



# AFFORDABLE HOUSING ADVISORY COUNCIL

## PUBLIC MEETING MINUTES

**WHEN:** Friday, February 25 at 12:30pm

**WHERE:** The Task Force meeting took place via WebEx

Meeting materials are posted online at <https://www.fairfaxcounty.gov/housing/ahac> or can be received by contacting Judith Cabelli at 703-246- 5178 or [judith.cabelli@fairfaxcounty.gov](mailto:judith.cabelli@fairfaxcounty.gov).

### AGENDA:

1. FOIA Welcome and Introduction (15 minutes)
2. Budget Presentation - Tom/Seema (30 minutes)
3. Point in Time and CoC - Update Tom B (10 minutes)
4. Workplan Draft Discussion (50 minutes)
  - a. Production and Preservation
  - b. Legislation, Policy and Budget
  - c. Housing in All Places: Intersectionality and Equity
  - d. Education and Engagement
5. March 25 Meeting Plan and Other Business (15 Minutes)

Draft Agenda Includes:

1. Finalize Workplan
2. Review of the legislative session
3. Preparing for the Board budget hearings

### Next Meeting:

March 25, 2022 at 9:30 Rooms 9/10 at Government Center – Affordable Housing Advisory Council Quarterly Meeting



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# AFFORDABLE HOUSING ADVISORY COUNCIL

## ATTENDANCE:

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

### Non-AHAC members present

Organization	Name	Attending	
Housing and Community Development, Fairfax County	Thomas Barnett	Yes	
	Mark Buenavista	Yes	
	Judith Cabelli	Yes	
	Elif Ekingen		
	Jamie Ergas	Yes	



# AFFORDABLE HOUSING ADVISORY COUNCIL

	Thomas Fleetwood	Yes	
	Jyotsna Sharma	Yes	
	Ryan Sherriff	Yes	
	Malia Stroble	Yes	
Health Department, Fairfax County	Anna Ricklin	No	
Office of the County Attorney, Fairfax County	Cynthia Bailey	No	
Virginia Housing	Jill Norcross	No	

## WELCOME AND CALL TO ORDER:

### MOTION

Chair Kerrie Wilson Moved that each member’s voice may be adequately heard by each other member of the Affordable Housing Advisory Council.

**Motion seconded by:** Richard Kennedy

The chair voted aye and the motion passed unanimously

### MOTION

Chair Kerrie Wilson moved that the State of Emergency caused by the COVID-19 pandemic makes it unsafe for the Affordable Housing Advisory Council to physically assemble and unsafe for the public to physically attend any such meeting, and that as such, FOIA’s usual procedures, which require the physical assembly of the Affordable Housing Advisory Council and the physical presence of the public, cannot be implemented safely or practically. I further move that the Affordable Housing Advisory Council may conduct this meeting electronically through a dedicated audio conferencing line, and that the public must access this meeting by calling 1-844-621-3956 and entering access code 2339 005 8511. Anyone interested in joining the WebEx for the visual component must click the link which was included in the public meeting notice and which will be included in the minutes to join the meeting through the website and will be included by the website.

**Motion seconded by:** Mary Paden

The chair voted aye and the motion passed unanimously

### MOTION

Finally, it is required that all of the matters addressed on today’s agenda are necessary to continue operations and the discharge of the Affordable Housing Advisory Council’s lawful purposes, duties, and responsibilities.

**Motion seconded by:**

The chair voted aye and the motion passed unanimously



# AFFORDABLE HOUSING ADVISORY COUNCIL

## AGENDA

Kerrie Wilson reviewed the agenda and plan for the meeting today:

1. FOIA Welcome and Introduction (15 minutes)
2. Budget Presentation – Tom Fleetwood/Seema Ajrawat (30 minutes)
3. Point in Time and CoC – Update Tom Barnett (10 minutes)
4. Workplan Draft Discussion (50 minutes)
  - a. Legislation, Policy and Budget
  - b. Production and Preservation
  - c. Housing in All Places: intersectionality and Equity
  - d. Education and Engagement
5. March 25 Meeting Plan and Other Business (15 Minutes)

## BUDGET PRESENTATION

Tom Fleetwood introduced Seema Ajrawat who is presenting the FY2022 Advertised Budget as it relates to the Fairfax County Redevelopment and Housing Authority (FCRHA).

The revenues that come in that funds are supposed to be specific to the purposes of the funds. The Department of Housing and Community Development (HCD) has been streamlining the funds. HCD used to have 20 funds and now have 10 funds. HCD has 182 positions to support through this funds structure. HCD is being provided 5 positions in 2023 and 1 position for a preservation coordinator, which was allocated in 2022. The Office to Prevent and End Homelessness (OPEH) has a budget of \$18 million with 23 merit positions; the budget remains flat with no increase in 2023.

31% of HCD funding comes from the county. HCD also has a substantial amount of grant funding as well as programs that produce revenue.

It is good to exemplify what HCD actually receives in grant funding. \$88.4 million (57%) of the revenue comes from grant funding.

The trend in County Funding Support slide shows a 5 year trend. \$23 million of that jump is due to OPEH merging with the Department of Housing. Between 2021 to 2023, the bar has shifted up. HCD has been successful in getting more money for affordable housing from the county.

Expenditures are \$156,249,678 million. Personnel is a large part of the funding. Within the structure of grants and revenue HCD receives, which is restricted in the growth HCD has, HCD continues to support the pay increases of its personal as well as fringe benefits, which has a large impact in supporting the costs.



# AFFORDABLE HOUSING ADVISORY COUNCIL

## 2023 Housing Challenges and Drivers:

- Debt Balloon Payments
- Financing Need for Development/Bond Issue needs
- Building Capital Reserves across funds
- Difficulty Increasing Revenues across funds
- RE Tax Assessments for condominiums are up 4% which impacts affordability for ownership/rent
- Addressing challenges of homelessness
- One Fairfax perspective
- Meeting the BOS goal of 5,000 affordable housing units in 15 years
- Aging infrastructure/maintenance
- Countywide real estate and property value assessment increases impacts affordability
- Rising inflation coupled with potential interest rate increases

Kerrie Wilson asked for remarks from Tom Fleetwood regarding how he envisions AHAC's involvement. Tom Fleetwood noted that in the workplan going forward, one of the roles of AHAC is to provide advice to the board regarding the budget. There has been a lot of progress made thanks to the Board's willingness and commitment to housing affordability, as well as through the continued advocacy by many of the people in this meeting.

The Council member discussion included topics regarding:

1. Advocating for dedicated funding resources as part of AHAC's key strategic efforts;
2. The need to exceed the County's goal of a minimum of developing 5,000 new units of housing affordable at 60% AMI and below by 2034;
3. Reviewing the proposed FY2023 budget and providing feedback to the Board of Supervisors; and
4. The need for a permanent financing stream that grows in tandem with the need for housing affordability.

## **CONTINUUM OF CARE & POINT-IN-TIME COUNT UPDATE**

The Continuum of Care (CoC) Committee, which is a committee of AHAC is meeting March 4, at the Government Center. The CoC will elect the Chair and Vice Chair, introduce strategic planning and the gaps analysis at that meeting. The CoC will also have an update on the Regional Racial Equity Analysis. The information will be provided to AHAC along with the minutes from the October 13<sup>th</sup> meeting. The Committee was supposed to meet in January but this was deferred due to the COVID-19 Pandemic.



# AFFORDABLE HOUSING ADVISORY COUNCIL

Fairfax County's Point-in-Time Count was conducted on January 26, 2022. The results are published in partnership with the other CoCs in the Metropolitan Washington Region with the Council of Governments.

Included within the County Executive's budget presentation was \$386,000 to support the Artemis House shelter, which the Department of Housing resumed the contract for last year. The budget includes a 2% contract increase for contracted homeless service providers.

Kerrie Wilson noted that there were seven hotels stood up by non-profit partners and Fairfax County in response to the COVID-19 pandemic and there were 700 households housed as part of this response.

## **WORKPLAN DISCUSSION**

The Draft Workplan Discussion was presented by Kerrie Wilson who also noted that there are areas for near-time action to discuss. She explained that the Draft Work Plan intentionally incorporated the opportunity for staff to provide updates to AHAC regarding to date accomplishments so AHAC can respond to the most recent progress.

AHAC's bylaws allow AHAC to establish a standing committee, which may create the structure or capacity to take action on some of the Work Plan items. The open question is how AHAC will operate within FIOA given the availability of staff.

A goal is continued effort to make sure produce units and ensure use of best practices. The Work Plan incorporated intersectionality recommendations. Communication and outreach sections were drafted within the context of what AHAC is empowered to do as a BAC. The Council had a vibrant, engaged discussion regarding the proposed sections of the work plan: 1. Legislation, Policy and Budget; 2. Production and Preservation; 3. Housing in All Places: intersectionality and Equity; and 4. Education and Engagement.

Kerrie Wilson noted that the comments from the discussion would be incorporated into a revised draft to be shared with the Council in advance of the March 25<sup>th</sup> meetings so that AHAC can begin to develop specific actions.

## **MOTION**

Michelle Krockner made a motion to accept this document and continue to refine it

**Motion seconded by:** Jerry Poje

The chair voted aye and the motion passed unanimously

## **MARCH 25 MEETING PLAN AND OTHER BUSINESS**

Kerrie Wilson noted that AHAC needs to finalize budget recommendations.



# AFFORDABLE HOUSING ADVISORY COUNCIL

Kerrie Wilson noted she would like to resume meeting in person. The Providence Community Center is only available from 12:30-2:30 but staff is confirming Government Center is available at the typical 9:30am time. There were some challenges with the speaker system within the Government Center, but the hope is that people can participate.

Kerrie Wilson confirmed that the next meeting will occur at the Government Center at 9:30 am on March 25<sup>th</sup>.

The budget conversation, the workplan, an updated dashboard of the preservation and production process are items that will be added to the agenda for the upcoming meeting.

Kerrie Wilson noted that a draft of legislation for AHAC to weigh in on will be provided before the next meeting.

The Housing Symposium is all day on March 17<sup>th</sup> in a virtual format. The link to register will be included in the follow-up email.

## **MOTION**

A motion to adjourn was made by Richard Kennedy

**Motion seconded by: Jerry Poje**

The chair voted aye and the motion passed unanimously