

## **Affordable Housing Advisory Committee Meeting Summary**

**December 18, 2006**

**Advisory Members/Alternates present:** Conrad Egan, Co-Chair; Jim Scott, Co-Chair; Mary Ann Beall; Karen Cleveland; Herb Cooper-Levy; Carol Hawn; Gerald Hopkins; Mark Ingrao; Illryong Moon; Michael Scheurer; Kerrie Wilson; Elisabeth Lardner; Marlene Blum; Pamela Barrett; Joshua David; Michael Bodaken; Kevin Bell; John Niemiec; Ron Christian; and Mark Silverwood. Also present: Verdia Haywood, Deputy County Executive.

The meeting was called to order by Co-Chair Conrad Egan at 9:10 a.m.

### **Welcoming and Opening Remarks**

Co-Chair Jim Scott made brief opening remarks about the second year of the budget in the General Assembly. Currently, there is \$2 million in the budget for a state Housing Trust Fund and he is optimistic for its funding in 2008.

### **Report from the Governor's Housing Conference**

Michael Scheurer, Virginia Housing Development Authority and member of the Governor's Housing Conference Planning Committee, said that there were over 900 attendees at the conference. He noted that Fairfax County Department of Housing and Community Development staff John Payne and Aseem Nigam made excellent presentations at the conference. He requested members of the Affordable Housing Advisory Committee to consider being part of the next Governor's Housing Conference Planning Committee because the committee needs Northern Virginia representation.

Michael Scheurer also discussed the Virginia Housing Trust Fund. He is not expecting the legislation to move forward this year, but expects efforts in 2008 to increase.

### **Report from the Special Advisory Subcommittee**

Kerrie Wilson, Reston Interfaith, reported that the Special Advisory Subcommittee plans to present a recommendation to the full Advisory Committee at its March meeting. The committee is focusing on the following four areas of recommendations:

- 1. Communication:** The Subcommittee is looking at recommending institutionalizing an annual goal and focusing on communication with the Board and the public to keep the One Penny for Housing funded yearly.
- 2. Population Served:** The Subcommittee is looking at targeting a percentage of funds for populations serving those with incomes less than 50% AMI (they are considering targeting 20% of the One Penny for Housing for this population).
- 3. Leveraging Funds/New Production:** The Subcommittee is looking at production as a preservation tool and potentially looking at a second Penny for Housing targeted for new production. Leveraging goals were met for the first year of the One Penny for Housing funds. Additional leveraging of the funds will also be considered by the Subcommittee.

**4. Institutionalizing Communication with the Board of Supervisors:** The Subcommittee would like to see communication between the Advisory Committee and the Board of Supervisors to be on-going.

Michael Bodaken, National Housing Trust, praised the “e-affordable.org” website, and expressed interest in how the Trust could work with the County on preservation and leveraging.

Carol Hawn requested that the articles on the “e-affordable.org” website be set up to print in portrait, not landscape.

**Update on Activities of the HCD “SWAT” Team**

Rex Peters and Tom Devaney, Department of Housing and Community Development (HCD), gave an update on the “SWAT” Team activities. Mr. Peters provided a list of 2006 apartment sales. He noted that it was a light market in 2006 with only 10 sales. Of the 10 sales, HCD participated in five of the ten sold and expects 2007 to be more active than 2006. He indicated there is a shift in the threat to affordable housing. Fairfax County is moving away from the loss due to condominium conversion to a threat of loss due to rent increases. He also informed the committee that the SWAT Team was reaching out to landlords countywide.

The SWAT Team has also identified parcels of County surplus land where housing could be produced. Tom Devaney discussed the Request for Proposals (RFP) through the Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA) for the proposed development of The Residences at the Government Center. The Board of Supervisors approved a list of criteria for the affordable workforce housing development. The County would retain ownership of the land. There will be a pre-proposal conference on January 18<sup>th</sup> at 9:00 a.m. in the Board Room Auditorium. Responses are due in February.

Rex Peters said that this is the first of several RFP’s which will be released in the next several months. He also provided a status report on mobile home parks in the County and speculated that more mobile home parks will likely be sold in the future. Elisabeth Lardner, Fairfax County Redevelopment and Housing Authority Commissioner, pointed out that five of the seven parks are located in the Mount Vernon District.

Paula Sampson, Director of the Department of Housing and Community Development, reported that Reston Glen was being resold. She added that HCD is working with the new owners in an attempt to keep some of the units affordable.

Mary Ann Beall, Community Service Board, discussed the difficulty for Community Services Board (CSB) clients to be served. Many of these clients live on \$600 per month. She suggested that the County buy and hold affordable apartments and make vouchers available to be used in preserved housing. Mary Ann Beall discussed the need to keep all of our citizens in Fairfax County, not only those in our workforce.

Paula Sampson said that there would be a competition in early 2007 for project-based vouchers and that the 100 vouchers will be converted to project-based vouchers.

Ron Christian, Fairfax County Redevelopment and Housing Authority Vice-Chairman, commented about opposition to affordable housing he has seen at the community level.

Kerrie Wilson said that the SWAT Team needs to communicate with local non-profit organizations, not just large developers, about trends and real estate deals in the County.

Mark Silverwood, Silverwood Associates, Inc. said that developers should work with these non-profits before deals are closed. Paula Sampson said that all non-profits should call either Rex Peters or Tom Devaney. Rex Peters offered to meet with the non-profit developers on a regular basis.

Michelle Krocker discussed the need to have press releases about affordable housing to reach the public. She said that AHOME is working with a communication specialist to do this.

Jim Scott discussed the need for advocacy and engaging people on specific issues. He also said that the Virginia Community Capital and the Virginia Foundation for Housing Preservation were merged effective January 1, 2007 and noted that the fund has not been widely used.

Jerry Hopkins, representing AHOME, commented that he has been advocating for a greater percentage of affordable housing developed. He suggested the need for education of policy makers. Mr. Hopkins discussed how affordable housing is not just a workforce issue, but that there is a need for long-term care housing, as well as the workers involved in long-term care. Mr. Hopkins also suggested the need to define workforce housing, because everyone has a different definition of it.

Marlene Blum, Alliance for Human Services, asked to see an indication on how many affordable units are lost. Rex Peters indicated that he is working on this. Mrs. Blum said that this information would be helpful for advocacy and asked whether this information could be provided in March 2007.

Mr. Bodaken suggested that non-profits and developers convene monthly to discuss the market and provide an early warning system. He also said that with rents increasing, we should look at the income groups this is impacting. Paula Sampson indicated that HCD conducts quarterly meetings with the non-profits and this will be incorporated.

### **Workforce Housing/Proffered Unit**

Jim Zook, Director of the Department of Planning and Zoning (DPZ), said that DPZ began negotiating on an ad hoc basis with developers for workforce housing. He provided a hand out describing developments that have proffered workforce housing. Mr. Zook said the chart represents the results of fact to face negotiations and that there are 500 workforce housing units in the pipeline. Prior to negotiating units, they were negotiating Housing Trust Fund money, but that DPZ staff believes housing production is superior to money. On average, they have negotiated 8% of the total units as workforce housing.

Mr. Zook noted that there will be a joint Planning Commission/FCRHA meeting on January 24<sup>th</sup> at 7:30 p.m. to discuss the high rise panel's recommendations.

Gerald Hopkins cited that the Comprehensive Plan uses 12 percent as a target for the development of affordable housing. He asked Jim Zook why Fairfax County is requiring fewer than 12 percent from developers. Jim Zook responded that the Comprehensive Plan is not a law, but a target, and that they also need to look at impact of the developments on schools, roads, etc. He said that he sees the role DPZ has been playing as a start toward someday achieving the target set in the Comprehensive Plan.

Co-chairman Jim Scott asked how we will reach the 12 percent goal if we cannot reach it through zoning. Jim Zook said that we need to keep the 12 percent as a target until workforce housing is a matter of ordinance. Ms. Krocker suggested that someone begin to track the effort to reach the 12 percent goal of the production of affordable housing. Kevin Bell, Chairman, Human Services Council, suggested consideration of a scorecard on how the County is doing to reach its 12% goal.

Pam Barrett, Disability Services Board, expressed concern about serving Disability Service Board low-income clients whose incomes are lower than those for workforce housing.

Marlene Blum asked Jim Zook about the Single Room Occupancy (SRO) Zoning Ordinance. Jim Zook said that he believed it to be on the staff workplan. Marlene Blum noted that the Advisory committee recommended that the Board instruct Department of Planning and Zoning (DPZ) to complete work on the draft ordinance by April. She asked the status of the recommendation. Paula Sampson indicated HCD would check. Herb Cooper-Levy asked that a meeting be pulled together between developers and DPZ to discuss SRO issues. Jim Zook said that he would convene a meeting.

Co-chairman Conrad Egan suggested that at the next Board of Supervisor/FCRHA joint meeting that the status of the 12 recommendations be updated. Verdina Haywood, Deputy County Executive, said that January 19, 2007 is the next possible date for this meeting.

### **Advocacy and Public Education Efforts**

Ms. Krocker discussed Affordable Housing Week, April 21 to 28. The purpose of the week is to talk to the public about the benefit of affordable housing, including what it looks like and who it is served. She said they want to talk about success stories. Plans for the week include:

- Production of a DVD to be given out to community-based groups;
- Outreach to emerging leaders—fifth and sixth graders;
- Development of talking points for faith community to discuss affordable housing as a social justice issue; and
- Habitat for Humanity project.

Ms. Krocker said that they are sending out a letter to six jurisdictions asking them to endorse the week.

**Progress and Pipeline**

Mrs. Sampson gave a brief report on the number of units preserved to date. She said that the goal of 1000 units will be met by the end of December 2006. Conrad Egan suggested that the Committee discuss new goals for 2008 and beyond.

**Other Business**

None

**Next Meeting**

March 23, 2007      9:00-11:00 am  
Government Center Rooms 9 & 10

The meeting adjourned at 11:15 a.m.