
01:17:00.869 --> 01:17:07.050
Yeah, I agree. I think potentially also just what, what can we do just in terms of speed to market.

661
01:17:07.050 --> 01:17:14.760
How do we get units into the ground as quickly as possible? And so that's cost and.

662

01:17:14.760 --> 01:17:18.390

Time associated with getting these projects. Well.

663

01:17:18.390 --> 01:17:32.909

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

664

01:17:32.909 --> 01:17:42.029

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.

665

01:17:42.029 --> 01:17:48.090

Flexibility on axe and parking and yeah.

666

01:17:48.090 --> 01:17:54.000

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

667

01:17:54.000 --> 01:18:06.539

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.

668

01:18:06.539 --> 01:18:13.680

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

669

01:18:13.680 --> 01:18:27.989

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.

670

01:18:27.989 --> 01:18:31.500

And you give them these incentives to preserve the affordability.

671

01:18:31.500 --> 01:18:35.550

Is that good?

672

01:18:35.550 --> 01:18:43.470

I think that's a really good question Eric. And there there are some jurisdictions who are actually reaching out.

673

01:18:43.470 --> 01:18:46.920
Because of this issue of of increasing rents.

674
01:18:47.095 --> 01:19:01.765
And this market affordable housing, losing their, 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.

675
01:19:02.100 --> 01:19:08.640
Another jurisdiction where a property needed a substantial amount of maintenance.

676
01:19:08.640 --> 01:19:22.135
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.

677
01:19:22.135 --> 01:19:28.704
So, that was a proactive outreach of a jurisdiction reading the market and understanding.

678
01:19:29.010 --> 01:19:36.630
So, I think that's a great it's a great question. What what do others think about that?

679
01:19:36.630 --> 01:19:43.199
No, I think it's, I think it's both end. I mean, I think let the market, you know, work for you.

680
01:19:43.199 --> 01:19:49.140
Uh, to develop either more additional affordable units or preserve the ones that are there.

681
01:19:49.140 --> 01:19:54.180
I feel like that there shouldn't be a number of options available.

682
01:19:54.180 --> 01:20:03.869
That it's flexible enough that, you know, you know, a lot of it depends on the financing is of those that are either preserving or building development. So it's not.

683
01:20:03.869 --> 01:20:10.109

It and in my mind, it's not a 1 size fits all. It's for providing as many tools on the toolbox.

684

01:20:10.109 --> 01:20:14.399

To.

685

01:20:15.840 --> 01:20:18.930

Students is giving us a 5 minute warning.

686

01:20:18.930 --> 01:20:23.159

So, maybe we should go back and review.

687

01:20:23.159 --> 01:20:29.489

What we've written what? So, that has so wonderfully.

688

01:20:29.994 --> 01:20:35.664

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

689

01:20:40.074 --> 01:20:47.904

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.

690

01:20:48.270 --> 01:20:54.659

Yeah, but that's only for properties that Fairfax County lends money to.

691

01:20:54.659 --> 01:21:05.399

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.

692

01:21:06.595 --> 01:21:20.604

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.

693

01:21:20.725 --> 01:21:22.585

You're a step ahead of us. Okay.

694

01:21:22.890 --> 01:21:31.590

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

695

01:21:31.590 --> 01:21:34.920
Camilla have we missed anything.

696
01:21:36.750 --> 01:21:39.930
Lots of which I'm aware.

697
01:21:39.930 --> 01:21:43.260
Okay, I'm not an expert on pay, you.

698
01:21:43.260 --> 01:21:49.079
Every through this for the group to make sure I'm correctly or not mistating anything or missing anything.

699
01:21:49.079 --> 01:21:52.859
All right yes. All right there we go.

700
01:21:52.859 --> 01:21:56.909
Because we only have 5 minutes or so to do this. So.

701
01:21:56.909 --> 01:22:04.319
Question is there anything missing from your sub committees areas for export from the evaluation task list?

702
01:22:04.319 --> 01:22:09.000
This your 1st of all no strategy for found in the plan the comp plan.

703
01:22:09.000 --> 01:22:12.989
For preservation only for basically market.

704
01:22:12.989 --> 01:22:19.500
Preservation yeah, for new construction. So this is that's not quite not quite.

705
01:22:19.500 --> 01:22:30.449
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.

706
01:22:30.449 --> 01:22:37.560
Yeah, our our task was to look at the community wide housing, strategic plan, and that is the plan grammars right? That.

707

01:22:37.560 --> 01:22:41.069
Doesn't really address preservation.

708
01:22:42.659 --> 01:22:46.260
Get training engagement should be done ahead of the plan.

709
01:22:46.260 --> 01:22:54.180
All right, he could get through the community input. 1st, so we're talking about, in terms of plan for redevelopment plan, correct?

710
01:22:56.430 --> 01:23:01.050
Yeah, let's see what everyone says. My feeling is community engagement should be.

711
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.

712
01:23:09.569 --> 01:23:17.760
Before preservation, and not only to keep preservation. Not only means basically preservation means not only keeping.

713
01:23:17.760 --> 01:23:23.729
Keeping structures, but also preserving the so basically in kind.

714
01:23:23.729 --> 01:23:28.260
Unit of preservation before the war or.

715
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.

716
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.

717
01:23:50.369 --> 01:23:53.909
With the same number of units, what are we saying there?

718
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.

719

01:24:04.590 --> 01:24:09.390

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

720

01:24:09.390 --> 01:24:13.289

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

721

01:24:13.289 --> 01:24:21.119

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

722

01:24:21.119 --> 01:24:30.180

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.

723

01:24:30.180 --> 01:24:35.640

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

724

01:24:35.640 --> 01:24:40.289

Chat me to review. I'm sorry.

725

01:24:40.289 --> 01:24:54.989

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.

726

01:24:54.989 --> 01:25:09.090

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.

727

01:25:09.090 --> 01:25:12.239

Hello.