

**Draft meeting notes**

**Members:** Dr. Hamlin, Michael Spotts, Richard Donohoe, Linda Kelleher, Joan Lawrence, Dave Liebson, Dave Peterson, Saul Reyes. Candice Rose, Katherine Scruggs, Steve Sockwell

Staff: Russell Danao-Schroeder, Joel Franklin, David Cristeal

Consultant: David Versel

**Public Comment**

Mary Rouleau from the Alliance for Housing Solution (AHS) thanked the Working Group for the long hours they have put in. She said that AHS's focus is on public education and advocacy and that there is a large knowledge gap out there. She added that their view is that the real challenge is after the Plan is adopted and we need to keep an eye on what happens after July and what do we need to do after since there is this big education gap to fill. We need to think hard on what materials need to be created and what communication tools the County has that have the widest reach.

**Approval of Notes**

Michael Spotts moved approval of the March 31, 2015 notes, Richard Donohoe seconded and the motion passed unanimously.

**Civic Engagement**

Kathryn Scruggs said that Civic Federation brought forth a resolution supporting the master plan and immediately there was a barrage of misinformation such as the Plan is bringing back public land for public good and committed affordable housing doesn't pay taxes. She said that there was a letter with this misinformation that they want to get posted on the Civic Federation webpage and that she has emailed the Civic Federation president and told him not to post it unless someone fact checked it first. Leonard Hamlin asked if there is something that we should do. Kathryn Scruggs said that the Working Group should draft a letter with the main points and what the process has been to get to this point. Saul Reyes said that the letter should have responses to the misinformation. Leonard Hamlin asked if this is something that staff should respond to. David Cristeal said that he thinks it would be good to have a letter come from the working group. Kathryn Scruggs said that Friday the 15<sup>th</sup> is when it gets posted to the website so we should have a response by then. She added that what is really driving this is 3.5.2 in the Plan which talks about considering affordable housing when planning for capital investments. Leonard Hamlin noted that we should reiterate the second sentence that states we won't put affordable housing on parkland.

Bob Bushkoff said that he has been talking with the Economic Development Commission and the Chamber of Commerce and have been working with them on letters of support. The one issue they have is that there is not support for the tax exemption program from the business community. He added that it is hard get to the 20% increase in value in order to take advantage of it and thinks we should be incentivizing this, if you are going to affordable housing then you should get the exemption. Mike Spotts said that he believes that is what this is saying and that

we need to be clearer on that point. Bob Bushkoff said that he would like to look at this to provide a better benefit and that if we do it this way it isn't going to work and that the business community is not comfortable with this recommendation. Mike Spotts asked how would you keep this as market affordable and not do a CAF. Bob Bushkoff said that if you did do CAFs then nobody would do it, if you did do CAFs then don't do the 20% appreciation. Bob Bushkoff suggested maybe we need to have two separate programs, the one existing property tax exemption and to explore the financial exemptions to create CAFs.

Dave Peterson said that the Disability Advisory Commission's main concern is the sources for identifying the disability community and thinks that it is underestimating the population of persons with disabilities. The second big issue they have is the communication of when accessible units become available. Linda Kelleher suggested that there should be a footnote that there is more work to be done on identifying the population and need for accessible units. Joan Lawrence said that Historical Affairs and Landmark Review Board will be sending a letter and that they talked about the preservation of smaller single family homes and that the historic tax credit wasn't listed as a current tool in the Plan. Mike Spotts said that the Community Development Citizens Advisory Committee offered general support and spent some time talking about the need to adjust the regulations regarding accessory dwellings. Dave Leibson said that the 10 Year Plan to End Homelessness has a draft letter and is considering if the Plan should say something about youth homeless. Russell Schroeder said that staff has gone to the Columbia Pike Revitalization Organization, League of Woman Voters, PTA, NAACP, the Lee Highway Housing Forum and has hosted a faith community forum and an outreach effort to millennials.

### **Addressing community concerns in the draft Affordable Housing Master Plan and draft Implementation Framework**

Russell Schroeder said that we have been hearing a lot about geographic distribution and not having a clear message regarding. He then went over the proposed additions to the Plan and the Implementation Framework regarding geographic distribution. Linda Kelleher asked where this policy would go and Russell Schroeder said that it would go under the supply goal after the loss of market affordable units, it would be 1.1.4. Bob Bushkoff said the he thinks wherever we talk about program guidelines it should be development and "preservation". Russell Schroeder noted that we are talking specifically about new here. Bob Bushkoff said that he is a proponent of putting it wherever we can get it and that geographic distribution is great until we start sacrificing units. David Cristeal added that we need to be clear that for geographic distribution we will need to spend more. Leonard Hamlin said that this is the central concern we have heard and feel we need to address it. Linda Kelleher suggested that there could be an imbalance of affordable housing as sector plans get approved, there could be added pressure to get affordable housing as part of the sector plan.

Bob Bushkoff suggested taking out the language "lower income households" in 3.5.1 and Dave Leibson suggested that we use housing affordability and that was agreed upon by the Working

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Group. Bob Bushkoff expressed concern that these funds could be just sitting there if you can't find something in R-B corridor and thus sacrifice units that could be done elsewhere, he would support this if there is a sunset timeframe. Bob Bushkoff suggested putting language in there that just stated that AHIF guidelines will take into account geographic distribution of affordable units. David Leibson said that he was concerned that the third bullet could go against the Columbia Pike Plan. Joan Lawrence noted that Barcroft is a conservation area and there is an additional layer of review there. Bob Bushkoff said that the second bullet should say something other than underwriting, should be something like increasing the cost per unit for AHIF. Mike Spotts questioned if we already have bullet three then do we need bullet one. Bob Bushkoff said that the problem with the first bullet is the zoning doesn't allow everywhere to have high density zoning. There was consensus from the Working Group to remove the first bullet under implementation framework.

Mike Spotts said that the second bullet of the schools recommendations should say continued since we are already doing this as well as in bullet one. David Versel suggested striking "including affordable housing" and describe how you are doing the forecasting. Linda Kelleher asked if we should be considering an incentive under recommendation two 2, "exploring the development of pre- and after-school programs in CAF projects to help children succeed in school". She cited a Washington Post article with Arnie Duncan on the importance of preschool especially on low income residents. Dave Leibson suggested exploring mixed use with daycare, preschool, etc.

Leonard Hamlin said that each member should plan on coming and speaking at the board meeting in June.