



# AFFORDABLE HOUSING ADVISORY COUNCIL

## MEETING MINUTES – EXECUTIVE COMMITTEE

**WHEN:** Friday, July 29, 2022, 9:30-11am

**WHERE:** 3700 Pender Drive, Room 1, Fairfax, VA

**ATTENDANCE:** AHAC Executive Committee Members

- Kerrie Wilson (Co-Chair) - Present
- Richard Sullivan (Co-Chair) - Present
- Maura Williams (CoC, Chair) - Present
- Rev. Keary Kincannon (Mount Vernon) - Present
- Joe Mondoro (Providence) – Not Present
- Ava Nguyen (Business) - Present
- John Boylan (Business) - Present
- Nick Bracco (Real Estate) -Present
- Eleanor Vincent (Advocacy) - Present
- Michelle Krockner (NVAHA) - Present
- Jerry Poje (Human Services Council) – Present

## SUMMARY NOTES

1. **Welcome and Charge** – Rip Sullivan and Kerrie Wilson, Co-Chairs
  - Introductions and welcome to guest speaker - Keisha Dotson, Division Director, Access and Economic Mobility, Neighborhood and Community Services (NCS)
  - Acknowledgement of the NAACP Fair Housing Presentation held on July 28
  - Role of AHAC Executive Committee is to work with Co-Chairs to develop action steps around the key areas identified in the Charge and Work Plan.
2. **Rental Assistance Funding Presentation** – Keisha Dotson, Neighborhood and Community Services (PowerPoint attached; posted to AHAC Web Page)
  - Approx. \$89.2 Million has been spent to date
  - Approximately \$700,000 in new funding is expected (from jurisdictions that did not utilize all funds)
  - Fairfax County will launch a Bridge fund to extend assistance in recognition of ongoing need
  - The Emergency Rental Assistance (ERA) Funding has positively touched 6,000 households.



# AFFORDABLE HOUSING ADVISORY COUNCIL

- Over 10,000 households have been positively touched by some form of assistance (including financial, food and other supports).
- NCS next steps will be to continue to evaluate utilization, ongoing need/gaps, apply lessons learned in Coordinated Services Planning (CSP) operations, and evaluate ongoing tenant-landlord issues.
- Additional information on Fairfax County Emergency Response – HHS Covid Response webpage: [COVID-19 Response Updates 2022 \(fairfaxcounty.gov\)](https://www.fairfaxcounty.gov/covid-19-response/updates)

## Member Questions / Follow-Up:

- Financial contributions do not include funds that are contributed outside of the Coordinated Services Planning (CSP) process (ex: nonprofit or faith groups that provide direct assistance). Is it possible to collect this data?
- Rental assistance in this report reflects what was available for persons impacted by COVID-19; the graph on Slide #6 showing pre-pandemic assistance and what was required during this period offers a stark picture of the challenge we face for those who are rent-burdened in our community (including those in unconventional leases and those who are not eligible for certain government programs). How accurate can we be in projecting need or anticipating additional supports?
- Eviction data and tenant protections is a concern; AHAC will review state/local legislative solutions (including Del. Pryce bill vetoed in 2022 General Assembly).
  - **Action:** Michelle Krockner, Rip Sullivan to compile information and recommendations for AHAC consideration.
- Community Education/Understanding. AHAC emphasized the importance of the information presented and suggested recording this in a format that could be shared more broadly.
  - **Recommendation:** NCS to consider creating recordings/YouTube presentations and/or record AHAC presentations.

## 3. Budget and Funding: RFP Update & Discussion – Tom Fleetwood

- Within the next month all FY23 funds will be fully allocated
  - Funding allocation request to the BOS on 8-2 for action on two projects that are consistent with the goals of the Housing Strategic Plan
    - Colvin Woods Reston preservation – 259 units
    - SOMOS McLean New Development – 453 units



# AFFORDABLE HOUSING ADVISORY COUNCIL

- Additional funding sources needed to support the Board of Supervisors development goal. AHAC will be more proactive and vocal with the Board of Supervisors, Planning Commission and other bodies.
  - **Action:** Kerrie Wilson will prepare an AHAC letter of support for the projects and reiterate more funds needed to reach goals. *(Attached and posted on AHAC Webpage; letter referenced in Board discussion on Action items.)*
- Positive news from federal government will increase the resources available for development with the guidance that ARPA funds may be used to provide loans.

## 4. **Board Matter Response Briefing and Next Steps** – Kerrie Wilson/Tom Barnett

- Reviewed notes from June AHAC meeting and the direction to AHAC/CoC and staff to review the county's response and update strategies for addressing homelessness.
- Tom Barnett, Office to Prevent and End Homelessness, presented a draft work plan and timeline for addressing specific questions in the Board Matter. *(Attached; posted on AHAC Web Page).*
  - Highlighted urgent focus on unsheltered persons and timely announcement by HUD for \$5.6 million in funds to address this urgent need.
  - Executive Committee provided input broadening the information that should be provided in response to Board Matter on Permanent Supportive Housing (PSH) that reflects not just locations but information on services, resources required.
- Co-Chair recommended the formation of a task force of AHAC, CoC and external members (lived experience, experts) to facilitate community input and action, in addition to independent analyses identified in the work plan.
  - **Action:** Executive Committee members John Boylan, Ava Nguyen, Eleanor Vincent and Maura Williams (Liaison; Chair, Continuum of Care Committee) will serve on the Task Force in addition to other members identified by AHAC Co-Chairs. Chair and staff will follow-up regarding next steps.

## 5. **Work Plan Review and Action** – Executive Committee Discussion

- Goal to identify recommendations, scope and AHAC leaders to work with Co-Chairs and Director Tom Fleetwood to achieve our goals as the Board's housing advisory body. Regina Coyle developed a calendar (below) to guide timeline for more pressing matters.



# AFFORDABLE HOUSING ADVISORY COUNCIL

- **Action:** Working Groups will be convened to solicit input / compile recommendations for AHAC review and action on the following issues. Co-Chairs will follow-up.

## Important 2022 Meeting Dates

	July	July	Aug	Aug	Sept	Sept	Sept	Sept	Sept	Oct	Oct	Oct	Oct	Oct	Oct	Nov	Nov	Nov	Nov	Dec	Dec
AHAC Full Council											7										
AHAC Exec Committee		29 9:30		26 9:30		16 9:30								21 9:30			4 9:30				
Continuum of Care Committee	14 2:00												12 2:00								
BOS Housing Committee									30 9:30										22 11:00		
BOS Legislative Committee								20 9:30						18 9:30					22 9:30		
BOS Land Use Policy Committee										4 1:30									22 1:30		
BOS Full Board Meeting			2		13							11				25	1			6	
BOS General Assembly Work Session																					13 3:00

## 6. AHAC Member Survey

- **Recommendation:** Survey AHAC membership for areas of interest and expertise to help seed these working groups. Invite members who will serve as mentors or subject matter experts (Jerry Poje). Use information to help engage people around the Work Plan priorities.
- [Please Click this Link to Take the Survey!](#)
- **Survey Topics:**
  - Select your top 3 areas of interest in the affordable housing space?
    - New development
    - Preservation
    - Homelessness
    - Fair Housing
    - Community Outreach/Messaging
    - Local Process Improvement/BOS-PC-RHA Coordination
    - Local, State and Federal Legislation
      - Includes rent burden issues
    - Other (Specify)
  - Member Support System
    - Would you be willing to share your expertise or partner with someone who would like to learn more about your topic of expertise?





# AFFORDABLE HOUSING ADVISORY COUNCIL

- Identify the topic area(s) listed above that you would like to receive more information?
- Please share suggestions to improve your experience as a member of AHAC

## 7. Work Plan Recommendations

### Work Plan Area: Legislative/Policy

#### 1. **General Assembly Work Group**

- To inform / influence County Legislative Agenda priorities and placement (BOS Legislative Committee) and direct action with Governor and General Assembly.
- Timing: Add topic as portion of next AHAC Executive Committee.
- Interested AHAC Member Leads: Rip Sullivan, Michelle Krockner, Jerry Poje; resource members Jill Clark (County Executive's Office)
- Pressing Issues Identified:
  - Tenant Protections / Tenant Landlord Mediation / Legal Assistance
    1. **Action:** Michelle Krockner and Rip Sullivan will contribute information in this area, in addition to other pieces of this plan. Shared information about legislation (vetoed) by Del. Pryce and other protections that AHAC should consider.
  - Funding / Housing Trust Fund, Rental Assistance, Housing
  - Engagement:
    1. Outreach to Governor and Administration
    2. Input from NoVA Advocates meeting with [Bryan Horn](#), Director, DHCD
    3. Engage other Strategic Partners in support (national, state level advocacy groups, chambers, developers)
    4. Incorporate recommendations from other Work Groups

#### 2. **Local Housing Finance/Budget Work Group**

- To inform / influence budget commitment by Board of Supervisors to support the goals of affordable housing development and preservation. Engage lenders and financial institutions.
- Timing: County Executive Budget development over summer/fall
- Interested AHAC Member Leads: Joe Mondoro (County Budget) / Others?



# AFFORDABLE HOUSING ADVISORY COUNCIL

## Work Plan Area: Communications/Inclusive Community Engagement

### 3. Communication & Messaging Strategies

- Educate, inform and engage community members to advance mission.
- Timing: Ongoing and around special opportunities (such as “Housing Assistance” (NCS Presentation).
- Interested AHAC Member Leads: Ava Nguyen, Jerry Poje, TBD
- Ideas/Issues:
  - Use more visual templates to communicate. Data and infographics.
  - Make information more conversational & real to audience
    1. Translate AMI into Job Categories, Incomes and Access to Government Benefits
    2. Utilize Channel 16 Messaging / Series with AHAC Member Experts and Topics
    3. Regular AHAC communications with BOS, and related BACs such as Planning Commission, FCRHA
      - a. See Co-Chairs 8/2/2022 message to BOS
    4. Adopt Proven Message Frameworks in AHAC materials and community outreach (Links Below):
- [A New Narrative for Housing, Playbook for the Greater Washington Region 2020](#) - Dr. Tiffany Manuel
- [Framing and Messaging Toolkit for Housing Advocacy](#) - Neighborhood Partnerships, 2015
- Community-Wide Housing Strategic Plan (AHAC) – 2018 Report includes [Personal Housing Stories](#) that put a “face” on housing needs. \*Open link to strategic plan and scroll down to the bottom of page.
- [Frameworks Institute – Affordable Housing](#)

## Work Plan Area: Intersectionality

### 4. Homelessness (Continuum of Care)

- Ongoing: CoC Committee of AHAC recommends action/strategies/funding to advance strategies that prevent and end homelessness.
- **Urgent/Short-Term Action:** Convene Task Force to work with DHCD / OPEH in responding to the Board Matter on strategies, particularly around unsheltered persons.
  1. **Task Force:** Includes Eleanor Vincent, Ava Nguyen and John Boylan (confirmed), Ken McMillon and other external



# AFFORDABLE HOUSING ADVISORY COUNCIL

representatives (TBD)

- **Fair Housing** – Mary Paden, NAACP Housing Committee Chair

Work Plan Area: Preservation / Land Use / Process Improvement

- **Affordable Housing Preservation**
- **Zoning / Land Use – Process Improvement**

**Next Executive Committee Meeting: August 26, 2022 @ 9:30 –11:00 – 3700 Pender Drive Suite 100**

Contact Email: [DHCD AHAC@fairfaxcounty.gov](mailto:DHCD AHAC@fairfaxcounty.gov)

AHAC Website: [Affordable Housing Advisory Council | Housing and Community Development \(fairfaxcounty.gov\)](https://www.fairfaxcounty.gov/housing-and-community-development/)