

Affordable Housing Advisory Committee (AHAC)
Meeting Minutes
September 18, 2020

On September 18, 2020, the members of the Affordable Housing Advisory Committee (AHAC) met electronically. The meeting was called to order at 9:33 a.m.

Introductions:

- Co-Chair Rip Sullivan welcome everyone and provided a Richmond legislative update.
- Committee Members in attendance for all or part of the meeting: Co-Chair Rip Sullivan, Co-Chair Kerrie Wilson, Cookie Blitz, John Boylan, Marlene Blum (in view mode only; AHAC members could not hear her), Richard Kennedy, Michelle Krockner, David Levine, Ken McMillon, Ava Nguyen, Mary Paden, Jerry Poje
- Committee Members absent: Nicholas Rocco, Jon Smoot and Michael Scheurer
- The remote locations from which each member testified are:
Co-Chair Rip Sullivan – McLean, Virginia
Co-Chair Kerrie Wilson – Reston, Virginia
Cookie Blitz – Herndon, Virginia
John Boylan – Centreville, Virginia
Marlene Blum – Vienna, Virginia
Richard Kennedy – Reston, Virginia
Michelle Krockner – Alexandria, Virginia
David Levine - Alexandria, Virginia
Shelley Murphy – Alexandria, Virginia
Ava Nguyen – McLean, Virginia
Mary Paden – Mt Vernon District
Jerry Poje – Vienna, Virginia

Co-Chair Wilson passed the virtual gavel to Marlene Blum.

- MOTION
After a complete roll call of the Committee, Marlene Blum made a motion that each member's voice may be adequately heard by each other member of AHAC. Jerry Poje seconded the motion. The motion passed unanimously.
- MOTION
Co-Chair Wilson made a motion that the State of Emergency caused by the COVID-19 pandemic makes it unsafe for AHAC 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 AHAC and the physical presence of the public, cannot be implemented safely or practically. Co-Chair Wilson further moved that AHAC may conduct this meeting electronically through Webex, and that the public may access this meeting by clicking the Register to Join the Meeting link available online at <https://www.affordable.org/advisory-committees> and following the instructions. Jerry Poje seconded the motion. The motion passed unanimously.

- **MOTION**

Co-Chair Wilson made a motion that all of the matters addressed on September 18, 2020 agenda must address the Emergency itself, are necessary for continuity in Fairfax County government, and/or are statutorily required or necessary to continue operations and the discharge of AHAC's lawful purposes, duties, and responsibilities. Jerry Poje seconded the motion. The motion passed unanimously.

Meeting:

Dean Klein, Chief Strategist, Health and Human Services, provided a presentation which addressed concern about what is ahead related to rental market in the community.

Jill Norcross, Virginia Housing, provided an update on the new landlord portal and \$20M for assistance through Virginia Housing. Jill provided details on how applicants can apply for the assistance. Links for this information was provided during the meeting.

<https://www.vhda.com/BusinessPartners/PropertyOwnersManagers/RMRPDocuments/RMRP-Flyer-for-Tenants.pdf>

<https://www.vhda.com/BusinessPartners/PropertyOwnersManagers/RMRPDocuments/RMRP-Flyer-Landlord.pdf>

The meeting continued with Michelle Krockner discussing the eviction toolkit through Northern Virginia Affordable Housing Alliance (NVAHA). Michelle noted the toolkit provides rental and eviction information, assistance for domestic violence victims, and mental health resources. Jerry Poje provided information about resources through National Low-Income Housing Coalition (NLIHC) that can be useful.

Tom Fleetwood, Director of Fairfax County DHCD, informed attendees that Fairfax County was awarded an additional \$4.8M in CDBG funds through the CARES ACT. Tom added there will be expanded outreach to landlords about the funds. Attendees discussed ways on how landlords can be made aware of these funds.

Co-Chair Wilson continued the meeting with a discussion on recharting AHAC, goals of the committee, and how the committee can be supportive to help the county meet housing goals.

Mr. Fleetwood provided a brief history of AHAC and goals of AHAC to move forward with in the future. After Mr. Fleetwood's presentation, members offered ideas on how AHAC can be effective moving forward. Ideas included narrowing the mission of the group to include subsidized housing, homelessness, and disaster recovery housing topics. Members also added keeping a broad focus for other housing topics. Co-Chair Wilson added there still needs to be a focus on preservation and special needs housing. Conversations continued with members that focused on the need for a more formal oversight group to approve the HUD annual allocation and to urge more than just AHAC members be seated in the technical review process working with HCD and its newer OPEH components.

Co-Chair Wilson requested a consensus on the issue in terms of the focus. Members suggested the use of working groups to be able to make recommendations. Tom

Fleetwood endorsed idea of a smaller working groups with the goal to meet statutory and regulatory obligations under COC.

Discussions continued with Co-Chair Wilson requesting members provide additional comments about AHAC's role. Other comments by members included the connection between affordable and workforce housing and land use planning, and to have a discussion around housing that is not subsidized such as inclusionary zoning.

Tom provided final feedback by providing an update on Fairfax County DHC development projects. The Projects included Wesley Arden, Penrose North Hill, and CPDC/Enterprise Lake Anne. Tom updated members on the closing on Arrowbrook in November, which will include 274 units, and the upcoming closing on Oakwood, a project with Arlington Partnership for Affordable Housing (APAH), in next few months. Tom further added that there are approximately \$20M available local and state resources.

Judith Cabelli provided a brief update on the Preservation Task Force and WDU Task Force. Co-Chair Wilson asked members to monitor e-ffordable for information.

Co-Chair Wilson closed the meeting with brief details on upcoming AHAC meeting details. Jerry Poje moved to adjourn the meeting, which was seconded by Cookie Blitz. The motion passed unanimously.

The meeting adjourned at 11:05 a.m.