



**THRESHOLD**  
**Lexington's Housing Commission**  
**Wednesday, August 28, 2024 - 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 July 24, 2024 minutes\*
- 4. New Business**
  - A. Discussion of Regional Housing Study
  - B. List of substantially substandard dwellings
  - C. Discussion about inviting representatives to discuss housing study
  - D. Review of Threshold webpage\*
- 5. Adjournment**

\*indicates attachment

## MINUTES

### THRESHOLD

Lexington's Housing Commission  
Wednesday, July 24, 2024 – 4:00 p.m.  
Second Floor Conference Room, City Hall

#### Threshold:

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

#### City Staff:

Arne Glaeser, Planning Director  
Kate Beard, Administrative Assistant

#### CALL TO ORDER:

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

#### AGENDA

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

#### MINUTES:

The minutes from the June 26, 2024 meeting were unanimously approved as presented. (M. Alexander / N. Betts)

#### NEW BUSINESS:

##### A. Elect Chairperson

- 1) Nominations – Shadrey Sands was nominated to serve as Chair.
- 2) Motion & Vote – **F. Kirchner moved to elect S. Sands as Chair. M. Alexander seconded and the motion passed unanimously. (5-0)**

##### B. Elect Vice-Chairperson

- 1) Nominations – Fred Kirchner was nominated to serve as Vice-Chair.
- 2) Motion & Vote – **S. Sands moved to elect F. Kirchner as Vice-Chair. N. Betts seconded and the motion passed unanimously. (5-0)**

**C. Housing Assessment/Windshield Survey update** – A. Glaeser reported he had attended the kick-off meeting with the consultants who will be conducting the survey. He indicated the consultants would spend the next couple of months gathering data to familiarize themselves with Lexington's parcel map and GIS data including building outlines and sidewalk coverage, and would perform the survey during the next month. The survey results will likely be presented to Council and Threshold in January. S. Sands asked if another public meeting would be required prior to the survey and if Threshold should dedicate its next meeting to fulfill that requirement. A. Glaeser replied that he had received confirmation that the public meeting held in August 2023 satisfied the CDBG grant requirement for public involvement. The next public facing event would be the consultants' presentation. He added the monthly project management team meetings would be ongoing.

**D. Regional Housing Study update** – A. Glaeser reported the results of the CSPDC’s regional housing study were expected very soon. He said staff would make the report available to Threshold Commissioners as soon as it was received. S. Sands requested a discussion of the study results be added to the agenda for the August meeting so that there can be conversation about whether and how to involve interested parties from Rockbridge and Buena Vista in implementation efforts.

**E. Update concerning Threshold’s presence on City website** – A. Glaeser reported that, in response to discussion during the last meeting concerning Threshold’s “branding”, staff had updated the city website to include the Commission’s full name, Threshold Housing Commission, wherever Threshold was mentioned. K. Beard pledged to make the City Clerk aware of the update so the Council agenda could be similarly updated. S. Sands requested a review and update of the Threshold webpage be added to the next agenda.

There was discussion about potentially recruiting liaisons from other jurisdictions to collaborate on regional housing efforts. M. Alexander said she would speak to the Mayor about that possibility. A. Glaeser cautioned that the efforts would need to be coordinated and cited, as an example, Threshold’s by-laws which limit the Commission’s efforts to Lexington. He suggested having an internal review of the regional housing study results inform how to move forward. There was general agreement to proceed in that manner.

**F. HLF rehabilitation program update** – A. Glaeser reported he had received confirmation from D. Joyce Hayes of Historic Lexington Foundation that HLF intended to start a rehabilitation program. The program would be chaired by local architect, Tom Contos, but was only in the planning stages at this point. He said he would share updates when he received them.

**ADJOURN:**

The meeting was adjourned at 4:25 p.m. (M. Alexander / N. Betts)

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S. Sands, Chair  
Threshold Housing Commission

## SERVICE FINDER

# Contact

### Planning & Development Department

300 E. Washington St.

Lexington, VA 24450

T: 540-462-3704

F: 540-463-5310

Email

## Threshold Housing Commission

### Regular Meetings

4:00 p.m. on the fourth Wednesday of every month at the City Hall Second Floor Meeting Room (300 East Washington Street, Lexington, VA 24450)

### Members

MEMBER	THREE-YEAR TERM END DATE
Nadine Craney	June 30, 2026
W. Fred Kirchner	June 30, 2026
Shadrey Sands	June 30, 2027
<b>Vacancy</b>	<b>June 30, 2027</b>
<b>Vacancy</b>	<b>June 30, 2025</b>

Councilmembers Marylin Alexander and Nicholas Betts serve as council liaisons to the Threshold Housing Commission.

In the spring of 2018, a group of sociology students from Washington and Lee University conducted a survey in five of Lexington's neighborhoods in order to determine rehabilitation needs. [The report can be reviewed here.](#)

In the fall of 2022, a group of students from James Madison University studied housing issues in Lexington. [That report can be reviewed here.](#)

## About Threshold

Threshold, Lexington's housing commission, addresses housing-related issues within the city. Threshold is a 501.c.3 nonprofit corporation registered with the State Corporation Commission. Threshold's primary role has been to guide the development and implementation of housing rehabilitation programs for eligible low- and moderate-income families in designated target areas. These programs have been funded with federal Community Development Block Grant funds, city funds, and financing from local banks.

If you are interested in serving on Threshold, [submit an application here](#).

## Helpful Links

[Landlord Tenant Handbook](#)

## Threshold Housing Commission Meeting Minutes

-  [7-24-2024 TH Meeting Packet](#)
-  [6-26-2024 TH Meeting Packet](#)
-  [3-27-2024 TH Meeting Packet](#)
-  [1-24-2024 TH Meeting Packet](#)
-  [11-29-2023 Threshold Meeting Packet](#)
-  [10-25-23 Threshold Meeting Packet](#)
-  [8-23-2023 Threshold Meeting Packet](#)
-  [7-26-23 Threshold Meeting Packet](#)
-  [6-28-23 Threshold Meeting Packet](#)
-  [4-26-23 Threshold Meeting Packet](#)
-  [3-22-2023 Threshold Meeting Packet](#)
-  [2-22-2023 Threshold Meeting Packet](#)
-  [1-25-2023 Threshold Meeting Packet](#)
-  [10-26-22 Threshold Meeting Packet](#)
-  [9-28-2022 Threshold Meeting Packet](#)
-  [7-27-2022 Threshold Meeting Packet](#)
-  [6-22-2022 Threshold meeting packet](#)
-  [2-23-2022 Threshold Meeting Minutes](#)
-  [01-26-2022 Threshold Meeting Minutes](#)
-  [10-27-2021 Threshold Meeting Minutes](#)