

HOUSING ADVISORY BOARD – MARCH 11, 2020

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/11/2020	Housing Advisory Board	When considering fads, consider effects to all members of the community. For example, people with disabilities, economic access.
3/11/2020	Housing Advisory Board	Length of development review - speed up if projects meets set of initial expectations.
3/11/2020	Housing Advisory Board	Ensure requirements of expected submission materials are very clear.
3/11/2020	Housing Advisory Board	Level of detail during review process is very specific. For instance, legislative review, FIDP, site plan, construction plan. Any deviation during review of different applications requires substantial conformance. This increases length of review time.
3/11/2020	Housing Advisory Board	County reviews things that other agencies review. For example, FEMA, VDOT, VHDA. Eliminate redundancy.
3/11/2020	Housing Advisory Board	Consolidating zoning districts, simplifying zoning ordinance could also lessen review time.
3/11/2020	Housing Advisory Board	Time is money.
3/11/2020	Housing Advisory Board	Off street parking. Can these spaces count as shared spaces? Yes.
3/11/2020	Housing Advisory Board	Redevelopment/infill. Access will be affected, also include more on street parking in these types of developments.
3/11/2020	Housing Advisory Board	Parking ratios may become issue when smaller sites redevelop because there is not enough space for required parking. Trade off. Is the new project better.
3/11/2020	Housing Advisory Board	Consider market driven parking required so that if need for parking goes down, these spaces can be converted to accessory dwellings or more housing. Flexibility.

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3/11/2020	Housing Advisory Board	Do we know of another model that another place is using that works? Could we find a good model that reflects Loudoun County rate of growth etc. ULI/not Fairfax/Charlotte, NC/Colorado.
3/11/2020	Housing Advisory Board	Model should show us how to take it to the next level. We were the model but now we need a model for maximizing remainder. We no longer have real growth potential, greenfields used up.
3/11/2020	Housing Advisory Board	Need to ensure affordable housing is provided during the process. Keep cost of housing manageable, avoid becoming San Francisco. An affordable unit does not affect price of the other desirable units in activity center. Need to find method to ensure more affordability of these desirable units.
3/11/2020	Housing Advisory Board	Cost of development includes fees that are not part of the zoning ordinance. Local government could subsidize some fees.
3/11/2020	Housing Advisory Board	Structured parking requirement adds to cost.
3/11/2020	Housing Advisory Board	Perception of development process creates path of least resistance - nonresidential fast track has improved perception of these development types. Housing projects should have a similar process that improves perception of residential development in County and generates interest, creativity, and better projects.
3/11/2020	Housing Advisory Board	Allow more creativity. Perception that this does not exist.
3/11/2020	Housing Advisory Board	Expedited process, tax abatement, and other incentives etc. for desired housing in county.
3/11/2020	Housing Advisory Board	Evaluate development process as flow chart then can compress.
3/11/2020	Housing Advisory Board	Limit districts drastically by general uses.
3/11/2020	Housing Advisory Board	Evaluate whether economic shift is resulting in certain uses being more appropriate than others. For example, commercial zone may not be more appropriate than residential.
3/11/2020	Housing Advisory Board	Model - infill/redevelopment strategies. Could be an overlay. Certain zones could allow multifamily when they redevelop. Could be fast track.
3/11/2020	Housing Advisory Board	Need a "no policy" policy - be adaptive so that innovations can occur without CPAM.
3/11/2020	Housing Advisory Board	Use not as important as form, area will change and form expectation will allow it to evolve.

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3/11/2020	Housing Advisory Board	Zoning will have to implement the mixed use planning in 2019 General Plan.
3/11/2020	Housing Advisory Board	Single use zoning needs to evolve to mixed use that works organically for people and allows more residential with a balance.
3/11/2020	Housing Advisory Board	Affordability should trigger a fast track, predictable review and fee elimination/reduction. Some neighboring county's are doing this but not refined.
3/11/2020	Housing Advisory Board	Limiting detail at legislative review would allow for creativity later in development process. FIDP also requires too much detail too early in the process. Design guidelines also too early, and is a result of BOS expectation.
3/11/2020	Housing Advisory Board	Capital facilities contribution by unit type does not incentivize different size units.
3/11/2020	Housing Advisory Board	Predictability. Issue of BOS approval. Spend a lot of time to get to BOS. Staff review timelines are not being met. Cannot plan for buildings coming on line.
3/11/2020	Housing Advisory Board	Who is BOS check? Staff recommendation is pass/fail. re: meeting plan.
3/11/2020	Housing Advisory Board	Adopt internal scoring method to identify what could be supported, provide guidance. As an example, VHDA has a ranking process.
3/11/2020	Housing Advisory Board	Evaluate previous approvals and denials to identify what caused applications to fail.
3/11/2020	Housing Advisory Board	AIOD - question about holding 1993 uses but also adding 2019 lines of noise contour. There is availability for development outside new noise contour but inside old noise contour. Airport wants to hold both, but we need opportunities for housing, especially affordability.
3/11/2020	Housing Advisory Board	VCOD - changing economic times do not match intent. Evaluate original intent of VCOD and identify another way to get to intent, hopefully more effectively.
3/11/2020	Housing Advisory Board	Fire Marshal requirements should set standards. 38' lot with 28' single family dwelling is standard because this is way to maximize density and meet fire marshal. Road width requirements for trucks/hoses. Set only these standards then allow for all other standards to be flexible, allow creativity.
3/11/2020	Housing Advisory Board	Increase permitted density to achieve more affordability.
3/11/2020	Housing Advisory Board	Change parking standards to decrease costs; people will adapt.

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3/11/2020	Housing Advisory Board	Infill projects should be allowed greater density.
3/11/2020	Housing Advisory Board	Move away from suburban development forms. Only judge a development on life safety, staff's evaluation too.
3/11/2020	Housing Advisory Board	Developments need to incorporate multimodal standards. Change to transportation/mobility should be accommodated, which means this needs to be flexible and reactive to the market. Otherwise will be difficult to accommodate future changes.
3/11/2020	Housing Advisory Board	Evaluate building heights, density. Height also affected by airport.
3/11/2020	Housing Advisory Board	BOS support any density around metro.
3/11/2020	Housing Advisory Board	Set parking expectations at outset of development. Balance between parking reduction and true needs of parking and expectations for parking by users.
3/11/2020	Housing Advisory Board	Consider methods of providing transit with projects as part of an amenity package. Perhaps for multifamily or affordable projects.
3/11/2020	Housing Advisory Board	Alexandria passing new accessory dwellings too. Arlington - approved more permissibility of accessory units but not seeing much. Currently, evaluating associated parking requirements. Should Loudoun require a parking space for each accessory dwelling?
3/11/2020	Housing Advisory Board	Zoning ordinance does not allow different living arrangements that are becoming popular.