

Landlord-Tenant Relations Board
Wednesday, November 1, 2017 – 7:00 p.m.

Minutes of the Regular Meeting

301 King Street
Conference Room 2000
Alexandria, VA 22314

MEMBERS PRESENT: Michelle Frazier, Jeanette Shepherd, Kaitlyn Massa, Katie Dilks

MEMBERS ABSENT: Elliott Waters, Monique Banks, Eric Dillon, Valerie Ianieri

STAFF PRESENT: Melodie Seau, Caridad Palerm, and Gwendolyn Lassiter

GUESTS PRESENT: Jon Frederick, Jennifer Skow, Candezaria Capungan, Jose M. Golma, Charlie Busa

CALL TO ORDER:

Jeanette Shepherd called the meeting to order at 7:01 p.m.

CONSIDERATION OF LACY COURT RELOCATION PLAN:

The floor was opened to Jon Frederick, CEO of Alexandria Housing Development Corporation (AHDC) to discuss the Lacy Court Renovation and Relocation Project Plan. He briefly discussed the history of Lacy Court Apartments and how AHDC came to acquire Lacy Court Apartments. Mr. Frederick outlined AHDC's plan for the property and the relocation of the tenants that reside there. Mr. Frederick introduced Jennifer Skow, Project Manager with AHDC for the Lacy Court Project, to give further details. Ms. Skow said that the tentative start date for relocation is February 2018, which is when Phase I will begin. During Phase I AHDC will move all residents to the other buildings in Lacy Court. The 2nd Phase will begin in July 2018, and 11 households will be moved offsite temporarily until their units are completed. Ms. Skow advised the Board that AHDC has hired a Relocation Coordinator who began in August 2017. The Coordinator has been guiding the residents through the renovation process, and she has been interpreting for Spanish speaking residents. Ms. Skow opened the floor up for questions.

Michelle Frazier asked if residents are excited by the renovations. Resident Candezaria Capungan said that she was not moving soon but is happy about the renovations. In response to questions from Board members, Ms. Skow said that half of the current households (22 of 44 households) are over income and will be permanently relocated. These households will be given relocation payments for expenses up to \$5,250, in addition to moving assistance.

Ms. Skow responded to questions by Board members regarding the length of temporary relocation. Ms. Skow said that they will be temporarily relocated for approximately five months.

Although a quorum of members was not present, the relocation plan for Lacy Court Apartments was approved as a committee of the whole.

OTHER BUSINESS:

Melodie Seau said that the City is implementing a pilot project based rental subsidy for two recent Low Income Housing Tax Credit applications, Lacy Court (5 units) and Carpenter's Shelter (10 units). Carpenter's Shelter will be redeveloped to add additional permanent units, ten of which will be permanent supportive housing for chronically homeless households. The program will provide the difference between the rent and 30% of the tenant's income.

OTHER BUSINESS:

Carpenter's Shelter will host the **7th Annual "Run for Shelter" 5K, 10K and 1K Fun Run** on Saturday, November 18, 2017 at 8:00 am. The race will begin at the USPTO Building (600 Dulany St, Alexandria, VA 22314) and will take place on Eisenhower Ave. Parking is available in adjacent parking garages. Kaitlyn Massa said for more information interested persons can go to the Carpenter's Shelter website.

ADJOURNMENT:

With no further business before the Board, the meeting was adjourned at 7:35 p.m.