



THRESHOLD
Lexington's Housing Commission
Wednesday, July 26, 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 June 28, 2023 minutes*
- 4. New Business**
 - A. Discussion of letter in support of CDBG planning grant for windshield housing conditions survey
 - B. Discussion of holding required public meeting during the August 23, 2023 Threshold meeting
- 5. Adjournment**

*indicates attachment

MINUTES

THRESHOLD

Lexington's Housing Commission
Wednesday, June 28, 2023 – 4:00 p.m.
Second Floor Conference Room, City Hall

Threshold:

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

City Staff:

Arne Glaeser, Planning Director

Absent: Shadrey Sands, Chair
Marisa Charley

CALL TO ORDER:

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

AGENDA

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

MINUTES:

The minutes from the April 26, 2023 meeting were unanimously approved as presented. (N. Betts / N. Craney).

NEW BUSINESS:

A. Discussion of “windshield survey” of existing housing conditions –

A. Glaeser reported members of Threshold and City staff had recently met with representatives from the Central Shenandoah Planning District Commission (CSPDC) who suggested Lexington could benefit from a CDBG planning grant to fund a “windshield survey” to assess the existing conditions of all dwelling units in the city. He said this type of survey could collect a significant amount of data while being conducted from visual assessments made from the street over the span of two to three days. He added that data from the study could influence whether Lexington commits to funding for a residential rehab program and would also be helpful in conjunction with the results of the regional housing study next spring. M. Alexander said the survey would provide objective data that could help to identify areas of concern throughout the entire city. Noting the approximate cost of the survey, the maximum planning grant award, and the grant cycle timeline, A. Glaeser requested feedback as to whether Threshold was supportive of pursuing a windshield survey in Lexington, and, if so, how the Commission would recommend approaching the funding for it. M. Alexander indicated she thought it would be wise for Threshold to do its due diligence and pursue grant funding for the survey and then use the resulting data to support a request to City Council for funding a rehab program. **N. Betts moved to pursue the windshield survey and to work towards submitting a grant application to fund it. N. Craney seconded and the motion**

passed unanimously. (4-0) A. Glaeser suggested Threshold could work on finalizing a letter of support for the grant application during its next meeting.

B. Follow up discussion about the underutilized property survey –

A. Glaeser reported two responses to the underutilized property survey had been received. The first was from a property in the 100 block of Taylor Street with a title issue. He said he was able to help the heirs with some research in the land records and to suggest that they begin with a conversation with the Clerk of the Circuit Court to determine how to undertake the process of having title to the property legally transferred to the appropriate family members. The second response to the survey was from the owner of a property in the 500 block of Taylor Street. The owner lives in New York and indicated he would work on putting the property on the market.

OTHER BUSINESS:

- F. Kirchner asked about the status of the property on the corner of Houston and Walker Streets where the existing residence was in the process of being demolished. A. Glaeser reported the demolition permit was issued recently and provided a brief explanation of his understanding of the property owner’s intentions for the property. He indicated the intent was to put cottage housing on the property, which will require an amendment to the zoning ordinance. There was additional discussion about cottage housing development.
- Responding to a series of questions from Threshold Commissioners, A. Glaeser provided an update on the Planning Commission’s progress on the zoning ordinance text amendment for Accessory Dwelling Units.
- M. Alexander provided a report on the Virginia First Cities conference having to do with the challenges of developing infill housing. There was discussion about challenges to and options for increased housing in Lexington.
- At F. Kirchner’s request, there was a discussion of the property at 201 N. Randolph Street and the property’s current status with the city.

ADJOURN:

The meeting adjourned unanimously at 5:13 p.m. (N. Betts / M. Alexander)

F. Kirchner, Vice-Chair
Threshold Housing Commission