

**Penn Daw Fire & Supportive Housing Advisory Committee Meeting #4
February 05, 2021
9:30 – 11:00 am**

Join from PC, Mac, Linux, iOS or Android:

<https://us02web.zoom.us/j/81993444081?pwd=bGRZRGFJUKZpQUpnYlhWfPMU2VJUT09>

Password: 437592

9:25	Meeting Login	
9:30	Quick Introductions/Roll Call	
9:35	Approve minutes/Recap	Christine / Team
9:40	Station at Potomac Yards	City of Alexandria Dept. of Housing and General Services
10:00	Questions from Committee	
10:10	Progress Place	Montgomery County Dept. of General Services
10:25	Questions from Committee	
10:40	Permanent and Supportive Housing Distribution	Tom Barnett
10:45	Affordable Housing Distribution	Tom Fleetwood
10:55	Future Meetings and next steps	Christine Morin
	✓ November 6	Meeting kickoff
	✓ December 4	Feedback
	✓ Jan 15, 2021	Concepts
	✓ Feb 5, 2021	Benchmarking
	Mar 5	Facility Tours
	April 2	Concepts

Penn Daw Fire Station & Supportive Housing Advisory Committee

Fourth Meeting

February 05, 2021

Building Design and Construction Division



Penn Daw Fire Station & Supportive Housing Advisory Committee Station at Potomac Yards



- Fire station on 1st floor
- Retail component on 1st floor
- 4 floors of condominium style units above
- 2 levels of underground parking

Helen McIlvaine
City of Alexandria
Office of Housing

Donna Poillucci
City of Alexandria
Department of General Services



THE STATION AT POTOMAC YARD



Questions?

Helen McIlvane
City of Alexandria
Office of Housing

Donna Poillucci
City of Alexandria
General Services



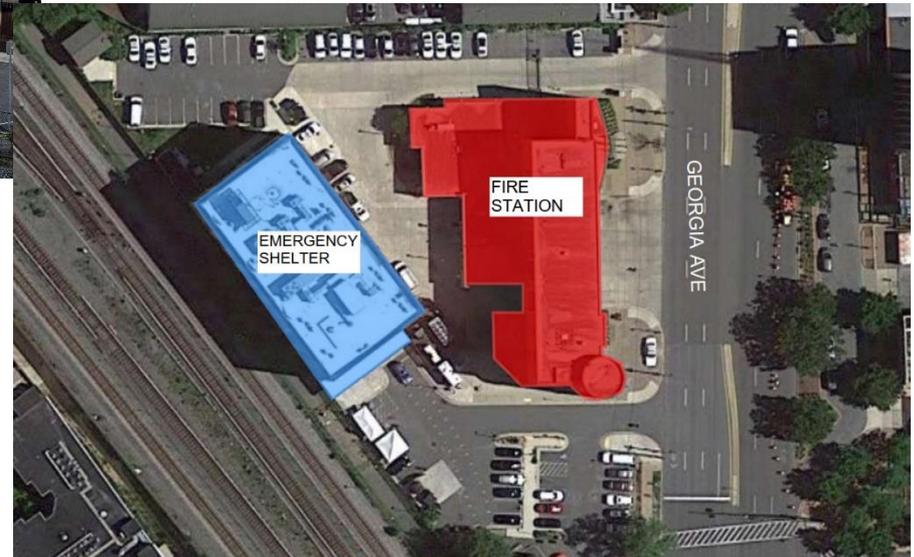
Penn Daw Fire Station & Supportive Housing Advisory Committee Progress Place



Image Courtesy of mymcmedia.org

- Fire Station built before shelter
 - 4-story
 - 4-bay
- Progress Place shelter
 - 4-story
 - Kitchen for walk-in meals
 - Counseling on-site
 - Supportive housing

Greg Ossont
*Montgomery County
Department of General Services*



Questions?

Gregg Ossont
Montgomery County
Department of General Services

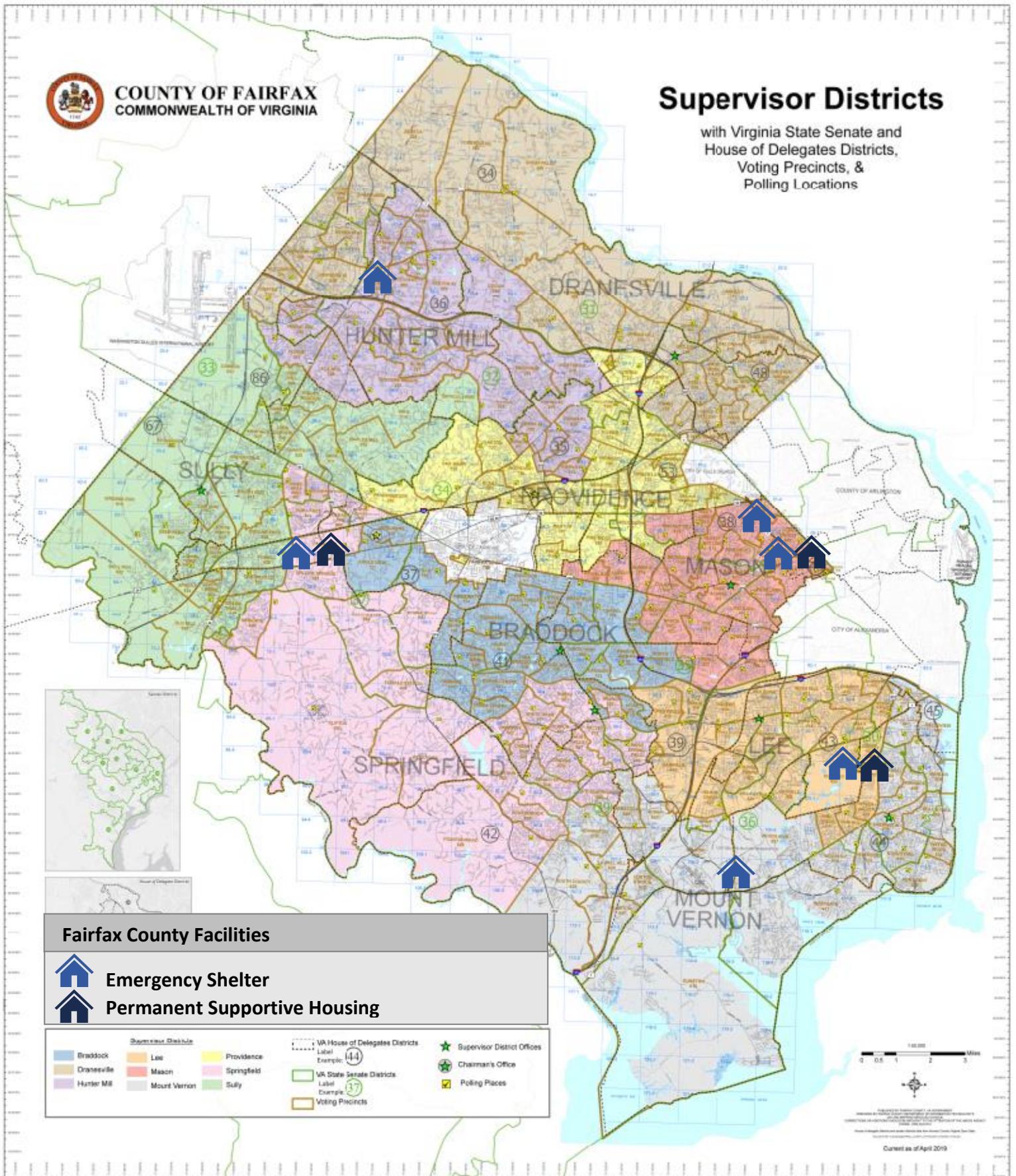




COUNTY OF FAIRFAX
COMMONWEALTH OF VIRGINIA

Supervisor Districts

with Virginia State Senate and
House of Delegates Districts,
Voting Precincts, &
Polling Locations



Fairfax County Facilities



Emergency Shelter

Permanent Supportive Housing

Supervisor Districts		VA House of Delegates Districts	Supervisor District Offices
Braddock	Lee	Label Example: (44)	Chairman's Office
Dranesville	Mason	VA State Senate Districts	Polling Places
Hunter Mill	Providence	Label Example: (37)	
Springfield	Sully	Voting Precincts	
Mount Vernon			

Supervisor District	Facility Type	Year Built	Program Name	Beds	Units*
Hunter Mill District	Emergency Shelter	1987	Embry Rucker Community Shelter (families and single adults)	46	11
				29	-----
Springfield District	Emergency Shelter	2007	Katherine Hanley Family Shelter	72	24
	Permanent Supportive Housing	2015	Kate's Place	20	6
Mason District	Emergency Shelter	2006 (originally 1952)	Patrick Henry Family Shelter	62	9
	Emergency Shelter	2019	Bailey's Shelter	52	-----
	Permanent Supportive Housing	2019	Bailey's Supportive Housing	18	-----
Lee District	Permanent Supportive Housing	2013 (originally 1983)	Mondloch Place	20	-----
	Emergency Shelter	1999 (originally 1920's)	Mondloch House	7	-----
Mt. Vernon District	Emergency Shelter	1986 (originally 1918)	Eleanor Kennedy Shelter	50	-----

*Units included for projects serving households with children.



Penn Daw Task Force

Affordable Housing Snapshot

Tom Fleetwood, Director
Department of Housing and Community Development (HCD)

February 5, 2021

Affordable Housing – A Countywide Issue

- The last 15 years have seen a deliberate effort to ensure the availability of committed affordable housing across the county
 - Land use policies
 - County investment
 - Public land
 - One Fairfax

Affordable Housing – A Countywide Issue

- Two types of affordable housing
 - “Market” affordable, without any restrictions on incomes and rents
 - “Committed” affordable, which includes restrictions on the rents and the incomes of families served
- Can include affordable/workforce housing, senior housing, specialized housing, etc.

The Affordable Housing Dashboard

- Located at <https://www.e-ffordable.org>
- Provides a snapshot of affordable homes in the county – both publicly and privately owned
- Displays progress towards the 5K by 15 and no net loss of affordable housing goals
- Information is a point in time measurement
- Data is from a variety of sources, therefore considered estimates



Fairfax County Affordable Housing Dashboard

As part of the Communitywide Housing Strategic Plan, Fairfax County adopted the goal of creating a minimum of 5,000 new homes in 15 years - known as "5K by 15." Further, the county is committed to no net loss of existing affordable homes. The following information is a snapshot of the overall number of affordable homes in Fairfax County, along with the number of affordable homes that have been preserved and created since the 5K by 15 goal was adopted in 2019. This dashboard is monitored by the Affordable Housing Advisory Committee.

Point in time information presented in this dashboard are from a variety of publicly available sources which often aggregate data. Information is therefore an estimate.

Creation of Affordable Rental Housing: Progress Toward "5K by 15"

What is Creation of Affordable Housing? Homes that were not restricted or market affordable in the past, but now have a restriction(s) which mandates affordability. This could include newly constructed homes or the acquisition of existing homes that did not previously have a restriction.

What is our Goal? At a minimum, create 5,000 new committed-affordable homes over the next 15 years (from 2019 to 2034) that are affordable to households at 60% AMI or below.

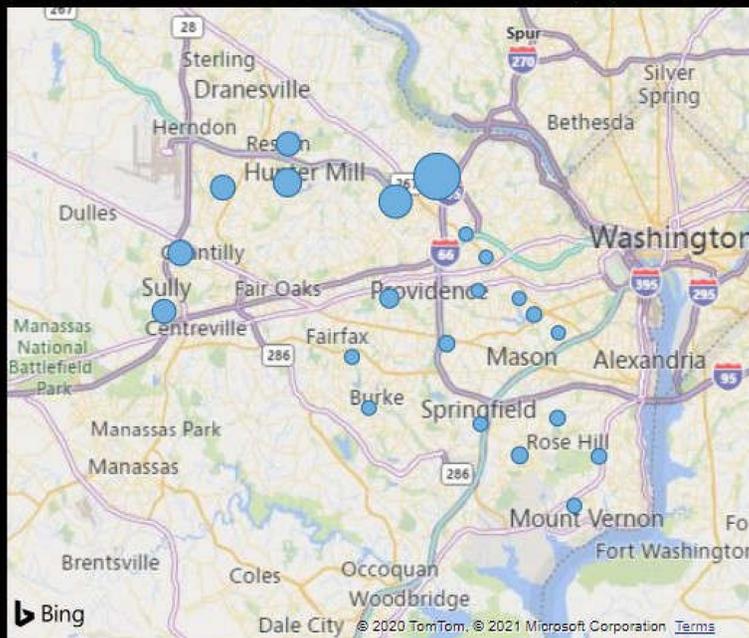


1,331



Total # of Rental Homes Created and in the Pipeline That Count Towards the 5K by 15 Goal

Number of Affordable Rental Homes Created by Zip Code



Property/Organization*	Fiscal Year	Number of Homes Created	Number of Homes in the Pipeline	60% AMI or Below	61% AMI and Above
Oakwood Senior Housing	In the Pipeline		150	150	
One University	In the Pipeline		194	194	
Operation Renewed Hope Foundation	FY 2019	8		8	
Parkwood	FY 2020	4		4	
Pathway Homes	FY 2019	12		12	
Pathway Homes	FY 2020	7		7	
Pathway Homes	FY 2021	5		5	
Preserve at Westfields	FY 2020	48		3	45
Residences at North Hill	In the Pipeline		279	279	
The Boro - Bolden	FY 2019	55		5	50
The Boro - Rise	FY 2019	81		8	73
The Crest of Alexandria	FY 2019	4			4
The Crest of Alexandria	FY 2020	4			4
The Crest of Alexandria	FY 2021	5			5
The Emerson	FY 2020	43		6	37
The Point at Ridgeline	FY 2020	46		3	43
Total		550	1,233	1,331	452

**Data as of October 2020

* Includes the creation of multifamily projects, scattered sites, as well as Affordable and Workforce Dwelling Units for rent.

Questions/Comments

Beacon Hill Advisory Committee

4th Meeting

February 5, 2021

Roll Call taken by Christine Morin

Request to add list of Committee members to the website – Also add a link from our webpage for easier access

Mount Vernon Town Meeting Announcement! – Virtual starting at 9 am.

Minutes – approved

Helen McIlvaine (Office of Housing), Donna Poillucci (Dept. of General Services) - from City of Alexandria

\$33 Million project

- Fire Station 1st floor
 - Retail component on 1st floor
 - 4 floors of condominium style units above
 - 2 levels of underground parking
 - 25,000 square feet
 - HVAC and generator are separate from the rest of the building
 - 3 separate entrances to the different portions of the building (fire station, retail, housing)
-
- Community was excited about doing something so innovative. Look of the building as an icon really got buy in from people who were concerned about what affordable housing would look like.
 - Low-income housing tax credits helped fund the project. VHDA also provided a loan.
 - Education, education, education was the key to taking this project out to the community.
 - Building is covered through a Condo association
 - Alexandria Development Corp owns the 60+ condos, plus the retail space. The City of Alexandria owns the fire station. Both owners pay condo fees.
 - Building has gone on to win many awards. Expect to do something similar to this in the landmark area.
 - Most complicated portion was how to control access to the building.

Question: Who qualifies for Affordable housing at this project?

A: 60% AMI – There is also some workforce affordable housing to allow employees of the City to be housed there.

Follow up – Fire fighters do not qualify due to their starting income salary?

A: Currently, two police officers live within the building. "Income flexibility"

Question: Vehicle break-ins/wheels being taken off cars?

A: That is true when the garage doors were not functional. This was a major issue for the community. There is not hired security. There is controlled access to all the building. Video cameras have been installed on the building entrances.

Regarding a property management office, would prefer to have that onsite, if could do-over.

Fire Fighters would like to replicate this building for either multi-family housing or senior level housing.

Q: As water leaked into the Fire House, there was a delay in "who was responsible" to fix the leak. What happened during that situation?

A: The Condo agreements clarify who should handle what. There is a management company that handles these issues.

Question: How did you manage to mitigate noise between the fire station and the building residents?

A: Attention was paid to mitigate the vibration issues. The terrace was designed to specifically do that, which added to the cost of the building. Proximity to Reagan also required the City to include high quality windows that assist with sound.

Question: What was the genesis of this project? The developer donated the land to the City? After doing so, the City added affordable housing to the project?

A: The City thought about what other uses would be combined to this parcel and Staff drew up this plan to include Affordable housing with this fire station. The land was originally dedicated for the Fire Station. The City and a Non-profit combined to design this project.

Question: Funding?

A: Funding came from a variety of services. The developer provided the land, plus additional funding towards the cost of the Fire Station and the cost of the housing.

Question: How was the number of units decided?

A: We wanted to derive as much use as we could, but due to the proximity to the Airport, a 5 story building was the highest we could build. If we could do it differently, we'd build more housing above and less parking below. Typically, only 1 level of parking is being used.

The City only pays for upkeep for the Fire Station. The rest of the building is taken care of by the condo association.

Silver Spring – Greg Ossont

- Fire Station next to Emergency Shelter
 - Emergency Shelter was relocated from a block away.
- Fire and Rescue is on 1st floor of it's building with other resources on the 2nd, 3rd, and 4th floors.
- When building, First and foremost – continuity of operations of the Fire Station

- Original intended use of this building is not what it is today. Originally planned to be a meal service facility, it is now a full-time emergency shelter.
- Site design – on dedicated entrance and exit for the fire station.
- In hindsight, definitely would've used more durable materials in the building. Dry walls are in constant need of repair.
- **Focus from the community to make sure that the volunteer experience was considered.**

Question: Issues due to the building turning into a 24/7 shelter. What were those issues?

A: Dining area in the building all year round, which meant the interior spaces received a lot more use than people were used to. All four floors are occupied every single day of the week. The building was not designed to handle that.

Question: Has there been any issues with interactions between the users of the emergency shelter and the fire fighters?

A: We were very concerned about this prior to going in and obviously, you have your cases here and there, but there really is not much of an opportunity for things to get too entrenched. Issues get dealt with very quickly.

Progress place calls for services have remained about the same, but the response time is way up.

Question (directed to FFX Co. Staff): Parking – why is staff identifying ~150 parking places for a site that may not require that amount?

Answer: We are considering the requirements of the fire station staff, plus the housing apparatuses that will be on the site.

Tom Barnett – presented a map of the distribution of shelters and affordable housing throughout the County.

Tom Fleetwood – Affordable Housing Snapshot

Last 15 years, deliberate effort to ensure the availability of committed affordable housing

1. Land Use policies
2. County Investment
3. Public Land
4. ONE Fairfax

Two types of Affordable Housing

1. Market Affordable, without any restrictions on incomes and rents
2. “Committed” Affordable, which includes restrictions on incomes and rents

Affordable Housing Dashboard – www.e-fordable.org

Question: What data does the County have on the “need” for affordable housing matches up to the delivery of housing services?

A: Data is not driven by need within the County, we are more looking at job growth within the County and the population growth. Largest needs are housing for small families and seniors.

For individuals in need of emergency housing, we see a need for a shelter near where the individuals become homeless.

Question: All units being mentioned are rental units. Is anything being looked at for Homeownership?

A: Yes, our Dept of Housing has an ownership division. We are increasingly becoming a provider of down payment assistance to help obtain home ownership. We are also looking at County owned land to become potential sites for homeownership for people who are low/moderate income.

Question: This presentation is regarding affordable housing, rather than a homeless shelter. Are we now pushing to move this project to affordable housing, rather than a shelter?

A: No, we are looking at solutions that will include the right mix of an emergency shelter, supportive housing, and affordable housing.

Question: On the need for Affordable housing, Tom has sited a need for 15,000 affordable units over the next 15 years. Is that still the data that we are using?

A: That data is referring to individuals who are housing burdened, which means they are paying over 30% of their income to housing. We also see that as a critical challenge facing the County.

Question: How is the County getting information to residents about down-payment assistances?

A: We have a very long waiting list for people to be on the home-ownership program. We regularly advertise through social media and our website. Down-payment assistance gets snapped up very quickly when it's available.

Follow up – North Hill – Who gets priority to these rental properties?

A: We have worked with the developer to get them to agree to a local preference. The preference is live/work.

Question: What is the process for the site usage determination? Will there be larger, public meetings?

A: The advisory committee's role is to ask questions, provide feedback, and then go back to their organizations and report. We are planning to do two larger community meetings, we have yet to set those dates.

Question: It seems like it has been determined that the Kennedy shelter is being moved to this site, has the county determined that definitively?

A: Yes, and we would like to provide a spectrum of housing support at this site, so it isn't just an emergency shelter with the Fire Station.

Questions: about the number of sex offenders or the number of people on probation at the current Kennedy Shelter – it seems like there are a lot at the Kennedy shelter, and not the other sites around the County? What is the County's thought process around moving this much closer to the community, when some of the residents may be a threat to the community?

A: To be discussed at the next meeting

At our next meeting, we've talked about doing facilities tours – Kennedy shelter, bailey's shelter, the two sites we heard about today. We will be sending out a survey to find out if people are willing to come in person or if we need to film a tour of each facility to share with the group.

Note: most of the fire houses are not open to the general public due to COVID restrictions.

Question: How will the citizens not on the advisory team get to participate in the tours?

A: To be discussed at the next meeting

Next Meeting – Friday, March 5th. 9:30 am on Microsoft Teams

Follow up Items:

Site tours

Community meetings