



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: Feb 14, 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 (Virtual) Hannah Jordan Jordan Hicks – Vice Chair Grayson Timoner Justine Underhill City Council Liaison Letty Hardi</p>	<p>Guests Phil Duncan, Council Member (Virtual) Caroline Lian, Council Member Judith Cabelli, Wesley Housing Pamela Lee, NHPF Staff Kayleen Mark Brenden Woodley Citizen Eugene Perez Gene Gresko</p>
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Approval Minutes –Chair Meredith Anderson

- Minutes from the **Jan 10, 2022** meeting were motioned to be approved by Jordan Hicks
- Seconded by Justine Underhill

Amazon 2 Homeownership – Staff Brenden Woodley and Kayleen Mark

- Brenden Woodley and Kayleen Mark presented the Affordable Homeownership Program Slide Deck and the AHP website
- Letty Hardi asked for clarity on the AMI limits in the slide

- Brenden Woodley noted that the AMI limits are flexible based on target subsidy for unit type and household size and that the City is actively discussing this process with NHP
- Caroline Lian asked for clarity on the home approval process
- Brenden Woodley provided detail on the home approval process
- Caroline Lian asked the council to be briefed (email okay) when units are approved
- Gene Gresko wanted clarity on the subsidy amounts
- Brenden Woodley noted that the subsidy amounts are flexible and the slide does not account for all possible permutations of this and real AMI targeting doesn't happen until people are preapproved

Public Comment – Meredith Anderson

- Meredith asked if there was any public comment before we continued with other business
- No public comments

Housing Update – Staff Kayleen Mark

- Kayleen Mark discussed available units and the need for deeply affordable units
- Letty Hardi asked for clarity on what was needed, new units vs lowering existing
- Kayleen Mark requested to increase the number from 5 to 7
- Hannah Jordan wanted to know if the Housing Commission could vote to support this
- Letty Hardi said they could vote to support AMI reductions
- Grayson Timoner asked if there was a way to communicate this idea to the City Council such as write a letter
- Letty Hardi said that a letter is a good idea but to send it to Council in April for maximum effectiveness
- Meredith Anderson requested to add 40% ADUs to the next meeting agenda

Amazon 3 VA Village Update – Wesley Housing Judith Cabelli

- Judith Cabelli provided overview on the Va Village project providing details on the following topics:
 - MEP Consultant scope
 - Utility Consultant Scope
 - CHP scope
 - GC budget and timeline
 - Va Housing loan Timeline
 - Closing timeline revised to a conservative May timeframe
 - Gene Gresko wanted clarity on timeline
 - Judith Cabelli noted that the closing timeline is estimated to be 60 days from complete scope that is expected to be done in the coming weeks

2023 Housing Goals The Fields – Meredith Anderson

- Meredith Anderson noted that the City needs to take the lead on this goal and the Housing Commission will review status quarterly

- Meredith Anderson suggested that the Goal be revised to more generally preservation of affordable housing which could include sunseting affordable units or market rate affordable

2023 Housing Goals Accessory Dwelling Units Justine Underhill and Grayson Timoner

- Justine Underhill described the research done with regards to Accessory Dwelling Units including review of AARP literature on the topic and other jurisdiction solution to this problem
- Justine Underhill suggest the Housing Commission could developer some recommendations for the City Council
- Grayson Timoner wanted to provide incentives for adding Accessory Dwelling Units
- Letty Hardi noted that Arlington passed several rounds of legislation for Accessory Dwelling Units
- Justine Underhill set out to do research on Arlington and also Alexandria City who passed a similar
- Jordan Hicks mentioned that one of the questions that will come up is how this unit type affects schools and parking
- Hannah Jordan wanted to make sure the units are still affordable
- Justine Underhill wanted to know how the Housing Commission would take action
- Letty Hardi said the Housing Commission's role was to advocate policies
- Gene Gresko suggest that the Housing Commission coordinate with the Planning Commission as this is fundamentally a planning issue
- Letty Hardi agreed that the Planning Commission has statutory authority
- Meredith Anderson wanted Housing Commission to speak with Planning Commission
- Brenden Woodley agreed to liaise with Planning Commission
- Gene Gresko also had issue calling Accessory Dwelling Units affordable
- Eugene Perez mentioned there was an article on ArlNow about Accessory Dwelling Units and there was an Arlington memo from housing to zoning dated 3/7/18 that was relevant to discussion
- Eugene Perez also mentioned that legally building in a back yard is fine, there just need a new legal distinction to have someone live there

Merrill House – Meredith Anderson

- Meredith Anderson wanted to bring up Merrill House as something to discuss moving forward
- Meredith Anderson wanted to maintain the affordable nature of the property and discussed the new ownership of the property and their plans for raising rents
- Kayleen Mark gave rents on the Merrill House and noted that they are in the range of 60-80% AMI for ADUs
- Brenden Woodley offered to find out who had spoken with Merrill House from the City

Steve Sprague Housing Champion Award for Affordable Housing Advocacy – Staff

Brenden Woodley

- Brenden Woodley wanted to confirm location and timing of ceremony

- Jordan Hicks requested the award to be given prior to a Housing Commission meeting in the Dogwood Room and everyone agreed
- Brenden agreed to coordinate with the awardee

Other – No other business but there was a late joiner, Bob Kravinsky who joined at the Request of Brenden Woodley

- Bob Kravinsky noted that he wanted to potentially subdivide his house and make a unit that could potentially be a teacher workforce unit for a limited time and then an age in place home for him and his wife

MEETING ADJOURNED AT: 8:49 PM

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