

MINUTES

THRESHOLD

**Lexington’s Housing Commission
Tuesday, January 21, 2020 – 4:00 p.m.
City Hall Community Meeting Room**

Threshold:

City Staff:

Present:

Fred Kirchner, Chair
Marylin Alexander, Council Liaison
Jen Handy
Monique Moore
Latonya Douglas

Arne Glaeser, Planning Director
Bonnie Tombarge, Administrative Assistant

Absent:

Christyl Lee
Vicki Turner, Vice-Chair
Nadine Craney

CALL TO ORDER:

Chair Kirchner called the meeting to order at 4:05 p.m.

MINUTES:

None

NEW BUSINESS:

A. Rental Inspection Program Summery

A.Glaeser started with a review of the previous inspection program. He provided a diagram of the inspection districts, and said the state code allowed the districts. The program was intended to protect the health, safety, and welfare of the occupant. It was not intended to improve the aesthetics of the building, it focused on safety. There was an administrator and inspector who scheduled and completed the inspections. The scheduling of the inspections was the most time consuming part of the program. J. Handy asked what would happen if a code violation was found on inspection. A. Glaeser said there are two types of violations, disqualifying or non-disqualifying. A disqualifying violation were the very bad violations. If a non-disqualifying violation was promptly taken care of, the building would get a one-year certificate before the next inspection. If there were no violations, the building was good for four years without an inspection. J. Handy asked what happened if a disqualifying violation was found and the landlord did not take care of it. She inquired if the occupants would be removed from their home. A. Glaeser said there were a number of limitations on the City when it comes to removing citizens from their homes, but ultimately, that would be the case. He said if the building does not meet minimum housing standards, the Building Official can make a posting that the house cannot be occupied. M. Alexander

and J. Handy both agreed that there should be more information available to landlords and renters detailing their responsibilities and rights. M. Alexander suggested talking to the City Attorney and City Manager about what the options were. J. Handy said she would take a look at what other cities have done about providing information on the rights and responsibilities for renters and landlords.

B. Review of submitted applications from the Housing Rehabilitation Project in the Green Hill neighborhood.

A. Glaeser gave a quick update on the previously received applications. Ms. Bea's house has been scheduled with Mission Next Door for work on gutters and porch railings. There are four new applications for consideration of how to proceed with them. He also said there have also been a few general inquiries. J. Handy pointed out that a couple of these applications did not allow Threshold to contact Mission Next Door, and she wanted to keep them aware of that. M. Alexander questioned if that was because the applicant maybe did not know what that organization was, and that could be clarified with a follow-up. J. Handy asked if the fire department would install smoke detectors. A. Glaeser said that would be a simple phone call to the department. F. Kirchner pointed out that two applications were from veterans, and one application came from someone who was disabled. He also brought forward the application from Mr. Craney as the most pressing application. J. Handy said there were a number of concerns from that application, but she also noticed there were several applications from people over 60. She wondered if they were aware of the VPass services offered through RARA. If not, they should be made aware of the services as they could most likely make use of them. They might not be eligible for all the services, but they should still look into it. F. Kirchner said he was pleased to see this response from the larger mailing. He was afraid they would end up losing their grant from W&L due to not utilizing the money. M. Alexander said that this many responses is reasonable for the amount of money available. J. Handy said that there are not many options to help with furnace repair, VPass has some limited options, but Crisis does not do any furnace repairs. A. Glaeser said that TAP should be able to make progress with the weatherization as Mr. Craney has already fixed his roof. J. Handy said this could be one instance where Threshold needs to pull in a few different organizations to get all the work done. J. Handy said Snider was 92 years old and needed her ducts for the furnace cleaned. She asked if that was considered a fire hazard. M. Alexander said it could be depending on the severity of the blockage. J. Handy reviewed that there were four applications for the fire department, one would be referred to TAP, one would be referred to Habitat, and the last one would be referred to Mission Next Door.

OTHER BUSINESS:

None

ADJOURN:

The meeting was adjourned at 5:05

Fred Kirchner, Chair
Threshold Housing Commission