



**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: February 8, 2022

PLACE OF MEETING: Virtual

MEETING CALLED TO ORDER BY: Joshua Shokoor at 6:31 p.m.

THOSE PRESENT:

Commission Members Meredith Anderson Jordan Hicks, Vice Chair Hannah Jordan Kristina Martinez Joshua Shokoor, Chair	Planning Commission Liaison Andrea Caumont
Student Liaison Emma Roncoroni	City Council Letty Hardi Caroline Lian
Staff Dana Lewis	Guests Gene Gresko Andrew Painter Adam Schulman Kathy Taylor

Minutes from the **January 11, 2022** meeting were **approved as amended**.

Proceedings:

Meeting and Roll called to order – **Chair Joshua Shokoor**

Reading of Virtual Meeting Notice – **Staff Dana Lewis**

Approval of Minutes – Chair Joshua Shokoor

Motion to approve as amended by Hannah Jordan and seconded by Jordan Hicks. Motion passed.

One City Center, Housing Commission Comments – Atlantic Realty Companies

Andrew Painter and Adam Schulman from Atlantic Realty did a presentation on the proposed One City Center development. Of the 246 units, 24 units or 10% would be studios, 48 units or 20% would be 1-bedroom, 102 or 41% 1-bedroom with dens, 54 or 22% 2-bedrooms, and 18 or 7% 2-bedroom with dens. 10% or 25 units will be Affordable Dwelling Units (ADU). The breakdown is 1 studio affordable to households at 60% of the Area Median Income (AMI), 3 1-bedroom at 60% AMI, 7 1-bedroom with den at 60% AMI, 3 2-bedroom at 60% AMI, 1 2-bedroom with den at 60% AMI, plus 10 1-bedroom at 80% AMI. They will consider offering units at 40% AMI. ADUs run for the life of the property. Members expressed a preference for studios and 2-bedroom units.

The Fields Apartments – Follow Up

Ms. Lewis discussed a report presented to City Council about The Fields. Kettler has been giving weekly reports about their progress addressing complaints. Residents have been reporting significant progress. This situation is being closely followed.

Affordable Housing Fund Request - Amazon & Virginia Village

Ms. Martinez reported that the Affordable Housing Fund committee voted to approve the request to provide a match to the Amazon grants. The request was \$400,000 for the Amazon 2 project and \$100,000 for the Amazon 3-5 project. Ms. Anderson moved to approve the recommendation of the committee. Mr. Hicks seconded.

Amazon Grants Update

Ms. Lewis reported that two items were discussed at the January 7, 2022 City Council Work Session regarding the Amazon funds. The first was an Agreement with Virginia Housing for receipt of the funds and the second was a Cooperative Agreement with NHP Foundation to establish a relationship regarding affordable housing activities in the City. An additional Developer Agreement with NHP Foundation was drafted regarding the Amazon 2 project. Wesley Housing staff made a presentation to Council. They are the proposed nonprofit partner to administer the Amazon 3-5 project.

Affordable Housing Goals Discussion Continuation

Mr. Shokoor reported that members have discussed creating affordable housing goals. The process includes understanding the current state and where we want affordable housing to be in the future. He asked Ms. Lewis to schedule a meeting to include Housing and Planning staff in order to gather and analyze data. The data will include owned vs. rental, unit sizes, and Area Median Income (AMI) levels. The end result will include set numbers of units to be preserved and created.

Other

- A Housing Specialist has been hired and will start February 22, 2022.
- Interviews are scheduled for the Housing Development Specialist.

Meeting Adjourned – 8:25 p.m.

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