

Landlord-Tenant Relations Board
Wednesday, November 7, 2018 – 7:00 p.m.

Minutes of the Regular Meeting

301 King Street
Conference Room 2000
Alexandria, VA 22314

MEMBERS PRESENT: Valerie Ianieri, Jeanette Shepherd, Soomin Kim, Isabella Debono, Katie Dilks, and Elliott Waters

MEMBERS ABSENT: Monique Banks, Kaitlyn Massa, Michelle Frazier

STAFF PRESENT: Melodie Seau and Gwendolyn Lassiter

GUESTS PRESENT: Helene Butler and David Barakat

CALL TO ORDER

Vice Chair Jeanette Shepherd called the meeting to order at 7:06PM and opened the meeting to the public for comment.

PUBLIC COMMENT PERIOD

Ms. Helene Butler raised several concerns regarding her apartment community. Ms. Butler said that one of her neighbors leaves dog waste on their balcony in plastic bags. She said that management has reduced custodial service to once a week, which isn't enough to keep the building clean. Custodians do not empty the waste baskets in the laundry room. Ms. Butler shared pictures of accumulated debris and dirt in the laundry rooms.

Ms. Butler said that she received a call from the property's general manager who told her that her next-door neighbor said that Ms. Butler threw a rug onto his patio. Management did not seek her side of the story and they did not return her rug.

One of Ms. Butler's concerns is that management wants to install washers and dryers in closets in the apartments. Ms. Butler does not want to lose closet space because she has been in the apartment for so many years. Additional concerns included erosion of the property which has led to water accumulation.

REVIEW OF TENANT ASSISTANCE AND RELOCATION POLICY FOR RESIDENTIAL OPPORTUNITY ZONES

Ms. Melodie Seau reviewed the Tenant Assistance and Relocation Policy for Residential Opportunity Zones. Ms. Seau said that the City is developing a new zone to implement the South Patrick Street (former Route 1 South) Housing Affordability Strategy and to preserve affordable housing in the Route 1 South Corridor. The zone, currently referred to as the

Residential Opportunity Zone, proposes to grant additional density to sites with existing committed affordable housing units to incentivize property owners to replace any committed affordable units impacted by future redevelopment. While the development of a residential opportunity zone was triggered by the approval of the South Patrick Street Housing Affordability Strategy, the zone will be designed to be applicable to sites across the City that meet the minimum threshold requirement.

In addition to density, height, setback, and open space parameters, the zone will require the submission of an Affordable Housing Plan (AHP) and a Relocation Plan. The Relocation Plan will be subject to review by the Landlord-Tenant Relations Board and will address the tenant notification and engagement process, resident right to return policy and process, coordination with the City. In addition, the plan will include a description of relocation services, including temporary and permanent relocation payments.

Ms. Seau reviewed the highlights of the policy.

- All committed affordable housing units demolished will be replaced on-site after redevelopment.
- All households in good standing occupying a committed affordable housing unit have the right to return to the property after redevelopment.
- All households in good standing are eligible for relocation payments regardless of income.
- Elderly and disabled households, as well as low-income households as defined by the City's Relocation Assistance Guidelines are eligible for double payments.
- If the Uniform Relocation Assistance and Real Property Acquisition Policies Act ("URA") and/or Section 104(d) of the Housing and Community Development Act ("Section 104") is applicable to the project, the developer will follow these regulations.
- The developer will submit a Tenant Assistance and Relocation Plan (Plan) with the developer's Concept Two application which will be reviewed by the Landlord-Tenant Relations Board.
- The developer will provide a relocation coordinator responsible for ensuring translation of all information to tenants with limited English proficiency, completion of a tenant survey, providing information to tenants, identifying comparable units for temporary relocation, and assisting tenants with relocating.
- 120-day notice will be given to all displaced tenants, and the coordinator will work with tenants to locate comparable temporary housing until the tenants are able to return to the redeveloped property.

Rev. Elliott Waters recommended deleting the word "will" in the sentence, "All households in good standing occupying a committed affordable housing unit *will* have the right to return to the property after redevelopment." He also felt that the section on temporary relocation needs to be clearer in discussing when the tenant's lease with the original developer will end for the temporary relocation, and when a new lease will resume after the tenant returns to the property after redevelopment.

Ms. Seau said that members of the Board should submit additional comments prior to the December meeting.

APPROVAL OF MINUTES:

The minutes of the October 3, 2018 meeting were approved with the correction that Isabella Debono was present, as she was not listed in the members present section of the minutes.

OTHER BUSINESS

Jeanette Shepherd welcomed Soomin Kim, and Isabella Debono.

ADJOURNMENT

With no further business before the Board, the meeting was moved to adjourned at 8:15 PM.