A reminder to everyone, if you can't put yourself on mute if you are not speaking, that will help us all a mentally.

All right good afternoon everyone and welcome to the affordable housing preservation task force meeting number 2.

And if you're joining us for the 1st time.

I am commissioner Walter Clark Co, chairman and Co chaired also by Melissa mechanic.

Commissioner Melissa McKenna,

and we get started with our meeting and to conduct this meeting wholly electronically and to effectuate the emergency procedures authorized by 4 the affordable housing preservation task force needs to make certain findings and determinations for the record.

It is a big common some so I ask you in advance for your patients.

1st,

because each member of the affordable housing preservation task force is participating in this meeting from a separate location we must verify the form of members dissipating and that each members voice is clear audible and add appropriate volume for all.

The other members accordingly,
I am going to conduct a roll call and ask each affordable housing task force member to that's participating in this meeting the state, your name and location from which you are participating.

Acid each of you pay close attention to ensure that you can hear each of your colleagues.

Following this roll call, we will vote to establish that every member can hear every other member.


On both.


Eric Kauffman.

Eric Kaufman, hoffman's having technical difficulties and will hopefully be joining us shortly.


Howard Mac.

Eric Mobi Jack.

Fairfax Virginia. Camilla McAfee.

Mcafee Arlington Virginia.

Ken McMillan Ken Macmillan.

Took any more Tiffany won't be joining today.

Thank you Eva new when even went from a claim Virginia.

Jill no cross fill Norcross from Reston, Virginia.

Solid material for that particular Fairfax, Virginia.
Ferris Falls church, Virginia.


Thanks common and mark.

Number in.

At this point as a virtual gavel over to CO chair, Melissa mechanical.

So that I can be heard to make the requisite motions.

All right, thank you, sir and I have the.

At each member, 2 boys, maybe adequately heard by each other member affordable housing.

Preservation task force.

1 need a 2nd.

A, 2nd.

And all those in favor, please say, aye, aye, any opposed.

That passes unanimously.
Thank you 2nd, having established that each member's voice maybe heard by every other member.

We must next establish the nature of the emergency to move these procedures we are meeting and what type of electronic communication being used and how we have arranged for the public to access this meeting.

Therefore, I moved that the state of emergency caused by cobit, 19 pandemic.

Makes it unsafe for the affordable housing preservation task force for us to physically assemble and unsafe for the public to physically attend any such meeting.

And that as such 4 years unusual procedures.

Which requires physical assembling of the affordable housing, preservation task force and the physical presence of the public can.

The implemented safely and practically I further move that the affordable housing preservation task force.

May conduct this meeting electronically through dedicated audio conferencing line, and the public must access the meeting by calling 18449 9, 2, 4, 7.

2, 6 and entering access code 17391 1, 1 non 5 5.
Anyone interested in joining the Webex for the visual component must click the link.

Which was provided and the public hearing notice, and which will be included in the minutes to join the meeting.

Votes I, and that passes unanimously.

Thank you finally,

it is next required that all of that is addressed in today's agenda and necessary for the continuity of Fairfax county government and necessary to continue operations and discharge the affordable housing preservation task force.

Lawful purposes duties and responsibilities.

The meeting components with the continuity of the government, as it ensures that the preservation Taskforce can engage in the work and to ensure the development.

Of strategies to enable the successful preservation of affordable housing and Fairfax County.

Which, which time is of the essence and failure to.

Take these actions could cause irreparable home to the preservation of affordable housing and accounting. It is so moved.
Do I have a 2nd.

74
00:08:09.478 --> 00:08:21.509
All those in favor, please say, aye, aye, any opposed Turbo sign that 2 passes unanimously.

75
00:08:21.509 --> 00:08:35.219
Excellent so I am again so that we can move forward with the meeting.

76
00:08:35.219 --> 00:08:44.999
We did have a few task force numbers join if we want to also confirm auditability of them and see, Eric. Ken McMillan both joined.

77
00:08:44.999 --> 00:08:48.719
I do yeah, Eric Hoffman from Virginia.

78
00:08:49.769 --> 00:08:54.958
Thank you Eric. And who else is I'm sorry.

79
00:08:54.958 --> 00:09:03.958
Can McMillan is drink Mellon? Yes. Now. Excellent. Can you can you stay where you're located today?

80
00:09:04.614 --> 00:09:13.374
Perfect, thank you. Sir. And so I will just go ahead and make a additional motion.

81
00:09:14.333 --> 00:09:24.354
Can everyone please certify that they can hear our additional members all those in favor please say, aye aye aye opposed.

82
00:09:27.594 --> 00:09:38.783
And we have confirmation everyone being heard, thank you. All right, so, Walter, we can our approval. I'm going to go ahead and jump into the meeting agenda.

83
00:09:39.234 --> 00:09:51.953
Yes, please Thank sir to begin. I thought it was important to just take a moment since this particular item that wasn't on the agenda really impacts.

84
00:09:51.984 --> 00:10:01.823
A lot of us who have worked in this field for quite some time. And I wanted to just take a moment of remembrance of well, Jasper, who passed away on October 4th with his family by his side.

I really have been moved reading some comments that were on an email stream of how people respected. Well, and it was so inspiring to go and read what was written about his life.

He was such a decorated member of our military serving and so many divisions.

He was a recipient of the Braun star metal,

the army commendation metal,

the National Defense service metal,

and many,

many more during his service to our country and he moved onto a very rich 2nd career where his leadership continued to shine in that area and he ended that portion of his service in 2004,

but all throughout that his life was guided by some really strong principles on 1 was his commitment to his faith,

which was was beautiful.

And how he did that, and served his community and the 2nd was really his commitment to helping people find success in their lives. And he did this through things such as founding.
Project manhood that gave life skills programs to young men between the ages of 7 and 17,

and he served for 12 years on the Fairfax County redevelopment and housing authority and I truly remember every meeting that I had with him because there was nothing better than a smile from will and the enthusiasm and passion that he brought to what he did on our board he is sorely missed.

He also served as a board of trustees for the Fairfax County public library system.

And you worked the polls for over 25 years, and also served in the lead district rec center and because of that track record this lady Fairfax is happy to announce that he was a lord Fairfax in 2006.

so I know how much that probably meant to him. Knowing what it meant to me, he's definitely going to be remembered by all of us and especially by his loving wife with which he shared 56 years.

So I just wanted to make sure we remembered everything. He gave to our community, and particularly to the issues that we are working on here together. So, Louis, this is Walter. Thank you very much for recognizing.

Mr. Jasper, um, and you've shared a lot more than I knew of him. I am a church member of wheel Jasper, and he, where he was a deacon and our church.

And he served as an inspiration to me and my family, and he's also a fraternity brother of mine. So, yes, he will be certainly miss in many ways. So, thank you for recognizing.

You're very welcome and he will be missed as I said, it's nice to think that the kind of service that he left behind and the commitment he left behind will continue on.
And so, I think it serves as a great transition to something I didn't want to forget to mention. And that is the partnership that we have been building and continue to build with George Mason.

And that is going to help us through some interns. That are going to be joining us and helping us on the heavy lifting of this task we have in front of us.

And so I'd like to hand Mike over some quick introductions by Eric of the help. We're going to be getting promoted.

Thank you Melissa. Um, again, my name is Eric. I'm the director of already set up a real estate at George Mason, uh, for where those will be. They don't know me, and we're pleased to announce the 3 interns.

There will be joining the task force and helping, and it's important to work. So I just wanted to give a brief introduction so that those will be That'll be working with them. And the committees will be familiar with them.

The 1st, 1 is a cannon a, she's a 1st year students at our masters in real estate development program.

With a background and development economics, including with the inter, American development bank Andy career research institute for human settlements as well as projects to the 13 developing countries in Latin America.

The Caribbean, Asia and Africa our 2nd intern is Charles to set the Charles is a 2nd year student as well in our masters in real estate development program. He is the president of capital air and development.

A real estate firm offering services with an emphasis and affordable workforce and market rate multi family projects.
And finally, we have John Kim. John is a 2nd year student at our masters, real estate development program.

He's a senior consultant with property tax advisors, and responsible for performing due diligence on commercial real estate construction acquisitions and income producing properties is also a recent fund manager. Refers to the manager real estate fund.

So again, we the interns. So Joe and George Mason, we think the accounting, the task force for giving to students the opportunity to support the task force and the staff and this important work.

Thank you, thank you Eric, appreciate it. And we're so grateful in advance for all the help we're going to get and looking forward to getting to know them all.

We have a presentation heavy agenda today so get your listening ears on.

We're really looking to set the framework of the task force and really kind of build a common vocabulary and background regarding preservation, best practices, existing programs and the policies that we have out there.

And really what are the lessons learned as we look to address the question?

We're also going to look at that equity framing piece, so taking what we did, and last times meeting, and seeing how it's been a part of the current work and preservation and how that can improve as we move forward with our recommendations.

So, we have the 4 presentations coming up on best practices, both, locally, and across the country.
We'll look at the comp plan and the zoning process will take a view of the Richmond highway Embarq report and then look at the 80 you and W. D. U programs as well and so we're going to go ahead and remind you as well and put some things out there to Judas for all the hard work. She's been doing to get all the resource materials out to us.

But please take a moment to look at the links that she sent.

We definitely highly recommend if you haven't already to read these documents and especially the top 2 in the list that she sent, which was the Northern Virginia preservation study, and the Northern Virginia preservation challenge document.

So just a reminder. Those are out there links around the website. And in the emails that Judith has provided.

So we're going to go ahead and dig into our 1st presentation and I'd like to introduce Mike spots who will be doing this presentation he is an NBA shaped board member and Arlington, resident,

and a knowledgeable resource on affordable housing preservation.

He rode Northern Virginia preservation challenges. Reports that is the 1 I just mentioned and is on our reading list on the website for those of you who are observing today.

Additionally, he is the founder and the president of neighbourhood fundamentals. Llc.

He has over a decade of experience, providing research and technical assistance to on the ground practitioners and both the public and private
sectors at every level of government and urban, urban and rural areas areas.

134
00:17:39.804 --> 00:17:52.943
Excuse me, prior to founding neighborhood fundamentals, he worked for enterprise community partners from 2009 to 2017, as part of the public policy team. During this time you conducted research and analysis of affordable housing and community development policies.

135
00:17:56.009 --> 00:18:03.898
He managed enterprises, federal transit, oriented, development, policy activities, and expanding the supply of affordable homes program.

136
00:18:04.493 --> 00:18:10.854
Michael received the master's of science and public policy and management from the Heinz college at Carnegie Mellon University.

137
00:18:11.213 --> 00:18:20.604
He graduated from Dickinson College in 2006, and received it post baccalaureates certificate and community and economic development from the Pennsylvania State University in 2008.

138
00:18:20.604 --> 00:18:29.394
we are delighted to have the opportunity to hear from him today about best practices on preservation and with that, we will hand it over to you, sir.

139
00:18:33.088 --> 00:18:39.719
Thank you very much and thank you for the introduction. Can I just confirm that your hearing me loud and clear.

140
00:18:39.719 --> 00:18:50.334
We sure are and we can see the presentation. Great. Great. Well, thank you and thank you for the opportunity to come and speak with this task force today.

141
00:18:50.814 --> 00:19:05.723
I've had the pleasure of working on housing issues in Northern Virginia for some time now and it's great to see that. Fairfax County and this task force are taking up the critical issue of preservation. My presentation today will highlight research that I collaborated on within the VA.

142
00:19:05.963 --> 00:19:09.534
and some of my subsequent work studying this issue in the region and beyond,

143 00:19:10.074 --> 00:19:10.794 and specifically,

144 00:19:10.794 --> 00:19:21.594 I'd like to take some time to talk about how Fairfax County might create a preservation policy framework that matches appropriate policy responses to the specific needs being faced in the county.

145 00:19:23.124 --> 00:19:23.544 So,

146 00:19:23.604 --> 00:19:24.233 to that end,

147 00:19:24.233 --> 00:19:31.074 I'll be providing a high level overview of the research we conducted in the broader regional context that's driving preservation needs and I'll be,

148 00:19:31.104 --> 00:19:41.213 but I'll be spending most of my time discussing why units are lost the mechanics of how a unit can be preserved and the most common intervention points for policy or funding activities can produce results.

149 00:19:42.624 --> 00:19:53.513 So, in 2018, we released Northern Virginia preservation challenge, and this was a qualitative overview of the challenges facing the inner Northern Virginia jurisdictions of Arlington, Alexandria and Fairfax.

150 00:19:53.513 --> 00:20:03.263 I'm also going to be pulling on some high level lessons that we've learned from additional research on supply and demand dynamics in the Northern Virginia region,

151 00:20:03.263 --> 00:20:12.534 and the impact on affordability and some work that we've actually that I've actually done on preservation issues across across the Potomac in Montgomery County,

152 00:20:12.534 --> 00:20:12.624 Maryland.
So, I'll start by the state of affordable rental housing in Northern Virginia and this data is somewhat dated now and I suspect that you're seeing more up to date data for Fairfax specifically.

But at the point of time, when we publish the preservation challenge report, there was a substantial loss of market rate, affordable units across all jurisdictions within the region, and a substantial number of subsidized units with expiring affordability restrictions that we're about to come under threat.

So, why is this happening in recent decades the economy of inner Northern Virginia, and the broader region has been consistently strong, but unbalanced.

We've had a bar bell shape, distribution of new jobs in which growth is concentrated in high and low wage sectors.

And this chart shows, significant regional growth among households earning 150000 dollars a year, or more as well as under 50000 dollars a year or more knows that the growth in high income renters is especially pronounced.

So, we have a growing population with a disproportionate number of higher income households, entering the renter market. How is the housing market responding at the aggregate level? We failed to match our historical production levels. When compared with the level of job growth.
We've experienced across the region since the end of the Great recession.

As the renter population has shifted up the income spectrum, the market has responded,

there's been a substantial increase in higher cost rental units with stagnation in and in some cases decline in lower cost units across the region this is driven in part by the targeting of new production,

but also,

by trends in the existing housing stock.

In a more efficient market, there would be a more substantial surge in production both in entry level ownership opportunities, and mid to high cost rentals.

This would theoretically allow older market rate units to filter down and sort of lower income households.

Instead of anecdotal and quantitative data suggest that older rental units are filtering up.

In many cases being acquired receiving light to moderate rehab and being repositioned to serve higher income populations that offer better profit opportunities.

So, as within this regional context that Fairfax operates, and we're, we've seen that close in neighborhoods and neighborhoods near transit have experienced particularly strong housing demand.
And these are the exactly the types of places where lower income households have a better chance to thrive. There's better access to jobs, more motor, multi, modal transportation opportunities that allow families to survive without solely relying on a car.

Therefore, preserving more affordable housing options in these communities is important to economic opportunity.

Preservation is a racial equity issue as well and given,

even more so given the specific residential development patterns,

and the existing patterns of income and racial segregation,

that our legacy of government policies at all levels of government,

and in the financial and real estate sectors that have shaped the growth of our region over the last what basically,

since it's history and that has led to concentrations of poverty in some cases,

racial and ethnic concentrations and others and limited access to opportunity for people that are living in some of these more segregated communities and so on that issue.

I'd like to highlight the root 7 corridor between bailey's crossroads and 7 corners, though, I am an Arlington resident. I live right by the border of this neighborhood of this corridor specifically close to bailey's crossroads.

And I consider this part of Fairfax county as, as part of my home neighborhood.
Recently partnered with graduate students at Carnegie Mellon University to take a look at some of the demographics of this quarter.

And the students found that, and just as, just as we suspected based on anecdotal information, that the court or substantially more diverse than the county as a whole, the area serves as a home to many immigrant communities and in this court, or there's strong proximity to jobs.

Within the court or.

And the transit to other close and job centers.

However, this corridor does have some challenges, the medium income for the root.

7 corridor specifically is substantially lower than the county as a whole, and even with a relatively robust supply of lower cost rentals in the court, or which I'll talk about more in a moment. 54% of renters in the court, or are cost burden.

It's 10 percentage points more than Fairfax County. On average 58.5% of the population within the quarter earns less than 80% of area. Median income.

In terms of housing, as you can see in this chart pulled from the Fairfax County dashboard that there are nearly 5000 units of affordable housing in the mason district, which is again, obviously broader than just this quarter.

But a lot of that housing is concentrated within the root 7 corridor, the majority of these are subsidized and many of the committed affordable units have mission driven ownership, which means that they're more likely to stay affordable.
However, there are more than 1700 units of market rate, affordable rentals in this district.

Would constitute over 17% of the counties overall, stock of market rate affordable rentals.

And while development has somewhat lagged in the quarter, compared to other parts of Fairfax County, there's some evidence that the real estate activity, the market in the quarter is picking up as evidence by recent office to residential conversions along the corridor.

And near the intersection with Columbia pipe and substantial upsizing or put in some cases, it uses a derogatory term of the single family housing stock.

That's in the single family neighborhoods within the corridor.

On, and there's been some desire and interest among the current residents of the quarter in redevelopment of the quarter and upgrading some of the amenities and infrastructure.

So some of this, and so this investment can represent a positive future for the quarter however, as such activities exacerbate market trends that reduce the supply affordable rentals in this community.

The negative externality will impact a disproportionately minority and disproportionately lower income population, absent counter veiling action.

Robust literature demonstrates the impacts of housing, instability and frequent moves on health, educational outcomes and economic opportunities, and absent proactive efforts to provide mobility, counseling and relocation assistance.
There is no evidence based suggesting that residents that are in voluntarily displaced or more gradually priced out.

End up, moving to what could be considered a, a higher opportunity neighborhood than where they were coming from. And in fact, the evidence suggests that's more more often.

The reverse people are left off left worse off financially and in more struggling neighborhoods.

This isn't the only quarter, which is facing these types of challenges. Mount Vernon district has an even larger percentage of the counties market rate, affordable stock over 20 over a quarter of it. And as a similarly diverse population.

But this is just underscores the important that if we want equity,

as we're seeing appreciation redevelopment in a rental market,

if we want to think focus on equity,

we need to provide a pathway for the community for that community to remain the community of the people that are already living and invested in that neighborhood.

So, now I'd like to ship back to the issue of what can be done to preserve housing, enhance housing stability, and prevent some of those adverse outcomes, such as increased cost burden and displacement.

To tailor an effective approach, it's important to understand why units are lost beyond just the broader market trends that I discussed earlier and the mechanics of how a unit can be preserved.
And then finally the most common intervention points, or policy or funding activities can produce results.

214
00:28:21.538 --> 00:28:27.538
Starting with that 1st, piece of the puzzle, there are 4 key ways in which housing it can be lost from the affordable stock.

215
00:28:27.538 --> 00:28:35.699
Physical deterioration, erosion of affordability or more, simply stated rent increases that increase faster than the pace of income growth.

216
00:28:35.699 --> 00:28:45.179
Value add investment in which effort there's an effort by the owner to invest in upgrading the property to reposition it in the market and raise rents.

217
00:28:45.179 --> 00:28:49.919
To hit that higher income renter segment and then redevelopment.

218
00:28:49.919 --> 00:28:53.548
And each has different implications for how we approach preservation.

219
00:28:53.548 --> 00:28:58.528
And some of more applicability in Fairfax County than others, which I'll touch on in the next slide.

220
00:28:58.528 --> 00:29:09.509
And what we can make some assumptions and analyze data to identify which properties are most most at risk of loss and lie. In some ways. This is a kind of a blend of art and science.

221
00:29:09.509 --> 00:29:10.493
For example,

222
00:29:10.824 --> 00:29:12.773
if we're looking at it from a data perspective,

223
00:29:12.773 --> 00:29:24.713
transit proximity is usually seen as a risk factor for redevelopment and in many cases redevelopment in such locations is encouraged to policy mechanisms for a comment to better accommodate growth.

224
00:29:24.713 --> 00:29:35.094
And that can be a good thing. If done well, however, in an individual property perspective, an individual land property owner that is located near transit.

But the,

but if the properties in decent physical condition in generating a high rate of return,

as is,

that owner may be more likely to that that unit may be more likely,

or property might be more likely to leave the affordable stock to rent increases or value add investment given that there's a significant amount of risk and temporary income loss associated with the redevelopment process.

So this, so the exact reason why individual property might be lost from the affordable housing stock often depends on the wildcard factor of owner motivation.

Because every owner, whether it's a family, an individual or an investment firm, et cetera, has its own values, perceptions of risk and profit expectations.

So, I don't want to overstate that. We'll be able to predict why specific properties are no longer affordable.

So, just to provide a more market context, specific approach to looking at these 4 risks types of loss.

The risk of physical deterioration in Fairfax County, and relatively is relatively minimal, and I say, relatively compared to markets, where
there's not where there's potentially population loss. For example, it's more.

235
00:30:47.183 --> 00:30:58.403
This type of loss is more commonly associated with weak housing markets
or sub markets where rents are low, which limits the upside of upkeep.
Our investment in the property and redevelopment potential is is minimal.

236
00:30:58.644 --> 00:31:00.114
And absent a major downturn,

237
00:31:00.114 --> 00:31:07.253
in the regional housing market risk related to this issue is likely
limited to the scenario in which existing rent restriction,

238
00:31:07.253 --> 00:31:11.933
affordable housing with longterm use restrictions,

239
00:31:12.084 --> 00:31:16.074
lack access to the capital that's necessary to rehabilitate the property.

240
00:31:16.314 --> 00:31:29.453
That's importance of even with longterm affordable, making sure that
there's capital for upkeep. The other context in which you might see it
is when there's an owner that is looking at a redevelopment scenario or a
sale.

241
00:31:29.483 --> 00:31:40.854
So, they are looking to sort of mucus money as much profit as they can
out of the property before it becomes and they don't want to invest in
the property before there's going to be a major recapitalization.

242
00:31:41.159 --> 00:31:45.354
So that's another context to the extent that this does occur.

243
00:31:45.894 --> 00:31:58.644
The impact on tendencies is most severe with existing residents,
suffering from poor living conditions that could lead to adverse health
health outcomes and eventually they get displaced anyway. So.

244
00:31:58.949 --> 00:32:02.699
That that's even though it's, um.
Even though it's the least likely it's, it's who has the most adverse impacts on tenants in all things being equal.

There is significant risk of erosion of affordability to rent increases, given the market trends that I discussed earlier.

Um, and the impact of rent increases on tenants is substantial, these units still represent lower, comparatively lower cost housing, stock, relatively relative to the broader market.

Even if it no longer meets a technical definition of market rate, affordable rental housing.

However, rent rising rents, increased cost burden on a lower income tenants, decrease housing, stability, and potentially lead to voluntary or involuntary displacement.

The risk of loss due to value, add investment is also significant for the same market reasons.

And this has the added has some added negative impacts on tenants because rent increases in the value, add context tend to be larger and potentially more sudden, the rehabilitation process can lead to displacement.

And when if tenants are forced to move out, or forced to move units, they're less able to afford the completed post renovation unit because of those improvements and the increased prices.

And finally redevelopment risk is significant. Their significant redevelopment risk in Fairfax County, though, it's probably concentrated in certain submarkets more than others.

Uh,
for currently cash flowing properties,

the strength of the rental market often means that is more profitable to defer redevelopment and either continue to gradually push rents upward or undertake the value,

add investment approach risk of loss of affordable units to redevelopment is often concentrated in sub markets where the developer can achieve substantial increases in density.

Value add, may also be seen as a bridge measure between the current state and eventual redevelopment when the market supports it.

The impact on tenants in this context,

when redevelopment does occur is potentially very severe redevelopment,

generally results and displacement of all the tenants,

effective buildings,

and unlike value add investment,

which may result in units still targeting the middle or upper middle of the market redevelopment tends to result in class,

a or luxury product that is out of the reach of most lower income tenants.
So, how do we prevent negative outcomes from occurring or better yet? Leverage these market trends to increase the affordable rental stock to preserve an increase the affordable rental stock if you're going to be successful in formally preserving a property.

267 00:34:38.369 --> 00:34:46.528
2 primary conditions must generally met, it'd be met the property must be in a sustainable financial position to insure effective operations inadequate up.

268 00:34:46.528 --> 00:35:00.028
And the 2nd condition is that the property must be protected from exposure to market pressures that is run increases of redevelopment through a legal restriction policy, or loan agreement, or through transfer of ownership to a mission driven entity.

269 00:35:00.028 --> 00:35:13.829
And though, there's nothing stopping a jurisdiction or entity from working to preserve a property at any given point. In time there are 3 primary intervention points, which the property is often preserved. And that's when there's a change in ownership when a, when a property is per sale.

270 00:35:13.829 --> 00:35:23.639
When an owner is ready to reinvest in and capitalize the property, or when there is a significant redevelopment effort underway.

271 00:35:27.864 --> 00:35:40.554
So the ways that you might go about preserving those properties at that point in time there's 4 broad categories and 1 is the most, perhaps the most obvious, and that's to buy the property.

272 00:35:41.603 --> 00:35:47.153
Even if you're putting the public public housing authority, mission driven owner, where affordable housing is the core purpose.

273 00:35:48.114 --> 00:35:59.423
The 2nd, category is to re, rehabilitate and recapitalize the property and often part of the overall transaction when the property is being acquired. So, the 1st, 2 categories often go hand in hand.

274 00:36:00.264 --> 00:36:05.393
And but it's also relevant in the pro in the context of existing subsidized portfolio.

275
That's already under mission driven ownership and though such units are at a lower risk of loss from the overall affordable stock they're competing often for the same pool of capital that that developers might use to preserve market rate affordable properties.

So that's something to keep in mind that even if something's risk of loss, it doesn't mean that it doesn't require investment.

Um, facilitating equitable redevelopment can occur by providing the opportunity to replace existing structures with either 100% of portable development or mixed income property that replaces the affordable units. Preferably on a 1 for 1 basis.

And then, for properties that are not, quote, unquote, permanently preserved under mission driven ownership, there are opportunities, seize incentives and regulatory provisions to encourage profit motivated owners to maintain lower rents. And the market would otherwise command.

Or they or and or offset the rental costs, the cost of increase rank for tenants.

In the context of existing subsidized properties or new mission driven acquisition, some of those same tools, which I'll touch on in a 2nd, in terms of specifics can help facilitate even deeper income targeting.

So, the, the types of I'm just going to touch on this slide really quickly in the interest of time to leave some more time for discussion. But there's a couple different.

Shells in your toolbox that you, you can utilize and different tools facilitate are better than others facilitating different approaches.
So, strategy and outreach a lot of what you're doing, as part of this task force falls into that bucket, it's about need identification, matching tools to need and effectively overseeing the process of preservation.

Capital financing is what you need to actually acquire and preserve the property land use and planning tools are generally tied to that redevelopment process tools, such as increased density.

Operating subsidy and cost reduction.

I includes offering incentives and resources that make it financially feasible for landlords or owners, whether private or non-profit to offer reduce rents to lower income tenants.

And policy and regulatory tools are those, that leverage the rules that govern how various stakeholders.

Such as owners, property managers and developers participate in the market to preserve affordable and protected affordability and protect tenants. I'll touch on more in business specifics in the coming slides.

So, apologies is the slide is a little bit busy, but this is, this is, I'll keep this up or during the discussion.

This slide matches tools to the risk of loss categories and when we get to the discussion.

I have specific national or regional examples, I can cite for most of these, and we can focus the discussion of portion on what's of greatest interest to the group.

But at a high level,
I do want to just touch on some of the most common and effective tools in the toolkit as I mentioned earlier the most direct way to preserve a property is to purchase it either through public housing authority or through a mission driven owner.

00:39:12.420 --> 00:39:18.599
I'm doing so enables you to preserve today and potentially add affordable housing units later for redevelopment.

00:39:18.599 --> 00:39:25.260
Um, sort of a land banking strategy, the acquisition is relevant across all categories of potential laws.

00:39:25.260 --> 00:39:35.969
But in order to do, so you need a willing ownership and development partner, and a substantial amount of capital from a local jurisdictions perspective that capital can come in the form of targeted.

00:39:35.969 --> 00:39:39.179
Short term, mid term loans to finance the initial acquisition.

00:39:39.179 --> 00:40:01.945
And then potentially later permanent gap financing when the developer assembles its financing package to make it sustainable in the long run.

00:40:02.579 --> 00:40:06.030
It could also take other forms such as 10 an opportunity to purchase.

00:40:06.030 --> 00:40:17.639
These have been shown to be successful because it creates a legal window with which mission driven entities or the county has the right to negotiate with a property owner to preserve that property.

00:40:19.230 --> 00:40:24.989
Efforts to reduce rents through lower operating costs can also apply in multiple context.
Property tax relief,

00:40:27.175 --> 00:40:28.795
entering into rental assistance,

00:40:28.795 --> 00:40:29.545
contracts,

00:40:29.784 --> 00:40:41.664
providing low cost rehabilitation capital in exchange for affordability can all make it economically feasible for a market rate owner to reduce rents or a mission driven owner to provide deeper levels of affordability.

00:40:41.969 --> 00:40:50.969
And then in the context of redevelopment land, you some planning policies, ensure that low moderate income households have a place in the new community.

00:40:50.969 --> 00:40:57.030
That is built through redevelopment, inclusionary policies that leverage market development to produce affordable housing.

00:40:57.030 --> 00:41:02.579
Which Fairfax County already has an inclusionary policy in place through the affordable dwelling in program.

00:41:02.579 --> 00:41:07.889
Generally required that a portion of new units are affordable and that is a good start.

00:41:07.889 --> 00:41:12.179
However, inclusionary policies are generally insufficient by themselves.

00:41:12.179 --> 00:41:15.750
To create 1 for 1 replacement of affordable units loss.

00:41:15.750 --> 00:41:27.570
Developers sometimes estimate that without direct financial subsidy, you would need to build approximately 3 to 4 market rate units for every 1 affordable unit that you're trying to replace.

00:41:27.570 --> 00:41:32.639
Which would generally require additional planning incentives, such as density bonuses.

Height limits waivers to height limits, parking reductions or other zoning flexibilities that make unit replacement more economically feasible.

Then finally, I want to touch on the importance of tenant protections, and these are valued in their own. Right? And from an equity perspective.

From a state policy perspective, Virginia legally is not the most tenant friendly state, but local and county governments can work to ensure that landlords meet their basic responsibilities in terms of health and safety and to ensure that they're legal obligations.

The tenant are being honored.

Um, however, there is a need for strong tenant protections is especially strong.

In the preservation contacts anecdotes,

you're not necessarily equal data,

but there are plenty of horror stories in which landlords undertake legal or borderline illegal questionably legal activities to open up units to facilitate repair redevelopment and renting to higher income and potentially more profitable.

Household this definitely has a racial equity component as well because the,

because to the extent that household has less wealth ability to well,
for political capital as compared to the landlord property owner,
et cetera.

They may be less likely to seek out legal assistance, be able to afford legal assistance to, to enforce their rights. And there's a perception.

And in some cases, a reality that even if they are able to move that forward, they're less likely to prevail in court. And just because of sort of entrenched.

Uh, some sort of an interest in systematic barriers and access to to justice. So, tenant protections are important and go hand in hand with the preservation strategy.

And on the positive side, in addition to just preventing harm.

Uh, tenant protections and code enforcement in particular can also serve as a gateway for identifying properties that can be preserved by mission driven entities.

And by and or by introducing landlords to resources for the upkeep of their properties. So, when you compare code enforcement with subsidized capital tools and landlord education, that actually can create a positively reinforcing.

So, I know I covered a great deal of ground. I apologize if I'm not sure if I went over time or not, but I'm sure we want to get to the discussion. So I'll just pause there.

Thank you so much that was a really, really impactful presentation and really helped us set up a framework on approaches here and things to consider and I really appreciated the case study as well.
I wanted to make all the members of the task force aware that what we're going to try to do note to manage questions and also use our time.

Most effectively is that if you have a question about any presentation, please feel free to put it in the chat box to just you can let it be seen by everyone.

And while NY, as we're going through these different sessions, we'll kind of manage the questions that come in and try to consolidate what is asked along the way. So you just got that announcements. So you didn't know to do it before now.

But is there anyone who has a question for Mike?

You can feel free to.

I am to raise your hand with, uh.

With Webex or I can't see everybody because the presentation is up. So I'm sorry if you're raising physical hand.

Carmen, did you have a question? Yeah, Mike mentioned the Montgomery County, right of 1st refusal that the county has every time.

A multi family property comes on the market and I think that's.

An incredible tool that gives the municipality certain timeframes to which they can identify mission based nonprofit to assign that right. Of 1st refusal to try to get the capital together to step in.
I think they see a 1B dollars of real estate change hands annually. So, they can't stop most of it, but.

347 00:45:57.179 --> 00:46:03.750
In situations where they think it needs can be decimated by that change in ownership.

348 00:46:03.750 --> 00:46:07.469
They do have a tool to stop it. What would it take in Virginia?

349 00:46:07.469 --> 00:46:12.869
Or, for Fairfax, to be able to explore that.

350 00:46:14.550 --> 00:46:21.090
So, I'm not a lawyer and so I, I.

351 00:46:21.090 --> 00:46:30.750
I have not this has been brought up a couple of times in conversations I've been told in meetings with various jurisdictions in Virginia.

352 00:46:30.750 --> 00:46:38.280
That the, the opinion of some of some land use attorneys and legal counsel for local governments is that.

353 00:46:38.280 --> 00:46:49.889
Is that it would require authorizing legislation from the general assembly given some of the housing legislation that has.

354 00:46:49.889 --> 00:47:04.284
Uh, actually move forward or through the general assembly recently I think more than ever, that is actually a real, a potential possibility that could occur and I'm not sure the, because I'm not a lawyer.

355 00:47:04.284 --> 00:47:10.974
I'm not sure the extent to which that opinion is just the opinion of those individuals or if that's the consensus legal opinion. So I don't want to overstate.

356 00:47:11.844 --> 00:47:24.534
That or understated I, I just don't know. But but there is just because it requires legislation doesn't mean you don't want to ask and laying the groundwork takes time to get things through the general assembly.
But so times of the essence, if that's a priority.

Thank you common. Mr. I saw you had a question.

Got to get John muted there. Sir. I've actually have a lot of experience with a provision in Montgomery County, including actually having 1 of our projects that we were.

In the process of acquiring, get snagged by the county that provision.

Exists because there's this tension between 2 people want to spend the money to challenge it.

Or, do people want to just say, find a way to agree to get along.

And re, commit existing units. There's a little there's a series of nuances to that provision. You can do a right of 1st refusal or you can get yourself out of that process. By, by saying we're going to commit to essentially commit to the existing it.

So, we have there could keep them in there further. And so it's 1 of those things where.

It is a, it's using leverage intention and timing thing and.

Yeah, it works sometimes frankly, I've seen also a lot of folks that just walked away from it. Um.

It's something I would be a little hesitant to try to bank too much on it, because I think it's frankly, it's questionable whether or not actually would supply survival, legal challenge. Even in Maryland. No. One's done it yet. But a couple of people will come close and I think.
As we get closer and closer to this being more and more of a wealthier jurisdiction, and there's more and more money on the line, those incentives are going to become to get to litigate. We'll probably become more more likely.

I don't think that even in Virginia, I do a lot of work in regard to that. The legal framework here.

Is even more on friendly to something like that. I'm sympathetic to it. I think it's a, it's a great it's a great.

Tries to do something right but it's not something that I would go ahead and put a lot of my chips on thinking that it's going to lay it long term withstand traditional scrutiny. Because even in Maryland, there's.

Only certain amounts of the area where you got to do as a state law, Virginia to a state law, and you're competing with.

Richmond Southeast Virginia places where something like this is just going to be anathema.

So, I'd be a little concerned about something go and going down that road.

Also, frankly, it's been folks who have been involved in it.

Do you see them essentially not come back to Montgomery County and that's been a problem with Montgomery County.

Over the last 25 years, so.
And Maryland might see a challenge, because it's a little bit more longstanding in Montgomery County. Howard county just passed this summer their own right of 1st, refusal policy model. In the same way.

I will see how the developer, how the property owner community reacts to that. There could potentially be legal challenges and I think the main. Main main things that I want to highlight it from what you said is that it's not you don't put all your eggs in that basket, or count on it be in part because you still require the capital.

You know, you are not a property owner is not obligated to sell on a discount to you. There's, it's supposed to be an ability to match a bonafied offer or fair market value, not to provide a discount.

Now, who knows what that regulatory structure.

Uh, kind of depresses the value of the property or not.

There's a, but but you still need that sort of acquisition capital, the gap financing and, and even with those negotiations to maintain the existing subsidies that are, what would roll off the property the county, in many cases is providing.

Payments in lieu of taxes, other sorts of financial incentives to make the developer whole in order to keep those units affordable. So there's no such thing. It's not a free lunch. It is sort of extending the timeframe.

Thanks, mark. I'm going to give you 1 more question that came through on the chat and then we'll probably need to move on to the next presentation, but I'll encourage you. If you still have questions about this presentation, you can keep putting them in the chat.

So that we're aware of them. So, the last question I'm going to take is from Michelle Crocker, and she says that through the, I believe that
Fairfax County has exercised right of 1st refusal was certain categories of properties.

388
00:51:49.675 --> 00:52:02.934
Could staff provide more details. So, maybe you're off the hook. Maybe this is for Tom, so good afternoon. Everyone and Mike, thank you for that. Outstanding presentation.

389
00:52:02.934 --> 00:52:08.605
We really appreciate that with respect to Michelle's question.

390
00:52:09.264 --> 00:52:12.835
My recollection is that our exercise,

391
00:52:12.835 --> 00:52:16.675
the right of 1st refusal has been driven largely by,

392
00:52:18.894 --> 00:52:24.355
by our loan documents if we have had previous involvement with the project.

393
00:52:25.105 --> 00:52:37.255
But what I'd like to do is to take a step back and look a little bit more in depth at that to see if there's something from a historical standpoint that I'm missing and we can report report back on that.

394
00:52:38.219 --> 00:52:47.940
A, 2nd, if I may with respect to the question of, of, of the, of the right of 1st refusal relative to a legislative remedy.

395
00:52:48.835 --> 00:52:49.554
I still,

396
00:52:49.885 --> 00:52:50.275
you know,

397
00:52:50.335 --> 00:52:57.534
while I think it's important to understand and be realistic about the constraints that exist,

398
00:52:57.565 --> 00:53:05.815
particularly in Virginia in this respect that we should at we should consider having this issue on our parking lot of.
You know, at least things to explore from a relative from a legislative standpoint, going forward.

Thank you. Thank you. Mr. Fleetwood and thank you, Michelle for the question with that Mike, thank you again. We'll see if more questions come in along the way, but I'm going to hand it over to my Co chair.

Mr. Clark for our presentation introduction.

The presentation is very helpful and giving us a lot of knowledge to move forward with, which will now roll right into our department and planning and development staff, which we have a presentation from them.

Uh, Kelly Atkinson, Bill, Malen and Graham Owen would give us a presentation on a comprehensive plan and zoning process.

I have worked extensively with each of these.

Folks and they're very knowledgeable and great to work with. And I know some of you on the task force have worked with them in the past as well. So without further ado, I will turn it over to.

Charlie or yeah, thank you. Commissioner Clark? Yes. Hi, I'm Kelly at consent. I'm with the Department of planning and development and, um.

As was said, I'm joined by William malon and Graham Owen, we're going to provide you a quick introduction to our department, the comprehensive plan, the zoning ordinance and then the overall rezoning process.
So, the mission of the Department of planning and development is to promote livable communities, which enhance the quality of life for the present and the future.

The primary purpose of our department is to provide proposals advice and assistance on land, use development review and zoning issues to those who make decisions on such issues in Fairfax County.

So our department is broken down into 3 divisions, and I'll just go through each of these just very quickly to high level.

The 1st, that I'll talk about is our planning division and this is the division that maintains our comprehensive plan and processes all suggested and required amendments to the plan text.

Staff also evaluates land juice and development proposals for conformity with the plan and measures. Various environmental public facility and development impacts.

They also assist in the development of the counties capital improvement program and facilitates strategic redevelopment and investment opportunities in the counties revitalization districts and areas.

Our 2nd division is zoning administration and their primary purpose is to enforce maintain and administer the provisions of the Fairfax County zoning and noise ordinance is.

And then our final division is zoning evaluation and this is a division that processes all zoning applications and formulates recommendations to the approving bodies.

So much of the work that we do, including this task force relies on outreach and community with the.
Coordination I'm sorry coordination with the community and elected and appointed officials, the community can get involved in our planning and zoning practices in a variety of ways.

00:56:29.724 --> 00:56:34.764
Um, the public can propose changes to the comprehensive plan or the zoning ordinance.

00:56:35.010 --> 00:56:43.019
Um, staff also, actively seeking out community comments during any zoning ordinance or comprehensive plan amendments.

00:56:43.019 --> 00:56:57.179
Various community members may sit on standing land, use committees. Most of our districts have 1 and community members may sit on a special task force, such as the 1 that you are a part of today.

00:56:59.159 --> 00:57:06.054
So, Fairfax County has a 12 member planning commission, which includes a representative from each of the magisterium districts.

00:57:06.054 --> 00:57:06.385
Plus,

00:57:06.385 --> 00:57:06.715
3,

00:57:06.715 --> 00:57:07.885
at large members,

00:57:08.784 --> 00:57:21.565
members of the planet planning commission are appointed by the by a member of the board of Supervisors and the group advises the board on all matters related to the orderly growth and development of land and Fairfax County.

00:57:22.344 --> 00:57:28.764
Planning Commission, reviews, items, such as the location character, and extent of public facilities in the county.

00:57:29.155 --> 00:57:39.144
They review amendments to the comprehensive plan, their zoning ordinance, they review rezoning and special exception applications and also review comprehensive sign plans.
And then finally, the Fairfax County also has a 10 member board of Supervisors.

There’s 9 district supervisors and at large chairman who were all elected by the community, the board also appoints our county executive who is Brian Hill, and he is the administrative head of the county government and similar to the planning commission, the board reviews, a variety of differently.

And use issues, but ultimately is the body that’s charged with making the final recommendation of approval or denial both the planning commission, and the board of supervisors have open meetings. We encourage the public to attend and all discussions are held in public, except for certain items that are exempt based on the freedom of Information Act.

And then, finally, I'll say that the planning commission, and the board of Supervisors also have standing committees, these are related to land Jews, housing, transportation, economic development. But they're an opportunity for the board to meet and talk about a specific issue and more details.
And I am anticipating that the work that this group is doing any of the recommendations that are formulated, would ultimately be presented to the boards housing committee and depending on how that discussion goes and the recommendations that are formulated from the task force.

Um, they may move forward as a comprehensive plan amendment.

And so that's a segue into our next topic, which is the comprehensive plan and I will turn it over to.

All right, well, thank you very much Kelly, so 1st, before I jump into the comprehensive plan, this might be a refresher for a lot of folks, but I just want to make sure that everybody's kind of on the same page. So that we're understanding terminology and the process of land use planning.

So, I guess the 1st question we have is, why do we do ladies planning and planning very much relates to the work that this group is charged with.

Planning really helps us provide the community with a long term perspective and guidance on how to ensure high quality of life for our citizenry residents and helps us as a community to establish goals for our future.

Planning seeks to promote the public health safety, general welfare, and when it's done properly.

That can help us manage our growth change revitalization and renewal.

I mean, a dynamic and multifaceted place, such as reference candy. Of course, planning also helps us to balance diverse community goals.
So, in short, it gives us a roadmap for considering the community and communities needs beyond the short term interests of the day in exchange for a long term perspective or horizon.

Next slide please next. All right so.

So, deep dive into the comprehensive planners I like to call up the complain for short.

I'm saying the code of Virginia requires that localities, prepare a comprehensive plan to shape its order and development. But the plan is used as a guide for decision making about the natural and built environment.

By the county's planning commission, the board of zoning appeals and of course, the board of Supervisors.

Plan contains recommendations, it's not a regulatory body or a regulatory document rather, but it is very important and is using the decision making regards to land development in particular.

Next level, so in Fairfax, the plane contains several elements, including a landings map, which you saw on the previous slide, which contains generalized landings designations for particular areas of the county.

So, you might have residential areas of low and higher density, commercial areas, mixed use centers, industrial areas, open space areas.

You also have a transportation and a trails plans, describes the orientation and planned improvements to trails and arterials collectors, that sort of thing.

But the plan also has a written plan text of thousands of pages actually. So the text contains just rather of a policy plan, which contains county wide guidance.
As well, as for aerial area, which involve the areas of the county for different volumes, that kind of divide everything up in the county into specific areas.

So, policy plan really addresses counting wide policies regarding land, use, transportation, housing, heritage, resources, the environment, a whole number of topic areas that relate to county wide policy.

The area plans contain the more detailed, long range recommendations that organize the county by geography. So you have a plan for Tysons, for example, the Richmond highway quarter Reston and Dale, all of these have specific area plans.

Next slide please. All right so this will be a refresher again, but just a couple of planning terms that you're probably familiar with.

How about they're important for the discussion of a plan and how it's structured. So the 1st 1 is density density is a measure of the amount of development in a given area it's used for residential uses in particular.

So, residential density is most often identified as dwelling units per acre, fewer dwelling units per acre equals less dense development.

So, for example, the single family homes that you see in the top left hand corner, right here, they might be located on a 1 to 2 or 3 to 4 dwelling unit development. And that's considered low density.

A multi family development is often in a higher density 1212 going as the acre higher and the slide depicts a couple of kind of typical examples of housing types and the densities that they're associated with.

Next level another measure that of the amount of development and this is mostly used for non residential uses, but occasionally for residential development as well as mixed use development.
Um, this is development intensity. Intensity is often identified as a floor area ratio, or for short.

Which is obtained by dividing the floor area of the building by the land area on which it's situated. So similar to debt to density, the lower the number, the less intense that the development is going to be.

So, for example, a development around a Tyson's Metro station, it might have an f, a R a, to point out.

This would equate to a total development potential for that building. That is 2 times the area on which it's situated.

so areas such as told a suburban center they might have a lower intensity of say point five or a one point for example.

Looks like right so plan amendments. The code amendment requires that localities review the comprehensive plan. At least once every 5 years. That is not a problem in Fairfax County. We evaluate it on a much more frequent basis.

Just due to the dynamic changes in the county.

Plan amendments, they're initiated by emotion of the board of Supervisors, and they're added to what we call the plan amendment work program.

Which is the review schedule for pending plan amendments and studies.

So, priority on the, the work program is giving to amendments that are advancing major policy objectives, addressing emerging community concerns, and provide a platform for better implementation of the plan.
So the planning process strives to identify the latest planning trends, engaging the community and planning efforts and ensure that plan guidance is up to date and relevant.

479
01:04:32.400 --> 01:04:41.940
Um, all the planning limits that we work on includes death analysis and potential impacts, uh, public engagement components and, of course, public hearings with the planning commission and the board.

480
01:04:41.940 --> 01:04:46.170
And they're 4 specific general if you go back 1 carrier.

481
01:04:46.170 --> 01:04:50.639
Uh, there's specifically 4 types of amendments. The 1st are to the county wide.

482
01:04:50.639 --> 01:04:57.510
Policy plan, these might address a specific element. So for workforce housing, which is going to talk about in a little bit.

483
01:04:57.510 --> 01:05:01.170
That's undergoing a county wide or a policy plant a member right now.

484
01:05:01.170 --> 01:05:06.539
Um, if if the work of this body related to housing preservation, affordable housing preservation.

485
01:05:06.539 --> 01:05:13.320
Um, goes into a plan amendment phase this very well might be a county wider or policy plan amendment.

486
01:05:13.320 --> 01:05:22.500
On the 2nd is area wide planning studies so these are involving creating or updating a plan for a specific area. So the ongoing rest and planning them it is a perfect example.

487
01:05:22.500 --> 01:05:30.150
We're looking at specific elements of the rest and plan that's, you know, an adoptive plan, but there are certain things that are being looked at, in terms of changes.

488
01:05:30.150 --> 01:05:37.320
The 3rd are site specific plan amendments these are going to be focusing on either a site or a collection of sites. Just a smaller area.
And this is often associated with the zoning case for a specific development proposal. In some way.

There's 2 ways that, as we call them specific plan, amendments can be requested.

The 1st is through the formal process.

Guy nominated anybody in the community can submit a recommendation to county staff through our formal process.

This process every to every 2 years between a North county cycle, and a South county cycle, where we focus on specific geographies in the county.

Right now we're in the South county cycle. For example, we're focusing on Mason, not burning.

And the lead districts, the 2nd method is what staff refers to is additional board, authorized amendments or return amendments as we used to call them.

And this is going to nominate or makes a recommendation outside of the formal process directly to important.

Excellent. So the planning process, a plan amendment may take a few months if it's relatively less complex or if it's being prioritized, they can take a couple of years, depending on the complexity.

However, all planning manage generally follow this process that you see here.
The board will initiate or authorize a plan amendment to be added to the work program.

On that amendment will then be reviewed by multiple county and outside agencies for potential impacts to county systems.

Such as the transportation network parks, heritage resources, the urban forest, environmentally sensitive areas, such as flood plains shoreline, et cetera.

Impacts the schools, for example, that's always a big 1, depending on the complexity of the amendment. The impacts analysis could also involve state agencies as well. So just be Virginia housing, et cetera.

Um, so, while this is ongoing staff, we'll also engage in the public in the review of the impacts and if they can be mitigated the development of measures to address the impacts.

And sometimes this engagement and identify identification of mitigation measures will involve community task force, such as this 1, for example, that might review the impacts and development.

And develop a plan text and narrow process with staff's assistance.

And then, of course, after the public engagement piece is ongoing, the board, and the planning commission will hold public hearings.

And develop the texts and and either adopt or not adopt.

Yeah, so what does the plan to have to say regarding preservation?

So there's 2 2 areas that I wanted to focus on in particular 1 is regarding county white policy and there's 2 elements to the plan that speak to the preservation right now.
The 1st is the housing element and the 2nd, is the land use element.

So, currently, the housing element identifies objectives and policies designed to respond to the counties critical housing issues.

Such as increasingly affordable housing during neighborhood, stability and conservation.

Housing for special populations, such as the physically and mentally disabled.

The homeless elderly citizens and seniors, and also identifies that there's a shortage of sites for affordable housing and strategies for trying to address that.

Within the housing element, there's 2 objectives related to preservation.

The 1st is that the county should encourage the provision of affordable housing in all parts of the county.

As the county matures, it recognizes that there's a need for increasing and increasing need for the preservation promotion enhancement of older residential communities.

2nd, the county should as a part of the housing element.

As a policy of saying that the, the that the county should conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of these older residential neighborhoods.
But lane, you sell them, it identifies objectives and policies that provide guidance for an appropriate pattern and character of development.

And indicates how this development should relate to the existing and future community.

On the preservation end of things, the land needs to own, it encourages the onsite provision of affordable dwelling units when considering proposals for redevelopment of residential neighborhoods.

Another preservation policy is addressed in the guidelines for mobile home retention, which minutes that mobile homes provide a small, but important source of affordable housing should be retained.

While also knowing that in some cases site, specific guidance in the plan.

As well, as underlying zoning on those sites allows for redevelopment.

So this is 1 of the areas that I know is going to be discussed as a part of the task force that flag that, as something of particular interest.

And it's like police, and finally wanted to just briefly mentioned a couple of instances in the area plans that have a little bit more specific guidance as it relates to the preservation of affordable housing.

And and no, no net loss of existing affordable units. So here are a few examples from a couple of the cbc's in the mason district. Actually.

Pulling conya, CBC, bailey's crossroad, CBC and 7 corners.

That discuss either that there should be no net loss. No net loss of existing, affordable units with redevelopments.
Or that there would be 1 for 1 replacement with affordable dwelling units and accessory very portable workforce, dwelling units and affordable units.

Next left. Oh, actually sorry I won't have your lesson. Yeah, go back. 1, Kelly something about.

So, I guess the last thing they wanted to mention, what does this mean for the work that the preservation task force is doing? So, the task force is going to be reviewing several items, including current, a comprehensive plan language related to the preservation of market affordable. Well.

And the task force is going to develop preservation strategy recommendations that will be presented to the board.

So, depending on the results of the task force, the board may authorize a formal plan amendment to incorporate those recommendations into the comprehensive plan. So, just wanted to flag. That comprehensive plan is very important as it relates to the character of the community.

And it will be a real important topic for this preservation task force to take a look at.

So, I'm finished with my section, but I think that going to talk about the different.

Planning and zoning, we'll take it away.

Right. So.

As okay.
Fine and Bill excuse me think I speak up a little louder. We have a little audio difficulty, I believe.

This.

Go ahead. Go ahead Bill.

All right, I think 1 suggestion if, if we still have audio issues, you may want to consider turning off your video and that sometimes helps with bandwidth.

That's a little better.

All right. Okay so a quick overview of the, the saying. A 541.

Can you do that? Every area in the county that is not. A 541.

Can you do that? Every area in the county that is not.

Incorporated it so the, the towns of Clifton, Vienna.

A 62 Fairfax Falls Church Alexander, they have their own separate orders for the rest of the county is administered by Fairfax County.

So, what is the purpose between down is business development safety it's encouraging.

Patient permanent a positive.
So several different types of zoning, residential.

Commercial, and does this and this fixed plan here, they're going to be it could be a plan from a housing residential. It'd be a miss Houston.

Uh, I'm down with commercial and a historic district pulverized. It takes.

Uh, commercial realization districts, and those are all established by the board of Supervisors.

Next side.

So, when you are looking up for zoning zoning map is adopted by the board.

And I, to fix what the zoning is for each pieces of property.

It's part of the ordinance provides location and boundaries of the zoning district.

It tells you, if you look closely, I'll tell you what the zoning case is.

As well as, um, ability to understand if there are profits, what days or not.

Thanks.

So, we are currently going to go into process to update the zoning ordinance. However.
The current ordinance has been in place is 1978, and it's been amended by over 450 times.

So, it's a document that has has been a need an updated modernization it's done it's been done as it's added the piecemeal fashion those times.

But we are going through their process calzone org organization. That's really looking at it to update completely.

And streamline it and make it easy to read for average citizen.

So, right now the process is, you know, the board sets work programs, update to prioritize parts of the ordinance that they need to be updated.

And it goes to a public hearing process, depending upon the ordinance.

We can take it out as assistant task force to citizen outreach.

Uh, he goes to the board for adoption.

Next slide so, Graham talked a little bit about the comprehensive plan.

And the plan is guidance ordinance is rules.

The plan tells you generally where we want to see development.

And gives an idea of the intensive development where, when this comes to it by.
They would tell you that, you know exactly what the development is setbacks.

How much intensity's allow open space requirement so it says the standards for that development.

And but, you know, we do the zoning ordinances preview the plan to determine what's appropriate.

So, again, you know, very specifically, the Congress plan is very.

As we're cherry guidelines, residential was breaking it out into.

Different types of districts, the residential.

More of the rural areas, the residential conservation or residential agricultural.

Which may be a 5 acre lot minimums 2 areas that.

Marijuana are to your 1, 1, 8 or 2 a lot.

All right, 1 acre lots 2 longest for an acre. So the density as grams talk about it increases as the.

The R12 number goes out in the commercial industrial districts.

Again, it becomes more fine tune more detail than the conference plan is more of generic.
In terms of setting a goal for what we wanted to look like.

Today.

So, I think I turn it back to you now, guy is that correct?

Hey, thanks, bill.

So, we're going to move along in the essence of time. We had a question from David Levine is 1 question I see in the chat is.

Of the conservation districts where Pacific neighborhoods or sites must remain as affordable housing.

That's 1st question and then more generally, does the comp plan identify specific neighborhoods or site?

Where existing affordable housing has to be preserved.

So, Walter, this is Graham. Um.

The conservation districts, each 1 is is a little bit different, but most speak to preservation more generally, in terms of the neighborhood and more specifically looking at redevelopment and ensuring that there's not incompatible uses within those conservation areas.

So, it doesn't speak to specifically in most cases. The retention, or the preservation of of market affordable units currently.
In a lot of cases those the conservation plans were written in the seventies so that we're, we're dealing with things in in those cases where they're, they're not using the terminology.

That we're that we're used to, and then more specifically David was talking about, are there specific neighborhoods or sites where existing affordable housing has been has has to be preserved?

The answer really is no, I mean, there is language in a couple of the cbc's regarding net net loss and 1 for 1 replacement of existing.

But, again, that's with redevelopment options. So I think that the, the challenge that we have is that we have a plan that does speak to retention in certain cases and that the marks, for example.

there's language about wanting to retain mobile home parks as an affordable housing option but that is something that I think the the task force will will definitely want to take a look at is what does that mean in terms of the comprehensive plan guidance given that this is an issue that's been identified in the community as being critical importance.

Right. Okay, awesome. Thanks, Graham. So, in the again, in essence of time, you're going to keep moving along an agenda and again, thank you. Kelly, thank you. Bill and Graham appreciate that that nice overview.

So, now I'll turn it back over to Melissa. Excellent. And as we get ready to go into the next few presentations, and the essence of time.

I'm going to do those back to back and try to save questions till the end, encourage you to use the chat box for questions and also wanted to make it clear to the public that's in attendance today. 1st, thank you for your interest.
And for being here,

we are not able to address public comments in this task force,

but we will take your comments in the chat just as we would take an email from you and consider those and share them with the commission or with the task force moving forward so,

with that,

I'm going to introduce Steve and who it,

and from a C.

and Megan van Dam from DBT,

and we're going to really give you a high level summary here of the embark study that went undertaken along the Richmond highway corridor,

and this 1 area,

the counties 1 that has had many lessons,

learned applicable to redeveloping and warehousing ends up being at risk.
So, I will turn it over to you and Steven.

623
Good afternoon Megan I believe you're going to kick us off.

624
01:20:26.789 --> 01:20:30.300
And then I will follow you in your presentation.

625
01:20:33.750 --> 01:20:40.859
Yes, that's right. See you, I'm just trying to, to make sure I can share
my presentation.

626
01:20:40.859 --> 01:20:44.909
Are you all in sharing the right screen? Are you all seeing.

627
01:20:44.909 --> 01:20:50.189
Megan, we don't see your screen. There we go. Okay.

628
01:20:50.189 --> 01:20:56.310
And that is the right screen. Okay. The challenge of these formats,
right?

629
01:20:57.085 --> 01:20:58.675
Hello, my name is Megan van dam.

630
01:20:58.675 --> 01:21:01.914
I work with the Fairfax County Department of planning and development,

631
01:21:01.914 --> 01:21:16.734
and I'm going to give you a brief overview mentioned of the Richmond
highway court or planning efforts also known as embark Richmond highway
with a focus on housing policy and also policies that relate to get their
equity in the court

632
01:21:16.734 --> 01:21:17.095
or.

633
01:21:18.475 --> 01:21:27.505
And my 5 to 10 minutes, I'll briefly go over what comprise the effort,
the resident resulting policies that we're established for the court, or
and the additional work that has been done.
And what remains on the table adopted in March 2018, the comprehensive plan for the Richmond high record, or from Huntington down to Huntington, in the city of Alexandria down to a full bells includes significant transportation investment in both the bus, rapid transit or system, and other multimodal. Transportation improvements. That are intended to benefit existing and new residents and visitors in accord or also, it includes complementary redevelopment of older shopping centers and to mixed use. Centers with new housing and employment opportunities and new amenities that are publicly accessible. The realization of the vision has evolved and will continue to involve extensive coordinate coordination between county. State and federal agencies, residents, businesses and other stakeholders. The embark plan amendment it was the combination of really pockets of work.
During the 19 nineties, Fairfax County designated several community business centers, or.

Shown in snap and an orange for potential redevelopment, and designated Richmond highway as an enhanced public transportation corridor but did not specify what kind of transaction.

Since that time many plan amendments that refined where, and how development would take shape along the corridor.

And in 2015, the Virginia Department of rail and public transportation state agency completed a multimodal analysis that identified a median running the system as a preferred alternative between hunting. The Huntington metro station.

And for billboard and recommended a long term plan to extend metro rail,

alanced to comes soon after the embark plan amendment it was initiated,

reevaluate the plan land,

use density and mix of land uses within a half mile radius of the 9 potential.

You can see those radio on the on the map here.

Along with evaluating quarter, wide guidance for transportation, urban design and public facilities needs.
Planning work began with an existing conditions analysis of the court, or including land, use transportation environment, and affordable housing and policies.

As well, as the establishment of became planning principles, which were developed with a community advisory group.

And chair, chairman or commissioner, Clark was part of that group. So thank you very much. I believe that was the only I don't think anyone else from this group was on it.

But,

uh,

this slide shows, the analysis that was conducted of public and private affordable housing along the corridor,

or additional data was gathered and discussed with the advisory group on the affordable housing gap for low and moderate,

incrementally owners number households,

link load of poverty line annual rents and salary data among other data that set the stage for the establishment of guiding principles.

So 8 guiding planning principles were created as a foundation for the future vision of the corridor and they address such ideas as revitalization through targeted development and infill,
primarily around improve means of travel for residents workers and visitors liking walking and transit environment and environmental heritage resource.

01:24:58.824 --> 01:24:59.545
Stewardship.

01:24:59.880 --> 01:25:00.390
Um,

01:25:00.385 --> 01:25:04.404
surfing residential communities and supporting the economic success of the court,

01:25:04.404 --> 01:25:07.494
or by encouraging business development training,

01:25:07.494 --> 01:25:09.475
and a diversity of housing types,

01:25:09.715 --> 01:25:11.274
celebrating the growing population,

01:25:11.274 --> 01:25:11.904
diversity,

01:25:12.234 --> 01:25:15.475
and promoting fairness and equity and decision making and align that with

01:25:15.475 --> 01:25:16.194
carefax.

01:25:16.439 --> 01:25:27.390
The principles are translated in the plan and to corridor wide insights, specific guidance regarding land, use housing, transportation, urban design among other topics.

01:25:27.390 --> 01:25:31.649
In terms of Landy is central to the corridor. My guidance is the tenant that.
A new development and redevelopment should be primarily concentrated within the 6 community business centers, which, as I mentioned were designated for growth and change.

And they're able to take advantage of the proximity to transportation and presentations and the reduced reliance on automobiles. These areas are almost entirely commercial property.

And older shopping centers presently, and they're shown in the red blogs on this on this map.

Areas in between the community business centers, and outside of the Richmond highway court over are generally designated.

For residential development,

at a variety of different densities,

which is intended to limit the pressure for mixed use commercial encroachment in these areas as well as higher density development or soon to be 5 of the 6 of the have specific guidance regarding urban design.

And the character of the development as well to illustrate division embodied in the plan example of the auto oriented.

Um, almost entirely, I'd say paved condition.
with limited amenities currently at that can help in the beacon growth,

01:26:46.225 --> 01:26:46.465
10,

01:26:46.465 --> 01:26:48.145
CBC along the corridor,

01:26:49.045 --> 01:26:50.935
and all the neighborhoods,

01:26:50.935 --> 01:26:59.364
and some of the apartments that are located behind it and really cut off
from accessing the cord or because of the,

01:26:59.395 --> 01:27:00.385
the shopping center.

01:27:01.645 --> 01:27:15.925
And that's compare it against a rendering of future development area. So
you can see that new housing units and job opportunities retail and
services are focused around bus, rapid transit station with the new
development.

There is a new street network and attractive street escapes, which
provide greater access and new connections from existing neighborhoods to
Richmond highway.

01:27:23.939 --> 01:27:33.180
Promoting improved walking conditions Furthermore, there, new urban park,
some clauses that bring life to the area.

01:27:33.180 --> 01:27:36.899
And encouraging existing and new, numerous to meet each other.

01:27:36.899 --> 01:27:48.869
Affordable housing is part of the plans vision for new development, as
Graham has mentioned, the court or wide guidance speaks to these
affordable housing policies.
The original highway plan, reinforces the county why goal? Increasing affordable housing by 12% from the previous years housing production. And as Graham went over currently the current correct. Excuse me?

01:28:00.000 --> 01:28:09.864
The county wide plan costs for housing to produce. That is affordable for housing, earning up to 120% of their income.

01:28:09.864 --> 01:28:17.364
And, of course, as he mentioned, among many of the means the W, do workforce spelling policy and Edu, affordable ordinance.

Work toward accomplishing this goal in the plan they're also density bonuses available to encourage the position or affordable units.

01:28:33.354 --> 01:28:35.484
As I mentioned,

01:28:33.954 --> 01:28:35.484
the board approved,

01:28:35.515 --> 01:28:37.645
the embark comprehensive plan amendment in March,

01:28:37.645 --> 01:28:40.494
2018 war included 11 follow motions,

01:28:40.524 --> 01:28:47.935
which identified additional work related to the plan amendment that included issues to housing,

01:28:49.255 --> 01:28:50.725
refining the streets,

01:28:50.994 --> 01:28:52.314
evaluating trail systems.

01:28:52.314 --> 01:28:56.305
And as far as the housing piece.

01:28:58.800 --> 01:29:04.380
1 of the 1 that established 1 of these established, the affordable housing advisory group.

Because the board recognize the need to further evaluate affordable housing on record,

or the intention was for the advisory group to assess current and affordable housing policy and also look at potential the potential loss of existing market rate affordable housing.

The goal of putting this group together. Really was to develop a specific strategies to preserve and enhance the quality of these market affordable units and to make recommendations to the current affordable housing policies along the corridor. Of course, Steve will get into those in a moment.

Another 1 directed staff to evaluate the plan land uses within the suburban neighborhood areas between the community business centers,

the longer term highway,

which I,

as I mentioned are mostly residentially planned and our locations for much of the market rate,

affordable housing on court or currently.

This this work related to the suburban neighborhood areas remains pending as.

Only a limited number of proposals were received during a nomination process. So with it with that, I will close my presentation and hand it over to Steve.
Okay, I'll bring my presentation up.

Let's see, let me know when it appears.

It's coming up Steve is good. There. We go.

All right, so, yes, my name is Steven.

I'm a senior program manager with the accounting department of housing and community development, and I'm here to talk about the work of the embark housing advisory group and like, Megan said, the time period we're talking about is 2018.

And again, their task was to advise the board on housing considerations that were centered on development and investment and that were embodied in the embark plan that we just heard Megan talk about.

And again, the main challenge was to recommend housing policies, particularly.

Uh, policies that help ensure that any anticipated new development and investment.

Uh, serve the needs of the highway Carters.

Long time low and moderate income residents.
And that it preserves its racial and the economic diversity.

So, yeah, this is just a quick heads up. I think that your screen being shared may have switched to your 1 note.

Well, I will make a change on that.

If I can, you.

Thank you, sir.

Might be because I switch things around a little let's see.

We see the PowerPoint now in front of it so you might want to expand it and then I think we'll see it.

Okay, so I think I see what's going on here. All right.

Multiple monitors correct all right.

How's that? 1? You 1 I was very good.

So, um, the, the composition of the advisory group well, I've consisted of developers, housing residents who lived in the embark area.

Business sector representatives, we had a housing advocate and nonprofit affordable housing developers as well as former after if it's kind of development and housing authority commissioners.
And part of the outcomes here, was that the Embarq housing advisory group helped to inform the affordable housing resources panel, which conducted a similar type of effort, but much broader and covered the whole county. So, it was, uh.

Had some double advantages from this group the group itself logistically they met for several several months and they produced a report.

That also contained.

This graphic that you see here, and we think this.

This is a graphic that I can come back to later on, but it really encompasses all of the recommendations. And what they did basically at the outer band, are the, um.

Principles that the group felt strongest about with the top at the top. There you see no net loss of market affordable.

Rentals, and then it's supported by 2 other principles, which I'll get into in a moment. Also in the inner part of the circle is.

Are the strategies basically in the strategy categories?

With more specific categories underneath and again out.

A touch upon them as well.
So that top orange band, as I said, was no net loss of market affordable rentals. So right from the start, the group was concerned about the.

01:34:53.128 --> 01:35:06.569
The loss of market affordable rental units and and as a definition, these units are described as privately owned older apartment buildings, which do not have any public sector investment, or subsidy.

01:35:06.569 --> 01:35:10.618
Or otherwise are are not subject to red restrictions.

01:35:11.184 --> 01:35:23.634
So the group benefited from the work of Virginia Tech and their housing center there, they mapped out market rate properties in the Lee and mount Bernie districts.

01:35:24.113 --> 01:35:32.213
And just again as an extension of that, as part of their work with the housing resources panel, they mapped out properties for the entire county as well.

01:35:32.488 --> 01:35:44.248
So that, that Matt basically gave the group, an idea of the number of market, affordable rental units that were in the lean non burden Vernon districts at that time, in part of the embark area.

01:35:45.479 --> 01:35:59.729
So, as I mentioned, there were 2 other segments of the bank, as I'm showing on the screen here there, the blue sections, the 1, 1 of them is the future housing development should reflect community needs.

01:35:59.729 --> 01:36:08.009
And the 2nd, 1 that in pursuing a net loss of market affordable rental units.

01:36:08.009 --> 01:36:10.854
That it needs to be pursued using the 1,

01:36:10.854 --> 01:36:16.554
Fairfax equity lens and a few comments about that,

01:36:16.613 --> 01:36:17.154
um,
The group felt that stable, affordable and high quality housing is the key to increasing the access to opportunities and ensuring that all residents can prosper.

So their recommendations to address preservation and production of affordable housing.

Had to be evaluated and determined through the following considerations and this is in line with Fairfax. So it was basically who will benefit or be burdened by proposed actions.

Will these strategies create vulnerabilities for low income households of color or foster opportunities?

And then will the final action advance racial equity and mitigate unintended consequences?

So, again, it was, uh, I can that that.

Is the lens for the recommendations as well?

And again, there's 2 segments of the band supported the effectuation of the no net loss of coal.

So, now to talk about some of the strategies, as I said, they were kind of in the middle portion of that, that graphic.

They were under 2 categories. 1 was leveraging public investments and the other is public private partnerships.
And under, uh, talking about leveraging public investments, there were basically 5.

Recommendations I will go into all of them, but I didn't want to talk about a couple of them. 1 is the using county owned land and facilities.

So kind of self descriptive, it's, it's stressing the importance of using county and other government owned buildings.

And land sites for affordable housing, and it had.

Basically, both a LAN component, which was exemplified by the North Hill project a.

You're familiar with that it's a project that has taken a long time to develop, but finally had the groundbreaking earlier this year. And, um.

Is basically taking land that's owned by the county and.

Helping to develop affordable housing there and then the other component being the public facilities component. And that's the concept is that, uh.

Pursuing opportunities to Co, locate housing.

With new and and or we developed the public facilities.

Were the 2 components there a 2nd strategy under leveraging public investments was to have the Fairfax County development housing authority act as a catalyst in acquiring land.
For public, private partnerships so, um.

01:38:54.448 --> 01:39:01.048
Basically, with these partnerships we do in this context is increase the affordable housing stock.

01:39:01.048 --> 01:39:05.849
And that concept would be that the housing authority would retain ownership of the land and.

01:39:05.849 --> 01:39:09.509
Provided as a subsidy to developers as a ground lease.

01:39:09.509 --> 01:39:19.979
So, again, there were 3 other recommendations, but I'm going to kind of use this as a segue when we're talking about public private partnerships to go to that 2nd tier, which was.

01:39:19.979 --> 01:39:29.189
Public private partnership, and 1 of the strategies under under that category is the.

01:39:29.189 --> 01:39:38.519
Providing the provision of financial and regulatory incentives, or what's called process easing for development of affordable housing.

01:39:38.519 --> 01:39:47.368
And under that, there was a discussion and encouragement of the consideration of expedited approvals by the county.

01:39:47.368 --> 01:39:59.128
To ease development as well as the exemption of certain fees or proffers that also, um, you know, could hinder, uh, affordable housing development.

01:39:59.128 --> 01:40:03.238
And then there was also a.

01:40:03.238 --> 01:40:10.859
Encourage implementer of a review of the public, private education and infrastructure act or.

01:40:10.859 --> 01:40:25.618
And framework, and that is a framework that we've done, uh, various policies. We, as I say, the housing authority, and its partners have done various projects under and, um, North Hill, being 1 of the, uh, an example of 1.

And the important point here is that to take a look at that process and to see if that as well could have some streamlining.

Uh, another sub strategy under public private partnerships was density bonuses and basically, the recommendation was to evaluate existing density bonuses and to pursue identifying new strategies.

Um, 1, in particular was to consider a policy that would account for replacement of affordable housing and a redevelopment proposal.

That potentially discounts that proposal from density calculation within the embarked plan area. So, for proposals, when there's a situation that, uh.

Has an opportunity for replacement of affordable housing.

To consider these discounts in that evaluation.

So,

the, the advisory group,

um,

their work again,
as I mentioned before was a major factor in the foundation,

and the work of the affordable housing resources panel,

which adopted that same goal of no net loss of market,

affordable housing for the entire county.

So the group finished up, they provided a more full, some report to the board of Supervisors and and, and their work also was taken into consideration by the affordable housing resources.

So, with that, I will conclude and.

Open up, uh, any questions again for both Megan and myself.

See, we're actually going to. We're really getting. Sometimes we're going to save questions to the end. I further encourage folks to stick them in the chat in case. We run completely out of time, and we can make a document that answers some of these questions.

I know that there are many of us have a hard stop at 4. so that being said, I'm going to pass over the wall for our next speaker. And I will ask that. I'm sorry for the short time.

But, abdi, if we can try to keep it to where I get 5 minutes to the end to wrap up the awesome, thank you, thank you. Commission candidate.

So, at the mood is the W, D, you a new program administrator for and who will provide us with the next presentation in along this.
Thank you very much and thank you for having me. Can you guys are you able to see the presentation.

Yes, just swap displays.

Got it, I'm going to keep a real brief high level, and I appreciate the time before I jump into my presentation just wanted to let, you know, I administer our affordable workforce glowing unit programs as everybody is aware.

The county has many tools to provide affordable housing. Local state and federal this is just 1 tool.

And it's known as inclusionary zoning and that's what the affordable and workforce dwelling unit program fall under.

And in a nutshell, the private market constructs owns and operates the used in exchange for bonus density. So that is the incentive that is provided.

To our partners and to develop our community, although the affordable workforce dilemma unit programs.

Proceeded our 1, Fairfax policy, it aligns with it because it provides this housing policy provides and encourages individuals who want to live in Fairfax County and mix communities.

Mixed income, mixed and income areas and allows access to employment and in transportation.

Um, and especially with our program that you see a lot of our projects in near Metro and Metro stations.
01:44:24.238 --> 01:44:32.338
Our affordable dwelling in a program was adopted by the board in 1990.

837
01:44:32.338 --> 01:44:38.609
It is mandatory under the zoning ordinance. There is both a rental and affordable component.

838
01:44:38.609 --> 01:44:44.548
The threshold that triggers 80 requirements, 50 units or more.

839
01:44:44.548 --> 01:44:52.828
If there's a project with less than 50 units, and there would be expected to provide a contribution to the house and trust fund.

840
01:44:52.828 --> 01:44:57.509
They do your program applies to wood frame and multi family construction.

841
01:44:57.509 --> 01:45:04.378
4 scores or less unfortunately, it's very narrow as far as what construction type triggers a, to use.

842
01:45:04.378 --> 01:45:11.309
And most importantly, I want you to hold on to this with the work that you're doing. There's a 30 year affordability, period.

843
01:45:11.309 --> 01:45:18.149
In both the rental and for sale program and my focus would be more. I'm going to focus on the rental in a few slides.

844
01:45:19.859 --> 01:45:27.868
The expectation for developers is to provide for multi family construction, anywhere from 5 to 6 and a half percent.

845
01:45:27.868 --> 01:45:33.838
For a single family attach and detach is 12 and a half percent.

846
01:45:35.009 --> 01:45:44.519
Under the rental program, the program serves 2 tiers, 50 and 70% of the area of income. So what we consider low and moderate.

847
01:45:44.519 --> 01:45:48.689
And the for sale program serves 70% of the area meeting income.
And a developer may be able to access maximum density bonus up to 20%.

There's a little shy of 2900 units that have been constructed and produced under the program equally split between the rental and the for sale.

The policy, which I want to emphasize as a policy and is not mandatory in his own and ordinance to me, complements our affordable dwelling in a program.

The county white policy was adopted in 2007.

tyson's policy was specific to patients and the development happened in tyson's.

It's 2010, um, and just want to highlight that, you know, we were in a different time regard, economy and development when these, when these policies were adopted.

It's done through a proper base incentive system if a developer's going through the land use process, for example, rezoning that will be expected to provide this.

Development is usually in a high density mix it mix do centers.

And it typically applies to memorize and high rise construction. Once again, I'm highlighting the affordability period. It's 30 years for for sale and it's renewable with each new owner.

And for the rental program is 50 years.

A little over us, almost 16 1650 units have been have been developed.
All mostly rental, um.

Once again, the expectation is anywhere from 12 to 20%, depending on where the units are constructed.

Currently the kind of program.

Serves 810120 of the area meeting income, which in 2007 thought that there was going to be a need for those higher income tiers.

And then Tyson is between 60 and 120.

Once again, the maximum density bonus of up to 20%, that that could be that could be achieved.

I think this slide is very important in the work that this task force is doing.

I'm going to focus on the affordable dwelling unit program.

In 90, 98, the AV rental program affordability period was amended by the board from 50 to 20 years.

And what that means unit that were built 1998 to 90 and 98 and 2006.

Would if there was a multi family project, we'll have a 20 year affordability, period.
In 2018, we started seeing the 1st, affordable dwelling units, affordability, period expire and what that means they would no longer be available out below market brands.

What we provided is a projection of how many a to use, or for sale or excuse me rental a, to use are going to be lost.

When the restrictions expire.

And it's a significant amount, and I provided kind of a highlight from 2018 to 2021.

I do want to highlight that the tennis leases are honored when the expiration period expires. So they're not the date that it expires. Doesn't mean that tenants are picked out.

Staff works closely with the tenants, and more importantly, our property management staff to ensure a smooth transition from the AV rental program.

And what that means is 1st, and foremost, we provide a notification period to the tenants and the property lease and staff.

At least 12 months prior to the expiration of the program.

We provide tenants with up to date information as far as other property that participate in the programs.

And most importantly, we work with the property and lease and staff.

And some have voluntarily negotiated, not charging the rent, which was below market, not charging a mockery.
But, but a sweet spot that that's still affordable to them and would not displace the attendance.

And some property owners have decided to waive the fees early early termination fees.

And we focus on this, we work very closely to make sure that.

Uh, we identify we help them identify the next opportunity.

The next couple of slides, I'm just going to focus as some of, you know, the WD policy, as I mentioned, the current policy serves anywhere from a.

12% wide to 80 to 120%. Am I Tysons?

Expectation is 20% from 60 to 120%. Am I.

But, however, we, we identified a current policy challenge now that.

The units had 10120%. All right. Either add or above market.

So, in actuality, we'll only realizing 4% of the units affordable in the county wide policy.

And in 10%, affordable in the tyson's policy.

Just a little background on the on the task force it was established. Wwd policy task force was asked to look at that challenge.
Established in 2019 had a mix of Representatives. Um, as far as from the builder and developer community, the county county staff and affordable housing advocates.

01:51:02.158 --> 01:51:12.359
And the county, the task force, consider delivering units at 1680% income tiered, based on our community wide strategic.

01:51:12.359 --> 01:51:19.588
Plan that identified that as the greatest need, but we also took into consideration developer impacts and 1, Fairfax policy.

And staff proposed to discontinue and replace the current policy.

01:51:24.359 --> 01:51:32.908
What came out of the task force recommendation? I'm going to focus on the far right column.

01:51:32.908 --> 01:51:38.038
And the county wide 8% of the units delivered between 1680% am I.

01:51:38.038 --> 01:51:44.099
And the tyson's policy, 2 options, either 13% of the units at 60 to 80%.

01:51:44.099 --> 01:51:48.088
Or option, 210% of the units at 60% am.

01:51:48.088 --> 01:51:52.319
I do want to highlight all of these are the recommendations that came out of the task force.

01:51:52.319 --> 01:51:59.248
Our developer partners did not support it, and it definitely had some concerns with regard to the policy recommendations.

01:52:00.448 --> 01:52:14.309
The board in July 2020, authorize a plan amendment and looking at the housing and land use elements of the policy plan, the area plans glossary and then the administrative policy guidelines.
And this is a snapshot of kind of our current schedule hopefully by October November, we'll be able to publish the documents.

Um, start our, our, our starting continue our public engagement. With the anticipated delivery are presented to the board of their public hearing. Hopefully in February.

All right, thank you. Guys. Sorry for the quick and brief I'm always available if individuals from the task force.

Have some follow up questions outside of this meeting and I, thank you for your time.

Add the, you are Iraq through tremendous amounts of important materials. So thank you.

We know there are questions out there and I will work with Walter and with Judas to figure out how to appropriately address your questions, which we have a record of in our next meeting. So, please don't think we've forgotten about your questions.

We apologize. We kind of overpacked the meeting, which is kind of a funny way of putting it, but in any event, I'm going to now try to get to all of the announcements. I have in 4 broad topics as quickly as possible.

So, 1st of all. Thank you for sending all of your suggestions about additional voices that needed to be in our process.

We can't officially add more task force members, but we're working to include some additional observers who can provide comments to the task force. This is similar to something we did with the affordable housing resource panel as well.
Any questions about today's meeting or the task force in general we welcome public comments suggestions or questions to us. And so you can submit those on our preservation task force website, which is W. W.

915

01:53:57.894 --> 01:54:05.904
W dot Fairfax County dot Gov slash housing, slash preservation dash task force.

916

01:54:07.014 --> 01:54:15.144
Make sure members of the task force to continue to check your emails and read the background materials that are provided in the email and are on the website.

917

01:54:16.253 --> 01:54:30.743
Moving forward, the task force will have 2 subcommittee work groups that will start working together next week for the next 5 meetings. Judith did circulate the subcommittee work group assignments. Yesterday.

918

01:54:31.073 --> 01:54:43.043
If you have any strong desires to switch groups, please contact Judith. We did try to think about your talents and what you could bring to those groups but we actually want to make sure that you're happy during this as well.

919

01:54:43.043 --> 01:54:43.554
So,

920

01:54:44.363 --> 01:54:58.673
task members are going to be email instructions related to the subcommittees they're assigned to participate in and there will be a public meeting notice that will include instructions on how to join the subcommittee meetings that will come up

921

01:54:59.154 --> 01:55:01.524
over the next couple of sessions as I mentioned.

922

01:55:02.873 --> 01:55:15.594
The last task force meeting, we established a separate mobile homes, subcommittee work group. So thank you to that work group. The 1st, meeting is going to take place on October 20th at 2 PM.

923

It is a public meeting log in information is available on our website. And any task force members who are interested in joining again should contact Judith, and she will help you with that. I know.
I think we've had 1 task force member, reach out. So thank you.

At our next full task force meeting, which is going to be on October 29th at 2 PM we'll have 2 presentations. We'll go through dashboard tracking current and plant and then we'll look at health in all places and development.

Then we're going to go ahead and split into those 2 groups to discuss definitions for the types of preservation that can occur in communities. We're going to look over categories and characteristics of housing to be considered for preservation.

And we'll look at the characteristics that put properties at risk to understand the criteria that can help prioritize those at risk properties.

So, please be sure to review the background information available on the website and begin to think about these defining elements related to preservation in advance of our meeting.

If you have any questions please feel free to reach out to Judith or if you have a general inquiry. Please feel free to use the website Thank you for your time and your attention and to everyone who presented to us today. Thank you for all your hard work.

We will see you guys. Thank you.

All right, thank you. Thank you.

Thanks everybody.