



**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: **March 9, 2021**

PLACE OF MEETING: Virtual

MEETING CALLED TO ORDER BY: Chair 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 checked="" type="checkbox"/> Guest: Phil Duncan- Council Member <input checked="" type="checkbox"/> Mansur Abdul-Malik <input checked="" type="checkbox"/> Grace Risetto <input checked="" type="checkbox"/></p>
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Minutes from the **February 9, 2021** meeting were **Approved**

Proceedings:

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

Reading of Virtual Meeting Notice – Staff Lewis

Approval of Minutes – Joshua Shokoor

One motion to approve by Jordan Hicks and seconded by Meredith Anderson.

Status - 2021 Housing Commission Annual Report – Chair Shokoor

- Will be sent following meeting
- Annual Report to be presented to the council
- Any highlights/topics to be added to the 2020 report
- To be completed within the next month
- Send email recommendations to Joshua Shokoor

Housing Project/Virginia Village Update – Staff Lewis

- Economic Development Authority EDA looking to purchase the Quad and add to affordable housing stock
- Four residents currently residing (affordable and leases to continue)
- Fairfax Redevelopment and Housing Authority or Virginia Housing as alternative funding source (positive outlook)
- EDA would still be the owner
- Closing on Friday (March 12, 2021)
- Several vacant ADU units (Read Building and West Broad) some looking to lower rents

Amazon Award and NHP Partnership Presentation – Mansur Abdul-Malik - Vice President of Development, The NHP Foundation

- Received notice but have not gotten agreement about when the project will start
- Finding a mixture of single-family homes and condominiums to meet the Virginia housing requirements
- Allow residents to be able to use down payment assistance
- Relatively minimum repairs expected on the properties
- Priority list of people/lottery for who would be eligible
- Sales price expected to be \$100k lower than the original price
- Produce approximately 18 houses/condominiums at or below 80% AMI
- Covenants put in place to maintain a certain level of affordability in the community
- Target time frame of first purchase is still unknown until we receive the agreement

Tenant Response Update Demonstration– Staff Noha Osman

- Office of Communication is putting it up
- Distribute to rental buildings manually and put it on website
- Tenants@fallschurchva.gov up and running with automated response being sent out
- Working on getting it translated

COVID-19 Vulnerable Populations Update - Staff Lewis

- City receiving \$13k from the VA Department of Housing and Community Development to assist residential/nonresidential customers to pay for utilities
- CDBG funds will be utilized in March (1.5 months) after that we will no longer have funds
- VA Rent Relief Program (CARES funds distributed to larger localities) new program scheduled to start in March (\$520 million). City residents will utilize.
 - 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
- Preparing transition to send residents to the state rental assistance program

Affordable Housing Fund - Work Group Membership & Next Steps – 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)
- Council might be hesitant to put money into a fund with no projects identified
- Applicants complete application with supporting documentation, Housing Commission convenes an Affordable Housing Fund workgroup
- Recommendations for workgroup members to be emailed to Dana Lewis

Other

- Letty Hardi - \$100k towards affordable housing budget, but what will the funds be used for exactly?

Meeting Adjourned – 8:09 PM

Recorder – Noha Osman