

**Affordable Housing Preservation Task Force Meeting Notes
November 5, 2020**

Task Force Members in Attendance:

Walter Clarke, Co-Chair
Melissa McKenna, Co-Chair

John Blair, Paul Browne, Stuart Cain, Erik Hoffman, Michelle Krocker, David Levine, Eric Maribojoc, Kamilah McAfee, Ken McMillon, Tiffani Moore, Ava Nguyen, Jill Norcross, Soledad Portilla, Feras Quemsaya, Carmen Romero, Mark Viani

Not Present:

John Boylan, Rick Edson, Howard Mack

Meeting opening:

Melissa McKenna opened the meeting and went over a roll call of participants with members providing the city and state of where they are calling from for record-keeping. Walter Clarke and Ken McMillon joined late. Melissa McKenna read the motion, and member Michelle Krocker carried the motion. No member opposed. Melissa McKenna informed members that the meeting will be recorded due to FOIA requirements. Melissa McKenna provided phone numbers and WebEx meeting instructions. The motion was moved, and no member opposed it. Melissa carried an additional motion, and no member opposed the motion.

Melissa McKenna delivered the agenda of the two sub-groups: sub-group 1. planning and zoning and land use tools; sub-group 2. development strategies and financing tools. Melissa explained that each group would have a breakout session until 3:40pm to discuss preservation strategies to implement as recommendations for the Preservation Taskforce. Melissa informed members that groups will report back to the main Preservation Taskforce Meeting to discuss three most important or feasible actions and/or strategies to focus on.

Subcommittee 1: Planning, Zoning and Land Use Breakout Discussion

The subcommittee discussed its charge to conduct a comprehensive evaluation of current and potential use of planning, zoning and land use tools and implementation strategies related to, but not limited to, in order to develop a list of comprehensive preservation strategies to the Board of Supervisors:

- Integrating and evaluating the strategies specified in the Communitywide Housing Strategic Plan;
- Integrating community engagement in the front end;
- Examining rezoning and special exception opportunities to incentivize preservation and rehabilitation;
- Exploring language that could be incorporated into planning and zoning policies that encourages the preservation and rehabilitation of existing affordable housing;
- Evaluating land use strategies currently utilized and potential additional options for consideration; and
- Developing land use policies to guide county actions in the event at-risk residential properties are proposed for redevelopment, consistent with the county goal of no net loss of existing affordable housing.

The subcommittee discussed the following related to the subcommittee's charge:

1. Opportunities and challenges that should be considered related to each item in the task list;
2. The data, evidence and best practices that should be considered in the analysis to determine the needs and/or assess the feasibility and viability of potential actions/strategies (for tasks on the list);
3. Immediate, easy preservation strategies that should be considered
4. Long-term strategies for preservation

Subcommittee 2: Development Strategies and Financing Tools Breakout Discussion

The subcommittee discussed its charge to evaluate and enhance affordable housing development and financial implementation strategies by considering financing options from Fairfax County and the FCRHA to most effectively utilize available gap financing, private sector financing options and LIHTC equity including, but not limited to:

- Integrating and evaluating the strategies specified in the Communitywide Housing Strategic Plan;
- Developing strategies and approaches that balance leaving existing affordable housing as-is against total redevelopment of sites including the possibility of piloting an approach where both preservation of market-based affordable units and redevelopment are priorities;
- Evaluating development strategies for project and overall structure design as well as community engagement;
- Evaluating opportunities to extend the current affordability restrictions of existing ADU and WDU units as well as for new ADU/WDU units in future developments;
- Evaluating creative financing options to most effectively utilize the available gap financing;
- Evaluating innovative partnerships that may provide additional equity and/or loans to preserve units;
- Considering benefits and financial options relative to redevelopment versus rehabilitation of existing properties; and
- Evaluating any existing LIHTC and other financing tools that have rules that may hinder the ability to preserve existing market affordable communities (i.e. 50% rule and 10-year hold).

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Report back "Big 3" shared:

Members reported back to the main meeting and Walter Clarke managed the discussion. Mark Viani shared Subcommittee 1's big three ideas. The first idea was Plan Amendment flexibility, which can compose flexibility to find rezoning and remove the planned amendment obstacles. The second idea was economic incentives targeted to preservation: density bonus, flexibility with setbacks and building height, reduce parking, FAR calculations, which is to design for better economic return by preserving the usability of the unit, not the structure. The third idea was to expedite time to market: i.e., expedite rezoning, plan review processing, reduced fees, less red tape.

Erik Hoffman shared Sub-group 2's big three ideas: The first idea was to consider a fund for owners that want to hold properties. The second idea was to improve infrastructure for the community. The third idea was to bring new capital. Erik added two takeaways for preserving affordability. This included having ownership through community engagement and collecting/analyzing data and tracking the property use. Erik mentioned it could be considered to establish human capital programs to improve the community infrastructure.

Final Housekeeping/Wrap up:

Melissa McKenna wrapped the meeting by detailing how to submit questions to the Task Force website. Melissa recommended members send emails to Judith to add more ideas. Walter mentioned that other committee members and public observers could join the mobile home subcommittee meeting on November 10th at 2 pm. Walter continued that the next Task Force meeting will be conducted on November 12th at 2 pm. The meeting ended at 3:57pm.