

Landlord-Tenant Relations Board
Wednesday, April 4, 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, Valerie Ianieri, Eric Dillon, Kaitlyn Massa, Monique Banks, Elliott Waters

MEMBERS ABSENT: Wynn Hunsaker, Katie Dilks

STAFF PRESENT: Melodie Seau and Gwendolyn Lassiter

GUESTS PRESENT:

CALL TO ORDER:

Jeanette Shepherd called the meeting to order at 7:07 p.m.

PUBLIC COMMENT PERIOD

There was no one present from the public.

STAFF REPORT

- The Apartment Managers Seminar is scheduled for April 11, 2018 at the Lee Center from 9-12 pm. Speakers include representatives from the Department of Community and Human Services, the Center for Alexandria’s Children, and Legal Services of Northern Virginia.
- Melodie Seau distributed the “Citizens Summary of the Draft 2019 Action Plan.” She explained that the Action Plan is an annual report required by HUD for the City to participate in the federal CDBG and HOME programs, but Ms. Seau said it is also a good summary of the City’s housing programs. Ms. Seau said that if members of the Board have questions or comments regarding the plan, they should contact Cindy Metcalf by May 1, and her email and phone number are on the final page of the summary. In response to questions from the Board, Ms. Seau said that the City submits a consolidated plan every five years, and submits an action plan annually to update the five year plan.
- Ms. Seau distributed a news release from Governor Northam regarding funding awarded to Carpenter’s Shelter for the redevelopment of the shelter. The shelter will remain on the ground floor and there will be 97 units built above the shelter. Ten efficiency units have been designated for hard to house homeless persons. For these ten units, the Office of Housing has coordinated with DCHS in developing a locally funded pilot rental assistance program which will work like a voucher program in providing subsidies for those ten residents.
- Ms. Seau distributed “Keys to the City – Homeownership Programs in the City.” She said that it provides information on homeownership programs in Alexandria.

VOLUNTARY RENT GUIDELINES

Ms. Seau distributed the Annual Apartment Survey. She said that she is currently in the process of synthesizing the data from the survey, which the Board will use to determine the Voluntary Rent Guidelines at the May meeting.

REPORT ON RESOLUTION 830 WORK GROUP

Monique Banks said that although the last meeting was held, the work group did not reach a consensus. There will be another meeting.

APPROVAL OF MINUTES

The minutes were approved with corrections.

OTHER BUSINESS:

Elliott Waters asked Ms. Seau to explain the role of ARHA. Ms. Seau said that ARHA is an independent housing authority and not a City agency. City Council appoints ARHA's Commissioners, but otherwise the City does not control ARHA or its staff. The CEO of ARHA reports to the Board of Commissioners and not to the City government or Council.

ARHA owns its properties and determines their use and when they are redeveloped under the control of the Board of Commissioners. In addition to being obsolete and needing to be redeveloped, most of ARHA's public housing units are located in areas that have become extremely valuable. ARHA has been using available funding sources to redevelop these properties into mixed income developments. This is accomplished by partnering with for-profit developers who purchase the properties, preserve some of the units onsite with more expensive market rate units that are sold to the public. In some cases some of the public housing units have to be redeveloped in other areas of the City. Resolution 830 is the commitment that was agreed to by ARHA and the City that any public housing unit that is demolished will be replaced.

ADJOURNMENT:

With no further business before the Board, the meeting was adjourned at 7:52 p.m.