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Loudoun County Board of Supervisors, Public Hearing, Wednesday, January 15, 2025

Date Wednesday, January 15, 2025
Place Board Room, First Floor, Government Center, 1 Harrison Street SE, Leesburg, Virginia
Length 49m (video)

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- Meeting page: <https://loudoun.granicus.com/player/clip/7851>

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Speech-to-text: whisper.cpp, model large-v3-turbo. Produced 2026-10-11. Each paragraph starts with its time [HH:MM:SS] in the meeting video.

[00:08:35] your microphone's always on. Thank you very much. Good evening, supervisors, good evening staff, good evening, Loudon. I'd like to call to order the January 15, 2025 Loudon County Board Supervisors public hearing. This room has a hearing loop. If you need hearing assistance, please switch your hearing aid to the telecall mode. If you need headsets, we have those available as well. Please

[00:09:15] see the clerk to my left to request one. Would everyone please join me in the Pledge of Allegiance? I pledge allegiance to the flag of the United States of America, to the republic for which it stands, one nation, under God, indivisible, with liberty and justice for all.

[00:09:37] Okay, as a reminder, any member of the public who is addressing the board this evening, and according to my list, it's just one person, you may only sign up once, I'm sorry, you may only sign up to speak on matters that are before the board for this public hearing.

[00:09:55] Due to the broadcast delay, if you are speaking in the boardroom wishing to address the board on items 2 and 1, which are the consolidated hearing, please see the number scrolling across the screen at this time. If you signed up to speak, you will be allotted two and a half minutes.

[00:10:14] If you're in the boardroom, when your name is called, please come to the podium closest to you. You have two and a half minutes. When your time is up, please yield the podium to the next speaker,

but as I said, I think We only have one speaker this evening. If you're providing comments via the phone, I ask you to use your stopwatch to track your time.

[00:10:31] I monitor the time in the boardroom and notify when your time is expired. When taking public input, I will ask if there's anyone in the boardroom. Then I will go to the moderator, who is Andy. Andy, is anybody on the line?

[00:10:47] And can you hear me? I can hear you, and I have no one online. Wonderful, wonderful, wonderful, wonderful. Mr. Eichelberg, did you want to speak tonight for something in particular? You just didn't have nothing to do this evening, so you came to join us. That's okay.

[00:11:02] Okay, then. That's how I like it. Okay. Chair Randall. Chair Randall. Yes. The treasurer is a part of item one. Item one. I thought he just wanted to be with us.

[00:11:19] You ruined it. All right, the board will hear the following items of the consolidated hearing. As a reminder, these items are being consolidated because there's no outstanding issues. Staff has recommended approval.

[00:11:35] The applicant has waived their presentation time, and no public speakers have signed up to speak in advance. Supervisors, if you look at your sheets in your package, you will see the items on the consolidated agenda. Since Mr. Sainz is not here, the items that are in the Sterling District, I will make those motions for Mr. Sainz.

[00:11:55] Is there any member of the public who was here today who wish to speak on item two, which is Leji 2024-0017, the Sterling Motor Cards, Zmod 2024-0010, or item four, Leji 2024-0069, Oak Grove, ZMAP 2019-0001.

[00:12:19] by the way, that motion is just to forward this to the next meeting. Yes, that's the motion on that item. Right, is that the motion on that item? Yes, to forward to the next meeting, to a business meeting. So we're not approving that item tonight. Is anyone who would like to speak on those two items? Andy, is there anybody on the phone to speak on those items? No, Madam Chair. Wonderful. Seeing none, I'm going to close the consolidated hearing and I'm going to make the motion for item 2 I'm with the board supervisors approve motion to be for the approval of the zoning modifications provided in the

[00:12:58] January 15 2025 public hearing item 2 staff report motion made and seconded discussion on that motion seeing them on 50 say aye aye any opposed that motion will pass 7-0-2. Mr. Sains and Mr. Letourneau are off the dais for right now. Item two, I move to the Board of Supervisors to approve motion one to forward the zoning map amendment to a business meeting as provided on the January 15, 2025 public hearing item number four staff

[00:13:32] report. Motions made in second with Mr. Kirschner. Discussion on that item? Seeing none. All people say aye opposed that motion will pass 702 as well that will close to consolidated hearing and now we will go to item number uh three the goose creek no no no hold on number one i'm sorry i'm number one that's why we have a speaker i am number one which is the the fee waiver item will

[00:14:04] staff please come to the table this could go very quickly is there anything that we don't know that already or anything new to tell us no we have no updates you have no updates mr eichelberg do you have any updates nope okay does anyone have any questions for um staff on this item at all no

[00:14:41] okay this is a this is a um staff item so there is no um there is no applicant but we do have one speaker on this item and that speaker is john benedict mr benedict are you here hello sir would you come to the podium how are you well good evening uh i'm jeb benedict uh little river district i'm here on behalf of louden's future uh 501c4 um in a non-profit uh we appreciate

[00:15:21] eliminating the license fee uh you know but of a quarter billion dollar surplus which is what seventeen hundred fifty dollars per household the sticker p is about all that's being returned to taxpayers residential taxes have risen by a third since 2021 even while data center revenue has grown from 100 to 600 million data center revenue will soon approach a billion dollars yet residents aren't seeing major tax relief part of that's due to an overspending habit in 2025 loudon will spend 15 700 per capita three times the national average and yes we're in a high cost area and our residents expect a high level of service and yes we've had higher capital budget

[00:16:00] requirements due to population growth but even allowing for these loudness spending is higher than it should be. Fairfax spends about \$9,100 per capita. Prince William, \$9,000. Arlington, under \$7,000. Howard County, Maryland, with similar density to ours, \$8,600. Montgomery County, Maryland is under \$11,000. Falkir, Clark, and Frederick counties in Virginia spent about \$4,500.

[00:16:22] People can quibble with the numbers, but ultimately, Loudoun is certainly spending more than similar counties. Recent measures, however well-intentioned, show the overspending habit. The Wayfaring project proposes 1.7 million for signage on a bike path when nearly every cyclist old enough to be out alone has a smartphone with a map. Building Philomont Firehouse, a rural station with a planned staff of eight, will cost 11 million. Mickey Gordon Park in distant southwest Loudon was proposed for 10 million renovation and a level of development that was excessive.

[00:16:55] Eastern Loudon Art Center has a construction cost of 112 million, that's 750 per Loudon household just 30 miles from the kennedy center the school budget grew by almost 10 percent last year when enrollment has already plateaued non-teaching positions grew by 47 percent in the last five years which is 61 million yearly while enrollment actually fell three percent you have to wonder whether all the administrators are truly needed parkview high school has a construction estimate of 221 million that rivals the endowments of hampton sydney hollands college

[00:17:29] or hampton university at the same time the board declined to fund a modest pilot pdr program because it ostensibly didn't deliver enough value we think it's a great start getting rid of the sticker fee but let's set a new year's goal to work toward real tax relief and more reasonable spending thank you very much for your comments we appreciate them thank you very much um mr who Who made this motion before?

[00:17:57] I think this is, for the most part, Mr. Kirchner, or Mr. Crying. Mr. Kirchner, would you like to make the motion on this item? Either one of you is fine with me.

[00:18:14] It's not in the consolidated agenda, so you have to go to your package. We can go to Ms. Okay. Graph motion. I move the Board of Supervisors for the minute. You want to turn your light on, sir? I can. Okay. I'm not used to this seat so close to you. Am I making you nervous? Close to power makes me really nervous.

[00:18:33] I move that the Board of Supervisors forward the amendments to Chapter 852 of the Codified Ordinance of Loudoun County Motor Vehicle License Fee as provided in Attachment 1 to the January 21st,

2025 Board of Supervisors Business Meeting for Action.

[00:18:49] Motion is made. Whoa. Just give me one second. Would you like to second that, Mr. Crony? Let me give that to Mr. Crony. Motion is made second by Mr. Crony. I'm going to let the two COAT members second do this item. Mr. Kirstner.

[00:19:06] Madam Chair, the only thing I would say, I'm very glad that we are able to give this relief. I think it's important. It's one of those pesky little taxes that we need to continue to look at and be wise and keep things simple in the county. I appreciate the support of staff in this and my fellow members on the board.

[00:19:22] Thank you. Thank you very much. Ms. Briggsman. Madam Chair, may I ask staff a question? Sure. To accomplish this in fiscal year 25, at least the second half of fiscal year 25, or I should say calendar year 25, we are using fund balance.

[00:19:38] Is that correct? Oh, Megan's here. Yes. Yes, it'll be absorbed by other revenues that ultimately would have been in fund balance. Okay, so that was one use of our fund balance. We did have a rather large fund balance this year. And, you know, the reason we have that large fund balance is because we conservatively forecasted our corporate revenue.

[00:20:02] We have vacancy savings, which is pretty normal for us. And we also tend to conservatively forecast the assessments on real property. This year's annual surplus was \$259 million, which is pretty large for us.

[00:20:18] It's usually about \$100 million. And we are very fiscally responsible when we plan the budget and when we think about the revenues that will be coming in and the revenues that will be going out. We, out of that \$259 million, we put the requisite, by our fiscal policy, the requisite 10 percent into our reserve fund.

[00:20:42] We also put \$69 million in the capital budget asset and preservation program and debt service. We put \$60 million in fiscal reserve and stabilization funds. We put \$9.7 million to one-time LCPS capital projects. We put \$105 million to active capital projects, other contingency funds, and the land acquisition fund.

[00:21:00] We also put \$16.9 million to board-directed items such as the renovation of a senior center and library, corridor studies, and a pilot microtransit program. because we had a large surplus, we were able to lower this or repeal this car tax basically.

[00:21:23] We are also forecasting that we will lower the car tax by 67 cents in fiscal year 2026, which we would not be able to do without our great revenue that we're getting in the county and our great fiscal and responsible fiscal planning.

[00:21:40] We are also forecasting or proposing to bring the real estate tax down another two cents. So that will be about 20 cents since 2020, bringing that down. It is drastically lower than any other real estate tax among our comparators in the region.

[00:22:00] So we are also going to hopefully, and this is budget pending, budget deliberation is pending, but we will have the homeowners equalized tax rate in fiscal year 2026. So with all that, I just wanted to make sure that we clarified how we handle fund balance in this county.

[00:22:22] A rebate, we decided, was not quite possible because we would have had to proportionally rebate also the corporate tax, i.e. the data center tax. So we have provided a bunch of tax relief with that. Oh, thank you. I'm happy to support the motion. Thank you very much.

[00:22:39] obviously i'm going to support the motion and i'm happy to support the motion for our towns as well for one year which was a friendly amendment added to the uh other when we when we did this at uh finance that friendly member came from mr uh saints um you know i i take i take the the taxes and the and the finances of this county very seriously um i i never ever kind of just i try not to be defensive or just write off what a constituent says because I think, you know,

[00:23:15] we're here to listen to constituents. It's interesting because you hear both. I've heard people say that, you know, we need more county services and I get plenty of emails about what we don't have. But I think it's a balance and so I want the speaker tonight to know that he was heard as we go into the to the budget we would take everything into account um i i don't i don't know that i agree with everything that was said but i agree with some of the things that were said and certainly those things i'll take those things into account when we go into the budget cycle this

[00:23:55] year and i really do appreciate people coming to speak to the board i don't think it's always an easy thing to do so i appreciate it would you like to have a closing sir let's vote all right Motion was made by Mr. Kirshner, seconded by Mr. Crony. All the people who say aye. Aye. Aye. Opposed?

[00:24:17] That motion will pass 702. All right, we have one more item. And the item is an item in the Ashburn District. It's a Century Corner at Goose Creek Village GCPA item. Would staff please come to the table?

[00:25:00] This item is in the Ashburn District. I do not believe there's a presentation on this item in the package, is there? Yes, there's a staff presentation. Okay, well, maybe I need to go back out and come back in. Mr. Turner, would you like the presentation? See, I'd like, I know we're trying to get up this dance really quick tonight, and I understand, but I'd like to have it, actually.

[00:25:21] Okay. I was loaded in its own separate place. Okay, I found it. Yeah, I'd like to see it. Good evening.

[00:25:36] Good evening. My name is Darby Metcalf with the Department of Planning and Zoning. I'm here tonight to present the application for Century Corner at Goose Creek Village. The subject property is 3.84 acres. located north of the Dulles Greenway and west of Belmont Ridge Road in the Ashburn Election District.

[00:25:53] Property zone plan development mixed-use business under the Loudoun County Zoning Ordinance. Property is located in the suburban policy area and the suburban mixed-use place type. The applicant is requesting a zoning concept plan amendment to increase the number of independent living units from 80 to 120.

[00:26:11] Special exceptions to modify plat design and layout associated with previously approved continuing care facility uses and a zoning modification to further reduce building and parking setbacks along Belmont Ridge Road and the Dole Screenway. Tonight's application is within the larger plan Goose Creek Village.

[00:26:29] The area south of Sicklin Road is subject to previously approved Century Corner Goose Creek Village of the same name as tonight's application, which permitted residential, retail, office, and continuing care uses. Present on screen are annotated excerpts of the approved and proposed building layouts, with the approved layout on the left of the screen and the proposed layout on the right of the screen, depicting an increase from three to five stories and an increase to independent living and continuing care facility square footage.

[00:27:01] General plan envisions development within the place type with a maximum of 70% residential and 5% public and civic uses. The application proposes an increase in residential. Staff have concluded that the proposal is consistent with the general plan and advances the Goose Creek Village towards...

[00:27:17] Can you speak up just a little bit, please? Sorry, my microphone's not as close. Apologies. Staff have concluded... Is that better? not really it got a lot closer better better it's it's on it is on all right okay let's try again i'll just be louder okay staff have concluded that the proposal is consistent with the 20 there you go awesome consistent with the general plan and advances goose creek village towards the anticipated use mix envisioned within the place type present on screen are the proposed setback reductions indicated in red at the bottom of the screen and approved reductions within

[00:27:56] Goose Creek Village indicated in green staff supports board approval of the applications the 2019 general plan supports the increase in residential to advance towards the preferred overall use mix and staff are also available for questions thank you wonderful thank you so much mr. Turner anybody else have anything so it's going from three stories to five stories but the far is

[00:28:31] only going up to 1.15 am i misunderstanding what far is if you're at if you add two stories doesn't that increase your far it was on the previous slide maybe that very increase is uh is increasing as well um it is increasing with tonight's application that's correct what what's what are they asking for then one second here do you know okay i cannot probably ask the applicant it is

[00:29:01] 1.15 just from 1.1 to 1.15 that's correct that seems odd okay thank you mr crony yeah thank you chair randall so um i'm uh i would like to ask a question about the unmet housing um housing i saw that they're asking for an increase in far and density um in this zoning district but yet they're not providing any additional ADUs. So I'm just I'm wondering why that is the

[00:29:37] case. The application is exempt from providing additional ADUs due to is in excess of four stories and served by an elevator per zoning ordinance section 7102D. Right and the 2023 zoning ordinance goes up to eight stories right so so they're going to the 99 1993 that's correct zoning ordinance okay so So I'm going to ask the applicant a question about that as well, whether they would provide some EDUs for senior housing.

[00:30:06] The landscape buffer, is there a landscape buffer with all those reduction in setbacks along the -- along our roadways? Yes, there is. Okay. And then what about the civic uses? Are they accessible to the residents in that -- in that area?

[00:30:26] So I know they're doing an amphitheater, I think, and there's common space. So I'm just wondering if it's accessible to the congregate living facility. Yes, they are. Okay. And are they giving 5% or 4% civic?

[00:30:42] I believe it was 5%. Is it 5%? You can ask the applicant when we get there. Okay. Okay. And that was it. Thank you. Mr. Turner. Thank you, Madam Chair. Supervisor Briskman's got me thinking about this

now. On the floor area ratio, floor area ratio, the denominator is the total square footage of the parcel, correct?

[00:31:01] So even though you're going up two floors, the denominator of the ratio is over the entire square footage of the parcel. That's correct. And the FAR is also, the previous approval was up to certain metrics, so it had a range built into it.

[00:31:17] And so the FAR is not as straightforward as it might be if it was a fixed number for each proposal. Okay. Thank you. All right. I might have a question for the applicant, but nothing for staff, so thank you. Okay. Applicants, you guys have 10 minutes. You can sit there, stand up, be the one. It's fine with us. We're ready when you are.

[00:31:38] Thank you. We do have a, oh, thank you. Go to the first slide, please. Oh, can I have that? I'll give some background on this project. Thank you. All right. Thank you very much.

[00:32:04] Just for the record, my name is Paki Crown. I'm with Bowman Consulting, and here tonight with me is Matt Leslie, also with Bowman, and Aaron Swishelm with Walsh Colucci. We have been working on this application with our clients who, unfortunately, for different reasons, could not be here tonight, and they send their apologies to the board for that.

[00:32:30] One has been ill, and the other one has a family member that's very ill, so we haven't, they're not here tonight. Just to give you some background on this, very quickly, this is the area of Goose Creek Village that was planned and zoned to the PDMUB district, and this was done under the revised 1993 ordinance, and because of that, there are certain percentages that have to be met.

[00:33:02] um you can have a maximum of 50 residential you can have a maximum of uh 50 commercial but that's under the zoning district and we had in the original application we had gotten it approved for a one far and then there were ranges that could be could be developed within these different areas what's kind of different about this parcel when we we added this and incorporated it with our original application we we had it as a continuing

[00:33:40] care facility but we really put it in as a placeholder because we thought it was a really good use for the overall uh goose creek village that was the intent of the owners of goose creek village to have you know a full spectrum of housing and that people could move down and there would be seniors when we zoned this property the the Heights apartments were five stories our five-story apartment buildings we were fully exempt from a to use at the time but the owners made a four hundred fifty thousand dollar

[00:34:18] contribution to the county for affordable housing they didn't have to but we did it based on the ordinance and did it as a cash contribution that has already been paid to the county so that was the reason why we had already met the the ADU contribution and and you'll remember when we did the Goose Creek Village West application very recently what we determined and as we worked through Goose Creek Village overall Goose Creek Village has 10% of the

[00:34:55] overall project is ADUs which is quite high for a project like this with the various mix of product so we we're coming back in now because we have a specific user we didn't at the time we put a building footprint on the CDP as a placeholder but now this plate this footprint that is on the CDP is for a specific user and that user requested to add 40 more independent living units and so that's really

[00:35:32] it's very narrow application it's really just to add that those 40 units and the the overall plan then we could get more defined with the overall plan because now we know where the building really will be located. And so what you see on the screen is the now the updated footprint. We have determined where all the fire access needs to be, all of that. So this individual parcel will

[00:36:04] actually have four access points to the to the parcel, two of them for fire access. And as you see on the screen that that small pink uh outlined area is the um is the area that we've requested the reduction uh of the buffer adjacent to belmont ridge road uh what is interesting and you all pass this all the time and drive it all the time you know that there is a it's almost a two acre parcel that is an intervening parcel between this parcel and the Greenway ramp and Belmont

[00:36:43] Ridge Road. So there's actually 50 more feet between, which is outlined in pink, and the road right of way. So what we're asking for is less than 1% of the overall property to be reduced. That's it. And that area then will be consistent with the rest of the area along Belmont Ridge Road, the buffer area along Belmont Ridge Road that is in place. Let me see what else

[00:37:19] was asked. Building height on the original plan was 100 feet. We didn't have a limitation in the comprehensive plan at that time, but we do now, and it's five stories. So now we have identified this as a five-story building, but the original building height was 100 feet. And I believe that was the extent of at least some of the questions. Madam Chair, I don't know if you had an additional question, but happy to answer them. Okay, that was wonderful. Thank you so much. I will go to

[00:37:56] mr turner first because this is his district thank you madam chair um can you just give a brief history of this parcel it goes back pretty far doesn't it i mean the overall goose creek village parcel yeah oh that this parcel goes all the way back to the to the 50s and um the original zoning the original zoning of this was done in 2008 um and so it it has evolved over time from A portion up by Sickle and Road was PDCC commercial, and the rest of it was office.

[00:38:35] Then we rezoned it, the PDMUB portion of it, in 2015. And actually, this was the first MUB application, I believe, we did in the county. And John Merrithew worked with us on that.

[00:38:53] We all learned a whole lot, but this was zoned to the MUB district. And so it is almost built out. This MUB area is almost built out and incorporated in this were the amphitheater.

[00:39:10] The overall open space, civic space in Goose Creek Village is a total of over 40% of the overall property, and it's well connected with trails along Belmont Ridge Road that go all the way over to Sicklin, but across Sicklin.

[00:39:30] So it has an extensive pedestrian system. I commend you. It's not often we see a housing development that gets a clean slate from the Planning Commission and a clean approval from the county. So I do appreciate it.

[00:39:45] I think it's a nice application. Thank you very much. Thank you. Thank you. Mr. Crowley. Thank you Chair Randall. So I'm going to go back to the affordable housing. It looks like that the applicant paid the \$450,000 in June 2021 for the 15 unmet housing needs units. So I want to focus on the 40 that you're increasing here as far as the density. The county only has 94 for purchase affordable dwelling units in age restricted developments and there are no

[00:40:23] rentals in affordable rentals in Loudoun County for seniors so my question to the applicant is would you be willing to set aside some of those 40 units for affordable senior independent living housing that's not something that I can answer tonight that certainly has to be discussed with our clients for this project. Okay and just to give you an idea I looked at the zoning ordinance I know you're under the 93 but I looked at the 2023 zoning ordinance and it looks

[00:41:00] like with any density and far increase you know 6.25 is what is required regarding unmet housing needs units so that's just gives you a percentage if If you could ask your client, you know, if that's possible, but that would really help the county since we really don't have, um, affordable senior living for, um, you know, especially in independent living.

[00:41:27] Yeah, go ahead. Supervisor Chacroni, um, we will go back and talk to our client. I just wanted to provide a little bit of context about how these types of congregate care uses work. They're typically different in the, uh, structure of the lease agreement that they have.

[00:41:44] as opposed to actual age-restricted housing, because these are meant to be kind of a continuum of care for folks. So you don't have a specific property interest, and I know that's a really, like, legalese word. But you're not necessarily renting one specific unit in these types of facilities because you're able to move kind of up and down in the series of care, which makes providing something like an ADU really difficult because we can't earmark specific units just based on how these types of uses work on a practical level. And we're happy to continue

[00:42:21] that conversation. I just wanted to provide a little bit of additional. Okay. Yeah. And my mom, my mom was in Ashby Pond, so she started an independent living and I know it's more of a rental situation and that would be fine too. I mean, rentals, you know, are in need as well. And I, yeah, I know it's a harder scenario, but if you could ask your client, that would be great, just because I know seniors don't really have as many options in Loudoun County, so this might provide a nice option for seniors who want that continuum of care and that full spectrum of care.

[00:42:55] and and we will definitely do that and but i do want to um i do want to confirm that these are rental units right and they're not uh intended to be for sale units um and that makes sense that's what my mom had to yeah yeah and we we will go back because okay yeah i do know that there are other programs that address um uh income in uh congregate care facilities um but they're in yeah which the resident can apply for and can qualify for.

[00:43:30] So, you know, it's interesting because we really haven't had that discussion as part of the ADU program before. Yeah, we're bringing up a new idea. Your time is up. No, your time is up.

[00:43:48] I'm going to respectfully disagree with, to be honest, both of you. We have had this discussion, and we do have ADUs for seniors in senior housing that are ADUs for rental and for purchase. We have had that discussion. We had that discussion when we were doing our strategic housing plan.

[00:44:06] So just to clear that up. And I want to just make sure we're also saying a couple of other things. For the whole development, it is 10% of this is attainable. Is that correct? Development-wide, 10 percent?

[00:44:23] Development-wide for Goose Creek Village. For Goose Creek Village. And what's the requirement development-wide for Goose Creek Village? It varies, and because of the age of the maturity. But it's less than 10 percent. Yeah, it was less than 10 percent. Okay. The \$450,000 is just for the contribution, it's just for this section.

[00:44:39] Correct. So you've done \$450,000 for this section, and then you have 10 percent development Goose Creek-wide in addition? Yes. Okay. And in adding these 40 independent units, you're not taking away any congregate care units?

[00:44:56] No, no, this is an addition. Okay, all right, so there we go. Is there anyone who would like to speak on this item? Andy, anybody on the phone want to speak on this item? No, Madam Chair. All right, Mr. Turner, would you like to make a motion? Thank you, Madam Chair.

[00:45:12] I move to the Board of Supervisors, Ford Leji 2023-0102, Century Corner at Goose Creek Village, ZCPA 2023-0009, Specs 2023-0035, Specs 2023-0036, and ZMOD 20-24-0006 to the February 4, 2025, Board of Supervisors business meeting for action.

[00:45:36] Motions made and seconded by Supervisor Glass. Discussion on the motion, Mr. Turner. Thank you, Madam Chair. The applicant asked if I'd consider suspension of the rules and I actually would on this one. This is a nice application. We just hit a tiny little speed bump, kind of end game there.

[00:45:52] I talked with the applicant and I talked with staff. Staff actually would prefer to go to the second meeting in February. I asked if we could flex a little bit, so we came up with February 4th as a compromise. And then just for clarification, I would be really hesitant to classify these independent living units as senior ADU housing.

[00:46:12] I applied for a membership at Falcon's Landing, which is a continuum care facility, and it was, I don't know, \$10,000 a month, \$8,000 a month forever. And what that allowed me to do is move from independent living to assisted living to full nursing care and back again at will anytime I wanted.

[00:46:34] But I never had the impression that I had any stake in the property of any kind. It's basically a fixed monthly payment that allows you to move back and forth in the congregate care. So it's a completely different animal. I would not characterize it as senior independent living, though it is packed as it functions.

[00:46:52] That's exactly what it is. So again, I like the application very much, and I appreciate the hard work on it. Thank you. Ms. Umstead. Thank you, Madam Chair. this does not have any place any burden on the schools I will be supporting it when it comes up for a vote thank you all I will say is I talk often about the I never say affordable housing I say attainable housing because I'm talking

[00:47:26] about housing at every AMI and I am also talking about disability housing I'm talking about senior housing and talking about veterans housing all of it this is a this application helps us to meet the full spectrum of housing that we I believe should be talking about and not just attainable homes are but the full spectrum of course I always also talk about attainable homes for purchase and how the county can help that and this this is not these are not for purchase I understand that but it does certainly meet some of our strategic housing plan

[00:48:05] goals for when we talk about the full spectrum of housing and and it's always the goal to try to meet housing at every level my only question is because you have the team of care housing or any of the independent housing housing options also the what's the term when you have like the lower bars and the wider doors and the and that type of thing there's a term for that universal universal housing

[00:48:40] yeah or any of those there be as well so you have universal homes in here as well as the continuum of care homes yeah this is a very good application it's a very good application I will look

forward to supporting this when it comes to the full board so thank you very much motion was made by Supervisor Turner second by Supervisor Glass to move this to the meeting of February 4th I want people say aye. Aye. Any opposed? That motion will pass 7-0-2. And we are finished. Supervisors, let me just give you a little reminder. The day is the 15th, which means all of us have a report due by midnight. If you haven't done it yet, make sure you get it done. Thank you very much. And we are adjourned.



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