



THRESHOLD
Lexington's Housing Commission
Wednesday, September 28, 2022 - 4:00 P.M
Lexington Police Department Conference Room
11 Fuller Street, Lexington, VA

AGENDA

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of Minutes**
 - A. Approval of June 22, 2022 minutes*
 - B. Approval of July 27, 2022 notes*
- 4. New Business**
 - A. Elect Chairperson
 - 1) Nominations
 - 2) Motion & Vote
 - B. Elect Vice-Chair
 - 1) Nominations
 - 2) Motion & Vote
 - C. Discussion of August 25, 2022 CSPDC regional housing study focus group meeting
 - D. JMU Housing Project
- 5. Other Business**
- 6. Adjournment**

*indicates attachment

MINUTES

THRESHOLD

**Lexington's Housing Commission
Wednesday, June 22, 2022 – 4:00 p.m.
Second Floor Conference Room, City Hall**

Threshold:

Present: Fred Kirchner, Chair
Nadine Craney
Marylin Alexander, Council Liaison
Shadrey Sands
Vicki Turner – arrived 4:50 pm

City Staff:

Arne Glaeser, Planning Director
Kate Beard, Administrative Assistant

Absent: Christyl Vozzo, Vice-Chair
Ash Mullis

CALL TO ORDER:

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

AGENDA

The agenda was approved unanimously as presented. (M. Alexander / N. Craney)

MINUTES:

The minutes from the March 23, 2022 were unanimously approved as presented. (M. Alexander / N. Craney).

The notes from the May 25, 2022 Joint Housing Educational Session were approved as presented. (M. Alexander / S. Sands)

NEW BUSINESS:

- A. Discussion of May 25, 2022 housing educational session** – F. Kirchner said the session had been very informative and suggested the presenters from the DHCD would be good resources for funding options if/when a possible project or location is identified. When asked to share his thoughts, S. Sands said he enjoyed the fact that his first interaction with Threshold involved talking with the state, as he worked on the homeless initiative team to increase affordable housing across the state of Colorado during the Hickenlooper administration. He said the team saw that the greatest hardships existed at the City/County level where it was not always known that plenty of resources existed at the state level. He was pleased to see that Virginia has programs available to help smaller jurisdictions. M. Alexander said his experience would be an asset, particularly given that the Commission is considered an educational body. She said she had reported on the workshop to City Council and had received excellent feedback, adding that Council would like Threshold to provide assistance to developers rather than acting as a developer. F. Kirchner suggested Threshold and the Planning Commission could meet to discuss development of City owned

parcels before a developer is involved. M. Alexander commented that while there are few City owned parcels, there are a number of privately owned parcels with development potential. S. Sands asked if the City had a “housing wish list” enumerating housing priorities. A. Glaeser replied that it has long been the case that Lexington would benefit from more affordable housing and more recently there has appeared to be a need for more housing generally. He said the regional housing study recently begun by the CSPDC would provide more clarity but would not be complete for approximately a year, and asked how staff could assist in furthering the affordable housing discussion in the meantime. M. Alexander asked if it would be worthwhile to be identifying privately owned vacant land. A. Glaeser replied that there is a Vacant Parcel Map in the Comprehensive Plan and offered to provide it for Threshold to review. There was discussion of parcels conducive to potential housing projects including the VDOT property, Lions Court, the 2.8 acres adjacent to Mountain View Terrace, the General’s Retreat, the derelict property at the corner of N. Randolph and Massie Streets, and the possible cottage housing project on the corner of Walker and Houston Streets. A. Glaeser provided details of the zoning amendments to be reviewed by the Planning Commission which could have an impact on housing in Lexington. M. Alexander asked about local developers who might be willing to have a conversation with Threshold about what the City envisions and whether they would be interested. A. Glaeser said Max Ivankov was the only developer he was aware of working locally and building at much of a scale and that he was not aware of anyone building multi-family units in the area. M. Alexander suggested Community Housing Partners out of Christiansburg may be interested, indicating it is the group Charles Famuliner is affiliated with. A. Glaeser agreed the Community Housing Partners could be a good fit as they already have knowledge of the state programs. M. Alexander suggested the Threshold Commissioners and staff research the Community Housing Partners website. S. Sands asked how developers are chosen for City projects and A. Glaeser responded by providing a brief synopsis of the history of the Spotswood project. There was discussion about the recent trend in properties in the City being purchased by out of town owners as second homes. A. Glaeser elaborated on how Lexington’s restricted revenue makes affordable housing projects more difficult than in other jurisdictions and M. Alexander added that was one of the reasons that it made sense to join with Buena Vista and Rockbridge County in looking at the issue Countywide.

- B. Discussion of Central Virginia Housing Partnership report** – V. Turner commented that she was pleased to see the possibility of working with landlords and suggested that Threshold may want to begin assisting landlords on rehabilitating lower income rentals. M. Alexander said she would like to see Threshold add a component to the program to work with young adults/first time home buyers to assist them with getting mortgages. She pointed out this would keep the homes currently being purchased by out of town parents of college students within the community.

OTHER BUSINESS:

Chair Kirchner announced that this would be Commissioner Turner’s final Threshold meeting. He thanked her for lending her invaluable expertise to the Community over her long tenure on the Threshold Commission and extolled her involvement during Threshold’s successes and travails. M. Alexander commented that Commissioner Turner predated her on the

Commission and thanked her for her long service. Commissioner Turner said it was deeply satisfying to look back on the times when Threshold was active and successful.

ADJOURN:

The meeting adjourned unanimously at 5:35 p.m. (M. Alexander / V. Turner)

Fred Kirchner, Chair
Threshold Housing Commission

NOTES

THRESHOLD

**Lexington's Housing Commission
Wednesday, July 27, 2022 – 4:00 p.m.
Second Floor Conference Room, City Hall**

Threshold:

Present: Fred Kirchner, Chair
Shadrey Sands
Marylin Alexander, Council Liaison

City Staff:

Arne Glaeser, Planning Director

Absent: Nadine Craney
Ash Mullis

CALL TO ORDER:

Chair Kirchner called the meeting to order at 4:00 p.m.

AGENDA

Due to a lack of quorum, the agenda was not approved.

MINUTES:

Approval of the minutes from the June 22, 2022 meeting was tabled due to a lack of quorum.

NEW BUSINESS:

- A. **Elect Chairperson** – Tabled due to lack of quorum.
- B. **Elect Vice-Chair** – Tabled due to lack of quorum.
- C. **Discussion of Community Housing Partners organization in Christiansburg, VA** – F. Kirchner commented that Threshold, in its early years, dealt with this organization and he would be inclined to look into their current activities. M. Alexander stated that the group took over management of the Hunt Ridge Apartments about a year ago and her understanding is that they are managing the property well. She added that they most recently took over management of a property in Roanoke and their management has improved the property. She indicated that Mountain View Terrace had discussions with this organization a number of years ago, and at that time the funding was through tax credits rather than Section 8 funding through HUD.

Noting that the Commission is in something of a holding pattern waiting for the housing study to be completed and is also low on members, S. Sands and M. Alexander suggested that the focus should be on recruiting new Threshold Commissioners. A. Glaeser suggested putting Threshold meetings on hold until two of the three empty Threshold seats are filled

and M. Alexander and S. Sands appeared to agree. F. Kirchner said he would prefer to continue but would agree to cancel the August meeting if a quorum was not available.

D. Discussion of Lexington vacant parcels – A. Glaeser provided the Threshold Commissioners with the vacant parcels map from the previous Comp Plan and the Undeveloped Residentially Zoned Land map from the current Comp Plan. F. Kirchner mentioned the undeveloped parcel behind the University Cleaners building as possibly having potential for residential development. A. Glaeser explained the parcel would have to be rezoned for residential use as it is currently zoned commercial. He then provided a brief summary of the zoning text amendment currently being developed by the Planning Commission to create a planned development - mixed use district specifically for the C-2 zoning districts which would allow the integration of residential uses in the upper floors of approved new development in those areas. He indicated that the new planned district, once adopted, might be ideal for development of the property. There was then discussion about the undeveloped property adjacent to and owned by Mountain View Terrace. F. Kirchner said the property appeared to be buildable and asked why it has not been developed. M. Alexander responded that the biggest problem is that Rockbridge Area Housing Corp is not in a good position to do it on their own. She indicated there had been some interest and discussion from possible investors for a senior daycare or affordable single family homes on the property.

OTHER BUSINESS:

There was discussion about the prevalence of W&L and VMI parents buying Lexington properties as second homes.

M. Alexander received confirmation from Director Glaeser and Commissioners Kirchner and Sands that they would have no issue with her daughter sitting in on future Threshold meetings.

There was discussion about the design professionals involved in the project on the old Lexington Building Supply property and the project's potential.

ADJOURN:

The discussion ended at 5:40 p.m.

Fred Kirchner, Chair
Threshold Housing Commission