

## NOTES

### THRESHOLD

**Lexington's Housing Commission  
Wednesday, October 27, 2021 – 4:00 p.m.  
City Hall Second Floor Meeting Room**

#### **Threshold:**

Present: Fred Kirchner, Chair  
Vicki Turner  
Marylin Alexander, Council Liaison

#### **City Staff:**

Arne Glaeser, Planning Director  
Kate Beard, Administrative Assistant

Absent: Cristyl Vozzo, Vice-Chair  
Nadine Craney

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

F. Kirchner called the meeting to order at 4:09 pm.

#### **AGENDA**

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

#### **MINUTES:**

Approval of the minutes from the September 22, 2021 meeting was tabled due to a lack of quorum.

#### **NEW BUSINESS:**

*Chair Kirchner welcomed Planning Commissioner John Driscoll to the meeting.*

- A. Discussion of Threshold's Mission – F. Kirchner remarked that the Objectives and Strategies from the Housing Chapter of the Comp Plan was a rather overwhelming list. A. Glaeser suggested reviewing the objectives and strategies might assist the Commission in the discussion of its mission. Commissioners discussed Threshold's history and the necessity for adopting realistic goals. There was discussion of how the cost of utilities impacts housing cost overburden, utility metering practices in multifamily rental properties, and the need to assess the type/price point of housing needed in the City. F. Kirchner suggested the creation of an entity which would provide sustainable, low-cost energy sources such as solar panels. V. Turner said there must be state and federal programs to fund such alternative energy sources. M. Alexander noted that Boxerwood has a program currently in the proposal stage for developing a solar energy source to be introduced into the community. A. Glaeser asked what role the Commissioners envisioned Threshold playing with respect to solar energy. The Commissioners discussed past projects which they believed to have been effective and successful such as rehab projects, acting as a liaison between potential homeowners and lenders and providing credit counseling. They also discussed past projects they believed to have been unsuccessful such as Thompson's Knoll and expressed a reluctance to pursue funding through federal or state programs in the future. Mr. Driscoll noted the Commissioners' discussion had highlighted the fact that

there are different pathways to serving affordable housing. He suggested that a review of the objectives and strategies may reveal that some of the items, such as pursuing block grants, may no longer be reasonable while others, such as providing rehabilitation resources, may provide areas for Threshold to focus on. V. Turner and M. Alexander spoke about the lack of funding and personnel. A. Glaeser reported that zoning items meant to increase housing supply are already scheduled for consideration by the Planning Commission. He said that if Threshold was interested in pursuing grant funding the Central Shenandoah Planning District Commission could potentially serve as grants administrator. He also observed that Threshold could consider partnering with outside local agencies such as Habitat or T.A.P. to provide services such as credit counseling for which the City currently lacks the resources.

**OTHER BUSINESS:**

- A. Discussion of projects delayed by the pandemic – tabled until a future meeting.
- B. Continuing discussion of scheduling an affordable housing guest speaker – Mr. Driscoll provided information about the second expert speaker added to the panel and an update on the proposed agenda for the joint educational session. Given time constraints, A. Glaeser suggested the joint session be scheduled for November 17<sup>th</sup> at 5:30 p.m. provided both speakers are available.
- C. November 24, 2021 meeting – There was general agreement to cancel the November 24, 2021 meeting.

**ADJOURN:**

The discussion ended at 5:06 p.m.

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Fred Kirchner, Chair  
Threshold Housing Commission