



**THRESHOLD**  
**Lexington's Housing Commission**  
**Wednesday, June 22, 2022 - 4:00 P.M**  
**Community Meeting Room, City Hall**  
**300 East Washington Street, Lexington, VA**

**AGENDA**

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of Minutes**
  - A. Approval of March 23, 2022 minutes\*
  - B. Review of May 25, 2022 Joint Housing Educational Session notes\*
- 4. New Business**
  - A. Discussion of May 25, 2022 housing educational session
  - B. Discussion of Central Virginia Housing Partnership report\*
- 5. Other Business**
- 6. Adjournment**

\*indicates attachment

## MINUTES

### THRESHOLD

**Lexington's Housing Commission  
Wednesday, March 23, 2022 – 4:00 p.m.  
Community Meeting Room, City Hall**

#### **Threshold:**

Present: Fred Kirchner, Chair  
Nadine Craney  
Marylin Alexander, Council Liaison  
Vicki Turner  
Ash Mullis

#### **City Staff:**

Arne Glaeser, Planning Director  
Kate Beard, Administrative Assistant

Absent: Christyl Vozzo, Vice-Chair

#### **CALL TO ORDER:**

F. Kirchner called the meeting to order at 4:00 pm.

#### **AGENDA**

The agenda was approved unanimously as presented. (V. Turner / N. Craney)

#### **MINUTES:**

The minutes from the February 23, 2022 were unanimously approved as presented. (M. Alexander / V. Turner).

#### **NEW BUSINESS:**

- A. Scheduling educational session with DHCD representative** – A. Glaeser reported that despite multiple attempts he has been unable to make contact with a DHCD representative. He does have contact information for the individual in charge of outreach and will continue his efforts to schedule another educational session.
- B. Report on Central Virginia Housing Partnership** – A. Glaeser stated he had materials from the Partnership's website, but his other Planning Department duties were such that he had not had an opportunity to prepare a report. He pledged to have the report for the Commission's next meeting.
- C. Report on rehab projects paused during the pandemic** – A. Glaeser reported the following:
  - Mission Next Door has one on-going Lexington project on N. Randolph Street to repair interior water damage from a now repaired roof and gutter problem, replace one window, and repair some wall board and foundation cracks that look new. A. Glaeser noted a pre-blasting survey was likely conducted of properties within a certain radius of VMI construction but he could not say whether this particular property would have been included. He noted he had not heard of any other such complaints from the Building Official.

- The Habitat rehab program is fully open and on-going. They accomplished 12 projects in the County in 2021 which included ramps, porch roofs, decks or roofs. They have been partnering with a group of W&L students, and March is College Challenge month when students from 3 different colleges will spend a week in Rockbridge County working 4 days on new build sites and 1 day on repairs. Habitat will also do interior work if the project includes bathroom accessibility or repairing holes in floors. Habitat could use more volunteer committee members.
- TAP has a number of projects but only a couple of them are weatherization projects in our area. They could use some assistance with outreach, specifically with distributing pamphlets about their weatherization program. A. Glaeser said he offered to help by providing pamphlets to organizations that may know of individuals who could benefit from the program, and also to the County to help spread the word locally. There was mention of what sounded like a newer weatherization deferred program. A. Glaeser explained that previously TAP could not do weatherization on properties that had other issues that would compromise the weatherization. The new program seems to be aimed at fixing the other issues in order to complete the weatherization. When staff receives additional information about this program it will be forwarded to Threshold members as well as other local housing related entities. M. Alexander suggested staff review the applications received by the City to see if any would be good candidates for the program.

#### **OTHER BUSINESS:**

There was some discussion of a recent large donation received by Habitat at the national level. Dan Waltz of Edmondson Avenue, a long time Habitat employee now retired, provided details about the donation.

The Commissioners continued their ongoing discussion about Threshold's future direction. M. Alexander noted previous discussions had pointed toward an intention for organizing educational sessions and said she hoped Threshold could serve as a clearing house of information for the community regionally. A. Mullis said she believed Threshold could be a significant resource that is all but unknown to young people in the area and offered to assist with future digital and/or print outreach efforts.

#### **ADJOURN:**

The meeting adjourned unanimously at 5:00 p.m. (M. Alexander / V. Turner)

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Fred Kirchner, Chair  
Threshold Housing Commission

## NOTES

### THRESHOLD HOUSING COMMISSION & LEXINGTON PLANNING COMMISSION JOINT HOUSING EDUCATIONAL SESSION

**Wednesday, May 25, 2022 – 5:00 P.M.**  
**Distance Meeting held through ZOOM**  
**300 East Washington Street, Lexington, VA**

#### **Threshold:**

Fred Kirchner, Chair  
Christyl Vozzo, Vice-Chair  
Marylin Alexander, Council Liaison  
Vicki Turner  
Shadrey Sands

#### **Planning Commission:**

Blake Shester, Vice-Chair  
Nick Betts  
John Driscoll  
Leslie Straughan, Council Liaison  
Matt Tuchler

#### **City Staff:**

Arne Glaeser, Planning Director  
Jim Halasz, City Manager  
Kate Beard, Administrative Assistant

#### **Guest Speakers:**

Chase Sawyer, DHCD  
Matt Weaver, DHCD

#### **Additional Attendees:**

Olivia Raines  
Lynne Johnson  
Anne Herring  
Bruce Sigler

### **1. Introduction**

Planning Director Arne Glaeser opened the session by welcoming Shadrey Sands to the Threshold Commission. Shadrey was appointed to the Commission by City Council on May 19, 2022. Director Glaeser then introduced Chase Sawyer, from the Virginia Department of Housing and Community Development (DHCD) Office of Outreach, Planning, and Compliance (OPC) who would be leading the discussion during this second joint Threshold Housing Commission and Planning Commission housing educational session.

### **2. Summary of Virginia housing programs**

Chase Sawyer stated one of the core functions of the OPC is to manage the ARC and CDBG programs working with the program design and application process with localities to put together good projects. The other that the OPC is slowly developing is the outreach and planning component – doing events such as this and acting as a resource to interested parties. He noted Matt Weaver, Associate Director of the OPC was also in attendance and could answer questions and provide more detail during the discussion.

Mr. Sawyer provided a brief overview of the range of programs offered by DHCD and then shared a slideshow and summary of the following housing related programs:

- **Affordable and Special Needs Housing (ASNH)** – consolidates five housing fund sources into a single application. One of the few programs that funds new construction. **YouTube 7:34** There was discussion of mixed-use and mixed-income projects. Matt Weaver referenced a school rehab project in Blacksburg, commented

on Lexington's potential as a Main Street community for upper floor housing downtown, and mentioned the benefits of a land trust.

- **Community Development Block Grant (CDBG)** – federal program administered at the state level with three National Objectives: LMI benefit, slum/blight elimination and urgent need. **YouTube 35:39** Mr. Weaver discussed a recent CDBG grant awarded to Buena Vista for infrastructure design associated with business development.
- **Industrial Revitalization Fund (IRF)** – targeted toward vacant and deteriorated properties with a commercial component. **YouTube 48:48** Mr. Sawyer referenced a recently awarded planning grant for a Lexington property on McLaughlin Street. There was discussion about whether a former VDOT property would qualify for the program and how to justify the use of ARPA funds in the application.
- **Acquire, Renovate, Sell (ARS)** – create homeownership opportunities for first-time, LMI homebuyers. **YouTube 1:00:07**
- **Indoor Plumbing Rehabilitation (IPR)** – **YouTube 1:02:45**
- **Emergency Home and Accessibility Program (EHARP)** – **YouTube 1:03:17**
- **Weatherization Assistance Program (WDR)** – **YouTube 1:03:48**
- **Homeownership Down Payment Assistance Program (DPA)** – **YouTube 1:05:10**
- **Virginia Individual Development Accounts (VIDA)** – **YouTube 1:05:54**
- **Livable Home Tax Credit (LHTC)** – **YouTube 1:06:50**

He and Mr. Weaver answered questions about the various programs as they arose. They emphasized the presentation should be a conversation piece used to begin a dialogue with DHCD about how best to address the specific needs of Lexington. Mr. Weaver commented that there was no one silver bullet and that a combination of private sector, public sector and tax credit opportunities would be needed to make most projects work. Mr. Sawyer offered to forward links to specific mixed-use and mixed-income projects and encouraged City representatives to reach out for help with potential projects, saying he and Mr. Weaver could assist with determining the best combination of programs to leverage other funding sources.

## Notes regarding the Central Virginia Regional Housing Partnership (3.30.2022)

**The Regional Housing Partnership (RHP)** serves as an official advisory board, created by the Thomas Jefferson Planning District Commission, in partnership with the public, private, nonprofit, and citizen stakeholders. Composed of an overarching consortium of housing interests, the Partnership enhances regional coordination and effectiveness to address the housing needs of the Thomas Jefferson Planning District's region, with a focus on housing production, diversity, accessibility, cost, location, design, and increasing stability for the region's residents

Website address is <https://tipdc.org/our-work/regional-housing-partnership/>. This website contains a lot of useful housing related information as well as several speaker series videos. Videos were also found at [https://www.cvillepedia.org/Regional\\_Housing\\_Partnership](https://www.cvillepedia.org/Regional_Housing_Partnership) of a RHP speaker series held in 2021. I've only viewed ½ of the first video posted to cvillepedia and I find it to be worthwhile viewing this video.

### OBJECTIVES

The primary objectives of the RHP are to address unmet housing needs and preserve housing affordability.

The Partnership will utilize the regional housing needs assessment report to identify and support strategies to bring about the alignment of policy, funding and programming in order to create a full housing ladder of opportunity in the region.

The challenge in the area is both quantitative, as defined by a gap between the number of affordable units and the need and qualitative, as defined by the lack of options for housing mobility, equity gain, transportation issues and workforce development, etc.

Members of the partnership believe that we can and must adopt an ambitious regional goal, within a specific timeframe, for aligning supply and demand. Housing is fundamental for our region to remain healthy and strong.

### SUPPORTING STRATEGIES

- Develop a plan for listening to residents in need of better housing.
- Create a holistic regional strategy.
- Create a comprehensive, regional funding model to guide budgeting decisions that supports a holistic regional housing strategy.
- Further the Relationship between localities.
- Connect Housing Efforts to Transportation, Workforce Development, and Community Health.
- Advocate for the integration of housing into other decision making.

**Function:**

The RHP will be an advisory board that generates research on housing-related issues and makes recommendations to localities. The Partnership will address the housing needs of the Thomas Jefferson Planning District's region, with a focus on housing production, diversity, accessibility, cost, location, design, and increasing stability for the region's residents.

**Funding:** As this is a regional housing effort, the TJPDC will staff the RHP with a half-time staff member from its local per capita funds. While convening, facilitating, compiling materials, drafting, organizing, and reporting is covered by the TJPDC staff member, additional studies and special project development will require additional or alternate funding sources.

**Composition:** The composition of the RHP includes stakeholders from the public, private, nonprofit, and citizen sectors in the City of Charlottesville, Albemarle County, Greene County, Nelson County, Fluvanna County, and Louisa County. The composition may change with time as the Partners meet and identify other relevant stakeholders. Initially, the RHP will include one representative from each organization unless noted otherwise. The roster includes voting and advisory Members. Voting Members shall be appointed for one-year terms until official term and replacement criteria are identified in approved by-laws.

**Committees:**

- Regional Housing Partnership
- Executive Committee
- Events Committee
- Strategies & Analysis Committee

The Central Virginia Regional Housing Partnership appears to be a well-organized, staffed undertaking. The Operational Framework document at <https://tjpd.org/wp-content/uploads/2020/05/RHP-Framework-Amended-March2019.pdf> is also a great roadmap that could be utilized for the organization of a similar housing effort here in Rockbridge County.