STAFFORD COUNTY BOARD OF SUPERVISORS'
WORKFORCE AND AFFORDABLE HOUSING *AD HOC* COMMITTEE

Meeting Minutes

Regular Meeting, May 11, 2023 at 11:00 a.m.
George L. Gordon Government Center – Activities Room
1300 Courthouse Road | Stafford, VA 22554

Call to Order: Ms. Monica Gary called the meeting to order at 11:01 a.m.

Roll Call: The following members were present: Tinesha Allen (arrived at 11:11 a.m.), Monica Gary, and Pamela Yeung

Also in attendance were Michael Morris, Deputy County Administrator; Rysheda McClendon, County Attorney; Savannah Carabin, Development Services Administrative Manager; and other interested parties.

Presentation by Ms. Kim McClellan, Public Policy Director for the Fredericksburg Area Association of Realtors (FAAR): Ms. McClellan introduced herself and preceded to share her slide deck. She mentioned the presentation was similar to a presentation prepared for Stafford County staff last fall. Ms. McClellan gave an overview on how the real estate market in the last few years has shifted with demand being through the roof. Ms. McClellan shared some statistics from the year 2005 such as the top median sales price being $379,000, top total dollar volume was $1.145 billion, lowest days on the market was 27, and top volume of sales was 2,948. Ms. McClellan stated 2021 was the year buyers lost their minds and cited a 25% increase in total dollar volume with a new value of $1.616 billion in 2021, $445,000 median sold price which is an increase of 16% since the year 2020, 3,586 units sold which is a 10% increase from 2020, and average days on the market decreasing by 54% in the year 2021 to just 11 average days on the market. Dr. Yeung asked for clarification on whether those units are single family homes and townhomes. Ms. McClellan stated it is based on whatever units are ran through the multiple listing service (MLS) but is largely based on single family homes which some attached but majority detached; however, this does not include new construction. Ms. McClellan further clarified this includes the resale of any manufactured home, attached home, detached home, single family, small condos, and other types of units.

Dr. Yeung stated the column on buildings/condos may be businesses. Ms. McClellan replied and said there are not a lot of condos in the region. Ms. McClellan expressed from an affordable housing perspective she is curious why can't they just build condos but cited potential zoning codes that would prevent builders from developing condos as such in Prince William County. Ms.

McClellan stated that in an attempt to capture the mentality of what was happening in the market and although there is a nationwide housing recession, this meant there would be more offers for sellers to chose from and there was an uptick of multiple offers before a home was ever on the market. In addition, Ms. McClellan shared individuals were placing offers on homes without seeing them as they were not legally able to view the home before it was on the market and this led to heightened competition with some buyers losing 15-16 offers which created a discouraging market where potential buyers were waiving appraisals and home inspections – which is highly advised against – to remain competitive in the market. Ms. McClellan said this has led to a rise in buyers' remorse and a rise in people unable to compete in the market.

Ms. Gary asked how regularly people were waiving home inspections. Ms. McClellan answered stating that in 2021 and the first half of 2022, it was incredibly common however it was not something tracked with the MLS. She continued to explain that many contracts were probably home inspections were for informational purposes only and the property was sold as-is with sellers not having concessions to fix anything. Ms. McClellan stated that these trends have lightened slightly but have picked back up since the spring is a popular buy/sell month.

Ms. McClellan displayed a slide on closed sales and referenced that because of the boom in recent years, this does not mean 2016-2018 were terrible, they were still normal and referenced that back then, the issue with supply was still the same. She also noted that 2023 is seeing some fall-off in regard to amount of sales. Ms. McClellan phrased the question, at the current pace of demand, how quickly would we go through all the homes on the market? She referenced the chart showing a huge difference but discerned the fact data only shows three months into the year 2023. She referenced Stafford County had 80 homes for sale in the entire county in February 2021 and referenced the 213 current homes for sale as of recent data. In addition, she discussed that the COVID pandemic did not significantly impact the housing market as initially thought. While there was a slight dip in home sales in April or May, overall, people continued to buy homes during that time. The number of homes on the market, known as the months of supply, did not align with the expected narrative of people being hesitant to sell their homes. In the years 2019 and 2020, there was a reduction in the number of homes listed for sale, but in 2021 and 2022, there was a significant increase in listings. The low number of active listings was attributed to high demand and quick turnover in the market. Many homes were sold without even being listed as active, indicating a high transaction rate. Demand has been the defining factor in the housing market in recent years. Active listings in the market have increased from around 650-700 homes in 2019 to approximately 213 homes at present, which is lower than historical averages. The average days on the market have decreased, indicating faster sales, with a recent low of four days on the market during the peak of the market. However, the days on market have started to increase, suggesting a transition towards a more normal market. Sellers are finding it challenging as their houses take longer to sell. Interest rates have impacted buyer mentality, and while historically low, even slightly higher rates cause concerns for some buyers. The limited inventory and higher interest rates are restricting potential buyers. Prices have consistently increased over the past three years, with a rise of 10% to 13% year over year. It is expected that prices will eventually stabilize or decrease as interest rates continue to remain elevated.

Ms. Allen asked Ms. McClellan how much of that was basic economics understanding that with heightened interest rates, people would lower their prices but she wanted to know how much of that was just supply and demand. Ms. McClellan further explained that the market does not anticipate a crash correction similar to the one experienced in 2008 due to the difference in inventory dynamics. The discussion acknowledged the unsustainable levels of demand seen in recent years, with people relocating from Northern Virginia due to remote work arrangements. However, there were indications of a slight shift in demand patterns. Pending sales were still relatively high in 2022, but showing a downward trend. Settlement agents reported a gradual return to more typical market conditions. The presentation moved on to analyzing the 2023 market, with a 33% decrease in sales volume compared to the previous year and a 30% decline in the number of units sold. Days on market had increased by 120%. Despite these changes, median prices continued to rise, although at a slower pace compared to previous years. The impact of interest rates on affordability was also highlighted, as buyers were accustomed to lower rates and found it challenging to adapt to current rates. A comparison of monthly payments based on different interest rates was provided to emphasize the difference in purchasing power.

Ms. McClellan emphasized the significant impact of interest rates on people's ability to afford housing, noting that higher rates result in a reduced purchasing power and less affordable options. The next slide presented data on active listings in Stafford County, with 27 listings priced below $450,000, accounting for approximately 50% of the total. Ms. McClellan clarified that when referring to affordability, they were considering buyers looking for purchase homes with conventional or FHA loans, not low-income or very low-income buyers. The affordable price range discussed by agents now hovers around $450,000 as the ceiling, specifically in the county being discussed. Mr. Hicks added that in Caroline County, they were approaching $350,000 as the median price. Ms. McClellan expressed surprise at Caroline County breaking the $300,000 mark and even reaching $350,000 as the median price. She mentioned that it used to be possible to find houses in the $200s or lower in Caroline County, but the trend was now rising across the region. The discussion highlighted that out of the active listings in Stafford County, only seven homes were priced under $300,000, indicating a scarcity of more affordable options.

Ms. Allen asked what the median price for Stafford County is right now and Ms. McClellan responded the median price is $485,000. Ms. Allen rephrased her question to ask if 27 homes for sale were under $450,000, what is the price of the rest of the homes for sale? Ms. McClellan said it ranges all the way to a million dollars but the bulk lives in the $500,000-$600,000 range. Dr. Yeung commented stating she had seen homes like this in the Hartwood area. Ms. McClellan agreed and said she has asked builders for the price of some of the new builds she drives by and they ask her to guess, which she guesses $650,000-$850,000 and the builder responds with $800,000 to $850,000. Ms. Gary commented stating she moved to Stafford for affordability and moved during the dip in the market, only paying $500,000 and Zillow is showing an assessment of $890,000.

Ms. McClellan raised an important question about affordability and who it applies to. She mentioned the example of Roanoke, Virginia, where the median price is $67,000, and compared it to Stafford County, where a beautiful home in a community like Embry Mills may be considered affordable for someone coming from Roanoke. However, Ms. McClellan pointed out that such homes would not be affordable for teachers, firefighters, nurses, and other public servants who have dual incomes or fall within the median income range. She acknowledged that some individuals in the building trades may earn a substantial income, but many of them also fall within the median income range. Ms. McClellan further noted that people who are relocating from areas like Fairfax, where prices are already high, find the prices in Stafford County to be comparatively reasonable. She shared an example of her brother and sister-in-law living in Falls Church, where it is nearly impossible to find anything under a million dollars. In contrast, a million dollars can still buy a significant amount of house in Stafford County, making it an attractive option for those seeking more affordable housing outside urban areas.

Ms. Gary raised a question regarding the lack of supplies and its impact on the market, suggesting that it may have artificially driven up property values. In response, Ms. McClellan emphasized that the high prices were not necessarily artificial, but rather a result of insufficient supply to meet the overwhelming demand. She made it clear that the current situation is different from the unsustainable conditions of the 2008 housing market crash. Ms. Gary clarified her point, explaining that she meant the numbers would not sustain their rapid growth and would eventually level off. Ms. McClellan agreed that a leveling off is expected, but expressed her skepticism about a quick resolution due to the ongoing supply constraints. She mentioned that economists are projecting a five to seven-year cycle for the market to stabilize. Mr. Hicks interjected, mentioning the concept of "golden handcuffs," where low interest rates incentivize people to hold onto their properties instead of selling, further contributing to the limited availability of willing sellers.

Ms. Allen raised a question about whether the same phenomenon applies to the new housing market, mentioning her own experience of purchasing a new house due to the competitiveness of the market for used houses. She explained that she couldn't afford her current house if she were to buy it now, highlighting the significant price increase in a short period. Ms. McClellan deferred to Jeh and Mark, stating that her agents report clients turning to new construction not necessarily for affordability reasons, but because they can't find what they want in the resale market. She acknowledged that new homes are likely priced higher than the median price for resales. Ms. Allen mentioned that during the COVID period, new homes were almost comparable in price. Ms. McClellan agreed that the new home market was competitive before the market became more volatile, and builders had limitations on the number of contracts they could accept due to supply constraints. Mr. Hicks added that inventories of new houses priced at $600,000 are clearly selling. Ms. McClellan highlighted the high prices of townhomes, noting that it's difficult to find a townhouse listed below $400,000 to $450,000. She expressed her belief that people are not turning to construction for affordability. She mentioned that the number of building permits for new homes is typically smaller compared to the resale market, indicating that most buyers prefer the shorter and less expensive process of purchasing a resale property.

Ms. Gary raised a question about the purpose of comparing the local median price to that of Northern Virginia. Ms. McClellan explained that the comparison helps provide context and highlights the high cost of housing in the area. She mentioned that many people are relocating from other places and thinking about affordability in relation to their previous locations. Mr. Morris stated that the current NOVA median price is $485,000. Ms. McClellan mentioned that she has more information to share but would like to present one more slide before discussing the new data. She addressed concerns about the current housing market being similar to the 2008 crisis, stating that there are significant differences such as high equity, large down payments, and well-qualified buyers. She mentioned a 1% decrease in the median sold price in the City of Fredericksburg, emphasizing that small fluctuations are expected but not a significant market correction. Ms. McClellan then shared the April median sold price in Stafford County, which was $489,950, representing a 2% decrease from the previous year. She noted that it's the first time in many years that a price decline has been observed in the region. She expects to see more small decreases in the future as the current market dynamics are unsustainable. However, she clarified that no significant market correction like in 2008 is anticipated. Ms. Gary opened the floor for comments or questions for Ms. McClellan, and Ms. McClellan shared her contact information for further discussion. She mentioned the distribution of prices and provided some statistics on the number of four-bedroom detached single-family homes sold in April, along with their average sold price.

Dr. Yeung expressed the need to analyze the information provided in terms of affordable housing. Ms. McClellan responded from a realtor's perspective, emphasizing the importance of housing at every level. She explained that when there is a supply shortage, there is downward pressure on the market. People who may qualify for a certain amount of money but cannot afford to buy a home end up renting instead. This creates upward pressure on the renters, affecting the rental market and pushing prices higher. As a result, those who could have afforded moderately priced apartments also face difficulty finding affordable options. Ms. McClellan acknowledged that rental market data is not extensively tracked through the MLS (Multiple Listing Service), but there have been anecdotal reports and articles indicating the impact on rental prices. She highlighted the cascading effect of housing affordability, where people are forced to move down the market chain, putting pressure on the next tier of housing options. This situation has led to agents struggling to participate in the current market. Ms. McClellan suggested that any increase in supply would help alleviate the situation. Anecdotally, agents have expressed the need for a better housing lifecycle, particularly for senior citizens. They mentioned that if there were more affordable housing options for seniors, they could move out of certain neighborhoods and create opportunities for move-up buyers. However, the lack of affordable senior living options prevents this churn in the market. Ms. McClellan concluded by noting that this issue is not unique to the local market and is likely a nationwide concern.

Ms. Allen raised a question regarding thinking outside the box when it comes to permits and the types of homes offered in Stafford County. She mentioned her own consideration of alternative housing options such as tiny homes or container homes, which are often more affordable. She emphasized the need to cater to a diverse range of housing preferences, including smaller and environmentally friendly options, to alleviate the pressures of high prices and limited supply. Ms. Allen sought to understand what efforts were being made by the county or the Builders Association to address these issues and facilitate access to the housing market for a wider population.

Ms. McClellan responded to Ms. Allen's question by acknowledging the interest in innovative housing solutions but also highlighting some challenges. She mentioned that the Builder's Association focuses on selling what is available, and the demand in the area is predominantly for single-family homes with yards. While there may be some neighborhoods with variations, the market generally responds to existing demand rather than creating new housing options. Ms. McClellan mentioned the Simply Ryan line by Ryan Homes as an example of smaller and less expensive homes designed to meet some of the demand for affordability.

However, she also noted that building new homes can be expensive, and there may be limitations on innovative solutions due to factors such as HOA restrictions or zoning regulations. For instance, restrictions on minimum square footage or limitations on subdividing properties may hinder the implementation of alternative housing options. Ms. McClellan expressed that if there were more opportunities for innovation and if the market had capacity for it, her agents would be enthusiastic about selling such homes. She pointed out the challenges of finding suitable locations for innovative housing, such as container homes, without causing issues with neighboring properties.

Ms. McClellan also mentioned the City of Fredericksburg's consideration of permitting accessory dwelling units (ADUs) as a potential option to expand housing. However, she emphasized that while this may help to some extent, it is not a comprehensive solution, and the city does not intend to have an excessive number of such units. The discussion highlighted the interest and potential for innovative housing solutions, but also recognized the various obstacles and limitations that need to be considered and addressed.

Ms. Gary expressed her curiosity about the factors that may be hindering the healthy movement of the housing market and requested Ms. McClellan to provide some insights on potential blockages. Ms. Gary mentioned the lack of senior living housing as an example and suggested that addressing this issue might free up other homes as senior citizens move into more suitable accommodations. She acknowledged that her understanding of the market is limited compared to Ms. McClellan's expertise and hoped for some valuable points to be shared via email.

Mark Snesavage, Director of Public Affairs for the Fredericksburg Area Builder’s Association, added to the discussion by highlighting that home builders and associations already offer unique products. However, they are bound by International Building Codes and Virginia Building Codes, which require certain elements in homes and contribute to increased costs. Compliance with subdivision ordinances and regulations further adds to the expenses passed on to customers. He mentioned that the building code undergoes a three-year cycle, with regular reviews and potential amendments that can introduce additional requirements and costs to new construction homes. Mr. Snesavage's remarks echoed the challenges faced by the industry in balancing regulatory compliance and the affordability of homes. The participants recognized the complexity of the situation and the ongoing efforts to navigate building codes and regulations while striving to offer affordable housing options. Ms. Gary acknowledged the need to move forward with the agenda due to time constraints, thanking Mr. Snesavage for his concise explanation. Mr. Snesavage expressed his agreement and appreciation for the opportunity to share the challenges faced by the industry.

Jeh Hicks, Director of Community Relations for Jarrell Properties, Inc., brought up the importance of density in addressing the issue of affordable housing. He mentioned that builders and developers are interested in increasing density to deliver more affordable homes. Achieving this requires government involvement and changes in congressional districts to incentivize construction in growth areas. He also highlighted the difficulties faced in obtaining rezoning approvals, which have led to higher-priced homes in certain areas. Mr. Hicks emphasized the importance of incentivizing density projects within targeted growth areas to alleviate rural areas and minimize transportation issues.

Ms. Gary thanked Mr. Hicks and Mr. Snesavage for their contributions.

Approval of the Consent Agenda: Ms. Gary requested a motion for the approval of the consent agenda. Dr. Yeung made the motion and Ms. Allen seconded. That motion passed 3-0.

Unfinished Business: Ms. Gary mentioned that the Workforce and Affordable Housing Ad Hoc Committee draft charter had been approved and adopted. She then inquired if any proposed changes or concerns had been sent to the staff since the last meeting.

Mr. Morris responded that there had been no additional changes received from the previous meetings. However, Dr. Yeung interjected, indicating that she had some changes to discuss.

Ms. Gary clarified that the decision was to send any changes or revisions via email, but they could also be discussed during the meeting. Mr. Morris confirmed that the document had been updated with the changes discussed at the last meeting, and there was no new information since then.

Acknowledging the email communication approach, Ms. Gary suggested proceeding with the discussion on the proposed changes. Dr. Yeung expressed her gratitude and clarified that she did not intend to send anything to make changes but wanted to address the wording in the draft charter. She emphasized that her intention was not to criticize the author of the document but to ensure that the wording accurately represented the committee's intentions.

Ms. Gary reassured Dr. Yeung that the committee would review the wording, and she acknowledged the importance of clarifying whether the ad hoc committee needed to be reconvened for future revisions. Dr. Yeung then accepted the explanation, understanding that the ad hoc committee would need to be present until it transitioned into a standing committee.

Dr. Yeung raised a concern regarding section B of the draft charter, which states the purpose of the committee as assessing the availability of workforce and affordable housing in Stafford County, reviewing and evaluating current programs and strategies associated with such housing in the region, and addressing housing challenges specific to Stafford County. Dr. Yeung expressed confusion about the wording and suggested finding a clearer and more concise way to convey the committee's purpose. Ms. Gary agreed that the wording might be redundant and proposed trimming it down. She suggested revisiting the section to see if any unnecessary words or phrases could be removed. Dr. Yeung further elaborated on her point, explaining that while the current wording was not incorrect, it seemed overly wordy and lacked clarity. She proposed a revised statement that focused on gaining insights into the shortfall and gaps in affordable homes, workforce housing, rental properties, and low to medium income housing specifically in Stafford County. Ms. Gary agreed with Dr. Yeung's suggestion and expressed the need to clarify the committee's purpose. She then turned to Supervisor Allen, asking if she had any points or proposed changes to discuss. Supervisor Allen indicated that she was okay with the current wording and had no changes to propose.

Ms. Gary confirmed her agreement with the existing draft but emphasized the importance of considering Dr. Yeung's proposed changes. She suggested going through each point one by one, discussing any proposed changes, and deciding whether to proceed with the suggested revisions based on the consensus of the committee members. Dr. Yeung pointed out that Supervisor Allen had already stated her agreement, but Ms. Gary clarified that she was referring to Dr. Yeung's proposed changes, as she was not yet aware of them. Ms. Gary encouraged Dr. Yeung to share her points, assuring her that the committee would consider her input and potentially change their initial stance based on the discussion.

Dr. Yeung expressed her concern about section C of the draft charter, which states that the committee will develop plans and recommendations to bring back to the board to address identified needs and implement the board's strategic priorities. She questioned what the board's strategic priorities were in relation to affordable housing. Ms. Gary deferred to Mike Morris, mentioning that the board had strategic priorities laid out, which were presented and adopted during a retreat in February or March. Dr. Yeung sought clarification, wanting to understand the specific strategic priorities related to affordable housing. Ms. Gary explained that the committee was referencing the board's established strategic priorities but acknowledged Dr. Yeung's point about the need for clarity regarding those priorities. Supervisor Allen joined the discussion, acknowledging Dr. Yeung's concern and stating that the specific strategic priorities were yet to be determined.

Dr. Yeung presented her proposal, suggesting that the committee's goal should be to create affordable options and housing opportunities for people with unmet housing needs. She emphasized the importance of setting specific goals and targets, such as meeting a certain percentage of workforce and affordable housing needs. Dr. Yeung also advocated for focusing on specific areas or issues, whether it be elderly housing, workforce housing, or affordable housing, in order to achieve tangible results. Ms. Gary asked Supervisor Allen for feedback on Dr. Yeung's proposal and whether she agreed with the idea. Supervisor Allen responded, expressing her understanding of Dr. Yeung's perspective and stating that during their previous discussions, they had considered a more general approach. However, she acknowledged the need to address specific issues and achieve concrete outcomes. Dr. Yeung clarified that her suggestions were her personal thoughts on the matter.

Ms. Gary emphasized the need to go through each point and address Dr. Yeung's concerns one by one. She agreed that further discussions were required to determine the specifics of the board's strategic priorities related to affordable housing. Ms. Gary mentioned her plan to meet with Paul Santay and invited Dr. Yeung to join the meeting to delve deeper into the topic. Ms. McClendon interjected, stating that if there is a quorum of the committee present during the meeting, it would need to be a public meeting. Dr. Yeung suggested discussing the matter at the next meeting instead, but Ms. Gary explained that there was work to be done in the meantime and expressed her intention to meet with Paul Santay before the next meeting. She invited Dr. Yeung to have a separate conversation with him to provide her input as well.

Mr. Morris reminded the committee that there was a deadline approaching for the submission of the committee's recommendations to the board by May 31. Ms. Gary acknowledged the deadline and urged them to continue with the discussion, prompting Dr. Yeung to continue to share her about the draft charter.

Dr. Yeung read out the current wording of section D, expressing difficulty in understanding its meaning. She proposed rephrasing it to focus on creating an inventory of current workforce and affordable housing opportunities in Stafford County. She also suggested examining the housing needs of specific demographics within districts.

Moving on to section E, Dr. Yeung found the wording similar and hard to digest. She proposed rephrasing it to focus on creating affordable options and housing opportunities for people with unmet housing needs, rather than reviewing existing efforts and plans. Additionally, she suggested referencing specific documents, such as the 2021 Stafford County Comprehensive Plan and the 2020 Housing Affordability Study, to support their efforts. Ms. Gary confirmed the points raised by Dr. Yeung and indicated that she understood the proposed changes.

Ms. Gary turned to Ms. Allen to gather her thoughts on Dr. Yeung's proposed changes. Ms. Allen mentioned that she didn't see sections D and E as similar and needed to see Dr. Yeung's suggestions in writing to make a proper comparison. However, she expressed her overall agreement with the current draft charter.

Ms. Gary confirmed Ms. Allen's stance and mentioned that Dr. Yeung would send her proposed changes to everyone for further review. She then proposed proceeding with a vote to approve the draft charter, acknowledging the possibility of amending it later if necessary.

Ms. McClendon explained that any amendments to the approved charter would need to go back to the board. She also mentioned that the next step after finalizing the charter would be to consider the next product for the board, possibly in October, whether it would be a recommendation or an update. Ms. Gary thanked Ms. McClendon for her input and asked Dr. Yeung if there was anything else she wanted to add or if she felt heard. Dr. Yeung expressed feeling rushed but allowed the vote to proceed. A motion was made by Ms. Allen to approve the draft charter, which was seconded by Ms. Gary. The vote resulted in Ms. Allen and Ms. Gary in favor, and Dr. Yeung opposed. The motion was approved.

Ms. Gary then moved on to the next agenda item, which involved researching and defining terms associated with the Workforce and Affordable Housing Ad Hoc Committee.

Mr. Morris responded to Ms. Gary's inquiry, stating that they had provided a list of terms at the previous meeting and were open to any additional terms the committee wanted them to research. He mentioned that they would work on the terms already listed unless there were any additions or deletions requested. Ms. Gary asked if anyone wanted to respond or speak on the matter. Mr. Morris emphasized the importance of working with a common definition and stated that they would research and define the terms once they received approval from the committee. Dr. Yeung raised a question about the source of the definitions. She asked if the definitions were derived from the federal or state level. Mr. Morris responded, explaining that the definition of affordable housing was taken from the U.S. Department of Housing and Urban Development (HUD), as it was part of the comprehensive plan. He mentioned that they would research the other terms using federal and state definitions and provide them to the committee for review and agreement. Ms. Allen recalled asking Mr. Santay a question at a former meeting and determined her question was answered in the definitions provided.

Ms. Gary moved to adjourn the meeting however, Ms. McClendon stopped the motion requesting information to provide staff with more specific direction to ensure they were prepared to bring back information to the committee and make progress on the desired product. Ms. Gary acknowledged Ms. McClendon's and expressed her willingness to address this matter and began to speak. However, Dr. Yeung interjected, stating that she thought the meeting had already been adjourned. Ms. Allen clarified that Ms. Gary had halted the motion to adjourn, indicating that the meeting was not yet officially concluded.

Ms. Gary ensured that the whole committee would be included in addressing the question. She suggested polling the board to obtain diverse opinions. Ms. Gary expressed her preference to focus on workforce housing as a less contentious issue to find solutions. Ms. Allen shared her thoughts on following the committee objectives and considering the committee’s charter is focusing on encouraging affordable workforce housing initiatives at the county level. She emphasized the importance of identifying inventory deficits and demographic breakdowns in relevant districts. Ms. Gary acknowledged the need for staff to identify obstacles to workforce and affordable housing and suggested referencing previous meetings for relevant information. Mr. Morris confirmed that the committee would proceed with defining terms (A) and researching authorized methods (A, B, and D). Ms. Allen suggested including inventory and demographic breakdowns as part of the research. Dr. Yeung expressed confusion about the approval process and the requested changes. Ms. Gary clarified that the charter was approved in a general sense, allowing for the necessary work, even if not explicitly mentioned in the charter. The meeting ended with Ms. Gary confirming that the direction provided was helpful and the meeting was adjourned at 12:07 p.m.

The full transcription of the meeting is available at:

https://otter.ai/u/SC2QTMEvkEe3rD5ZN-gu1xf7cDw?utm_source=copy_url