

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

MEMBERS PRESENT: Monique Banks, Katie Dilks, Michelle Frazier, Wynn Hunsaker, Valerie Ianieri, Kaitlyn Massa, Jeanette Shepherd

MEMBERS ABSENT: Eric Dillon, and Elliott Waters

STAFF PRESENT: Gwendolyn Lassiter, and Melodie Seau

GUESTS PRESENT:

CALL TO ORDER:

Monique Banks called the meeting to order at 7:09 p.m.

PUBLIC COMMENT PERIOD

There was no one present from the public.

STAFF REPORT

- Melodie Seau said that the annual Apartment Manager Seminar will be held on April 11th, rather than April 12th, as was previously announced. The seminar will include speakers from DCHS, the Center for Alexandria's Children, and Legal Services of Northern Virginia. Speakers will address recognizing domestic violence and child abuse, as well as a landlord's responsibility to survivors of domestic violence under federal and state law.
- April is Fair Housing Month. For the past three years the Office of Housing has sponsored a Fair Housing Poster Contest for children. This year the Office of Housing is asking its nonprofit partners to promote the contest to children who live in their properties.

REPORT ON RESOLUTION 830 WORK GROUP

Ms. Banks discussed the work of the Resolution 830 Work Group. Resolution 830 was adopted by City Council in 1981, and it memorializes a joint commitment between the City and ARHA that requires both parties to replace any of the 1,150 designated public housing units by the Resolution if they are demolished or redeveloped. It also requires that ARHA and/or its development partners relocate public housing tenants displaced due to demolition and redevelopment activities.

Since Resolution 830 was adopted funding for housing has changed significantly. Federal resources for housing are decreasing, creating new challenges for ARHA to fulfill its mission, so

the City and ARHA are reviewing the resolution to consider best practices as well as development and finance tools and strategies regarding affordable housing development. ARHA has been steadily selling and redeveloping its properties, so the City felt it was important to reach an understanding of how replacement units should be selected and developed.

The Resolution 830 Work Group has been asked to develop recommendations for consideration by the ARHA Board and City Council. Questions considered by the work group have included different scenarios of what should be included in the revision to Resolution 830. For example, Resolution 830 contains language that says that replacement units should be substantially equivalent to units demolished. When the resolution was adopted, the units were under the Public Housing program for which there has been no new funding for years. The Work Group considered what “substantially equivalent” means now, and if the language should remain in the policy or be removed in its entirety. The Work Group discussed whether or not replacement units would be intended to house the same level of affordability after demolition.

Additional questions included:

- Should Resolution 830 remain focused on hard units or include vouchers or other subsidies?
- Should the City explicitly tie City funding to deeply affordable units or not?
- What should the term of affordability be?
- Should Resolution 830 “protection” be extended to future City-financed affordable housing units that are not owned and/or developed by ARHA?

Ms. Banks said that the Work Group is nowhere near a resolution and there are far more questions than answers coming out of each meeting. There is only one more meeting. Ms. Banks said the goal is to develop a policy that will work today and going forward, which is difficult.

APPROVAL OF MINUTES

On a motion by Katie Dilks seconded by Valerie Ianieri, the minutes of the February meeting were unanimously approved.

ADJOURNMENT:

With no further business before the Board, the meeting was adjourned at 7:45p.m.