



AFFORDABLE HOUSING ADVISORY COUNCIL

PUBLIC MEETING MINUTES

WHEN: Friday, November 5, 2021, at 9:30 am

WHERE: The Task Force meeting was held at the Fairfax County Government Center
12000 Government Center Pkwy Fairfax, VA 22035 Rooms 9/10

Meeting materials are posted online at <https://www.fcrha.org/advisory-committees> or can be received by contacting Judith Cabelli at 703-246-5178 or judith.cabelli@fairfaxcounty.gov. For ADA accommodations, please contact 703-246-5101 TTY: VA Relay 711

AGENDA:

1. Welcome and Call to Order – Rip Sullivan and Kerrie Wilson, Co-Chairs
2. Action Item: Remote Participation Policy - (5 minutes)
3. Action Item: Adopt Affordable Housing Advisory Council Bylaws – (5 minutes)
4. AHAC Mission and Work Plan – (60 minutes)
 - Resource Binder (Guiding Documents)
 - Guiding Document Presentation: Communitywide Housing Strategic Plan, AHRP Recommendations, Housing Blueprint and Preservation Task Force Recommendations
 - Department Report: Year-in-Review - Tom Fleetwood Presentation
5. Work Plan Development and Prioritization– (10 minutes)
6. Legislative and Budget Discussion – (30 minutes)
 - Impact of Virginia Elections and Input on State Affordable Housing Priorities
 - Fairfax County FY23 Budget Development and Timeline
7. Other Business (10 minutes)
8. Next Meeting
 - December 10 – Affordable Housing Advisory Council Meeting on One Fairfax Initiative, Equitable Housing Practices and VFOIA (Providence Community Center, 3001 Vaden Drive 9:30am)
 - January 7, 2022 – Affordable Housing Advisory Council Quarterly Meeting



Fairfax County is committed to a policy of nondiscrimination in all County programs, services and activities and will provide reasonable accommodations upon request. To request special accommodations call 703-246-5000 (select menu option 8), or TTY 711. Equal Housing/Equal Opportunity Employer.





AFFORDABLE HOUSING ADVISORY COUNCIL

ATTENDANCE

Appointment	Name	Attending (Yes/No)
Co-Chair	Rip Sullivan	Yes
Co-Chair	Kerrie Wilson	Yes
Disability Services Board	Cookie Blitz	Yes
Alliance for Human Services	Marlene Blum	Yes
Business, Economic Development, Health	John Boylan	Yes
For-Profit Real Estate Industry	Nicholas Bracco	Yes
Human Rights Commission	Eduardo Conde	Yes
Alliance for Human Services	Joe Fay	Yes
Redevelopment and Housing Authority	Richard Kennedy	Yes
Mt. Vernon District	Keary Kincannon	No
Northern Virginia Affordable Housing Alliance	Michelle Krockner	Yes
Braddock District	Molly Bensinger-Lacy	No
Advocacy Group	David Levine	Yes
Community Action Advisory Board	Ken McMillon	Yes
Hunter Mill	Gwendolyn Minton	Yes
Providence District	Joseph Mondoro	No
Affordable Housing Developer/Owner	Shelley Murphy	Yes
Dranesville District	RJ Narang	Yes
Business, Economic Development, Health	Ava Nguyen	Yes
NAACP	Mary Paden	Yes
Springfield District	Michael Perez	Yes
Human Services Council	Jerry Poje	Yes
Faith Community	Jon Smoot	No
Planning Commission	Julie Strandlie	Yes
Advocacy Group	Eleanor Vincent	Yes
Business, Economic Development, Health	Steven Woolf	Yes
Sully	A.J. Zaman	Yes

Non-AHAC members present

Organization	Name	Attending
Department of Housing and Community Development, Fairfax County	Thomas Barnett	Yes
	Mark Buenavista	Yes
	Judith Cabelli	Yes
	Thomas Fleetwood	Yes
	Abdi Hamud	Yes
	Ryan Sherriff	Yes
	Malia Stroble	Yes
Virginia Housing	Jill Norcross	Yes
E & G Group	Jim Edmondson	Yes



AFFORDABLE HOUSING ADVISORY COUNCIL

MEETING NOTES

WELCOME AND CALL TO ORDER:

Co-Chair Rip Sullivan started the meeting at 9:41 AM and welcomed everyone to the AHAC meeting.

REMOTE PARTICIPATION POLICY:

Rip Sullivan read the electronic remote participation policy script to identify and confirm AHAC members participating remotely could be heard and were allowed to participate. Ken McMillion, Mary Paden, Steve Woolf, David Levine, and RJ Narang participated remotely. The motion was adopted by Michelle Krockner and seconded by Eduardo Conde. Rip Sullivan asked for all AHAC members and meeting attendees to introduce themselves.

ADOPT AHAC BYLAWS:

Rip Sullivan read the motion to adopt the AHAC By-Laws The motion was made by Marlene Blum and seconded by Cookie Blitz.

AHAC MISSION AND WORK PLAN:

Co-Chair Kerrie Wilson thanked Judith Cabelli and Malia Stroble for preparing the resource binder provided to AHAC members. Next, Thomas Fleetwood presented an overview of the Fairfax County Department of Housing and Community Development (HCD) and the Redevelopment and Housing Authority (RHA). The presentation included: HCD's and RHA's mission, HCD and RHA's relationship to the Board of Supervisors and an in-depth overview of the various programs it administered. Tom Barnett presented the work of the Office to End and Prevent Homelessness. Rip Sullivan thanked staff for their spectacular work and the enormous challenge addressing affordable housing and homelessness.

Jerry Poje asked how Fairfax County was utilizing federal funding addressing evictions and homelessness. Tom Barnett responded, stating that Virginia is ahead of the curve, Fairfax County is a big part of that, and Fairfax County is doing a good job using the resources.

Julie Strandlie noted some agencies are being asked to match funds. Is HCD being asked to match funds? Are housing programs being asked to match funds? Tom Fleetwood answered no to the questions. Eleanor Vincent thanked Tom Fleetwood and Tom Barnett and was excited about the funding coming into Fairfax County.

WORK PLAN DEVELOPMENT AND PRIORITIZATION:

Kerrie Wilson welcomed all the new members. She then set the stage AHAC's work plan development and prioritizations. She noted Tom Fleetwood's presentation had the numbers of terms of affordable housing need and opportunities to increase funding. She also noted the most important charge of AHAC was how to achieve its goals in terms of affordable housing. Finally, she noted the importance of the investment of local, state and federal funding



AFFORDABLE HOUSING ADVISORY COUNCIL

Near-Term Strategies to Address Housing Challenges (three areas identified)

- How do we initiate regional conversations and engage with business leaders?
- How to help influence work?
- How to better understand pandemic response and use of funding?
- Identify opportunities for housing strategies.

Work Plan Process

- Putting in place a process and structure to allow to appoint an executive committee, recommendations and strategies.
- Budget timelines.
- Use of subcommittees.
- How to measure how AHAC and Fairfax County are doing?
- How to use AHAC charge in terms to communicating with the Board of Supervisors annually in addition to other Board Authorities and Committees.
- How does AHAC ensure members have information to take back their BACs?

Work Plan Next Steps

- AHAC must have a formal written work plan.
- AHAC must convene and charge executive, ad-hoc and standing committees
- AHAC invited Karla Bruce to attend the December 10 meeting to discuss One Fairfax and its connection with AHAC and its work
- The December 10 meeting will be at the Providence District Office at 9:30
- The meeting will also have staff from the Office of the County Attorney to address how FOIA requirements and guidance provided by the Office of the County Attorney.

Work Plan Discussion (Comments/Ideas)

John Boylan noted the importance of infrastructure such as roads, bridges, access to the internet, and how it ties to affordable housing. He suggested working and leveraging relationships with Amazon, Google, and Bank of America to address affordable housing. Shelley Murphy noted construction costs to build affordable housing have increased, and so as infrastructure costs. She stated this has caused scaling back projects or seeking local funding, such as the Housing Blueprint. She asked how to leverage other resources to offset the cost of building affordable housing, so projects are built faster.

Michelle Krocker also noted the increase in constructing housing and suggested there may be some things that local government can do to address the issue at no cost. In addition, she mentioned regulatory barriers to affordable housing development.

Shelley Murphy noted that the local government could adopt policies to waive certain development fees granted by state legislation. She stated that the home builders lobbied for this policy. However, no locality adopted it into their local policies.



AFFORDABLE HOUSING ADVISORY COUNCIL

Marlene Blum noted the importance of working on land use and zoning issues, funding, fair housing, and manufactured housing.

Cookie Blitz stated the importance of building ADA units and activating the disability community when addressing affordable housing.

Mary Paden stated the need for additional funding for affordable housing and the importance of preserving 9,000 market-rate affordable units. She also noted she is watching the issue of mobile home communities and maintaining affordable housing. She noted the Board of Supervisors had not designated the funds it committed to a couple of years ago to address affordable housing, and they've been using federal funding.

Jerry Poje noted the Building Back Better initiative AHAC had to be thoughtful of leveraging available resources to build better affordable housing to ensure people who work in our communities can live here.

Richard Kennedy noted climate change has to be looked at, including resources.

LEGISLATIVE AND BUDGET DISCUSSION:

Rip Sullivan commented on the recent state election results and how it may impact affordable housing.

Michelle Krocker noted the commercial business is excited about the election results, but there was no mention of housing. She stated the previous state administration made tremendous strides in increasing the state housing trust fund from 7 million to 70 million and dedicated 55 million for the next fiscal year. She also noted the funds are critical to creating more deeply affordable housing, and it is in the current budget, but it is at risk. She stated housing advocates have fought to increase the housing trust fund. The new state tax credit aligned with the federal tax credit. It requires the state to forgo tax credit.

Rip Sullivan noted that the current Governor's budget will be reviewed in January 2022.

OTHER BUSINESS:

Kerrie Wilson acknowledged the annual Fair Housing Plan that Fairfax County is currently reviewing and the recent Fair Housing Stakeholders and Public Forum meetings. She stated there were a lot of good recommendations, which she will be sharing. She thanked Malia Stroble and Judith Cabelli for the binder. She urged AHAC members to familiarize themselves with the new AHAC resource binder.

Mary Paden noted staff needs to work on the audio for remote participants because it is not clear and hopes it will improve for the next meeting.



AFFORDABLE HOUSING ADVISORY COUNCIL

A.J Zaman stated it was a great meeting. He noted that affordable housing and housing built need to be balanced. He also stated to remind Richmond to build communities in such a way that it is balanced and fair communities.

Marlene Blum asked staff to petition the Board of Supervisors to use Room 11 since they are not using it nowadays.

Meeting adjourned: 11:31 AM