



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: **Jan 10, 2023**

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

MEETING CALLED TO ORDER BY: **Jordan Hicks at 6:34 p.m.**

THOSE PRESENT:

Commission Members	Guests
Meredith Anderson – Chair (Virtual)	Phil Duncan, Council Member (Virtual)
Hannah Jordan	Staff
Jordan Hicks – Vice Chair	Dana Jones
Grayson Timoner	Kayleen Mark
Justine Underhill	Brenden Woodley
City Council Liaison	Citizen
Letty Hardi	Eugene Perez
Student Rep	Gene Gresko
Turan Ahmad (Virtual)	

**Motion to approve electronic participation for Chair Meredith Anderson – Vice-Chair
Jordan Hicks**

- Motion Called by Jordan Hicks
- Seconded by Justine Underhill

Approval Minutes –Chair Meredith Anderson

- Minutes from the **Dec 13, 2022** meeting were motioned to be approved by Jordan Hicks
- Seconded by Hannah Jordan

Amazon 2 Homeownership – Staff Brenden Woodley

- Brenden Woodley provided update on the status of the Amazon 2 project
- Meredith Anderson asked if council has been briefed on this project
 - Brenden Woodley council has requested a written update at 1/9 council meeting
- Meredith Anderson asked how will the rollout of the project happen
 - Brenden Woodley responded that the final steps of the marketing plan are being assembled and will be rolled out once more details come to light
 - Hannah Jordan noted that not everyone has access to electronic information and that Flyers and newspapers would be a good way to get the word out
 - Letty Hardi requested that the update to council happen before the next Housing Commission meeting

Amazon 3 VA Village Update – Staff Brenden Woodley

- Brenden Woodley provided update on the status of the Amazon 3 project
- Brenden Woodley also suggested that Wesley give the update for the next Housing Commission meeting

Affordable Dwelling Unit Update – Staff Kayleen Mark

- Kayleen Mark provided an update on outstanding ADUs, the flood at 310 S Maple, and Sponsoring Partnerships and Revitalizing Communities (SPARC) funding meeting
- Brenden Woodley also noted the successful adoption of the Teacher Workforce Units resolution and the imminent recordation of the affordability covenant

Presentation on Accessory Dwelling Units – Eugene Perez, Citizen

- Citizen, Eugene Perez presented his Accessory Dwelling Unit presentation
- Hannah Jordan noted she thought there was already permission for Accessory Dwelling Units
 - Letty Hardi said the current permission was for just structures, not dwelling units
- Letty Hardi requested an update on what the actual Accessory Dwelling Units requirements/restrictions are from HHS
- Gene Gresko noted the picture he shared and that developers were driving additional development options
 - He also stated that ‘we need to add more affordable units and this proposal does not add to the units we actually need’
- Justine Underhill brought up the Maintaining Affordability Housing 2020 document and mentioned incentives for affordable accessory dwelling units
- Grayson Timoner suggested that the commission could get creative with incentives for using affordability
 - He also thinks that density should be a priority to reduce sprawl
 - He suggested moving forward with a proposal like the one discussed
- Jordan Hicks asked Letty Hardi if Council had looked at this issue
 - Letty Hardi said not yet

2023 Goals – Chair Meredith Anderson

- Meredith Anderson suggested possibly presenting housing goals to council in March
 - She also suggested that goal be more about investigating possibilities and doing research
- Collectively the commissioners suggested that preserve affordable and improve quality for the units at The Fields, exploration of the topic of Accessory Dwelling Units/ Missing Middle, and investigation for expanding Homeless options in the city be the Housing Goals
 - Justine Underhill suggested that overall outreach and communication be a soft goal for the whole commission and will assist
 - Letty Hardi suggested assigning specific goals to individuals for follow up and accountability
 - For the goal regarding the Fields Jordan Hicks, Hannah Jordan, and Meredith Anderson would do research
 - For the goal regarding Accessory Dwelling Units/ Missing Middle Grayson Timoner and Justine Underhill would collaborate
 - And for the goal regarding Homelessness Hannah Jordan and Meredith Anderson would collaborate
- Hannah Jordan requested someone from Planning, Paul Stoddard or otherwise, speak at the next commission meeting

Steve Sprague Housing Champion Award for Affordable Housing Advocacy – Chair

Meredith Anderson

- Hannah Jordan’s suggestion of Ron Brosseau had no contest and will be granted the award
- Jordan Hicks moved to nominate Ron Brosseau, seconded by Hanna Jordan
- Brenden Woodley to coordinate next steps for issuing the award

Other – No other business called but there were several final thoughts

- Letty Hardi stated we should have a strategy going forward for expiring ADUs, questions will include the following topics:
 - Use of city dollars
 - Unit mix
 - Source of funds
 - Adding and preserving affordable housing (like Read building).
 - Cash in lieu
- Phil Duncan suggested we build and establish relationships with landlords to make sure they’re on the same page and interested in what we are interested in
- Hannah Jordan stated Welcoming Falls Church program has landlords that are welcoming
 - Family is arriving this weekend, three children in family from Afghanistan

MEETING ADJOURNED AT: 8:34 PM

The City of Falls Church is committed to the letter and spirit of the Americans with Disabilities Act. This document will be made available in an alternate format upon request. Call 703-248-5005 (TTY 711).