



THRESHOLD
Lexington's Housing Commission
Wednesday, July 27, 2022 - 4:00 P.M
Community Meeting Room, City Hall
300 East Washington Street, Lexington, VA

AGENDA

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of Minutes**
 - A. Approval of June 22, 2022 minutes*
- 4. New Business**
 - A. Elect Chairperson
 - 1) Nominations
 - 2) Motion & Vote
 - B. Elect Vice-Chair
 - 1) Nominations
 - 2) Motion & Vote
 - C. Discussion of Community Housing Partners organization in Christiansburg, VA
(<https://www.communityhousingpartners.org/>)
 - D. Discussion of Lexington vacant parcels*
- 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.

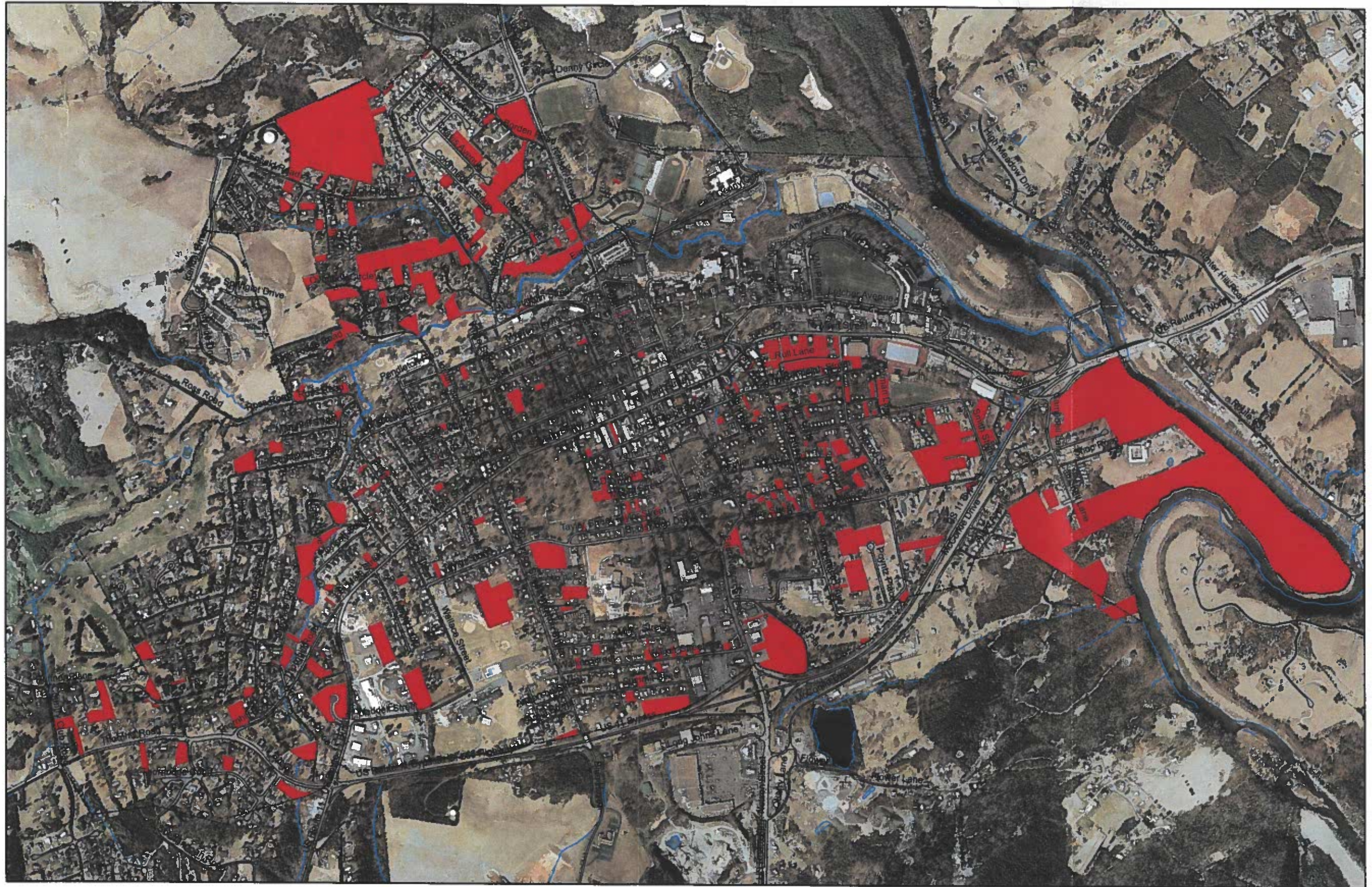
ADJOURN:

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

Fred Kirchner, Chair
Threshold Housing Commission

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**FIGURE 7.3
VACANT LAND**



Undeveloped Residentially Zoned Land

