

Landlord-Tenant Relations Board
Wednesday, June 6, 2018 – 7:00 p.m.
Minutes of the Regular Meeting
301 King Street
Conference Room 2000
Alexandria, VA 22314

MEMBERS PRESENT: Michelle Frazier, Jeanette Shepherd, Elliott Waters, Katie Dilks, Monique Banks, and Valerie Ianieri

MEMBERS ABSENT: Kaitlyn Massa

STAFF PRESENT: Melodie Seau and Gwendolyn Lassiter

GUESTS PRESENT: Matt Feeley

CALL TO ORDER

Monique Banks called the meeting to order at 7:15PM and opened the meeting to the public for comment.

PUBLIC COMMENT PERIOD

Mr. Matt Feeley who is running for Alexandria City Council said that he wanted to observe the meeting. Mr. Feeley said that he has learned a lot about ARHA and affordable housing programs, and that he wanted to hear matters of concern to the Landlord Tenant Relations Board.

HOUSING HEROES

Melodie Seau said the Office of Housing is preparing for the second annual Housing Heroes Recognition program. She said that last year the Board had discussed possibly nominating Kettler for the assistance provided with the Apartment Manager's Seminar and other efforts the Board has undertaken. Ms. Seau said that the Board had also discussed nominating Cindy Clare, a long time Board member and past chair, who used to work for Kettler and has since joined Bell Partners. After discussion, the Board approved a motion to nominate both Kettler and Cindy Clare for recognition as Housing Heroes.

ROUTE 1 SOUTH AFFORDABILITY STRATEGY AND RELOCATION

Elliott Waters said that he has been attending the Route 1 Affordability Strategy community meetings, and he felt that the Landlord Tenant Relations Board should weigh in on the early stages on the strategy. Rev. Waters said that the Alfred Street Baptist Church owns a portion of Old Town West, and the Church is proposing to demolish 22 of the town houses as part of a church expansion. Part of the overall strategy for the area is ensuring that there are affordable replacement units for the 22 displaced households. In addition, there are two other affordable properties in the same area, Heritage I and II, with 140 affordable units and 104 moderately priced market rate units. Although the owners of the Heritage I & II have no immediate plans to redevelop, the possibility exists.

Rev. Waters said that because relocation is a large element of the plan he encouraged to review the plan and make comments either individually, or as a board. Ms. Seau said that members of the Board should send comments to her and she would compile them and send them back out to the Board. Although the Board will determine whether to meet in July or August later in the meeting, Ms. Seau said that the Board could always call a special meeting to review and vote on the comments. Ms. Seau said that there are two more meetings coming up on July 10th and July 28th at the Lee Center. In addition, individual comments can be sent to Tamara Jovovic or submitted through the exchange at surveyalexandria.gov.

SUMMER MEETINGS

Ms. Banks said that the Board generally suspends meetings in July and August when City Council is not in session. If necessary the Board can call a special meeting during the summer. The Board voted to suspend the July and August meetings with five for suspending the meeting. Rev. Waters abstained.

APPROVAL OF MINUTES:

The minutes of the May 2, 2018, meeting were approved with corrections. Rev. Waters suggested that the Voluntary Guidelines be attached to the minutes.

OTHER BUSINESS:

Rev. Waters distributed an information paper regarding language relating to affordable housing to encourage discussion of using more inclusive terms in referring to affordable housing rather than the standard government terms currently used.

Ms. Banks asked Ms. Seau to provide the Board with information to frame discussion at a future meeting. Ms. Banks said that given the amount of information in the packet, she wants to make sure that the Board's discussion is focused and productive.

Michelle Frazier asked for an update on Mrs. Butler. Ms. Seau said that she was unable to successfully re-negotiate her rent increase nor was she able to convince management to waive the amenity fee for Mrs. Butler. JBG had been waiving the amenity fee for her but Morgan Properties refused to do so, saying that they were afraid it would be a fair housing violation. Regarding the code violations, Ms. Seau said that she spoke with Code Administration and that they are issuing a civil penalty because the grate problem was not fixed by the deadline and still has not been fixed. Code will give the property a new deadline, and if it is not fixed the penalty will increase.

ADJOURNMENT

With no further business before the Board, the meeting was adjourned at 8:50PM.