



**THRESHOLD**  
**Lexington's Housing Commission**  
**Wednesday, February 22, 2023 - 4:00 P.M**  
**Second Floor Conference Room, City Hall**  
**300 E. Washington Street, Lexington, VA**

**AGENDA**

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of Minutes**
  - A. Approval of January 25, 2023 minutes\*
- 4. New Business**
  - A. Discussion of Lynchburg's vacant property registry and Lexington's vacant property map
  - B. Report from Maris Charley about United Way partnership in Western Crawford County, Pennsylvania
- 5. Adjournment**

\*indicates attachment

## MINUTES

### THRESHOLD

**Lexington's Housing Commission**  
**Wednesday, January 25, 2023 – 4:00 p.m.**  
**Second Floor Conference Room, City Hall**

#### **Threshold:**

Present: Shadrey Sands, Chair  
Fred Kirchner, Vice-Chair  
Marisa Charley  
Nadine Craney  
Marylin Alexander, Council Liaison  
Nicholas Betts, Council Liaison

#### **City Staff:**

Arne Glaeser, Planning Director  
Kate Beard, Administrative Assistant

Absent: Ash Mullis

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

S. Sands called the meeting to order at 4:03 pm.

#### **AGENDA**

The agenda was unanimously approved as presented. (F. Kirchner / N. Betts)

#### **MINUTES:**

The minutes from the October 26, 2022 were unanimously approved as presented. (F. Kirchner / N. Craney).

#### **NEW BUSINESS:**

##### **A. Discussion of Threshold's short-term goals –**

For the benefit of the new Threshold Commissioners, S. Sands and A. Glaeser explained that, when completed, the regional housing study being conducted by the CSPDC will likely provide implementation measures that will inform Threshold's future activity. The current discussion was to develop goals for Threshold in the interim. M. Alexander offered that Threshold had, in the recent past, been focusing on providing educational opportunities related to housing and reminded the Commissioners of the educational sessions held jointly with the Planning Commission in November 2021 and May 2022. She and F. Kirchner then provided a brief history of Threshold's efforts in rehabilitating and constructing residential properties, primarily in the Diamond Hill, Green Hill and Centerville neighborhoods, and the issues encountered during the development of Thompson's Knoll.

S. Sands asked if there was interest in working to connect affordable housing developers with the community. There was discussion about the recently posted RFQ for the VDOT parcel and whether it would be appropriate for Threshold Commissioners to reach out to specific developers to make them aware of the project. Director Glaeser said that he could reach out to developers if so directed. Council Members Betts and Alexander remarked that housing

was not the only use Council was considering for the parcel, and there was discussion about hypothetical types of development for the property that might include an element of affordable housing. M. Alexander remarked that City Council has received a significant amount of public comment critical of the fact that the Spotswood development proposal does not include affordable housing. She indicated she would like to be sure that affordable housing developers are not left out of the conversation with the new RFQ. Following discussion of the VHDA's role in affordable housing development, A. Glaeser said he would share the RFQ with Community Housing Partners and Matt Weaver at DHCD.

A. Glaeser shared statistics related to the number of existing affordable housing units in Lexington. He reported there are 39 units at Mountainview Terrace, 78 units at Lexington House, and 38 units at Windermere. Additionally, 11 housing vouchers are being utilized in Lexington. He said the 166 "affordable" units account for approximately 7.4% of Lexington's total dwelling units.

The Commissioners discussed ways to promote "selling local" to property owners. Suggestions included creating a pamphlet or op-ed extolling the benefits to the community of "selling local," and highlighting an actual instance of a seller who intentionally "sold local" with an article in the paper. S. Sands indicated he was aware of similar campaigns in Colorado and would look into getting additional information. There was also discussion about developing a vacant property registry, similar to ones used in other localities, both to keep track of unutilized properties and to charge a fee associated with their vacancy.

#### **B. Follow-up discussion of incomplete rehab program requests -**

S. Sands asked if there was interest in reinstating the rehab program. He suggested the remaining grant money might be used for one or two projects and if there was additional appetite perhaps Threshold could push for a line item in the budget. A. Glaeser provided a brief overview of Threshold's recent rehab program which involved surveying residents of the Green Hill, Diamond Hill and Centerville neighborhoods and coordinating interested property owners with Mission Next Door and Habitat for minor repairs, and with Total Action for Progress (TAP) for weatherization. He explained that the last surveys were sent out before the pandemic, which put the program on hold for over a year, though it is now back up and running. He added there is currently no funding to support the program, though the program did receive a \$2,000.00 grant which not yet been used. He reported that all requested projects from the last survey have now been addressed. Most of the recent projects for Mission Next Door, Habitat and TAP have been in the Buena Vista and Glasgow area, though Mission Next Door reported they had received a request from a Lexington property owner on High Street, but no application. M. Alexander suggested that it might be worthwhile to inquire about whether more vouchers could be allocated to Lexington once the Spotswood project is complete and other rental units open up. There was then some discussion about how W&L's transitioning of 3<sup>rd</sup> year students to on campus residences affected the City's rental market.

S. Sands requested next steps and goals before next meeting. M. Alexander offered to forward contact information for developers to Director Glaeser so that he could share the RFQ for the VDOT parcel.

At F. Kirchner's request, A. Glaeser read Threshold's Mission Statement aloud for the Commissioners to consider.

N. Betts asked for thoughts about a vacant house and property registry and there appeared to be agreement that it could be a useful tool. M. Charley suggested the W&L Entrepreneurship Center may be a useful resource.

Director Glaeser said he would provide the Commissioners with information about Lynchburg's vacant property registry, as well as the vacant properties maps he provided several months ago. M. Charley pledged to do some fact finding with respect to the W&L Entrepreneurship Center. M. Alexander requested that A. Glaeser approach the City Manager to gauge the possibility of \$5,000.00 - \$10,000.00 being budgeted for Threshold to continue the rehab program. M. Charley offered to forward information about a partnership between the United Way and another local government which she believed might be worth implementing in Lexington.

**OTHER BUSINESS:**

A. Glaeser reported that Habitat has purchased the 7 lots on Lyons Court for new housing construction to begin once Greenhouse Village is completed. The City has agreed to provide the final layer of pavement, to fence the retention pond and to waive tap and building permit fees.

S. Sands announced that tonight was the night of the national Point-In-Time survey to count homeless individuals in communities across the country. He reminded the Commissioners that RARA and Project Horizon are the best resources for services for homeless individuals in the Lexington area and encouraged Threshold Commissioners to spread the word.

**ADJOURN:**

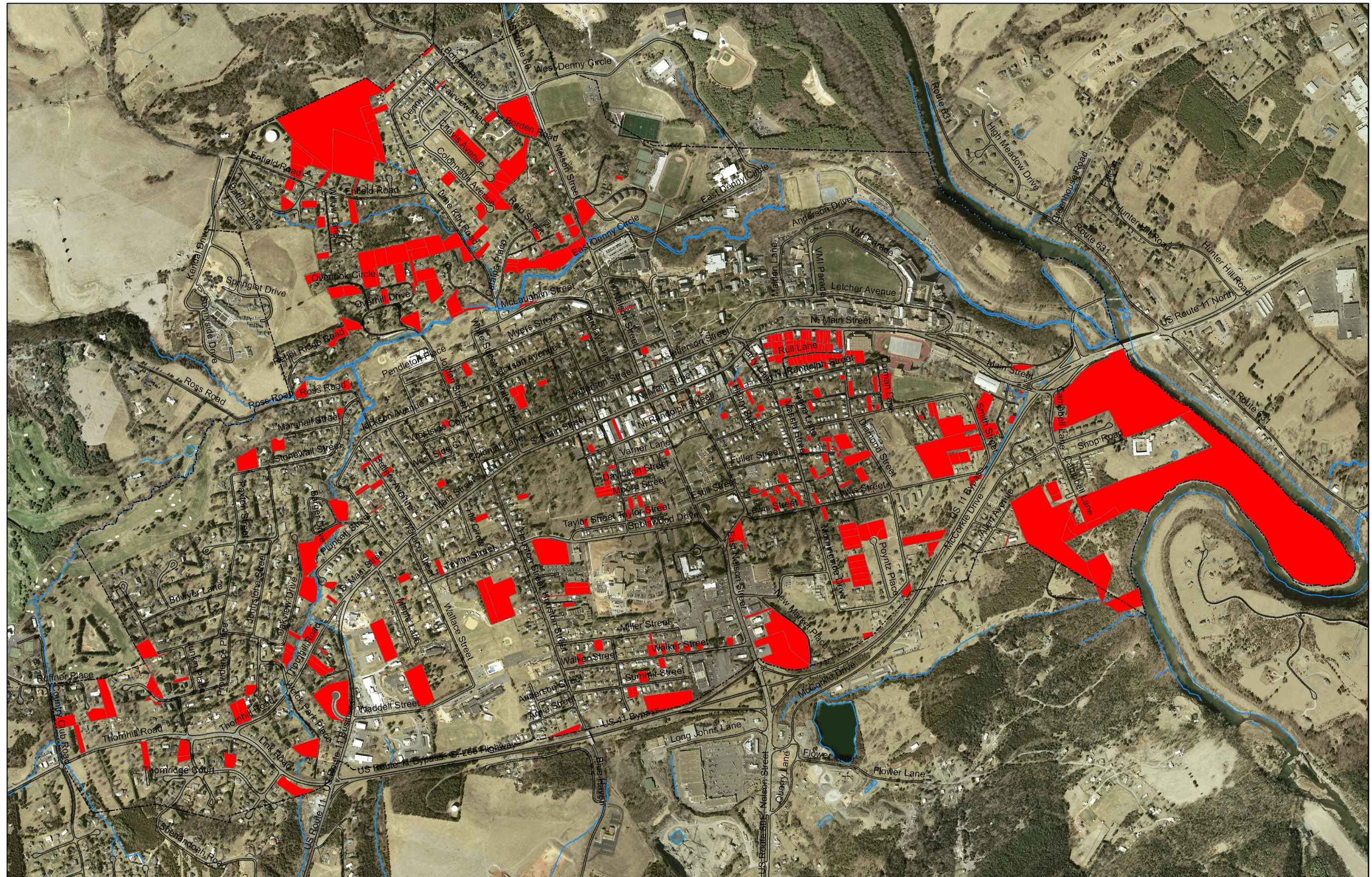
The meeting adjourned unanimously at 5:26 p.m. (N. Betts / M. Alexander)

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Shadrey Sands, Chair  
Threshold Housing Commission



**FIGURE 7.3  
VACANT LAND**





# Undeveloped Residentially Zoned Land

