

Fairfax County Preservation Task Force Meeting Notes
10/15/2020 at 2pm – 4pm

Task Force Members in Attendance

Melissa McKenna and Walter Clarke, Co-Chairs

Corey Aber, John Blair, John Boylan, Paul Browne, Stuart Cain, Rick Edson, Erik Hoffman, David Levine, Eric Maribojoc, Kamilah McAfee, Ken McMillon, Ava Nguyen, Jill Norcross, Soledad Portilla, Feras Quemsaya, Carmen Romero and Mark Viani.

Not Present

Howard Mack and Tiffani Moore

Meeting opening:

Walter Clarke opened the meeting with a roll call of Preservation Task Force members by name and location of where they are participating from. It was noted Erik Hoffman was having technical difficulties. Howard Mack and Tiffani Moore were not in attendance.

After introductions, Walter Clarke passed the gavel to Melissa McKenna. The motion was moved. Next Walter Clarke read the electronic meeting requirements. The motion was moved. Finally, Walter Clarke read the final meeting requirements and the motion was moved. Members Erik Hoffman and James McMillon joined and the motion of them joining was moved.

Commemoration of former Fairfax County RHA member, Will Jasper, who passed was read by Melissa McKenna.

Melissa McKenna introduced Eric Maribojoc from the Center for Real Estate at George Mason University to announce the three interns who will assist with the Task Force.

Melissa McKenna discussed the agenda and presentations for today's meeting. Melissa McKenna introduced Mike Spotts of Neighborhood Fundamentals for his presentation, *Creating a Preservation Framework: Matching Approach to Needs*.

Creating a Preservation Framework: Matching Approach to Needs Presentation - Mike Spotts of Neighborhood Fundamentals

Mike noted older apartment units are being acquired and rehabbed to serve higher income earners. Mike highlighted the Route 7 Corridor and its diverse and market rate affordability, but noted households are cost burdened in the area due to growing development activities in the Corridor.

Mike continued his presentation to discuss Preservation Framework, Unit Loss: Units can be lost due to physical deterioration, erosion of affordability via rent increase, value-add investment, and redevelopment.

Preservation Framework, Preservation Approaches: Facilitate transfer to mission-driven ownership, rehabilitate and recapitalize the property, facilitate equitable redevelopment, and facilitate lower rents in current ownership structure.

Preservation Framework/Policy Categories: Strategy and outreach, Capital Financing, Land use and planning, operating subsidy/cost reduction, and policy and regulator.

Mike continued his presentation giving examples of practices that can be used based on the preservation approaches and policy categories he discussed. After Mike's presentation, Melissa McKenna asked if members had questions. Members and the presenter had a brief discussion on the local jurisdiction's right of first refusal provisions for the following jurisdictions: Arlington County, Montgomery County, Howard County, and Fairfax County.

Walter Clarke introduced Fairfax County the Planning and Development Team including Kelly Atkinson, Graham Owen and William Mayland for their presentation of the Comprehensive Plan and Zoning Ordinance.

Comprehensive Plan and Zoning Ordinance Presentation - Kelly Atkinson, Graham Owen, and William Mayland of Fairfax County Planning and Development

Kelly started the presentation by discussing the Department of Planning and Development organizational structure. Kelly continued with a presentation about the public engagement process to the Comprehensive Plan and Zoning Ordinance, Planning Commission and their responsibilities, and the Fairfax County Board of Supervisor responsibilities. Kelly introduced Graham Owen to discuss the land use planning process.

Graham continued his part of the presentation discussing the components of Comprehensive Plan, planning terms - residential density and planning terms intensity, process of amending the Comprehensive Plan, plan amendment process, housing preservation policies in the Comprehensive Plan, which includes the Board of Supervisor's housing element goal and land use element with guidelines of mobile home retention. Graham wrapped up his part of the presentation with housing preservation policies that included details of area plan examples. Graham passed the presentation to William (Bill) Mayland.

Bill discussed the Fairfax County Zoning Ordinance. Bill went over the purpose of zoning, zoning district types, zoning map, zoning ordinance amendment process, and difference between a Comprehensive Plan and Zoning Ordinance.

Walter Clarke continued the meeting by asking if there were questions from members about the Comprehensive Plan and preservation of housing in neighborhoods. Walter Clarke turned control of the meeting back to Melissa McKenna. Melissa requested comments in the chats be shared with the Task Force and turned the meeting to Stephen Knippler of Fairfax County Department of Housing and Community Development (HCD) and Meghan Van Dam of Fairfax County Planning and Development (DPD) to discuss the Richmond Highway Planning Efforts.

Richmond Highway Planning Efforts Presentation - Stephen Knippler with Meghan Van Dam

Meghan began the presentation with an overview of the Richmond Highway Corridor Comprehensive Plan history and purpose. The planning principles of the Richmond Highway Corridor was discussed in detail, the affordable housing goals, and follow-up motions. Meghan passed to Stephen Knippler to discuss the Work of the Embark Advisory Group.

During his presentation Stephen discussed the task of the Embark Advisory Group. Stephen discussed the group's strategies and recommendations to preserve housing with no net loss of market affordable units, how to leverage public investment, and public-private partnerships. Stephen wrapped up his presentation with a brief discussion about the post-advisory group.

Walter Clarke continued the presentation by introducing Abdi Hamud of Fairfax County Department of Housing and Community Development to discuss the Fairfax County Affordable Dwelling Unit and Workforce Dwelling Unit Programs.

Fairfax County Affordable Dwelling Unit (ADU) and Workforce Dwelling Unit (WDU) Program Presentation -- Abdi Hamud

Abdi Hamud provided an overview of the ADU and WDU program history, requirements, affordability periods, HCD staff responsibilities of the program, WDU Policy challenges, and the development of the WDU Policy Task Force to address the WDU Policy challenges.

Final Housekeeping/Wrap-Up:

Melissa McKenna made note that questions will be answered after the meeting. Melissa wrapped by discussing how to submit questions to the Task Force website, subcommittee workgroup meetings during the upcoming Task Force Meetings, the Mobile Home Subcommittee meeting on October 20 at 2pm and agenda details for the next Task Force meeting on October 29 at 2pm. The meeting ended at 4:00pm EST