



City of Falls Church - Housing Commission

MINUTES

PURPOSE OF MEETING: *The five-member Commission is appointed by the City Council for three-year terms. The Housing Commission maintains awareness of housing needs and opportunities, including affordable housing; proposes housing policy initiatives and changes; investigates fair housing complaints and conciliates these complaints; mediates conflicts relating to the Virginia Residential Landlord & Tenant Act and offers reconciliatory services in conflicts relating to other housing laws.*

DATE OF MEETING: **June 13, 2023**

PLACE OF MEETING: **In Person (City Hall Dogwood Room) w/ Virtual Option**

MEETING CALLED TO ORDER BY: **Meredith Anderson at 6:31 p.m.**

THOSE PRESENT:

<p>Commission Members Meredith Anderson – Chair Jordan Hicks – Vice Chair Hannah Jordan Justine Underhill Grayson Timoner City Council Liaison Letty Hardi Staff Kayleen Mark Brenden Woodley</p>	<p>Guests Phil Duncan, Council Member (Virtual) Caroline Lian, Council Member (Virtual) Chris Weir, Wesley Housing (Virtual) Gene Gresko Joseph Cobucci (Student Rep) Brian Reach Sol Alosco (Virtual) Alysse Stehli (Virtual) Scott Mann (Virtual) Pam Lee (NHPF) Mansur Abdul-Malik (NHPF)</p>
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1. Call to Order – Chair Meredith Anderson
 - a. Call to order at 6:31 by Chair Meredith Anderson
2. Roll Call – Chair Meredith Anderson
3. Approval of Minutes – Chair Meredith Anderson
 - a. Reviewed minutes
 - b. Jordan Hicks moved to approve
 - c. Hannah Jordan seconded

- d. Motion passed
- 4. Public Comments – Chair Meredith Anderson
 - a. Meredith Anderson noted AHP Meeting in newsletter
 - b. Gene Gresko ask when the Virginia Village subcommittees would be formed
 - i. Brenden Woodley mentioned the pending Virginia Village Update, and that once transfer took place, there will be a subcommittee formed
 - ii. Letty Hardi mentioned the council meeting the night before
 - c. Justine: mentioned that first time homeowners are having trouble with inventory and if there was a way to find out if commercial or institutional developers were purchasing units
 - i. Brenden Woodley responded perhaps we can do research into who is purchasing units and if there are commercial or institutional developers
 - d. Alysse Stehli and Scott Mann mentioned they are attending to learn more about the Affordable Homeownership Program
- 5. Affordable Homeownership Program Update
 - a. Program Update – Pam Lee NHPF
 - i. Brenden Woodley gave overview of the program because of the new meeting participants
 - ii. Pam gave update on the program
 - 1. NHPF is looking to move units and get more interested buyers into eligible properties
 - 2. NHPF is preparing the units for occupancy
 - iii. Participant Brian Reach had feedback for the program
 - 1. Wanted to have access to multiple bedrooms as a single person
 - 2. Wanted to know how equity works
 - iv. Caroline Lian asked what do we do to increase ‘hit’ rates to yield an eligible buyer
 - 1. Pam Lee and Brenden Woodley responded that program administrators are interviewing applicants find out why they are not moving forward with the process
 - 2. Recommended homebuyer education
 - v. Letty noted that the council would be interested in meeting to help troubleshoot the issue
 - b. AHP Policy Discussion – Staff Brenden Woodley
 - i. Brenden gave an overview of the policy document
 - 1. Meredith Anderson requested an example for homeownership
 - a. How it looks over time and the resale process
 - ii. Have something that says the types of units within the scope of the program
 - 1. Brenden Woodley noted the dollar limit for the price point
- 6. Introduction of Student Rep – Chair Meredith Anderson
 - a. Joseph Cobucci introduced himself
- 7. Housing Update – Staff Kayleen Mark
 - a. Kayleen gave update on The Fields and complaints of increasing rents
 - i. Rent increases are within legal limits
 - ii. HHS will administer emergency assistance

- iii. Letty asked how much total
 - iv. Grayson asked if there's a way to know if people will be evicted
 - b. Kayleen talked about updates to ADU policy
 - i. Letty recommended legal review of children under 16 not council towards income eligibility
 - ii. Letty wanted to know who approved policies
 - 1. Dana Council approved
 - iii. Letty wanted to make sure there was only one waitlist
- 8. Va Village Update – Staff Brenden Woodley
 - a. Brenden Woodley provided update on Va Village
 - b. Phil Duncan asked if there was any discussion on next phase of committee
 - i. This phase will be scoped out once a closing date is identified
- 9. Housing Goals Update - Staff Brenden Woodley
 - a. Brenden Woodley gave quick update on the Fields
 - b. Meredith will note additional information in next meeting
 - c. Hannah asked Wyatt about the future for the Fairfax Water building
- 10. Follow up on letter to Reserve spot on Housing Commission for Renter Update – Commissioner Grayson Timoner
 - a. Grayson Timoner to send out letter to council once confirmed by Meredith Anderson
 - b. This will be Grayson's last day on the council
- 11. Other
 - a. Meredith wants to know more from Kayleen
 - b. Fiscal year starts next months and wants to discuss CCAU
 - i. Kayleen will schedule a meeting
- 12. Adjourn
 - a. Hannah motion to adjourn,
 - b. Justine seconded 8:45 PM

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