



**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: **January 12, 2021**

PLACE OF MEETING: Virtual

MEETING CALLED TO ORDER BY: Chair Jordan Hicks at **6:30 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"/> Akida Rouzi <input type="checkbox"/> Nancy Vincent <input checked="" type="checkbox"/> Planning Commission Liaison Student Liaison Jessie Cummings <input checked="" type="checkbox"/> Jillian Kendrick <input checked="" type="checkbox"/> Guest: Phil Duncan- Resident <input checked="" type="checkbox"/> Brian Bowden <input type="checkbox"/> Marc Davis <input checked="" type="checkbox"/> Scott Adams <input checked="" type="checkbox"/> Maury Stern <input checked="" type="checkbox"/> Deborah Roth <input checked="" type="checkbox"/> Andrea Caumont <input checked="" type="checkbox"/></p>
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Minutes from the **December 8, 2020** meeting were **Approved**

Proceedings:

Meeting and Roll called to order – **Vice Chair Hicks** at **6:35 PM**

Reading of Virtual Meeting Notice – Staff Lewis

Approval of Minutes – Vice Chair Hicks

One motion to approve and seconded.

Voluntary Concessions Broad and Washington Request - Chair Shokoor, Scott Adams and Maury Stern, McGuire Woods Development

- 21 units with various housing types at 60% AMI – 18 units; 9 studio units at 40% AMI 9 units at 60% AMI 2 bedroom
- Cash in lieu payments (City obtains cash in lieu payments instead of ADUs)
- Option for voluntary concessions to be prioritized on Broad and Washington (possible 13 additional studio units at 80% AMI)
- Option to achieve 10% of units as ADUs
- Flexibility in AMI levels and unit types for additional ADUs

Final Amazon Reach Project Application Submitted – Staff Lewis

- Application submitted December 2020
- Homeownership: partner with non-profit (National Housing Partnership/Falls Church Housing Corporation) to serve approximately 18 households – purchase market rate for sale housing to sell to city households whose programs meet the first-time homebuyer criteria
- Sell at a lower rate for qualified buyers who meet the 50%-80% AMI (people who work/live in the city have the highest priority)
- Up to \$20k per property (some single-family detached townhouses and mostly condominiums for approximately 18 units)
- When do we hear back about the application/when would the funds be available?

COVID Vulnerable Populations Update – Staff Lewis

- City receiving \$13k from the VA Department of Housing and Community Development to assist residential/nonresidential customers with water payments (staff made 80+ phone calls, total of 6 to applied for funds)
- CDC's eviction moratorium extended till February
- Homeownership relief through Fannie Mae and Freddie Mac: single family foreclosure moratorium extended through January 31, 2021
- Deadline to request COVID-19 forbearance extended to February 28, 2021
- As of December 8th, 309 rental checks have been provided to landlords
- Virginia Department of Housing and Community Development received grant from CARES act to help past due water/utility bills – refer city residents to them
- \$5,000+ towards emergency utility assistance
- 5 day pay or quit notice to become 14 day pay or quit notice after notice to vacate
- City shelter will not open this year due to social distancing concerns and lack of volunteers
- Provided food to 58 persons, 45 gift cards for Thanksgiving, utilities provided to 23 residents and gift cards will be sent out for Christmas
- Gave an update on what the City has done for vulnerable populations affected by COVID
- Fifty-seven residents are being provided rental assistance this month and there has been one eviction but was not COVID related
- Outreach continues with regards to services available

Overview of Affordable Housing Fund – Policy & Application Process – Intern Noha Osman and Staff Lewis

- Purpose is to maintain existing affordable housing and create new affordable housing
- Funds awarded on application basis open to the public and are site specific and can be submitted at any time
- Specialized housing is available for elderly, mentally/physically disabled or homeless persons
- Funds are dispersed through city council who approves and authorizes contracts – restricted covenants will be recorded on the property

Meeting Adjourned – 8:12 PM