



**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: **May 11, 2021**

PLACE OF MEETING: Virtual

MEETING CALLED TO ORDER BY: Joshua Shokoor at **6:32 PM**

THOSE PRESENT:

<p>Commission Members Jordan Hicks, Vice Chair <input checked="" type="checkbox"/> Joshua Shokoor, Chair <input checked="" type="checkbox"/> Peter Davis <input type="checkbox"/> Kristina Martinez <input checked="" type="checkbox"/> Meredith Anderson <input checked="" type="checkbox"/> FCHC Liaison Thom Vaccaro <input type="checkbox"/> Council Liaison Letty Hardi <input checked="" type="checkbox"/> Debbie Hiscott <input type="checkbox"/></p>	<p>Staff Dana Lewis <input checked="" type="checkbox"/> Noha Osman <input checked="" type="checkbox"/> Planning Commission Liaison Andrea Caumont <input type="checkbox"/> Student Liaison Jessie Cummings <input type="checkbox"/> Jillian Kendrick <input type="checkbox"/> Guest: Phil Duncan- Council Member <input checked="" type="checkbox"/> Matthew C. Whitfield <input checked="" type="checkbox"/> Gene Gresko <input checked="" type="checkbox"/></p>
---	--

Minutes from the **April 13, 2021** meeting were **Approved**

Proceedings:

Meeting and Roll called to order – **Chair Shokoor** at **6:34 PM**

Reading of Virtual Meeting Notice – Staff Lewis

Approval of Minutes – Joshua Shokoor

One motion to approve by Kristina Martinez and seconded by Jordan Hicks

Fair Housing - Source of Income Protected Class Update– Matthew Whitfield- Attorney, Legal Services of Northern

- Virginia’s Ban on Source of Funds Discrimination
- Until July 1, 2020 landlords could refuse housing from tenants using housing voucher
- Source of funds were added to prevent landlords from discrimination against tenants using certain types of funds
- Law does not apply to owners of four or fewer rental units in VA, those who own a 10% or less interest in four or more units, law does not apply if source of funds (housing choice voucher) is not approved within 15 days
- Source funds: housing choice, disability, etc.
- Landlord should ONLY look at what the tenants portion of rent is and compare it to their income not what the source fund is providing
- Subject to different terms/conditions or denied needed repairs
- An individual who has been discriminated against can file a complaint with Virginia Fair Housing Office – if complaint can’t be resolved by the board, the attorney general will commence a civil action report
- Update tenants@fallschurchva.gov with new information
- Memo sent out to property managers/news

Affordable Housing Fund - Work Group Membership Finalize – Chair Shokoor

- Recommendations made on Affordable Housing Fund Policy regarding prioritizing scoring system/affordable housing as a whole
- Dedicate annual funding to the Affordable Housing Fund (can’t just rely on cash in lieu or ADU sales)
- Applicants complete application with supporting documentation, Housing Commission convenes an Affordable Housing Fund workgroup
- Recommendations for workgroup members to be emailed to Dana Lewis
- Representatives: Falls Church Housing Corp, Housing Commission member Kristina Martinez and Andrea Caumont from the Planning Commission
- Two more volunteers required

Housing Development Update – Staff Lewis

- 128 units (1 bedroom/2 bedroom + den/3 bedroom) W End Development
- Option to switch out the condos for cash in lieu, negotiating on the value of the condos
- Valuation from average market value (families making 60% AMI will be able to afford)
- Coming to agreement with developer on unit pricing – some might be traded for cash in lieu
- Senior living component (also includes assisted living and memory care)
- Cash in lieu funds to go to Affordable Housing Fund for larger projects
- If we don’t agree on cash equivalent, they have the right to turn them into apartments (how many apartments based on the value of the condos)

City Housing Targets for Range of Incomes – Noha Osman

- Letty said show where we need more units
- Show the data by unit size (1-3 bedrooms)
- Excel document to show progress on affordable housing targets
- Apply to priorities for affordable housing fund/projects to provide these units
- Lack of affordable units/increased density/requiring more construction of affordable housing

Amazon Award Proposal Yrs. 3-5 Update – Staff Lewis

- Idea is to purchase units in South Washington area and then eventually consolidating those units, Wesley Housing working on proposal
- Purchase a single-family home and use the land to build affordable cottages as the City already has the zoning to do this. (this would be similar to what we were going to do next to Dulin Church). Purchasing property in the city for duplex conversion (similar construction/finishes as other homes in the area)
- Postponing deadline till August
- [Affordable Housing Concept Memo](#)
- [Virginia Housing's Amazon REACH Virginia Funding Commitment](#)

COVID-19 Vulnerable Populations Update - Staff Lewis

- 74 residents being assisted in past months, all been referred to apply to the Virginia State Rental Program
- Other option is for properties to apply and register their tenants on their own
- Properties should not be charging late fees during this time
- VA Rent Relief Program for FC residents (CARES funds distributed to larger localities such as Fairfax).
 - Each person is eligible for 15 months of rent assistance regardless of background/citizenship
 - Advocating that property managers apply for their residents
 - Anticipating shorter wait times
- City funds still available for utilities and food if needed
- FEMA providing funds for funeral expenses from January to now
- Staff went to the Fields to help residents register for vaccine as well as targeted outreach in the community
- Eviction moratorium pushed to June 30th
- American Rescue Plan and American Jobs Fund to provide funds to the city

Other

Meeting Adjourned – 8:01 PM