Hunting and land use tools, work group.

And Camilla, and I are the CO chairs, the CO facilitators really?

So, I think.

We don't need to go around the room and introduce ourselves. I think we all are familiar with each other.

We do have a few assignments that we have to dress. Did everyone receive the preservation? Worksheet.

It's got 4 boxes and it's got a question about each 1. did everyone received that? Okay so we're going to be working.

Um, with that sheet, that's going to guide our discussion. I do need someone to volunteer to take notes for the comments that we put in that worksheet.

And after you take those notes, you'll need to and you can just do this on your computer. You don't have to actually work in the worksheet. But we're trying to capture the comments that we made. That will be emailed to Judas.

Immediately after our discussion here, and it will be combined with the other group, and it will be displayed and we'll use that for a larger group discussion that we're having.

So, is there someone who would volunteer to be on note taker in this group?
Don't all speak at once pretty easy Michelle. I'll do it. Wonderful. So that Thank you.

Okay, now I need someone who also will be a presenter.

And for that, you will present very quickly within 5 minutes. The main points.

Of what we discussed here so who is willing to do that at Marc I see your hand up.

Yeah, I was gonna volunteer take notes, but still it MBB. So I'm happy to present. Okay. Great. Wonderful. Thank you. Okay. Well, let's, uh, let's see, let's get started. Camilla and Graham is there anything that I've missed in?

Our introductory things that we have to be aware of.

Uh, we're meeting for 45 minutes, so that's the other thing we need to keep.

Track of our time, right?

We're going to end it, I think for 20 is the time that we need to rejoin the main group and just wanted to let everyone know just like the prior the prior Webex meeting. This one's going to be recorded as well. So, we'll have have a recording and transcript.

Okay, thank you. And we may, I don't necessarily see members of the public here, but I'm not might not be able to see everyone on our screen.
And just to note, when you rejoin the other meeting, you have to totally close out of this meeting in order to get into the other meeting. It will be the initial link.

00:02:56.400 --> 00:03:00.000 That she was to join at 2 o'clock, so okay.

00:03:00.000 --> 00:03:11.969 Let's get started and Camilla feel free to jump in here. If you have things that you want to say, or or maybe I'll take the 1st question and.

00:03:11.969 --> 00:03:20.039 And you can take the 2nd question. So the 1st question that we've been asked to consider is to define the types of preservation.

00:03:20.039 --> 00:03:24.419 That can occur in communities.

00:03:24.419 --> 00:03:28.319 I have to think about this question a little bit.

00:03:28.319 --> 00:03:33.449 But does anyone have any thoughts on the types of preservation that can occur?

00:03:33.449 --> 00:03:42.479 In communities question.

00:03:42.479 --> 00:03:46.169 I, I would almost say.

00:03:46.169 --> 00:03:50.099 It's almost a question like post.

00:03:50.099 --> 00:03:56.550 I was looking at this there that you can preserve existing housing and stuff like that. That raises the question of functional ops lessons.

00:03:56.550 --> 00:04:01.229 So, without getting that thing, I guess to go paint more broadly is maybe the.
Numerical numerical or net net, neutral preservation so say you had a thing where you were.

5 or 6 houses that were market rate of horrible, but were.

Somehow able to be assembled into a thing zone, stuff like that, that you were able to, at least capture.

The functional equivalent, because you may not be able to get the equivalent of that for you.

May not 80 and 10% or 12%, or what are the threshold is may not meet reach the 5%. Really? Some of those 5 minutes.

Preservation at least in terms of functional, functional equivalency, those 5 units were there they were market rate affordable.

Yeah, the resulting project may be a 30 unit. townhome.

Of which you would get, which actually wouldn't function fall under the. So perhaps now you're.


Replacing kind 1 to 1 replacement. Yes. More eloquent than I am right now. I'm also got 280 pound dogs here, so I'm trying to keep on mute and that'd be good. Oh, that's good.

We love those Docs and they may have important contributions to make so don't mute them. A lot of barking goes on here. They had no idea until we started working at home.
Any other thoughts that that folks have.

This is Graham just wanted to note that from the ladies perspective since this is the land use policy group, where we're kind of focusing, you know, these questions on lady's policy as opposed to development strategies, which the other group is looking at, from the comp plans perspective.

We use both terms in a couple of instances 1, for 1 replacement. In both cases talking about redevelopment.

For 1 replacement, or, in some cases, no net loss. So there's 2 there no, no net loss can mean a lot of different things, but in the comprehend context, they need the same thing of replacing existing affordable units with redevelopment.

So, that's something that we have in terms of the term.

In the call today.

So, Graham, let me ask you, um.

There are no, I'm not aware of any land to strategies in the comp plan that specifically address preservation.

And I'm thinking of something I'll give an example of an overlay district where we have a concentration of mostly older.

Market affordable housing. I know this has been used in Arlington. We don't nothing like that exists in Fairfax County. Is that correct?

For the purpose of preserving affordability no.
So, go ahead.

I was just going to say, so, then, I mean, you have the replacement units that will be 1 way of preservation, or type of preservation then where she would have that standard rehabilitation of existing, extending the use restrictions.

A recap, it's in the property, so I guess.

You know, the type in my mind would be rehabilitation units.

It'd be another type of preservation.

Financial strategy that's fine that Graham has now confused. So so I'm a little bit.

I'm a little bit confused by this question. It is broad and canal. I was gone. The things that I wrote down.

Pretty much the same things that you, um, you have said as well.

Are you saying, Michelle that you believe we're supposed to only focus on zoning and land use, uh, concepts as it relates to the.

Types of preservation. Yeah, I think so. I'm asking Graham. Oh, here's Michelle. I heard you say you were confused by 1 of the questions, which I think the 1st 2nd question. Okay.
And that is the definitions of types of preservation.

Yes, and so we've been, we've been identifying things that are more financial strategy. Some are linked, but, you know, I know maybe we're bearing into the other groups area.

So, these questions really, there might be overlap, I think, think broadly, in terms of any definitions categories characteristics that you want to think about, doesn't have to be necessarily specific to planning land, use and zoning.

And think about think about it in general, and then add that lens to it as well. Really? We broke out into the separate groups to give everybody the opportunity to have smaller groups for discussion. So there may well be that but it also might help us.

Think of other elements that otherwise might not have been thought of.

Yes, so I didn't mean to confuse you as much more articulate than I was on the voice.

So now amberley just put in a really good suggestion strategy of community lamb trump's a potential tool.

I am also came Co locating housing. Well, that's not a.

That's not a preservation strategy.

That's a new construction strategy.

Yeah, go ahead. I guess, you know, I would say, suggest something I was thinking about in terms of.
Is having a county almost like a venture fund.

You know, at a time when particularly right now.

Where you're going to provide probably face unprecedented disruption.

In terms of existing land uses the types of land uses and like.

And properties that here to for were not.

Available that, because they had a functioning Bible office, or you had retail use like that, and they might be desirable locations that would help.

You know, having a fund that is.

Immediately deployable and deployable faster than we can move typically in burden county.

To either acquire, or more importantly, maybe to venture with either affordable housing developers, or with market rates.

Where you the county would either put money towards the acquisition or assist in the acquisition of it and instead of getting a.

80, you level of return on it, you get a 30% return or something like that.

You know, but something that's nimble and fast, because, you know.
Yeah, you're going to have these periodically seem to run these every 10 to 15 years.

We're America, what we do is drive ourselves do an economic ditch and then we pull ourselves out and we go again, you know.

In the process of doing, so we create opportunities for change.

In terms of the landscape and stuff like that I think, you know, I don't know how legal it is. I'm saying this is a war.

Um, I think it's the county hasn't think about, is there a way or a mechanism to either arm the county or to arm the housing authority?

In a way that it can essentially act almost the same way as a private party, but act with that kind of dynamic.

Being nimble to seize opportunities when these opportunities come along, because you're going to see you'll see right now we'll go through a window. Probably the next 1518 months. There'll be operatives that won't come around and be available for another generation.

And they might be strategically located, you know, you may not be able to get in there and.

Acquire the entire thing for affordable housing, but you might be able to.

Frankly, provide a level of maturity and pixeling it out with a private developer, or an affordable housing developer, or a commercial user.

You know, where you're getting, you know, even if it's incremental or it's some sort of thing, it all helps to.
Provide you reach the goals we're trying to do and that's something I would think of.

Good good suggestion a strike fund.

Many of us have been concerned with this level of eviction that is going on.

What's happening with smaller market? Affordable properties?

That really don't have the, uh, the pockets to sustain this, like, large institutional.

Uh, apartment owners and so will there be opportunities to acquire.

These smaller market to market affordable projects and preserve them.

As affordable, and that does require some sort of a strike force, an acquisition fund.

Such as it was also looking at it through the lens of economic development, to say you have a situation where you're.

A, not a tyson's corner, but you're a Springfield or another areas, urban area that's, you know, kind of a C or D or something like that. And.

Properties that we would never thought it would be available are now available because the class B, or classy office has been there since the sixties is now, the board of tenants is no longer financially viable. It becomes, you know, there's a question of what can fit there.
Because office isn't going to fit there what's going to happen with retail? And these are for.

Based on larger economic circumstances, and the way we trends well, if you have a fund or a strike fund.

That you can either partner with, you're going to have leverage the leverage partnerships of the private sector.

That may say, okay, we're going to try to come in here and try to do this as an affordable market rate.

I think well, with some money now, it went from market rate housing to a 30% affordable to 770% Mercury because it'd be great to build a mixed.

Yeah, mix that in there, but being able to kind of not so much in the county being the lead, but the county being available and able to jump in.

And help people gap things out in terms of how they're peddling out, but allow projects to go forward. I think that would be an opportunity there. So that's that's really a good.

Increasing the housing stuff, but maybe not as.

Focused on preserving what we have recognizing that, you know, as these areas developed, they're probably getting rid of a lot of market rate housing. So many. We're just trying to bring it back, but bring it back. We're kind of taking those dollars.

And you're able to leverage them significantly, and not just through the development process but by being having an equity stake in the project.
Right. Okay so, maybe that belongs under the box number 4 just kind of additional.

Considerations maybe along with the community land, trust, idea, similar in nature.

I'm just trying to re, I'm rereading the directions and trying to bring it up as we've been directed and thinking through the types presentation.

1st for to where we're talking about the concrete list of categories and characteristics of housing. I think.

We were talking characteristics of housing, you know, and the 1 for 1 replacement or the street rehab. Um.

But maybe types of preservation that can occur in communities.

Itself, I mean, there's housing preservation and maybe there's a, a preservation of a quality of life or something of that nature. If I, if I.

Tried to think of it more broadly and I don't know if that's the right direction or not. I would love to figure out so we talk.

Types of preservation in communities, so we're at number 2 here now. Right?

What are our answers for number? 1? Just had a curiosity. Is it preservation?
You know, high level, theoretical, theoretical, but conceptual in the sense of, you know, there is obvious housing preservation. There can be a preservation of the folks, quality of life continuation, in terms of the equity lens.

And then, maybe what we're talking to, that might be that concrete list. Categories housing categories when we talk about. Um, replacement, housing, rehabilitation, housing I would like to offer up to and it's not my daily work at all. But if folks have any involvement in single family preservation, because again, looking back at it with. Equity lens in 1 of those 1, Fairfax policies as well building. Um, we all know in the United States America, the main source of wealth building is homeownership and, you know, with the financial crisis that. Yet with the housing bubble, you know, almost a decade ago, now, a lot of folks lost their homes. A lot of folks who are. You know, could be considered, and I don't know what those numbers are in Fairfax, but I'm sure there are. Big numbers there where people have moderate incomes. Lost their homes and so it's not as impactful. Of course. And again, it's not.
Personal area or interest, or is something that we get involved in in the line of business that I'm in. Um, but there is a need there. And when we're talking housing preservation, I would imagine that's a piece of it.

I think so, those small starter homes that are being torn down.

Um, that are affordable ownership that are being torn down and larger homes are being built. So.

But to raise a good point that we need to factor in owner ownership in preservation, and we don't talk about that as much and I think because it's harder.

To do, but but we can't ignore it because it's hard.

So, Mark asked a question what are are, what are the types of what are our answers to number 1? I don't know. So, dad, do you have, have you been able to capture some of this in your notes?

Yes, but like, I don't have any, any like, type I thought we were gonna talk about like, aging.

Apartment rentals, or, um.

Rentals that are expiring from subsidized.

You know, I don't know. I, that's my kind of type.

I don't know we were supposed to name name the type of policy that could be there.
I think those things, those characteristics that you're naming, I would put I actually listed some of those as well and I would put them in number 2. Okay. So, let's.

Let's move to number 2. I think it's an easier.

Question to address the what are the categories and the characteristics of housing that we need to think about when we're thinking about preservation.

So, dad mentioned expiring subsidies.

I'll mention the opposite I'm increasing rents.

On market affordable housing.

Puts it at a loss of potential Larson remaining affordable.

Are there other categories or characteristics that can were really I think this question also blends into number 3 of what's what's at risk.

What are the characteristics that put housing at risk? What are the characteristics of.

These properties that make them stand out so.

Just add that, you know, and I'm not sure if that's exactly answered the question, but characteristic of housing that.

Really should be preserved is ideally those that are located near public transit.
So, you know, the single family housing is great. Um, but it would be tougher if it is say, remote from bus lines or Metro, and so forth. And the same would apply to.

Townhouses or apartments, and so forth. I mean, I think, you know, access to public transit so people can get from work and to, and from the grocery store and so forth would be important. Walkability.

Is always important just faith the neighborhoods.

That they could, um, you know, for just for the health and well, being of the residents as well, just, uh, those are just 2 things that come to mind in terms of just the physical location.

Um, and then also, community is such as.

Parks and schools and and so forth. I mean, those things that.

Kind of help to facilitate a healthy environment.

Um, for those residents are would be important, I think, or preservation.

Mm good all good suggestions.

If I can add to it, Stuart was mentioning the element that he was describing there that are that are key for identifying areas. That would be a need or preservation.

They're also some of the listed risk elements when you're looking at areas that are most at risk from a locational perspective, or from a community asset perspective of.
Being a higher risk of decreased affordability.

I don't know if others were able to take a look at 1 of the reports that was in the.

It was in students prompt for this, but that's the.

The rental housing study report and identified those 11 key factors many of, which are the ones that Stuart was was bringing up as being things that are obviously positive in the community. But.

Are also put properties it created a risk.

Any other.

I have a few, but I'd like to hear from.

You all, um, any thoughts that you may have.

What was the big news? 2 years ago? Q2 came to Arlington and we know that.

The reason that study was.

Generated by was exactly the reason of concern about preservation and loss of loss of market, affordable housing within a 10 mile radius of H, Q2. So if you draw the line out, if you go south.

You're down the corridor in Fairfax County if you go do West.
Uh, you hit Bailey's, crossroads and the Columbia pipe area. Um, those are all areas that have been approved for redevelopments.

And increase density, so we know that also puts.

Housing at risk areas that are have been zoned for redevelopment.

Other suggestions or other thoughts that people have.

And we're still focusing Michelle on the categories and characteristics right now. And then, um.

Related to that the, the reasons why they need to be considered for presentation are also the reasons.

That they're at risk, right? So that's right. That'll be duplicative list.

Yeah, I think I think so. They, they are complementary. They work together. They're the same.

The same thing, I, you know, I think there's also this.

Quality of life, which is what you were talking about in the beginning with quality of life of the people who live in these communities.

That that there is, um.
From an equity perspective, there is a need to listen to the community and invest in the community.

Not just necessarily believe that this community wants their housing torn down, but they would like to see improvements and investments. And I think it was Stuart talked about.

Or somebody mentioned.

Access to recreational facilities, walkability access to transit so.

Part of this preservation to my mind and I guess, I don't know this is partly and use some part financial, but an investment in the community and not necessarily a displacement or a.

I'm thinking we're going to tear this down and build a new. We're actually going to look at what you have in your community. We're going to assess do an inventory and work to improve your communities. So.

Yeah, I other thing that I think, I mean, this kind of goes speech to numbers 2 and 3 maybe maybe more so number 3. but I'm just thinking of the properties himself that have fallen into disrepair.

You know, properties that have, um, you know, really, you know, our older communities that, um, you know, would be costly to rehab.

Properties that may have environmental issues.

Either on the premises, or in the building itself, you know, essentially make it.

You know, a good candidate for just complete redevelopment.
Um, you know, you go in and in a, in a renovation project. Uh,

with the best quality building is challenging,

but certainly,

if it has environmental issues inside or outside of the building that make it even more costly,

if they call and there's more exposure and or,

you know,

liability then,

you know,

that's something that would put those at risk of just being.

Um, just completely read about and those, those housing units being.

Uh, white though, right now there's, there's a yeah, there's an analysis that has to go on.

And what's what's more beneficial? No, you're absolutely right.
Any other characteristics that were on number 3, I think number 2 and number 3 kind of are blending together.

Um, so any other ideas that people have.

All about when we speak about properties that are obviously in this repair, they're obviously subject to a lot of, um.

Uh,

citations from,

uh,

from the county,

and there are owners,

we're motivated to sell the property because of that because the pressures from housing code violations and show,

you bought up the issue,

too of the possibility of overcrowding,

being an increasing problem for us.
And it's always, you know, obviously for folks, health and safety, you don't want them in overcrowded situations, but you also don't want them to be homeless.

Which is the other health and safety hazard so, which is many times the alternative and the reason why.

People are overcrowding, but, you know, I don't have a solution necessarily to the problem, other than more housing production. In that case. Um, that's affordable, but I'm curious how how we will look upon.

Those situations we're trying to eliminate the overcrowding, but not.

This might not make force people homeless.

And if others have thoughts on that point, was it certainly as a risk category I guess.

Yeah, I think that's a really, really good point and what I have heard.

Just broadly from decision makers is that, while they know that compliance is important, sometimes the result is eviction and and putting people in a precarious housing situation. And they don't want that either.

So, it's it's a real it's a real challenge and you're absolutely right. The way to solve this, the strategy is more housing.

Providing more housing, so, in this overcrowding.

Has been going on for.
Uh, uh, 10 or 15 years.

This overcrowding is not new in Fairfax.

Uh, or in our region, it has become more dangerous with cope it.

As people have chosen to perhaps self evict rather than be evicted and move in.

With family our friends and having too many people living in very small places. So.

But we only have 6 minutes left. Do we want to recap where we are and who's going to report out.

Mark is doing that, right? Yeah, I'm kind of trying to summarize here. I guess if I could walk through, at least the 1st, 3 types of types of preservation. All right. 1st of all say.

Regulatory, you know, and then we use that through W, you government policies that, you know, focus on.

Whether it be a housing preservation district, or whether it be through the redevelopment process or something like that that's 1 type of preservation.

No, the type of reservation is kind of more indirect and then we'll call that market rate preservation and that's through the revision of a healthy amount of.

Housing units out there that doesn't either a jack up rent or B, Jack up prices.
Those are kind of the 2 types of preservation.

And I think then there's beyond that, there's kind of more limited public policy incentive.

Preservation through whether it be through the or or something like that, where you have.

Yeah, it's not a regulatory thing, but it's more a policy driven incentivized incentive for housing.

Those to my mind, seem to be the 3 types of preservation.

I agree with you that, you know, 2 and 3 are very intertwined.

I was like, the list of concrete, concrete list of categories and characteristics of housing to be considered for preservation.

All right, what I thought is like stage of life.

Ownership versus 100 versus rental.

Uh, ability, physical ability or otherwise.

And then economic strength.

You know, you're talking about not just, you know, people at certain principles.
Am I but, you know, I think W, W, D, as we go from 80 to 120 other policies we have, and all those are valid, because all those folks are part of the community, and we need to be able to focus on each of those areas.

272
00:31:44.304 --> 00:31:51.443
So those are my mind, my say, calculus categories and characteristics to be considered for preservation stage of life ability.

273
00:31:52.888 --> 00:32:02.429
Ownership versus rental an economic strategy. All right. Characteristics that put properties at risk to understand the criteria that can be help prioritize.

274
00:32:02.429 --> 00:32:06.538
To my mind, it's government policy.

275
00:32:06.538 --> 00:32:12.028
Whether it be, we want everybody all the all the new development to go to tyson's.

276
00:32:12.028 --> 00:32:18.328
And varies over is nice, too expensive jobs, go to Tysons like that. But some people don't want to live in tyson's.

277
00:32:18.328 --> 00:32:30.719
But they want to live in a Stone's throw away from Tysons. So now they're making lots of money and they haven't the indirect effect on housing prices in the area is beyond housing versus and also the folks that were in Tysons.

278
00:32:30.719 --> 00:32:38.999
Or, however, you want to do planning is there any kind of redevelopment area? We're instead of, there's that kind of inherent tension between us.

279
00:32:38.999 --> 00:32:42.088
Trying to advance the public policy of redevelopments.

280
00:32:42.088 --> 00:32:48.479
And economic development, and the net effect that it has on either existing stakeholders.

281
00:32:48.479 --> 00:32:52.348
You know, or, you know, folks, it nearby both. Those are okay.
Economic drivers, and that's macro economic drivers such as such as.

You know, Virginia Tech, such as, you know, down here for Bellmore.

You know, where you have this big realignment, brack all these jobs coming down here, and, you know, their neighborhoods that were beforehand.

Not as well, you know, economically often you have a whole influx of new folks coming in there that has a problem for the folks that are already here.

Then I will call minor economic things and that's such as a.

You know, school moves away or retail, because the retail small retailers kind of go away because of economic conditions or something like that. Or the way society is working.

You know, loss of access to the doctors are now consolidating near the hospitals. The neighbor at Dr. isn't anymore. All the things that were neighborhood conserving.

Aren't there that makes the neighborhood maybe lot not as desirable or maybe more opportunity for economic development there.

And that academic goal is going to have an impact there, but minor economics.

And then just what I'll say is kind of market, which I think, you know.
I think was Stewart brought that up point where it literally is no longer.

00:34:01.858 --> 00:34:05.189
Economically, viable is not a case there to.

00:34:05.189 --> 00:34:11.849
Either rehab, or, you know, just preserve what you've got, because it doesn't make financial sense. In some ways. You're sweeping into the time.

00:34:11.849 --> 00:34:14.998
And some of the so those are the things I think that are properties at risk.

00:34:14.998 --> 00:34:20.099
We need to think about initial key considerations, definitions and principles of values for trust.

00:34:20.099 --> 00:34:25.798
To my mind, it's kind of all of the above. I don't know if we got to that, but I don't know we have time for it anyway.

00:34:25.798 --> 00:34:33.208
Okay, is there any way I would report out I guess. Okay.

00:34:33.208 --> 00:34:38.998
Whatever okay, great. Thank you. And Soledad is going to.

00:34:38.998 --> 00:34:45.418
Email what you have written down to Judah solid dad, and she will add that.

00:34:45.418 --> 00:34:51.478
To the other groups comments, and we will all discuss this. This is going to be up on.

00:34:51.478 --> 00:35:05.458
You know, we'll see it on the screen and it'll be edited in real time. So, is there anything that folks feel that Mark left out that they want to make? Sure is added.

00:35:07.349 --> 00:35:17.248
I would say the 1 thing, I don't know that I heard you say Mark is is to speak about things that are located in an advantageous transportation network.

304
00:35:17.248 --> 00:35:25.228
So, yeah, yeah, that's what I was trying to see it too. When I talked about, like, the loss of or location next to retail medical.

305
00:35:25.228 --> 00:35:28.768
Transfer I need to be more specific on kind of.

306
00:35:28.768 --> 00:35:34.648
Right. Okay and we are at time, Michelle and okay. Just.

307
00:35:34.648 --> 00:35:40.679
All right, thank you. Everyone you need to log out of this and go back to the main link.

308
00:35:42.298 --> 00:35:44.579
Thank you thank you.