

LANDLORD-TENANT RELATIONS BOARD
Wednesday, April 2, 2025 – 7:00 P.M.
301 King Street, Chet and Sabra Avery Conference Room
Alexandria, VA 22314
APPROVED MINUTES OF THE REGULAR MEETING

1. CALL TO ORDER

The meeting was called to order by Chairman Elijah St. Dennis at 7:10 P.M.

A. **BOARD MEMBERS PRESENT:** Chairman Elijah St. Dennis, Victoria Kelley, Bonnie Naugle, Elliott Waters, Douglas Lazo

B. **BOARD MEMBERS ABSENT:** Amy Purnell

C. **STAFF PRESENT:** Helen McIlvaine, Mary Horner, Christina Maddocks, Dominic Ruiz, Christina Davis, Bill Rooney

2. APPROVAL OF THE AGENDA:

- a. Ms. Naugle moved to approve the agenda. Mr. Waters seconded the motion, which was approved unanimously.

3. PUBLIC COMMENT

- a. Ms. Helen McIlvaine thanked the Board for its service and acknowledged the challenges in achieving quorum. She noted that similar boards in neighboring jurisdictions had been dissolved due to attendance issues and discussed potential structural changes, including amending quorum rules and modifying board composition. Chairman St. Dennis inquired about adjusting quorum requirements and broadening eligibility criteria. Ms. Naugle noted that "low-income" is not well defined in the current framework. Ms. McIlvaine suggested efforts to recruit members to fill the low-income renter slot. Board members also discussed potential changes to homeowner slots and the role of subject matter experts.

4. APPROVAL OF THE MINUTES OF NOVEMBER 1, 2023: Chairman St. Dennis introduced the approval of minutes from April 2024, November 2024, and March 2025. Ms. Naugle noted that the 2024 minutes had incorrect headers labeled as 2023. She moved to approve all three sets of minutes with the correction. Ms. Kelley seconded. Mr. Waters raised concerns about inconsistencies in document naming conventions. Following discussion, the motion passed with four Members in favor. Mr. Waters abstained.

5. NEW BUSINESS:

- a. *Legislative Update:* Ms. Horner provided an overview of recent legislative developments, including bills supported by Alexandria, bills that passed and those amended or vetoed by the governor.

- b. *Permanent Supportive Housing Presentation:* Ms. Mattocks, joined by Ms. Davis and Mr. Rooney, presented an update on Permanent Supportive Housing (PSH).
- c. *Housing Master Plan Principles and Goals:* The Board also discussed key principles and goals of the Housing Master Plan, with members debating the clarity and implications of terms like "racial diversity," "generational wealth," and "affordable housing." Board members generally were in favor of the principles and goals. Chairman St. Dennis noted that the bolded terms in the goals were particularly helpful.

6. OLD BUSINESS:

- a. *LTRB Revitalization Proposal:* Mr. Waters moved to table discussion on this matter. Ms. Naugle seconded, and the motion passed unanimously.
- b. *Carlyle Place Tenants Association Letter:* Chairman St. Dennis inquired about updates on tenant contacts. Ms. Horner confirmed that no new contact had been established.
- c. *LTRB Bylaws Update Discussion (On Hold):* Ms. Naugle moved to remove this item from discussion. Ms. Kelley seconded. The motion passed unanimously.
- d. *Set-Aside Compliance Inspection – Initial Findings (On Hold):* Ms. Horner recommended deferring discussion until fall. Staff to provide a brief presentation at a future meeting.
- e. *"See Something, Say Something" Initiative:* Chairman St. Dennis asked whether the Board would pursue this initiative further. After discussion, Ms. Naugle moved to table it indefinitely. Mr. Waters then moved to submit two related items to City Council, but without a second, the motion failed. Ms. Kelley then moved to remove the item from future agendas. Ms. Naugle seconded. The motion carried with all in favor except Mr. Waters, who opposed. Mr. Waters requested that the rationale for removal be recorded. Chairman St. Dennis explained that the goals of the initiative were being addressed more effectively within the Housing 2040 Principles and Goals.

7. MEMBER REPORTS:

- a. Ms. Naugle encouraged Board members to attend Office of Housing public meetings.
- b. Mr. Lazo inquired about upcoming meetings. Ms. Horner described an upcoming Affordable Housing Preservation meeting on April 29th.
- c. Mr. Waters asked if members had reviewed materials he previously sent and raised the possibility of a formalized orientation session for both new and existing members. Chairman St. Dennis suggested aligning orientation with legislative planning and proposed September as a suitable timeframe. Ms. Horner noted that such a session would need to be formally scheduled as a

meeting.

8. STAFF REPORT:

- a. Ms. Horner provided the following statistics: 14 calls regarding affordable housing disputes, 37 calls regarding landlord-tenant disputes, 4 calls regarding homeownership assistance.

9. ADJOURNMENT: Ms. Kelley moved to adjourn the meeting at 9:26 P.M. Chairman St. Dennis seconded. The motion passed unanimously.