

**FAIRFAX COUNTY PLANNING COMMISSION  
HOUSING COMMITTEE  
THURSDAY, OCTOBER 8, 2020**

PRESENT: Julie M. Strandlie, Mason District, Chairman  
Candice Bennett, At-Large, Vice Chairman  
John A. Carter, Hunter Mill  
Timothy J. Sargeant, At-Large  
Evelyn S. Spain, Sully District

ABSENT: Walter C. Clark, Mount Vernon District

OTHERS: Phillip A. Niedzielski-Eichner, Providence District  
John C. Ulfelder, Dranesville District  
Peter F. Murphy, Springfield District  
Mary D. Cortina, Braddock District  
Daniel G. Lagana, Lee District  
Andres Jimenez, At-Large  
Tom Fleetwood, Director, Department of Housing and  
Community Development (HCD)  
Amy Ginger, Deputy Director for Operations, HCD  
Rex Peters, Associate Director, Design Development and  
Construction Division, HCD  
Teresa Lepe, Deputy Director, HCD  
Judith Cabelli, Director, Affordable Housing Development, HCD  
Barbara Byron, Director, Department of Planning and Development (DPD)  
Melissa McKenna, Housing Committee, HCD  
Keisha Strand, Senior Deputy Clerk, Department of Clerk Services

ATTACHMENTS:

A. AFFORDABLE HOUSING IN FAIRFAX COUNTY: AN OVERVEIW POWERPOINT  
PRESENTATION

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Commissioner Ulfelder called the meeting to order at 7:30 p.m. from Conference Room 11 at the Fairfax County Government Center, located at 12000 Government Center Parkway, Fairfax, VA 22035.

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Commissioner Ulfelder constituted the Housing for the year 2020.

He indicated that the first order of business was to elect the Committee Chairs.

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Commissioner Sargeant MOVED TO NOMINATE JULIE M. SARGEANT AS CHAIRMAN  
OF THE 2022 HOUSING COMMITTEE.

Commissioner Niedzielski-Eichner seconded the motion, which carried by a vote of 5-0. Commissioner Clarke was absent from the meeting.

Commissioner Sargeant MOVED TO NOMINATE CANDICE BENNETT AS VICE CHAIRMAN OF THE 2022 HOUSING COMMITTEE.

Commissioner Niedzielski-Eichner seconded the motion, which carried by a vote of 5-0. Commissioner Clarke was absent from the meeting.

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Chairman Strandlie assumed the Chair and gave introductory remarks to the Committee. She then introduced Tom Fleetwood, Director, Department of Housing and Community Development (HCD), to give a presentation on the importance of affordable housing.

Mr. Fleetwood gave a PowerPoint presentation on Affordable Housing in Fairfax County, a copy of which is included in Attachment A.

There was a discussion between Mr. Fleetwood; Barbara Byron, Director, Department of Planning and Development (DPD); and multiple Committee members on the following issues:

- The role of the Planning Commission and DPD in facilitating the goals of HCD to provide more affordable housing opportunities throughout the County;
- The timeline for submitting a Comprehensive Plan Amendment that updated the County's affordable housing policy to the Planning Commission and Board of Supervisors for public hearing;
- The role of manufactured homes/mobile homes in providing additional affordable housing opportunities throughout the County;
- The differences between manufactured homes and traditional residential properties;
- The opportunities to provide affordable housing to senior residents, the disabled, and those in need of assisted living services;
- Clarification on how the County was meeting its goals for providing affordable housing compared to efforts by neighboring jurisdictions;
- Clarification on the County's efforts to address issues pertaining to homelessness and encouraging sustainable housing practices;
- Clarification on the County's existing inventory of affordable housing projects and efforts to preserve those projects without hindering redevelopment efforts;
- Clarification on efforts to provide affordable housing for residents with certain disabilities;
- Clarification on the types of affordable housing that could accommodate families, seniors, or the disabled;
- Clarification on how residents were informed of affordable housing opportunities;
- Clarification on how the location and distribution of affordable dwelling units were determined for a redevelopment;
- The roles, responsibilities, goals, and recommendations of the Workforce Housing Task Force;

- The existing County policies pertaining to workforce housing opportunities, the existing challenges of those policies, and how they compared to the recommendations submitted by the Workforce Housing Task Force;
- The process of negotiating the affordable housing provisions with developers and DPD;
- Clarification on the demand for certain types of affordable dwelling units;
- Clarification on the process for grading existing affordable housing developments;
- Clarification on the process for renovating existing affordable housing developments;
- The challenges of incorporating additional affordable housing opportunities with the Comprehensive Plan and ensuring community engagement in matters relating to affordable housing;
- Clarification on potentially utilizing collocation to foster additional affordable housing opportunities and the potential benefits of such efforts;
- The possibility of organizing a tour of affordable housing developments for Committee members;
- The County's current and potential policies for reserving affordable housing units for certain professionals, such as teachers or emergency care workers;
- The challenges associated with retrofitting office development for affordable housing;
- The County's efforts to increase the number of beds available for assisted living developments;
- Clarification on the role County's Capital Improvement Program in funding affordable housing opportunities;
- The current challenges for providing affordable housing opportunities in the current housing market;
- The possibility of incorporated sustainable housing practices with affordable housing developments;
- Clarification on the level of involvement between Commissioners, staff, and the community on including affordable housing with a development;
- The potential issues with modifying the density of a development to accommodate affordable housing opportunities;
- Clarification that accessory living units were different from affordable housing units; and
- The existing issues with the housing market that keep the price of certain residential units high.

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Chairman Strandlie thanked staff for their participation and adjourned the meeting.

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The meeting was adjourned at 9:09 p.m.  
Julie M. Strandlie, Chairman

An audio recording of this meeting is available in the Planning Commission Office,  
12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

Approved: 12/01/2022

Jacob Caporaletti

Jacob Caporaletti, Clerk  
Fairfax County Planning Commission

County of Fairfax  
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of May 2023, by

Bobby Lee Vaught

*Notary Seal*

Signature of Notary

Notary registration number: 8050601

Commission expiration: 07/31/2027



