

**Affordable Housing Advisory Committee
Meeting Summary**

May 29, 2009

Co-Chair Conrad Egan called the meeting to order at 9:15 am. The Advisory members present at the meeting were as follows:

Advisory Members in attendance

Co-Chair Conrad Egan
Co-Chair Jim Scott
Pamela Barrett
Marlene Blum
William Hanks
Gerald Hopkins
Karen Cleveland
Michelle Krocker
Glenn Kamber
Preston Lee
Ilryong Moon
Shelley Murphy
John Niemiec
Michael Scheurer
Patricia Szego

FCRHA Commissioners in attendance

Elisabeth Lardner
Ron Christian
Lee Rau
Al McAloon

Others in attendance

Verdia Haywood
Alan Weiss
David Stroh

Opening Remarks

Co-Chair Egan provided an overview of the current affordable housing funding situation in Fairfax County and emphasized the need for a dedicated source of funding for housing. Co-Chair Jim Scott commented that the Advisory Committee would normally have met in June but it was critical for the Advisory Committee to arrive at a consensus on its recommendations about the Penny for Affordable Housing Fund in advance of the Board of Supervisors' retreat on June 29th and 30th, 2009. Co-Chair Scott noted that the next 60 days were critical, and it was important to change the perception of Board members about the Penny Fund and that Fairfax County is now at risk of losing its position as a leader in affordable housing.

Recommendations of the Special Subcommittee Concerning the Penny for Affordable Housing Fund

Michelle Krocker presented the recommendations of the Advisory Committee's Special Subcommittee concerning the future use of the Penny for Affordable Housing Fund. Ms. Krocker noted that the subcommittee had met over the past month to develop the recommendations for the full committee's consideration in advance of the June 15, 2009 Board Housing Committee meeting and the subsequent retreat.

Marlene Blum noted that Board members were interested in looking at the Consolidated Community Funding Pool (CCFP) as a potential model for distributing the Penny Fund. She observed from other meetings with Board members that some are interested in the priority and goal-setting process used by the Funding Pool. Ms. Blum noted that when the Penny Fund was originally established, the Board gave the staff a clear goal of preserving 1,000 units. She commented that the Advisory Committee has not yet recommended a specific goal and feels this could be very helpful for the Board members.

Co-Chair Egan noted that overarching goals could be established for the Penny Fund.

Glenn Kamber recommended that the Advisory Committee create an annual process as to which priorities would be established with public hearings and input from the Fairfax County Redevelopment and Housing Authority (FCRHA), the Fairfax-Falls Church Community Services Board (CSB), and the Fairfax Area Disability Services Board (DSB).

Michael Scheurer noted that the county's housing needs have not been resolved and the production of new housing was at a virtual standstill, producing a shortage of rental housing. Mr. Scheurer also noted that affordable housing remains an economic development issue.

Glenn Kamber said he was excited to read the subcommittee's report but indicated there were some areas where he differs with the recommendations. Mr. Kamber stated that he did not want to completely close the door on using the Penny Fund for rent subsidies, noting that the Penny Fund is the only resource which is sufficiently flexible to provide rent subsidies. Shelly Murphy stated that she disagreed and the Fund should remain dedicated exclusively to capital purposes.

Co-Chair Egan noted that Mr. Kamber was proposing an amendment to the recommendations. **MOTION:** Marlene Blum moved to support the current language in the recommendations supporting the Penny Fund as a capital resource. Bill Hanks seconded the motion. The Committee passed the motion with Glenn Kamber voting "nay."

Gerry Hopkins requested that a footnote be added to the recommendations noting that affordable units supported by the Penny Fund can be delivered in mixed-use developments. Mr. Hopkins also noted that 63,000 additional workforce units needed by 2025 could be difficult for the Board to process. He recommended that a graphic chart be added to better illustrate income levels to be served. Mr. Hopkins also asked that the issue of tax exemption for affordable housing non-profits be added to the "*Other Critical Recommendations*" portion of the report.

Bill Hanks suggested the real estate recordation tax could possibly be a source of funding for the Penny Fund. Gerry Williams noted that the recordation tax receipts in Arlington County had dropped.

Pam Barrett stated the Advisory Committee could have a more powerful voice with the Board if the committee had a public hearing process.

Co-Chair Scott noted that he disagrees with the suggestion for public hearings as there are numerous points where the Board already solicits and receives public input. Mr. Scott stated that the Board established the Advisory Committee as a diverse group of interests as a way to provide input on the Penny Fund to the Board.

Glenn Kamber responded that the Advisory Committee needs to remember that there are new Board members and that an educational component is needed. Mr. Kamber further stated that the Committee needs a more effective advocacy. He also indicated that there are many reasons to have public hearings and compared the Consolidated Community Funding Advisory Committee (CCFAC) to the Advisory Committee.

Co-Chair Scott noted that the FCRHA (Fairfax County Redevelopment and Housing Authority), CSB (Community Services Board), and the DSB (Disability Services Board) are represented on

the Advisory Committee, each of which conducts public hearings, and expressed his opinion that additional public hearings would not be useful.

Gerald Hopkins proposed a compromise whereby the Advisory Committee members would attend and testify at Board and other public hearings.

Karen Cleveland said she did not support an additional public hearing process. **MOTION:** John Niemiec moved to adopt the recommendations of the Special Subcommittee as amended. Elisabeth Lardner seconded the motion. The Committee passed the motion unanimously.

Proposed Housing Philosophy

Paula Sampson, Director, Department of Housing and Community Development (HCD), presented a draft “housing philosophy” for comment by the Advisory Committee. The “philosophy” has been prepared for possible use by the Board at its upcoming retreat.

- Glenn Kamber commented that housing is a critical component of self-sufficiency.
- Gerald Hopkins suggested that energy efficiency/green building should be included.
- Michael Scheurer asked whether the “redevelopment” part of the FCRHA was intended to be addressed in this. Ms. Sampson replied no.
- Marlene Blum requested adding information about fair housing.
- Dean Klein, Director, Office to Prevent and End Homelessness, commented that the committee may also want to address the connection between housing and transportation.

Tysons Land Use Task Force

Clark Tyler, chair of the Tysons Land Use Task Force, provided an in-depth presentation of the Task Force work. Jim Scott commented that Mr. Tyler has done an outstanding job as chair of the Task Force. He also noted that for the redevelopment of Tysons Corner to work, significant support would be needed, particularly encouraging more density.

Clark Tyler noted that by the end of the summer 2009, he anticipates there will be draft Comprehensive Plan/Area Plan text. Michelle Krocker noted that AHOME and the Northern Virginia Affordable Housing Alliance would host a workshop for local developers on Tysons Corner on June 9, 2009.

Other Business

HAND and AHOME Events: Chair Egan noted that the HAND and AHOME Award events were fast approaching; the AHOME award was scheduled for June 4, 2009.

Chesterbrook: Gerald Hopkins noted that the Chesterbrook Senior Residence recently won a “best practices” award from the Commission on Aging.

Office to the Prevent and End Homelessness: Dean Klein noted that his new office is now permanently located on the 5th Floor in the Government Center. Also, the first Governing Board Meeting was scheduled for June 17, 2009.

Next Meeting

September 25, 2009 -- 9:00-12:00 am
Government Center Rooms 9/10

The meeting adjourned at approximately 11:30 am.