



AFFORDABLE HOUSING ADVISORY COUNCIL

Executive Committee Meeting Notes October 21, 2022; 9:30am – 11:00am Virtual Meeting via ZOOM

<https://us02web.zoom.us/j/88914365309?pwd=VUFLZmFiZEsyTVFFTG5qQ0N5aXhZQT09>

1. Welcome and Charge – Kerrie Wilson & Rip Sullivan (10 Minutes)

Committee Members Present

Kerrie Wilson – Jerry Poje -Michelle Krockner - Maura Williams – Eleanor Vincent
– Ava Nguyen - Joe Mondoro – Joe Fay – John Boylan

Staff Present

Tom Fleetwood – Tom Barnett – Regina Coyle – Malia Stroble

Membership Update – Steven Woolf to Resign – He has agreed to a future presentation on Social Determinants and its intersection with Housing

National Governors Conference coming in November

2. Affordable Housing Dashboard/Development Pipeline – Tom Fleetwood (15 Minutes)

[Pipeline Development Presentation](#) provided by Tom Fleetwood and available on AHAC website.

*Correction - Bowman Town has a total of 350 Units **not** 375 units*

Suggestions – Identify the partners in each project to show diversity of non-profit and for-profit developers

Question/Commentary - During renovations consider opportunity for adding new units - Every project will be challenging -NIMBYism is alive and well - Advocacy strategy is important – How can AHAC help support and maximize the AHAC resources -What are the AMI percentages for each development in the pipeline has set asides –Affordable for who? Which populations are being served? – The information will help AHAC with its budget strategy – Geographic concentration of affordable units is a concern - Creating mixed income areas is important

3. AHAC Budget/Finance Committee – Joe Mondoro (15 Minutes)

- Review Process/Timeline
- FY23 Action and Priority Items.

Presentation provided by Joe Mondoro



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Think of the budget as continuous circular process with on-going opportunities for strategic involvement. Opportunities exist for advocacy during the fiscal year we are currently in and opportunities exist for advocacy during development of the budget for the next fiscal year.

Key points include:

- *During release of agency budget guidance development*
- *Completion of the Employee MRA Calculation – Late November*
- *Joint School Board & BOS Budget Meeting - Much Revenue is Known*
 - *AHAC should Pay Attention to the Conversation – (Thanksgiving Timeframe)*
- *Final Revenue with Real Estate Estimate Info available - early January*
- *CEX proposes BOS disposes - BOS has great flexibility to address community needs*
 - *AHAC should identify political relationships that exist and incorporate into AHAC strategy*
 - *Use quarterly budget reviews for carryover request opportunities.*
 - *How successful can we be in accessing quarterly review funding dollars*
 - *Less competition during carryover reviews- strategic dialogue needed*
- *Supplement advocacy that occurs during Annual Budget Process with Quarterly Review and Carryover Review Opportunities within current Budget Year Process & Federal Fund Dispersal Opportunities*
- *ARPA funds may be limited (loans may not be possible)*

Important to deepen knowledge within the AHAC Budget Committee

When can intersection with FCPS occur?

How does AHAC strategically operate during this upcoming political/election cycle?

Use of General Obligation Bonds? – Primary advocacy should be from County revenue from the County and FCRHA bonds - GO Bonds require voter approval

Snip out the Mondoro presentation with graphic for snipping as a tutorial

There are a limited number of Tax Credits available in the upcoming year- expansion is critical.

Challenging development financing time are here and ahead

*Important for the committee to also incorporate funding for the important wrap around services. AHAC to do work into the **BOS budget guidance** direction to staff to integrate some factor for wrap around support services into the carryover process*



AFFORDABLE HOUSING ADVISORY COUNCIL

4. AHAC Legislation and Policy Committee – Jerry Poje (5 Minutes)
 - BOS Legislative Committee October 18, 2022
 - i. [2023 Draft BOS Legislative Program](#)
 - ii. [2023 Draft BOS Human Services Issue Paper](#)
 - Subcommittee Convening October 27, 2022 @ 9:00 AM via ZOOM

Information on the convening of the Committee provided by Jerry Poje

5. AHAC Committee Updates – Task Force Co-Chair (15 Minutes)
 - Homelessness Taskforce Committee -
 - i. *Addressed Phase I as directed*
 1. *Staff to look into consultant evaluation of homelessness work*
 - ii. *Phase II is the Long-Term Work*
 1. *Evaluation of CoC and Regeneration of a Homelessness Governing Body with consultant assistance*
 2. *Step 1 s required to incorporate the needed representative perspectives at the table to develop a homelessness strategic plan*

AHAC executive committee voted to endorse the approach

[Eviction Prevention Cross System Workgroup Presentation](#) provided by Tom Barnett and available on the AHAC website

Expansion of connection to legal services and non-profit organizations

One group to consider adding is “landlords” to hear tenant concerns and be part of the solutions to better landlord-tenant relations

Landlord Tenant Commission is a critical resource perspective to beef up Evictions are a multilayered, complicated issue.

Crisis intervention training for practitioners may need to become formalized

AHAC should be mindful to ensure information flows across committees – there are interrelationships of support

- Updates from Other Committees
 - i. Convening/Charging the Communications Committee is needed sooner than later
 - ii. Charge to coordinate information for recommendations to communicate to the BOS
 - iii. AHAC has an opportunity to communicate accurate information



AFFORDABLE HOUSING ADVISORY COUNCIL

6. 2023 AHAC Meeting Schedule (5 Minutes)

- January 20, 2023
- March 24, 2023
- June 23, 2023

AHAC Executive Committee to consider proposed dates for adoption at its November 4, 2022 meeting

7. Open Discussion / Other Business

- NVAHA to announce its new Executive Director soon.

Important 2022 Meeting Dates

	July	July	Aug	Aug	Sept	Sept	Sept	Sept	Oct	Oct	Oct	Oct	Oct	Oct	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			
Homelessness Task Force			This workgroup will meet virtually each week on Mondays from 9:30 AM until 10:30																
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

AHAC Executive Committee Members

- Kerrie Wilson (Co-Chair)
- Richard Sullivan (Co-Chair)
- Maura Williams (CoC, Chair)
- Rev. Keary Kincannon (Mount Vernon)
- Joe Mondoro (Providence)
- Ava Nguyen (Business)
- John Boylan (Business)
- Nick Bracco (Real Estate)
- Eleanor Vincent (Advocacy)
- Michelle Krockner (NVAHA)



AFFORDABLE HOUSING ADVISORY COUNCIL

- Jerry Poje (Human Services Council)