

**Affordable Housing Advisory Committee  
Meeting Summary**

**September 26, 2008**

Co-Chair Conrad Egan called the meeting to order at 9:18 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  
Herb Cooper-Levy  
Mary Beth Coya (on behalf of Patricia Szego)  
William Hanks  
Gerald Hopkins  
Michelle Krocker  
Michael Scheurer  
Kerrie Wilson

FCRHA Commissioners in attendance

Ron Christian  
Lee Rau

**Special Subcommittee – FY2008 Progress Report**

Kerrie Wilson, Executive Director of Reston Interfaith, gave a report on the Special Subcommittee Progress for FY 2008. Ms. Wilson indicated the One Penny Fund met or exceeded the expectations set forth in the Board of Supervisor's "Overriding and Guiding Principles for the Penny Fund."

The Special Subcommittee recommended that a new goal increasing the percentage of units preserved in future projects have rents affordable at 50% of the AMI. To the extent feasible, 30% of units preserved in future projects should have rents affordable at 50% of AMI. The Special Subcommittee also recommended that for FY2009 going forward, the number of units affordable at 30% of AMI and below be tracked and reported back to the committee for all projects funded through the One Penny. A motion was made by Committee Member Herb Cooper-Levy that the committee accept the report and the recommendations included therein. The motion was seconded by Marlene Blum and unanimously approved.

Co-chair Jim Scott commended Kerrie Wilson and the subcommittee for all their hard work.

Marlene Blum asked if the One Penny Fund would be included in the Department of Housing's (HCD) presentation to the Board of Supervisors on the budget. Paula Sampson, Director, Department of Housing & Community Development, responded that the One Penny Fund would be part of the Lines of Business and that HCD was not recommending any cuts to this fund.

Marlene Blum requested that HCD staff report back to the Advisory committee at the December meeting with updates after its discussion with the Board of Supervisors.

### **Overview of Fairfax County Foreclosure Program**

John Payne, Deputy Director of Real Estate, HCD, provided a PowerPoint presentation on the Fairfax County Foreclosure Program. Mr. Payne noted that Fairfax County is dealing with the foreclosure situation in the county as a crisis and outlined the tools the county will implement to address foreclosures.

Michael Scheurer commended the county on its efforts. He noted the success rate of housing counseling is approximately 30% but a long-term program to assist homeowners is needed. Mr. Scheurer also noted the need for more regional coordination on the foreclosure issue and reported that Housing Association of Nonprofit Developers (HAND) will be doing a session with non-profits on foreclosures in the near future.

Michelle Krocker encouraged staff to look at ways to maintain the affordability of the 100 foreclosed homes that will be purchased and/or financed under the county's program. John Payne responded that HCD staff is currently discussing this issue with the County Attorney.

Co-Chair Jim Scott asked for a report on the long-term affordability as it relates to the 100 foreclosed homes to be financed through the county's foreclosure initiative.

Herb Cooper-Levy asked whether the additional federal foreclosure funds expected by the county would replace the previously committed One Penny Fund resources. Paula Sampson responded that the current plan is to supplement the One Penny Fund resources dedicated to this effort with any future federal funds.

Co-Chair Jim Scott asked if the county's Community Improvement Program (CIP) was being used to assist with the foreclosure program. Paula Sampson indicated that CIP is no longer an active program in the county and that the Neighborhood Improvement Program has been funded by CDBG funds.

Co-Chair Scott noted that there used to be a similar program funded by bonds and modeled on an Arlington County program; he asked that staff find out the status of the program.

### **Housing and Economic Recovery Act of 2008**

Paula Sampson provided a brief presentation on the Federal Housing and Economic Recovery Act of 2008 noting the process and short time-frame under which Fairfax County must complete and submit its application to Housing and Urban Development (HUD).

Glenn Kamber, representing the Community Services Board (CSB), asked whether there would be an opportunity for groups like the CSB to be involved in developing priorities for the use of federal funds. Ms. Sampson responded positively and noted a special meeting with non-profit and others regarding the federal program was scheduled for October 14, 2008.

### **Code Enforcement Strike Team Update**

David Ellis, Neighborhood and Community Building Coordinator, made a presentation on the status of the Code Enforcement Strike Team's efforts. As a part of his presentation and in response to a previous request from the Advisory Committee, Mr. Ellis provided information on the incomes of persons displaced by the Strike Team's efforts.

Co-Chair Scott noted that there is no legal framework for “predatory leasing.” Marlene Blum asked whether there is a way to make this kind of exploitation illegal. Co-Chair Scott noted that this could be a good issue to consider for legislation.

### **Update on the Plan to Prevent and End Homelessness**

Verdia Haywood, Deputy County Executive, was unable to attend; therefore, his presentation was deferred to the next Advisory Committee meeting.

### **Accessory Dwelling Units**

Doug Lynott, Senior Program Manager, HCD, presented a report on the Accessory Dwelling Units with assistance from Donna Pesto of the Department of Planning and Zoning. The Advisory Committee requested further information comparing and contrasting the Accessory Dwelling Unit programs in Montgomery County, Maryland and Fairfax County.

### **Other Business**

*Committee Attendance:* Herb Cooper-Levy noted that attendance at the committee meetings is dropping and asked that the committee consider how to maintain broad interest in its work. Co-Chair Egan noted that we could do more to encourage people to attend the meetings, noting the ULI Terwilliger Workforce Housing effort as an opportunity to get more interest in the Advisory Committee.

*Residential Studios:* Marlene Blum noted that there is a Zoning Ordinance amendment in planning and asked the status update. Donna Pesto, DPZ, responded that she anticipates the Board of Supervisors will be asked to consider advertising the amendment for public comment in December. The committee, by consensus, asked for an update on this issue at its next meeting.

*VHDA Chairmanship/Workforce Housing:* Mike Scheurer noted that Jerry Hopkins is now the Chair of the Virginia Housing Development Authority (VHDA). Mr. Scheurer also reminded the committee that the High-rise Affordability Task Force had recommended that the Board of Supervisors consider affordable/workforce housing as an allowable use in commercial and industrial areas. He also asked that the committee send a letter to the Board of Supervisors advocating this issue. *The Committee passed a motion that staff prepare a letter for the co-chair’s signatures advocating on this issue.*

*Countywide Application of Merrifield Plan Language Concerning Affordable Dwelling Units:* Co-Chair Jim Scott asked and received the committee’s agreement to send a letter to the Planning Commission, similar to a letter sent to Chairman Connolly on this issue.

### **Next Meeting**

December 12, 2008 -- 9:00-12:00 am  
Government Center Rooms 9 & 10

The meeting adjourned at 11:59 am