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[00:00:05] Okay, good afternoon, everyone, and welcome to the May 16th meeting of the Board of Supervisors Housing Committee. We have a couple members of the committee, Board of Supervisors, who are finishing up another meeting and will be joining us.

[00:00:23] In the meantime, we have an agenda that includes a report, a progress report on what's been happening on the housing arena, but also a looking-forward portion of that presentation.

[00:00:42] I'll talk about some of the things we see coming down to FICA over the short term. We're going to talk about the Metropolitan Washington Regional Fair Housing Plan and the Board's proposed response to that plan, submission to the COG.

[00:01:00] And we're going to talk about some administrative guidelines for the Affordable Housing Preservation COG plan. And as you recall, we approved the comp plan and agreed at that time we would develop some administrative guidelines to implement the plan.

[00:01:22] So with that, I am going to turn to Tom Fleetwood, the director of the housing department, and ask Tom if he would provide the progress report and looking forward.

[00:01:39] Good afternoon, Mr. Chairman, members of the board. I'm Tom Fleetwood with the Department of Housing and Community Development. We wanted to provide a brief snapshot of our

progress focused on the period since our last Housing Committee, and we'll just go through this briefly.

[00:01:56] We've made substantial progress on a number of fronts, including our development work, our policy initiatives, affordable housing preservation, as well as governance with respect to our homelessness practice.

[00:02:11] construction right now we almost have 1200 units that are that are being built right now all in areas all over Fairfax County and similarly our development pipeline has over 2,000 units with preservation and new production in areas all over the county want to highlight in particular since February we closed on the financing for the autumn willow development in the Springfield district you'll remember that this is 150 units of new senior housing.

[00:02:47] We'll be hopefully doing a groundbreaking a little bit later in the year and are working on that, as well as Arrowbrook. Arrowbrook has 274 new units of affordable housing in the Drainsville District, and its construction is complete, leasing is underway, and we're having a ribbon-cutting on Thursday, so we're looking forward to that.

[00:03:11] With respect to affordable housing preservation, we've made significant progress relative to policy. You'll be hearing a little bit later in the agenda today about our work on the administrative guidelines for affordable housing preservation.

[00:03:31] And, of course, the board adopted a comprehensive plan amendment for affordable housing preservation in March. hcd also successfully has developed using an rfq process a bench of affordable housing preservation organizations that can jump in and act quickly to respond to preservation opportunities emerging in the market we put out the rfq in earlier this year and and we are now we now have more than

[00:04:06] 20 providers who have been pre-qualified and we've put it to immediate use we have an opportunity to preserve coralane gardens in the mason district now this was a property that was already committed affordable housing it's at the end of its tax credit period and the owner is looking to sell it we've worked with them extensively to to have that transaction take place within the confines of our rfq process and we're we're very pleased with how that process is working so far

[00:04:41] per the board's direction we've also convened our affordable our workforce dwelling unit for sale task force and are beginning to work on recommendations for the board uh for the reformation of the uh of the for sale program and the wdus you may recall that similar to the rental side of the program that there are challenges with the 120 and 100% units that are being produced under that program. So we're working on that issue. And we expect to report out by the

[00:05:18] end of the year. With respect to homelessness governance, just a preview of something coming forward. We are bringing an action item to the board on June 6th to reestablish and recharter the Continuum of Care Governing Board.

[00:05:38] We will have recruitment for that in concert with members of the board as well as consumers of homeless services. We will be conducting a very robust community engagement process as we begin to work towards developing a longer-term plan for homelessness.

[00:05:59] Also looking ahead, we are preparing in mid-summer, right around July 1st, to release our latest notice of funding availability. This has been a highly effective process that we've been able to use in

terms of bringing in deals for both preservation and new production.

[00:06:25] So much of what we'll be doing will be similar to previous years, but we are also working with our industry partners to identify opportunities for efficiency. And that concludes my snapshot of progress since our last Housing Committee meeting.

[00:06:48] I'm happy to answer any questions you may have. Thank you, Tom, and thank you for the tremendous progress you're making. The one item that I just came as you were going through it, I recall, was the home ownership.

[00:07:04] You're making progress on that as well, I believe, although it's not listed here. Yes, sir, and we expect to provide and, in fact, spend much of the August 1st Housing Committee making a presentation on our work with home ownership. Questions? Comments? Yes, Mr. Chairman.

[00:07:25] Just really briefly, I also want to thank you, Tom. This is... It's always great news when we see all of this together in one place because, you know, each one of these has their own complexities, and when you look at these, each one of these may seem like an easy transaction.

[00:07:42] All of these are very difficult, and to see it all on one sheet is very impressive or in one presentation. I guess the only question that I would have is with regard to the WDU for sale task force. One, we're expecting the report out by the end of the calendar year, but do we – is the task force – just remind me, the charter is to evaluate income served in the program and unit expectations.

[00:08:14] The unit expectations are derived from what? Is that, I mean, they're just coming up with those on their own, or what is the data we're using to try to come up with what a reasonable unit expectation recommendation is?

[00:08:30] So similar to the work that we did for the rental side of the program, we're bringing in a consultant who's going to work on evaluating, you know, how those, you know, the impact of when you move those dials in terms of lowering the incomes and what the knock-on effect is.

[00:08:48] in terms of the amount of housing that can be provided. I'm joined here at the table by Anna Shapiro, who's our Deputy Director for Development. If you want to add anything to that. Well, let me just follow up with one question.

[00:09:03] The data in terms of need that we've identified, I mean, that's factored into the equation because obviously there's a, you know, what are the pros and cons of dialing up or down the income levels, but then how does that match up to where the most acute needs are that aren't being served potentially now in this gap between, you know, ultimately very, you know, much more affordable housing and market rate non-affordable?

[00:09:31] Yes, and I think the best way to answer that is to say that we see tremendous demand at the 80% level for, you know, for workforce dwelling units for sale. It is much more of a challenge because they float closer to market for 100% and 120%.

[00:09:51] Okay, excellent. All right, thank you very much. You're welcome. Thank you very much, Mr. Chairman. A couple of things. On that last point, I'm glad we're moving forward with this. I'm very familiar with the effort with Tyson's.

[00:10:09] This is going to be, it's probably going to have relatively modest results It's only because the vast majority of our WDUs are apartments for now. But this will help us if and when the condo market

comes roaring back, which does happen from time to time.

[00:10:28] And when that happens, this will be, I think, very useful. I'd also just note that it is a little bit of a challenge to do a blanket policy like this, particularly in the sales market because of the wide variation of market units.

[00:10:48] You know, some of them are more moderately priced. Some of them are really high end. And so, you know, trying to figure out a way, and I know that that was what caused the Tyson's initiative to come about a few years ago.

[00:11:04] But thank you for getting this going. And thank you as well for really laying out the project. One of the things I'd ask for in a recent committee meeting or board meeting, I can't remember, was tracking the projects and doing a crosswalk with available funding.

[00:11:23] Just off the top of your head, basically, how are we doing? Are we, you know, are we looking, basically, have we spent all the money that looks like has been appropriated by the board or, you know, are we getting close to that? I want to make sure that's in balance, and I know that's something you guys watch, but it doesn't necessarily show up in a PowerPoint slide.

[00:11:46] Supervisor Alcorn, what I would say about that is that almost all of the resources that the board has provided to us are committed to projects within this pipeline. However, we have had some of them move around relative to timing, and I'd like to provide, if I may, a more fulsome response in writing.

[00:12:05] That would be wonderful. That sounds great. Yeah, thank you, because I knew that was going to be very important. I think not just for me, but for other folks on the board as well. The last thing I wanted to ask, in terms of the COC, thank you for getting that going.

[00:12:26] I'm just curious, how active is that going to be? Are you looking to do something that's maybe monthly, quarterly, or is that something you're going to wait until the group forms? Because there's a lot of work that can be done and needs to be done, I think, along those lines.

[00:12:45] i'm gonna see if tom barnett is in the room but if he is not he's here he's coming up and actually and while he's coming up one other related question which is um in terms of all these wonderful projects that are going on i know permanent supportive housing is also a priority um so uh anyway i do look forward to seeing more of those projects coming online so on this Supervisor Alcorn, the minimum number of meetings per year would be four, so they'd be meeting quarterly at least, but I imagine during the inclusive community engagement, they'd be meeting more frequently over the next year.

[00:13:22] Okay, great. All right, thank you very much. Okay, while you're there, Tom, no, I wasn't sure, Tom Fleawood, we were going to mention the fact that we got a report on the housing recently, homelessness, and I wanted just to hear your initial response and you know what plans you might have as supervisor fausta as you saw in the point in time results for fairfax county the increase in people experiencing

[00:13:56] homelessness was 10 percent um while that that is significant it is actually the lowest percentage increase of all nine jurisdictions in the metropolitan region um so clearly we have made some some important ways to prevent homelessness and and reduce that number but there is a lot more to be done families with children especially increased with this latest count there was a point where our shelter capacity was more than doubled in terms of the occupancy was more than double our capacity and that is

hard to to sustain but our non-profit partners have done a great job in reducing that and we're going to continue that trend

[00:14:35] over the next year that's excellent and i mean i really just want to make the point that we are focused on this i mean we take it very seriously and with the continuum of care uh board that will be coming online uh dedicating even more attention and resources to deal with the problem yes sir i think the community leadership engaging people with who have experienced homelessness um figuring out new creative ways that here in fairfax county we can implement best practices try new things i

[00:15:10] think all of those are going to be key if we're going to to turn the curve here okay well thank you, and thank you for keeping our percentage growth down. You know, it's just a huge problem across the region and a huge challenge, I should say. Yes. And thank you for what you're doing.

[00:15:31] Thank you, sir. Thank you, guys. Yes. Okay. I'm going to work my way down, starting with Supervisor Gross. It's for the other Tom. I'm going to leave you alone, Tom Barnett. Work my way down. Go ahead, Supervisor Gross.

[00:15:48] Preservation of affordable housing. You've noted Coraline Gardens in Mason District. Do we know how many similar type properties might be coming up because their tax credits are about to expire?

[00:16:06] And what kind of decision-making do we do on the condition of the properties? Hi, Anna Shapiro, Deputy at Housing and Community Development. Thank you for that question.

[00:16:22] We do a biannual survey of the market affordable, But we have not yet tackled the full assessment of those that have expiring tax credits. That is one of the task force recommendations and something that we will be kind of as we're continuing to move through our understanding the entire world of the preservation opportunities in the county, working through that as well.

[00:16:42] So we've started, but we don't have a full list as of yet. It worked very well 10 years or so ago. That's how we were able to do the 1,000 or more. I think we actually did 2,000. But some of the properties may not have already had tax credits, and some I know that were offered to us were not in good shape, and we said no.

[00:17:05] So I wanted to make sure we have some sort of criteria. Thank you. Thank you, Mr. Chairman. My question is on the Arrowbrook project. I know it was, I think, a unique opportunity with an amalgamation of housing into the singular building.

[00:17:23] Do we have other projects like it in the queue? Is this something that we might see again? I guess I'm just curious in terms of future opportunities with this type of model. Supervisor Lusk, thank you. And I might ask also if Mr. Faust might help me tell some of the story about Arrowbrook.

[00:17:44] It was owned, as I recall, by a charitable trust that then ground leased the property to the affordable housing developer, Fairfax County provided a substantial amount of gap financing and also was able to deploy a certain amount of project-based vouchers, and we also project-based several state rental assistance program vouchers for people with severe disabilities.

[00:18:17] So it was a very unique project. We'd never done anything like that before. But then the question still, do we have an opportunity to do a future project? Do we have any future opportunities currently that would be similar to this project? In terms of ownership by a private entity?

[00:18:37] Well, yes, and that would be an amalgamation of multiple, I guess, entities into the singular building. Supervisor Lesk, are you referring to, like, the mixed-use aspect of it?

[00:18:55] Well, I'm thinking more that they could have had a portion of those units built in a different facility, but they chose to bring them all into the singular design. I think you're thinking of the Tyson's project that SCG is building where Capital One owed us numerous workforce development units as part of the multiple buildings they developed across Tyson's, and they concentrated them into one project.

[00:19:34] Supervisor Palchuk's district, I think 450 units, taking away their obligation to include them in other projects. They concentrated them in one. I thought that was a component here, too.

[00:19:50] No, it was not. It was not. No, this was just straight up 60% and under LITC. I think Tyson's is the only place where we allow that. Okay. All right. So then maybe the question's more for the Tyson's project than if we have an opportunity to do that again is where I was trying to go.

[00:20:10] I think we're certainly willing to be responsive to anything that emerges in the market. Okay. I appreciate that. And then I apologize. I got one more real fast. No, it's fine. Is on the project for Pendaw, the housing component, it's Mount Vernon, 65 units.

[00:20:28] Which project is that one again? That is the redevelopment, forgive me, that is the replacement of the Eleanor Kennedy Shelter and the Pendaw Fire Station. Just making sure. Okay. Thank you.

[00:20:47] I had a different comment first, but one thing that you brought up that I think is critical is that each of these projects is so unique, like every project we look at. So, well, first of all, I want to thank you and your team every time a project does come to us. I know we have both opportunities, but also some of the concerns that come with each of those.

[00:21:05] And so understanding the timeline, who owns the underlying land, what future opportunities there are. So I think when we look at those projects, I'm cautious, and I know we want to be cautious that it is a win-win and that we are not giving up more than we are getting for the county.

[00:21:21] But definitely we appreciate the way we review each of those opportunities. My comment was really about the regional component that really came out of this. I appreciate that you share that, Tom, that while there is an increase, we know regionally it's good to hear that we're doing better.

[00:21:37] But to me, it also brings up the fact that anything we do here is also reliant on what's happening regionally. I know my very first Northern Virginia Regional Commission meeting, the housing directors from each authority were there and present, and I know you all work together.

[00:21:53] But I am wondering, as we continue to look through the developing, the pipeline, the preservation, the homeownership, all of those, maybe if there's a way we can continue to look at what's happening regionally, where we stand, and what kind of the, maybe there are other regional opportunities for either state or federal funding or with private entities like Amazon being able to, or churches, et cetera, being able to support some of those projects. So I do just want to highlight that we're doing great work, but clearly we can't do it alone. And so continuing to kind of track that and understand what more needs to be done at the regional level.

[00:22:30] I think it's helpful for those of us who serve on the regional committees as well. Never enough, but I know we're chipping along, so thank you. All right, if there are no further questions on that topic, we will move to the next item on the agenda, and I think we need to call on Ken Saunders to report on the

regional analysis of fair housing impediments and additional fair county goals and I just wanted to say before

[00:23:03] Ken speaks that they did an amazing outreach job into the community got tremendous amount of feedback in my opinion they've captured the you know we had the goals that are regional and they did a good job of consolidating and identifying local goals. There are some who question it's not not enough. And I just want to say, you know, I can be sympathetic with that because it's never

[00:23:37] enough. But I also want to point out that this is not the only document that we are living by in the world of affordable housing in Fairfax County. You have the area and local goals in this particular document we have phase one phase two of our strategic plan uh for housing we have the county-wide strategic plan uh we have requirements for adus and wdus and most area comprehensive plans talk about you know affordable housing so uh it's it's a question of um you know what what

[00:24:15] is the point where you uh stop on this these particular lists uh and you know i've talked to Ken, I talked to Tom, and, you know, we're going to look and see if there's other, if we want to add some other things and listen to what, you know, we want to make sure we're listening to the amazing advocates for affordable housing to make sure that, you know, we're all on the same team because we are.

[00:24:40] But for right now, you have in front of you what the, what is in the document. It will be submitted, I think, tomorrow to COG, and we as a team will continue to look to see if there's additions we want to suggest to the document, but we have to keep in mind where we're at when we're talking about, you know, our goals. We have a lot of goals in affordable housing. They're not, every single one's not listed in this document, and I'm not sure they

[00:25:12] all have to be, so. With that, Ken. Good afternoon, everyone. My name is Ken Saunders. I'm the Director of the Office of Human Rights and Equity Programs. I'm joined here today with Amanda schlanner she is the housing program manager for the office of human rights and equity programs today our goal is to share with the housing committee the process by which the local goals

[00:25:45] to be included in the metropolitan washington regional fair housing plan cog were developed i'm going to turn it over to amanda she's going to give a brief presentation and she'll hand it back off to me hello as hello as ken mentioned my name is amanda schlener i'm the fair housing program manager with the office of human rights and equity programs in 2017 fairfax county and surrounding jurisdictions retained a third-party consultant mw cog to review cross jurisdictional

[00:26:19] barriers to fair housing the participating jurisdictions included the city of alexandria arlington county the district of columbia the city of gaithersburg maryland montgomery county maryland loudon county and prince william county this regional approach is significant because barriers to fair housing don't follow strict jurisdictional boundaries and residents are mobile throughout our region therefore a coordinated and systemic approach is needed regional plans ensure that local goals are consistent innovative and more likely to be

[00:26:55] effective this regional approach also aligns with the county's one fairfax policy to affirmatively further fair housing by investigating the roots of inequality and deconstructing barriers to opportunity that are produced by the systems that have led to inequitable outcomes. And this project included a community approach to developing meaningful goals, including a focus group for community stakeholders, a video presentation that was circulated to all of the BACs, and multiple

[00:27:31] community listening sessions for feedback. Formerly referred to as the regional analysis of impediments to fair housing choice, the resulting document, the Metropolitan Washington Fair Housing Plan, is a five-year plan identifying meaningful actions that participating local governments can take to reverse historic patterns of discrimination and promote fair housing choice.

[00:27:57] Where historically each jurisdiction has developed an individual plan with the regional plan instead of separate goals, seven overarching regional goals and strategies were identified in the plan.

[00:28:15] These local goals, oh sorry, these seven overarching regional goals and strategies to be implemented locally by each jurisdiction. In working towards the seven regional goals that were identified, Fairfax County has identified an additional eight strategies specific to Fairfax to further address the barriers that were outlined in the Fair Housing Plan.

[00:28:41] These local goals are aligned with and supplementary to the regional goals. The local goals that were developed were developed collaboratively by county agencies, including the Department of Housing, the Department of Transportation, Department of Planning and Development, and the Office of Human Rights and Equity Programs, and incorporated robust community feedback during the public comment period for the draft plan, during which the eight proposed local goals were presented for community feedback at two community listening sessions and distributed widely to our partners.

[00:29:18] The seven regional goals are a result of a multi-year, multi-jurisdiction, data-driven planning process. They were drafted by MWCOG, reviewed by the participating jurisdictions, published and refined through a public comment period and engagement process, and are expected to be published in final form in mid-May.

[00:29:43] They are displayed for reference and included in the handout materials provided because today we are focused on the supplementary local goals to be included in the plan. Inclusion of these local goals and strategies is important because they demonstrate Fairfax County's commitment to proactively initiating policies that advance equity in all of our county programs and services.

[00:30:08] And they reflect our county's deepening capacity to consider equity in planning and decision making. The local goals, again, reflected a robust community participation, including dialogue with stakeholders, listening sessions with our community, and incorporating the input that was received by COG during the public comment period.

[00:30:31] As Ken will speak to you, the local goals include actions which will be measured through each agency's One Fairfax Equity Plan. Thank you.

[00:30:47] Local goals one through five were provided by DHCD with participation and input from other county agencies and include increasing home ownership opportunities, increasing housing choice for voucher holders, delivering more affordable housing units, preserving existing multifamily affordable units and manufactured housing units, increasing awareness of affordable ownership and rental opportunities in vulnerable communities and communities of color.

[00:31:19] In these proposed local goals, DHCD has outlined several proposed actions to achieve these goals, including revising the county's for-sale workforce dwelling unit policy to lower the area median income categories, creating a separate policy for workforce dwelling units and high-rise condominiums outside of Tyson's Corner, adopting tiered payment standards to align with market rents,

[00:31:51] Encouraging co-location of affordable housing on county facilities and county-owned sites. Utilizing partnerships with faith-based organizations to encourage the private development of affordable housing on undeveloped or underutilized commercial land.

[00:32:12] And amending the Fairfax County Comprehensive Plan to include tools and incentives to preserve affordable housing. Moving on to Local Goals 6-H, which were developed by the Office of Human Rights and Equity Programs, they include increasing community awareness of fair housing rights by developing a new fair housing training and outreach activities, continuing to enforce the county's human rights ordinance through testing initiated complaints that identify areas of concern,

[00:32:46] Increasing the accessibility of fair housing services for individuals with disabilities and for whom English is not their first language. In the proposed local goals, the office has outlined several strategies to continue and expand its existing efforts towards these goals, including utilizing newly collected demographics to add data to identify underrepresented groups, targeting trainings to professionals in the mortgage and lending industry, real estate

[00:33:23] appraisal industry, and realtor associations, identifying new community relationships to provide services in various languages, producing new media content on fair housing rights to expand its reach to underserved populations, creating new opportunities for community input and feedback, utilizing a data-informed approach to determine the most effective types of fair housing testing to conduct, utilizing new technologies to improve the accessibility

[00:33:58] of video conferencing services, continuing to make people aware of reasonable accommodations and or language services upon initial contact. Agencies will utilize their equity impact plans to track progress towards the local and regional goals. It is proposed that after the first year publication of the plan, each agency shall establish measurable goals in consultation with their respective deputy county exec and the county's chief equity officer. All goals

[00:34:33] and the metrics by which the agency will measure successful progress will be reported in the agency's public equity plan on an annual basis. COG expects to publish the final regional fair housing plan, including the local goals, in mid-May, which is actually tomorrow. The Board of supervisors will be presented with the published regional fair housing plan for final action. All jurisdictions are requested to provide final action on the plan by the tentative

[00:35:06] date of July 31st, 2023. We will be back in touch with more details on how we proceed. Thank you very much. Excellent presentation. I just, I think it's probably obvious, but

[00:35:23] When we approve the final plan in July, we'll be approving the area-wide goals, but certainly not the goals that are set by the various other jurisdictions, the local, so that we would approve our own local goals on that date along with the regional plan.

[00:35:47] And then everybody else would do the same. So if there are specifics that we need to address as we go forward, we have some time to do that. that would be correct yes thank you uh i i said before i'll say it again uh i attended some of your outreach uh efforts and uh it was just excellent and uh the input uh was real i mean it was from the people who were living it and they were uh they were just it was just excellent and i think you've captured a lot of that uh and what you've done so i thank you for that uh

[00:36:26] Opening it up, Mr. Chairman. Yeah, I want to thank you as well. This is very well done. The outreach was super. I also, you know, kind of following up on what Supervisor Palchuk was talking about

in terms of regional importance of affordable housing that we just talked about.

[00:36:42] I mean, this is another classic example of where the regional approach to this is so important, but there are local objectives and trends that we're seeing in Fairfax County that might be different than the rest of the region. And so putting these together in this way I think is really powerful and really important.

[00:37:01] And so I'm grateful for the additional Fairfax County goals and certainly agree with what Supervisor Faust had said earlier, which is this is not the end-all be-all of our affordable housing. I'm sorry, our fair housing policies. They're embedded in many other places throughout the county.

[00:37:16] But this document is indeed very powerful. I guess the question that I have and I'm really appreciative of page nine in particular because we can have the best goals in the world, but if we don't have strategies and implementation plans and monitoring to know if we're making progress or not, then we're stuck not really knowing what progress we're making.

[00:37:43] And I know that recently there was a concerted effort to bring awareness to housing discrimination against people who have disabilities. And we saw the statistics recently that showed, you know, when you bring extra attention to that and people understand what their rights are, there are more complaints and more documented examples of housing discrimination. And so when you look at those things and you see them going up, that's not necessarily a bad thing.

[00:38:10] Part of it is people are understanding what their rights are and knowing what their recourse is and bringing these issues to our attention. And so looking at those metrics, you know, is really important, but it's also really important to understand why the numbers in some areas are going up and going down, and in some cases, public awareness. And so I just want to emphasize the piece that's in here about, you know, so much of this is the county's responsibility, but a lot of it is in the hands of a lot of private partners as well. Real estate agents, mortgage bankers,

[00:38:46] developers, leasing agents, you know, the whole myriad of private sector partners, and I can't emphasize enough the importance of making sure that they are engaged in a part of this. And certainly, you know, there's proposed actions targeting trainings and outreach and building relationships with a lot of these organizations. It's going to be so critical that that piece of this continue because, you know, we are a good, effective watchdog.

[00:39:13] We are a good public educator. But at the end of the day, many of these transactions and discriminatory practices are happening between a private party and one of our potential current or future residents. And so making sure that they know what their rights are, our folks, but also making sure the private sector folks know what the law and requirements are is going to be very important as we move forward.

[00:39:36] So I appreciate the attention on that, the attention on the implementation and the metrics piece of this so that we can really measure, you know, real progress that we're making in these areas and not just hypotheticals. So very, very well done and look forward to, you know, kind of after that first year, after year one, making sure that we have these things very well organized and from year to year after that, we can look at what's happening and draw conclusions about where significant weaknesses still exist, but also draw conclusions of where we're making progress and understanding why. So, thank you.

[00:40:13] Chairman McKay and Supervisor Faust, thank you so much for this. This is Alicia Seard-McCormick, Deputy County Executive for Administration. One of the things we truly appreciated about this process is that attention. The fact that this is an area that our community partners are interested in. All of you as members of the Board have been interested in this, and this really just sets a stage for us.

[00:40:34] As Supervisor Faust, it's a living document that we're going to use, and we're really excited about the partnership with Carla as we continue forward on the equity impact plans and ensuring that we measure, monitor, and to your point, going up is not always a bad thing. Sometimes it means awareness, so we're really happy to take this step forward in our regional fair housing plan.

[00:40:52] Thank you. Yes. Supervisor Alcoyne and Supervisor Poucher. Thank you, Mr. Chairman. Chairman, I want to echo some of the comments that have been made, and particularly in terms of the additional testing, training, outreach via new media content.

[00:41:09] Please, we're very, I'm very excited about that. Thank you also for flagging individuals with disabilities. I think it's forgotten in our discussions about affordable housing, but that really is across the board, so thank you for doing that.

[00:41:26] I guess my request is, you know, we're doing the testing, we're identifying where we need to do more work. And I think the chairman talked about, you know, engaging some of these other stakeholders in that. I'm all for that. But frankly, at some point, we have to do real law enforcement. So, you know, we're going to have to pivot. If we're not making progress, you know, in the next some period of time, I think it's time to take a more aggressive law enforcement stance with this.

[00:42:01] You know, this has been out there for a while. This is the law. And I would ask that where we don't see progress, or if we don't see progress moving forward, that the next time you come back, then, you know, I think we would want to see an option for a more aggressive law enforcement status or approach. So, thank you. Thank you. Supervisor Paulczyk. Thank you, German Faust.

[00:42:27] And again, I think along similar lines, I really appreciate, especially on page seven, really that, you know, I think we're under Tom's leadership and with both Tom's, we're really trying to build the ability to have housing and more housing and we need more housing, the ability to have people be able to afford that housing.

[00:42:49] I think the challenging piece, and law is not my background. I know that the laws are in the books. My understanding is they're very challenging and very difficult to enforce and to have proof for them. So I really appreciate that the testing is here.

[00:43:06] I know that's something you've been hearing for years that we need to do, and I look forward to seeing how that continues to develop. I think the education piece is huge. like you said. We really, I mean, you can see it, right? You go into our communities and we know that this isn't something that's been a few years in the making or a couple of decades in the making, but a very long time. And there's nothing harder changed than culture. So I guess in addition to the resources we're able to provide, I guess I'm wondering, it would be really interesting to

[00:43:40] understand what kind of impact these are having both for our agencies and our community partners as well as beyond right in the in the private sector in the community and how we get that feedback and then if there are ways that this can actually fill that gap for legal I know Beth is frustrated all

the time at how challenging this is sorry to call you out Beth I know we wish that there could be more done on the legal side of it.

[00:44:13] So I don't know if that's something that's part of the plan. I think this is the right approach because the other one isn't working, that we really do have to have the outreach, the education, the testing. I think there's more in here.

[00:44:29] Definitely the access to all the populations that really need to have access to this. But I guess if you see a way to go from there at some point To tie that in to the law enforcement piece. Do we see that has has any jurisdiction been able to do that?

[00:44:46] Or do we have that in kind of future plans? Yeah, and I'll let Amanda touch on that and it's it's not so much as law enforcement. It's the legal aspect We got an email Chairman's office and wanting to know why you'd seen a spike in cases regarding individuals with disabilities And I'm proud to say that we have been actively testing since 2017, and what we see when we go through these cycles, that the contractor is focusing on certain areas and recommending

[00:45:24] testing in certain areas, that you will see a spike in those complaints. And I will let Amanda speak to that briefly. Yes, so we only publish our testing reports every two years, and so we're almost sort of coming up on that and we're able to dynamically pivot and learn from what we're getting from the data and so what we were able to do for FY 2022 is we actually did file 22 enforcement complaints against private companies in Fairfax County and today we've settled 11 of them for monetary judgments or not

[00:46:02] judgments for monetary and you know voluntary conciliation agreements I guess on the other side, are there carrots that work on this or that have worked elsewhere? Incentives, programs that incentivize? I do think as Felicia Seard-McCormick, Deputy County Executive for Administration, as Chairman McKay had pointed out earlier too, a lot of it is awareness that sometimes people are just not 100% sure of what the rights are, what their rights are individually.

[00:46:32] People are not, from the industry side of it, always aware of what things they need to do to make things more accessible, to make it easier for people to navigate the system. So I think the carrot is in just teaching people what we're trying to achieve and why it's important for the larger community as well. Thank you.

[00:46:50] Really appreciate that. Yes. Sir, rather than last. Thank you, Mr. Chairman. I just want to make a couple of comments. One is I really appreciate the Fairfax County Goals 1 through 5. So I'll say to Tom, this is very helpful and particularly number four.

[00:47:06] As you know, I'm very passionate about this one. And I want to acknowledge that the idea around preservation isn't really to preserve exactly what's there today, but to preserve that housing stock, to be kind of careful here when we message this out that people are hearing that we're going to have, you know, a program in place, we're going to have a, you know, a staff person hired to help us work in this community and look for ways to make improvements in the overall amenities and really the quality of the housing that exists in these communities.

[00:47:40] I think that's a really important thing. And the other thing I want to acknowledge, too, is as we think about the co-location, as we think about providing housing on county facilities, and I know this is a goal and we don't express it here, but I think it's important for us to bring up this point about magnet

housing, that if we're going to be using county facilities, that there be some possibility, opportunity for this housing and also to include housing for public safety, public sector, and other county employees.

[00:48:14] And I think that is something that is kind of important as well. So I'll close with those two points and just appreciate it. Thank you. All right. Well, thank you very much.

[00:48:30] Well done and great presentation. Thank you, guys. We're definitely ahead of the games. We appreciate all of your commitment to this. All right. That brings us to the third and last item on our agenda.

[00:48:54] We will discuss the draft Administrative Guidelines for Affordable Housing Preservation. This is just an update, and we're looking for input and suggestions from the board as they continue the process of finalizing the Administrative Guidelines.

[00:49:13] We have with us Megan Van Dam and Bree Fuller to make the presentation. Hello, everyone. Can you all hear me? Good to see you all. My name is Megan Van Dam. I am the Division Director for Affordable Housing Development in the Department of Housing and Community Development. And I am giving the intro. Brie Fuller will be giving the presentation

[00:49:46] today. But I wanted to talk about a couple points. As you all are aware, the board adopted this policy about preservation in March of 2023 that focuses on market and committed affordable multifamily apartments and that the policy itself also offers a number of incentives including additional density during redevelopment that we can utilize to encourage the preservation of these

[00:50:22] units. The administrative guidelines, much like the workforce dwelling unit administrative guidelines, are the next step in building this program. And they are really the how of how the program will work. So how we identify and preserve the units during the entitlement process, and once we get them, how we manage them.

[00:50:49] So, you know, we had a robust amount of stakeholder outreach during the policy development, both virtual and in-person meetings, and we're looking forward, following our conversations with you, to publish the draft administrative guidelines for a 30-day comment period and and have another round of stakeholder engagements.

[00:51:15] And we're looking forward especially to getting feedback on some of the pieces of the program that were brought up during the policy development and that we really thought were much more appropriate for placement into the administrative guidelines and to also elaborate on some of the policies as well.

[00:51:40] In particular, one that came up during the hearing that we're looking forward to having feedback on is the opportunity to include market affordable units in the program that are at the workforce income levels at that 80 percent so that property owners with those types of AMI levels can participate in this program and take advantage of the additional density that they can receive during redevelopment.

[00:52:15] We'll also, Brie will talk about how we calculate affordability, and we're looking forward to comments on that. And then also, finally, how we map out what is needed to fairly assess any request for additional density in order to really set clear expectations for a collaborative process with property owners.

[00:52:40] So we are looking forward, as I said, to this next step. I look forward to your comments today and the effort as well. We're looking at this program sort of in parallel as we prepare for similar policy development and program development for our manufactured housing policies, for preservation of manufactured housing policies and programs, which we will be getting to do this summer.

[00:53:10] Okay. So with that, I'll turn it over to Bree. Thank you. So as Megan mentioned, the purpose of the administrative guidelines is to support the affordable housing preservation policy that was adopted into the comprehensive plan back in March, which has a goal of one-for-one replacement of existing affordable units that are being redeveloped. Administrative guidelines are a separate board-approved document and provide additional details that are not laid out in the comprehensive plan itself. We currently have a set of administrative guidelines for the workforce dwelling unit policy in the comprehensive plan, that covers how that policy is implemented um it also includes commitment of units compliance with

[00:53:48] affordability and other processes and our set of administrative guidelines will operate similarly to that document our draft document clarifies the applicability of the policy to multi-family properties proposed to redevelop how that policy will fit into the existing review process for rezoning applications the goals for replacement units administration of those units and development of relocation plans for existing tenants.

[00:54:13] We did conduct extensive community engagement with the Comprehensive Plan Amendment this year and last year and heard from industry that they wanted to be involved in crafting these guidelines, as a lot of the details in our guidelines are questions that came up during the plan process.

[00:54:29] Prior to today, we had gathered some preliminary feedback from industry, specifically some developers and land use attorneys that gave us some really valuable insight and helped us get to the draft that we have today. The first topic in the administrative guidelines is the determination of policy applicability.

[00:54:48] As early on as possible in the process, HCD would determine if the policy applies to a project or not. Committed units that would qualify for the policy are affordable to households earning 80% of the area median income and below, either currently or whose commitments have expired within the past 12 months.

[00:55:09] Commitments may be through the ADU-WDU program. They might have used tax credits or have rent restrictions through other means. Then qualified market affordable units are those that are affordable to households earning 60% of the area median income and below.

[00:55:25] We will look at rents over the course of the preceding three years to determine if those units were market affordable for a majority of that time. Another factor is if the property has appeared on one or more of the past two market affordable surveys that we conduct every two years.

[00:55:42] Properties also, as Megan mentioned, that have market rents up to 80% may opt into the policy, which would provide them with additional density and then provides the county with the benefit of additional units that might not have been captured in the policy otherwise.

[00:55:58] So this does give us an option to preserve more workforce housing at higher levels of affordability that are still very critical to providing housing for all income levels in the county. And the

topic of preserving workforce housing was something that was relayed to us during the public hearing for the plan amendment.

[00:56:17] So our goal with the opt-in is to provide a tool for preserving units at higher AMI levels. Property owners may request an affordability assessment from HCD at any time. And if they do plan on submitting a rezoning application, they'll ideally come to us prior to any pre-submission meetings so we can get that affordability assessment nailed down before they enter that process with DPD.

[00:56:42] HCD will determine if the policy will apply to the redeveloping property, as I described in the last slide, and the determination will also include the replacement goals for the units, which include a comparable number of units, affordability levels, and number of bedrooms to what existed prior.

[00:57:01] The second topic in the guidelines is the review process for proposals prior to a rezoning application being submitted. After the affordability assessment is completed, the applicant will submit a preservation proposal for HCD and DPD to review.

[00:57:18] This will include the density that they need to achieve that one-for-one replacement based on the affordability assessment. It should also include any alternatives being proposed if they are necessary. And HCD and DPD may request additional information, including massing concepts, to give us an idea of how that additional density may function on the site, as well as a financial feasibility model to determine that any alternatives that are being proposed, if they are necessary, alternatives to one-for-one replacement, that is.

[00:57:51] And the additional information is a topic that we have discussed with industry, particularly as they don't usually give that information to the county, especially the financial feasibility. We will continue to work with members of industry through the process to determine what is appropriate for the county to expect that can provide us with the information that we need to justify alternatives to one-for-one replacement the third topic in the guidelines includes the goal for replacement units the goal of the policy is to maintain affordability

[00:58:27] and minimize the displacement of residents so for replacement units we are ultimately seeking to obtain the same number of units with comparable affordability levels and number of bedrooms but we But we do also want to be able to meet the needs of existing tenants who would like to return to the redeveloped property.

[00:58:44] There might be tenants on that property that are underhoused where there isn't enough space for the occupants of that unit that actually live there. They may be underhoused due to not being able to afford that unit alone or as a family unit. And we did hear from members of the public that often those units that we deem to be affordable per our definitions might actually take a couple families to afford.

[00:59:08] So the needs of existing residents should be evaluated while developing the goals for those replacement units. And this was raised by housing advocates and members of the public during public outreach for the amendment. So we're really looking to balance the affordability goals with what the actual need on the site is.

[00:59:30] And the fourth topic is the administration of the preserved units after the zoning process is completed. If the units are not already subject to other administration processes, such as if they are using another state local or federal program such as tax credits then the units would be administered using the workforce dwelling unit administrative guidelines and this would apply to processes including offering

agreements and covenants compliance integration and dispersion of units and unit sizing and the benefit of this mechanism is that units committed through redevelopment are processed in a similar manner and then if anything changes with the wdu guidelines

[01:00:07] that automatically applies to preservation as well. And the fifth topic in the guidelines is relocation assistance plans. During outreach for the plan amendment, we heard from members of the public that we really need to think about existing tenants and their relocation during the redevelopment process.

[01:00:27] We are proposing that relocation assistance plans be provided to HCD for review and approval, and they should be crafted utilizing the Fairfax County Relocation Guidelines. The guidelines provide a framework for effective relocation plans and recommend the elements that should be included in those plans.

[01:00:43] they should aim to minimize displacement of existing residents by enabling residents to potentially return if their incomes qualify, as well as providing moving expenses for tenants who might be unable to return. We are planning on publishing a draft of the guidelines for public comment within the next week or two with a public comment period of 30 days, and we'll conduct additional outreach with industry and property owners during the month of June, and we'll host sessions where they can ask us questions and give us feedback on the draft. We'll really

[01:01:20] really be looking to make sure our expectations are clear for the process and that there's clarity on the applicability of the policy as that was something that was brought up a lot during the process by industry folks. And as Megan mentioned, we're also really looking for feedback on the new opt-in ability for those market affordable units up to 80%. We know that the policy applicability is a really, really crucial element. So we'll follow up with you all in August and we looking at a September hearing. Thank you.

[01:01:51] Excellent. Thank you very much. Let me ask the Chairman. Yeah, I just had a quick question. Excellent presentation. I guess my question -- I actually have two questions, but they might be a little bit weedy. One is, you know, there's a pretty big gap between helping to pay for moving expenses for somebody and then, you know, Hopefully, units can be accommodated in a redevelopment.

[01:02:23] I guess what I'm interested in hearing is what efforts would we make to find for someone who's displaced, to find for them comparable affordable housing? Is that within this spectrum of things that we would be doing in terms of relocation assistance?

[01:02:39] Because that's different than helping someone cover their moving expenses. And I think the biggest challenge that anyone who is displaced is going to have is finding somewhere else that is comparable and affordable is that part of this spectrum i think that's something that would go in the relocation assistance plans um i believe the fairfax county guidelines speak to that and i should mention also that we are we are looking to update the guidelines um to understanding that we're we're connecting them to this effort as well and they they do need an update so that's something we're thinking about as well so i think they would be included in the relocation assistance plans and it would probably depend how many people aren't going to be able to return and what that kind of effort looks like to find

[01:03:17] those units okay and so is that updated the guidelines running parallel to this in other words when when when might we see a draft of updates to the guidelines themselves i think that's something that we we kind of realized we need to do with this effort um so i'm not sure if if we have a maybe anna has

an answer about that hi anna shapiro um we are actually going to be starting that sort of um you know we have a lot of efforts happening um so this preservation effort we talked about the manufactured housing effort as well to make sure we're trying to, you know, kind of have an approach to those task force recommendations. And then we hope that we'll have

[01:03:54] some new assistance in the relocation space in the agency. So hopefully we can get that started kind of in the fall. We're looking at starting up that process to begin looking at those guidelines, seeing what we need to revitalize. I think they're about a decade old, if I remember correctly. Yeah, I know they're pretty old. I didn't realize that was a part of this. I think it's absolutely essential to do that, and I think the sooner the better. I mean, obviously, they're old, they're out of date, and, you know, the concern is losing units as we're sitting here. I mean, I, you know, don't have evidence necessarily to support that, but I think it's a concern that

[01:04:31] we all have, and so I just don't want us to spend an exorbitant amount of time coming up with new guidelines, because I think they're essential to this whole effort, and also laying out clear expectations for people coming through the process what is expected of them in terms of their lift is going to be critical to make this work and so any way to expedite that is I know there's a lot on your plate but any way to expedite that would certainly be appreciated but thank you for the presentation I think yeah I think this is very well thought through I just want to make sure that you know the guidelines are clear and I would presume that you also are coordinating with all

[01:05:11] the other county agencies involved on the land use side of this too because there's the housing side and then of course there's the development process land use side too and just want to make sure our in-house staff are all speaking the same language as well so i presume that's happening yes we're we're definitely coordinating with dbd okay good thank you did you have something i was just going to add that in terms of the relocation guidelines i think um you know we we do we agree that they want to be, we want to update them as soon as possible.

[01:05:44] We, in conversations with our stakeholder partners, you know, we do recognize that because of the complexity of those, of relocation, we need to make sure that we're doing the right amount of outreach to kind of balance the need for relocation and all that's involved with that with the cost and making sure we can get this program something that is workable and effective. So we do need to talk with all the different players that are involved with that.

[01:06:16] And so I just wanted to kind of put a plug in there that we will be looking to move this forward as quickly as possible, but also with the right amount of outreach. I appreciate that. I just say the sense of urgency piece is that, you know, preservation, you know, is something that we obviously are very focused on right now. And we just had a presentation earlier on all the units in the pipeline. But if we're losing units as quick as we're gaining them, you know, we're not making the amount of progress that we need to make. And so the sooner, even if they're imperfect, they're 10 years old, you know, I realize we do want to do the appropriate outreach. But when

[01:06:52] they're that old, there's probably some near-term corrections that need to be done to them and recognizing that they may have to be fine-tuned over time. But, you know, I think clearly as we're embarking on preservation it's clear that we can't just look at these once every 10 years that we need to be actively looking at these the market changes a lot people's need changes maybe our ability to provide services to people who might be displaced changes and so like our zoning ordinance and so many other

things i think these guidelines should be living document that are ready to make improvements to or enhancements to at any time that kind of can also track what's happening in

[01:07:31] the real world with these folks. Thank you. Supervisor Palcic. Thank you, Mr. Paust, and definitely echo the kudos. I think it's excellent work. We absolutely need this as part of our plan. My first feedback is yes, I think 80% is important, especially in our transit-oriented areas and those accessible areas and the higher-cost areas where it's becoming more and more challenging to be able to keep families where they are.

[01:08:02] A couple of questions. Number one, I didn't see on here if there was anything related to length of time for commitment to replacing the housing. You know, when we do new development, there's a time commitment for how long it needs to remain affordable. So I don't know if that's been incorporated here. Yeah, I think that would be part of how they go along with the WDU guidelines.

[01:08:29] And so I think those commitments are, are those 50 years? 30 years. So it would be similar to that. I mean, we will take longer terms if we can get them, but yeah, I think that's it. So it would follow similar guidelines. Okay. No, I think those are very helpful. And when we can get more, definitely leveraging that as well. And then finally, I'm sorry, I haven't reviewed the existing relocation guidelines, but I assume school areas and school pyramids are part of that when looking at families who need to be relocated trying to keep the children within their school if that's their their preference I'm yeah I'm actually not sure if that's part of looks

[01:09:05] like Tom Tom might have that in thank you sorry supervisor Palchik my recollection is that they do is that it does in fact mention schools as a consideration I would say that in our recent experience doing our own relocations on our projects that that certainly is you know the most challenging aspect of it uh more challenging in some ways than uh the alternative housing itself uh and um but we you know certainly are cognizant of that and we'll uh we'll be sensitive to it as

[01:09:39] we work on the update to the relocation plan relocation guidelines okay i appreciate that and i'm not surprised it's challenging and i think an important goal to have uh as you know displacing the kids and the families during their schooling is quite a challenge so i appreciate that excellent work. Your team is really going on all engines. I don't know the right word, Rodney. Cylinders.

[01:10:01] Thank you. So appreciate it. And definitely moving forward with these, I think, as we know, time is critical. So appreciate your efforts, but also doing the right outreach with all stakeholders. Thank you. Supervisor Alcorn and Supervisor Gross. Thank you, Mr. Chairman. So on slide eight, under Relocation Assistance Plans, the second paragraph, plans should aim to minimize displacement. I just wanted to underscore that and also point to something, and this is probably more applicable to our preservation efforts when we're actually going in and acquiring

[01:10:35] market affordable development. But I think it's important for us to acknowledge that in market affordable complexes, not everybody is at the AMI level of 60% or below. That there actually are people there that might be at 80 percent maybe 90 percent maybe maybe higher uh you know some people choose just to stay where they are and uh i think it's important for to take that into consideration again with the idea of minimizing displacement um and this is obviously not going to be an issue where where it's a teardown and you know and and you know the

[01:11:15] property's being scraped but in other preservation uh situations i i think you know looking to of opportunities to minimize displacement for people that maybe are making above, because I don't want to see us in a position, particularly in our transit-oriented, somewhere more expensive areas, because, you know, even if you are making 100, 110 percent AMI in some areas of the county, that's still not market.

[01:11:38] So, yeah, we should go easy on displacement wherever we can. Thank you. Mr. Chairman, on that point. Yeah, just on that point, I'm glad Supervisor Alcorn brought that up because we have seen examples where people have taken advantage of state tax credits or other rehab programs and have gone in and returned for that, have guaranteed a level of affordability for a period of time.

[01:12:05] And we've seen residences of those units who are above the qualifying income amount be displaced. And they're not high enough above that income level to necessarily be able to find other appropriate housing. So we do have instances like that.

[01:12:22] We have experience in dealing with those. I know that Tom is very familiar with one that we dealt with in the Richmond Highway Corridor that fell into that category where you wanted to make these improvements. But there were people displaced who were above that AMI who got used to comfortable living there, but then really struggled to find a comparable unit to be able to relocate.

[01:12:43] And so it is definitely a real issue. Thank you. Supervisor Gross? Thank you. Yes, we are talking about people's homes. We talk about units. We talk about apartments. But it's their home. And I think sometimes that gets lost.

[01:13:00] But again, on slide eight, relocation assistance plans. this is going to be a several-month process. It's not going to be something that's going to happen in two months. And Supervisor Palchuk mentioned schools. I had also jotted down the commute to the jobs. So those are things that need to be taken into consideration. But here it says recommended to HCD for review and approval. It would seem to me that there needs to be some sort

[01:13:33] of a time frame for that review and approval. I'm concerned that, you know, we're in LDS sometimes in land development services. Plans get stuck on somebody's desk and then six months later they're wondering where are they. You don't want to be in that kind of situation here because you're dealing with somebody who's providing or submitting that plan ready to move on whatever it is their redevelopment but now it's stuck so everybody's in limbo so is there is there a time frame for

[01:14:07] that review and approval or if there is not shouldn't there be supervisor gross thank you for that question um i would say first of all there is no specific time frame that is laid out at this point that being said the development of relocation plans are significantly further upstream than, for example, the permitting process. So I would say that the relocation plans will be negotiated and worked on as part of the land use process and that we would be able

[01:14:40] to expeditiously work with the developer and create an effective relocation plan in a timely way. So I'm not hearing any specific timeframes. I'm wondering, are we talking 30, 60, 90 days?

[01:14:57] I mean, time is money sometimes on this situation, so I'm looking at how do we, what's a reasonable amount of time? Hi, this is Anna Shapiro. Just wanted to kind of lay it out in the full process.

[01:15:14] So just making sure it's clear, these projects will come in prior to their zoning applications, and then they'll have that full kind of the entire time of the zoning. So these plans won't be coming in kind of at

the very tail end of the project. They'll be very early. So they'll get developed along with the zoning and will likely tie into proffers that are going to be on that zoning case.

[01:15:36] Very helpful. Thank you. Thank you. This is very good stuff. I was just wondering if you look, are there other jurisdictions that are doing something similar?

[01:15:56] I would say we're pretty unique. I think we are going farther than a lot of jurisdictions, especially in partnering the preservation efforts with the relocation planning and kind of all of this whole, I think, comp plan policy has been pretty unique in the region, and I would say almost nationally.

[01:16:17] There's other jurisdictions that are doing it, but I think we're on the forefront of this type of effort. Okay. Good and bad. Okay. No, it's great. But if there are other examples, even partial examples, I think it would be helpful to see how they're working and see what the challenges are.

[01:16:40] Will any developer be required to participate in this program, or is it an opt-in? This is Megan Van Dam. The policy and these guidelines, whenever a rezoning is coming into the county that involves redevelopment of residential, we will look at where the rents compare to the AMI levels.

[01:17:17] And we're looking at any project that kind of falls under that 60% of AMI threshold to, we would strongly encourage them as part of the entitlement process to meet the preservation guidelines.

[01:17:35] You know, that would be through the proffer process. So, you know, I don't know that we would call it a requirement. More like our WDU policy is our ADU ordinance. Correct, correct. The opt-in that we were talking about is for the range between 60% and 80%, and that would be more of a, you know, we would encourage them to also participate, but it wouldn't be that same level of stringency that we would look at it.

[01:18:01] Okay. Are there any other questions for the panel? Thank you. It's exciting to be part of something new and creative, and we appreciate your efforts. Very important. That brings us to the end of the agenda items.

[01:18:21] Does anyone have anything they want to bring for the committee? If not, this meeting is adjourned.

