

**Affordable Housing Advisory Committee  
Meeting Summary**

**September 28, 2007**

**Advisory Members/Alternates present:** Conrad Egan, Co-Chair Jim Scott, Mary Ann Beall, Marlene Blum, John Mooreland on behalf of Michael Bodaken, Karen Cleveland, Herb Cooper-Levy, William Hanks, Carol Hawn, Michael Scheurer and Mark Silverwood

The meeting was called to order by Co-Chair Conrad Egan at 9:15 a.m.

**Report from the Special Advisory Subcommittee on the FY 2007 One Penny Fund**

Herb Cooper-Levy, RPJ Housing, made a presentation on the FY 2007 Penny Fund report developed by the Special Subcommittee. The Special Subcommittee found that the County met or exceeded nearly all the goals and objectives set by the Board of Supervisors for the Penny Fund, as well as exceeding the 1,000 unit preservation goal nearly a year early.

Marlene Blum, Alliance for Human Services, asked whether the use of the term *workforce housing* differs with that in the action taken by the Board of Supervisors.

Paula Sampson, Director, Department of Housing and Community Development, noted that the standard used in the report is broader, effectively encompassing most of the units preserved. Most of the people living in FCRHA-owned housing are working households.

Committee Member, Mary Ann Beall, commented that she was concerned that the Preservation Initiative served clients of the Disability Services Board (DSB). She indicated there are approximately 1,500 persons with disabilities who need priority for stable and safe housing.

Marlene Blum expressed concern for those with special needs and the homeless population and asked how these issues were being addressed. She also noted that many of the preserved units are already occupied. Paula Sampson indicated there is a turnover in the preserved units and that some units have been set aside for CSB clients.

Michelle Krockner, Alliance for Affordable Housing, noted that the cost of serving the special needs and homeless population made it difficult and needed to be addressed and that one key resource is county-owned land.

Paula Sampson reported that the Fairfax County Redevelopment and Housing Authority had approved advertising the availability of Project-based Section 8 vouchers for 111 units.

Committee Member Bill Hanks expressed concern related to NIMBY (Not In My Backyard) related to the new development at the Residences at the Government Center.

Al Smuzynski noted the need for political support to secure County land and a second penny for affordable housing.

Co-Chair Conrad Egan recommended that the subcommittee discuss ways to help achieve the objective of serving this population and identifying the resources needed.

Conrad Egan requested staff post the impressive results from 2007 on the “e-ffordable” website and add the following:

- Leveraged resources
- Develop a PowerPoint showing one property per slide with a picture, reflecting the property description

Marlene Blum recommended emphasizing that low and moderate income families already living at the preserved properties who will be able to remain living there.

### **Status Report on the Recommendations of the Affordable Housing Advisory Committee**

Paula Sampson reported that the Board of Supervisors deferred the Advisory Committee’s recommendations until the new Board is in place in January 2008. This topic will be taken up, among others, at a Board retreat.

### **Progress and Pipeline**

Paula Sampson provided a brief update on the preservation effort and pipeline. Co-Chair Jim Scott asked that HCD staff provide information on the number of units that occurred as a result of the rezoning process over the past couple of years. Paula indicated HCD will work with the Department of Planning and Zoning to obtain the information.

### **At-Risk Affordable Housing Report**

Rex Peters, Associate Director, Design, Development & Construction (DD&C), made a brief presentation of the At-Risk Affordable Housing Report. Rex Peters and Tom Devaney, HCD, announced that negotiations were underway to acquire Wedgewood apartments, which is a 672-unit multifamily complex in Annandale, VA. Committee Member Carol Hawn asked that future reports include magisterial districts.

### **Other Business**

Co-Chair Jim Scott reported that two proposed developments in the Merrifield section of the Providence District proffered 12% workforce housing and that one more development in the Tyson’s Corner area is expected to also proffer workforce housing in the near future.

Jim Scott noted that housing advocates need to get people to the public hearings in support of the 12% workforce housing commitment and to generate support in each of the districts. Michael Scheurer indicated Paul Brown, CPDC, is tracking rezoning actions for AHOME. Also, that a new email alert system is in place to get the information out there to people and various groups to attend public hearings in support of workforce housing.

Michelle Krocker emphasized the need for a broader range of advocacy. She indicated the Alliance for Affordable Housing is looking at the homelessness issue and considering doing training for advocate on how to meet with Board members and deliver public hearing testimony.

John Payne, Acting Deputy Director, HCD, noted that public hearings are on Channel 16 as well as the internet.

Jim Scott requested that a report be developed listing a break down of ADU's delivered.

Paula Sampson noted that VHDA is considering a policy change that could have a negative impact on affordable housing development in Northern Virginia. She explained proposed changes to the QAP which would make it more difficult to use tax exempt bonds and 4% tax credits in high cost areas like Northern Virginia. Michael Scheurer suggested that such concerns be expressed directly to VHDA Board Members.

A motion was made by Mary Ann Beall, seconded by Jim Scott, to meet with the three Northern Virginia members of the VHDA Board and to include Committee Member and VHDA Executive Director, Susan Dewey to discuss this important issue.

Jim Scott asked the following topics be addressed at the December 2007 meeting:

- Identify areas currently proffering approximately 5% affordable housing as a result of proffers
- Brief report on the Ending Homelessness Plan

**Next Meeting**

December 14, 2007 | 9:00-12:00 pm  
Government Center - Rooms 4 & 5

The meeting adjourned at 11:20 am.