



**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 8, 2021

PLACE OF MEETING: Virtual

MEETING CALLED TO ORDER BY: Joshua Shokoor at **6:31 PM**

THOSE PRESENT:

<p>Commission Members Jordan Hicks, Vice Chair <input checked="" type="checkbox"/> Joshua Shokoor, Chair <input checked="" type="checkbox"/> Peter Davis <input checked="" 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 checked="" type="checkbox"/></p>	<p>Staff Dana Lewis <input checked="" type="checkbox"/> Noha Osman <input checked="" type="checkbox"/> Planning Commission Liaison Andrea Caumont <input checked="" type="checkbox"/> Student Liaison Jessie Cummings <input type="checkbox"/> Jillian Kendrick <input type="checkbox"/> Guest: Phil Duncan- Council Member <input checked="" type="checkbox"/> Gene Gresko <input checked="" type="checkbox"/></p>
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Minutes from the **May 11, 2021** meeting were **Approved**

Proceedings:

Meeting and Roll called to order – **Chair Shokoor** at **6:33 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

Accessory Dwelling Unit Arlington Tour –Debrief – Meredith Anderson

- Would pricing for Accessory Dwelling Units increase affordability?
- Accommodations for older tenants/people with disabilities
- Arlington’s zoning is convenient for Accessory Dwelling Units which allows for a wider spread compared to the City of Falls Church
- Creates diverse housing options
- Aging in place/want a smaller living area or those living with relatives
- Zoning policies to help those who want to age in place

Affordable Housing Fund - Work Group Membership Finalize – Chair Shokoer

- 450K set aside for this year
- The committee needs to be set up as soon as possible.
- All members will be chosen. The last two will be developers. Joshua will reach out to Bob Young and Dana will reach out to Ed Novak.

Council Work Plan and Equity in Services Review – Pete Davis

- Remove qualifications for commissioners to be United States citizens
- Diversity in board and commission members even if it includes changing by laws to add additional members.
- Set AMI unit goals
- Inclusive set-asides in developments, preserve existing dwelling units, zoning changes for affordability, stand-alone projects for affordability

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 is still being worked on (also includes assisted living and memory care). There will be a new provider.
- Cash in lieu funds to go to Affordable Housing Fund for larger projects
- We will try to agree on cash equivalent, however they have the right to turn them into apartments (how many apartments based on the value of the condos)

Affordable Housing Goals – Pete Davis and Chair Shokoer

- What are our goals for affordable housing in regard to different unit types and AMI levels
- A goal table to guide us on future projects and what goals are met/need to be met
- Inform our decision making and our outreach to council
- Housing stock will determine the demographic need of the city

COVID-19 Vulnerable Population 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
- City funds still available for utilities and food if needed
- Extension of eviction moratorium will be unlikely
- American Rescue Plan and American Jobs Fund to provide funds to the city

Holiday Schedule – Chair Shokoor

- Take August off

Other

- The Commission took an affirmative vote to allow the affordable housing fund to be used for the purchase of housing for it to remain affordable. This could be working with a non-profit provider in with a loan or grant.

Meeting Adjourned – 8:03 PM