



**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: April 13, 2021

PLACE OF MEETING: Virtual

MEETING CALLED TO ORDER BY: Joshua Shokoor at **6:35 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 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"/> Ted Risher <input checked="" type="checkbox"/> Amie Murphy <input checked="" type="checkbox"/> Gene Gresko <input checked="" type="checkbox"/></p>
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Minutes from the **March 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 Peter Davis

April CDBG and Fair Housing Month – Fair Housing Training invitation – Staff Osman

- Virtual Fair Housing Training held by Arlington County
- Takes place April 27, 2021
- [Fair Housing Training](#)

Review & Approve - 2021 Housing Commission Annual Report – Chair Shokoor

- No edits received from Commissioners/draft finalized based on comments from last Housing Commission meeting and reviewed by Dana Lewis
- Annual Report to be presented to the Council in April
- Any highlights/topics to be added to the 2020 report
- Final edits due by April 26, 2021

Housing Town Halls /Virginia Village Update – Staff Lewis/Ted Risher, Consultant

- 128 units (1 bedrooms/2 bedrooms + den/3 bedrooms)
- Convert 8 ADUs into cash in lieu
- Valuation from average market value (families making 60% AMI will be able to afford)
- 24 ADU units on Founders Row II
- 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) will have 12 ADU units (willing to negotiate services to keep one or more units available for those making up to 60% AMI)
- Cash in lieu funds to go to Affordable Housing Fund for larger projects

Amazon Award Round #3 Ideas– Staff Lewis

- Purchase of a large single-family home in the City and turning into a quad or duplex.
- 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)
- Use the City owned land where homeless shelter is to develop single room occupancy (SROs) units so that homeless person can actually rent a room rather sleeping on cots.
- Use the City owned land where homeless shelter is to develop and construct a new shelter on the main level and affordable housing above similar to what Arlington has done with churches.
- Purchase additional Virginia Village quads.

Affordable Housing Fund - Work Group Membership – 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
- Applicants complete application with supporting documentation, Housing Commission convenes an Affordable Housing Fund workgroup
- Recommendations for workgroup members to be emailed to Dana Lewis

COVID-19 Vulnerable Populations Update - Staff Lewis

- 74 residents being assisted have 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 (CARES funds distributed to larger localities). 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
- 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 – 8:05 PM