

ALEXANDRIA LANDLORD-TENANT RELATIONS BOARD

November Meeting

LOCATION: City Hall, 301 King Street, Conference Room 2000,
Chet and Sabra Avery Conference Room, Alexandria, VA 22314

DATE: Wednesday, November 2, 2022

TIME: 7:00pm - 8:30pm

Invited participants: Chair Bonnie Naugle, Vice Chair Elliott Waters, Board Members Geri Baldwin, Elijah St. Dennis, Katherine O'Connell, Olivia Jenkins, Staff Liaison

Agenda

1. Call to Order, Introductions, and Chair remarks (Chair)
2. Approval of the Agenda
 - a. *Action Request: Review and Approve the Agenda*
3. Approval of Minutes of the September 7, 2022, Meeting
 - a. *Action Request: Review and Approve the Minutes*
4. Review of Relocation Plan for the Elbert Avenue Apartments
 - a. *Action Request: Review the Plan, Receive Public Comments*
 - b. *Make Recommendations for changes and/or Recommend Approval*
5. Consideration of Legislative Recommendations
 - a. *Action Request: Review the Staff Report and any other Legislative Recommendations from Board Members*
 - b. *Recommend Legislative Changes to City Council if Proposed*
6. Restrictions on Pets in Rental Properties
 - a. *Review Pet Restrictions and Related Issues for Tenants*
 - b. *Consider Recommendations for Guidance to Landlords*
7. Consideration of Voluntary Rent Increase Guidelines
 - a. *Review the Staff Report to Determine if Changes to the Voluntary Guidelines are Needed to Respond to Market Influences*
8. Chair and Board Member Reports
 - a. Chair and Board Member Reports
 - b. Vice Chair's Report
9. Other Business
10. Adjournment

LANDLORD-TENANT RELATIONS BOARD
Wednesday, September 7, 2022 – 7:00 P.M.
301 King Street, Chet and Sabra Avery Conference Room
Alexandria, VA 22314
MINUTES OF THE REGULAR MEETING

1. CALL TO ORDER

The meeting was called to order by Chairperson Bonnie Naugle at 7:02PM.

A. BOARD MEMBERS PRESENT: Elliott Waters, Razvan Cernucan, Geri Baldwin, Bonnie Naugle, Elijah St. Dennis, Katherine O’Connell

B. BOARD MEMBERS ABSENT: Olivia Jenkins

C. STAFF PRESENT: Melodie Seau, Siomara Amaya

D. GUESTS PRESENT: David Cortiella, Tonye Houston-Sims, Amos Sims, Kanesha Brown, Keith Pettigrew, Kevin Harris

2. APPROVAL OF THE AGENDA: Vice Chair Elliott Waters moved to approve the agenda with the addition of item 8(b) to add “Best Practices Motion,” and to move item 8 (a) and (b) to precede item 6. Geri Baldwin seconded the motion which passed unanimously.

3. APPROVAL OF THE MINUTES OF THE MAY 4, 2022, MEETING: Ms. Baldwin moved to approve the minutes of the May meeting as submitted. The motion was seconded by Elijah St. Dennis and passed unanimously.

4. PUBLIC HEARING ON THE RELOCATION PLAN FOR SAMUEL MADDEN HOMES: David Cortiella presented an overview of the Samuel Madden Redevelopment Resident Relocation Plan. Mr. Cortiella said that the development principles include one for one replacement of all low-income units and after development the property will result in a mixed income community with fully integrated affordable units. All current residents will have a home reserved for them when the units are completed. Property will consist of 1/3 low-income units, 1/3 workforce affordable units and 1/3 market rate units.

Mr. Cortiella discussed the resident profile of households currently living at the property. The breakdown of new units will be 161 units affordable at or below 30% AMI, 27 units at or below 50% AMI, 52 units at or below 60% AMI, 85 units at or below 80% AMI, and the remaining 208 units will be market rate units.

Mr. Cortiella said that ARHA is currently involved in resident outreach regarding relocation and plans for the new property. Relocation will begin in April 2023 and is expected to be completed by July 2023. Current residents will return to the property in March and April 2025.

To manage the relocation. ARHA has contracted with Housing Opportunities Unlimited (HOU) to manage the relocation. All households will receive tenant protection vouchers to ensure that residents continue to pay 30% of their adjusted income throughout the relocation.

All residents will be relocated at no cost to the household. In addition to covering the cost of packing and moving, ARHA will cover the cost of utility reconnection fees and other costs of moving. Board questions about outreach to current residents were answered and board members agreed the plan was very comprehensive and thoughtful.

In response to questions from the Board, Melodie Seau said that staff considered the relocation plan to be thorough and had no concerns about what had been presented to residents and the LTRB. Ms. Seau also said that she had reviewed the information provided to residents and had attended resident meetings. Ms. Seau said that updated information had been provided to residents, not only about the details of the plan and the relocation, but also all relevant public meetings where the plan would be considered, including the LTRB meeting. Ms. Seau said that she was very impressed with the information conveyed by Ms. Kanessa Brown at resident meetings, and with the participation from residents at Samuel Madden Home.

Mr. Kevin Harris introduced himself as the President of the Resident Advisory Council and a member of the ARHA Board of Commissioners. Mr. Harris said that residents had been very engaged in the planning for relocation and redevelopment. In response to questions from the LTRB, two residents in attendance, Mr. Amos Sims and Ms. Tonye Houston-Sims said that no one wants to move from their home of many years, but the condition of the units were very outdated. Ms. Houston-Sims said residents of Samuel Madden Homes had no central air, no dishwashers, and no laundry facilities. Mr. Sims said that while moving is hard and people do not like change, the redevelopment will result in significantly improved living conditions for residents of the property.

Ms. Geri Baldwin moved to recommend the relocation plan to City Council. The motion was seconded by Elijah St. Dennis, and passed unanimously.

5. ANNUAL REPORT: The Board reviewed the Annual Report and discussed how the information was presented. Chairperson Naugle explained that the attendance report was submitted separately from the Annual Report.

8. CHAIR AND BOARD MEMBER REPORTS:

(a) The Chair provided the following information:

- Jessy Cuddy, Chair, Children, Youth, and Families Collaborative Commission of Alexandria is managing an effort to create a letter for all boards and commissions to sign on in support of affordable housing. The letter would go to the city council and would include a brief perspective from each board that explains why those we interact with or represent are impacted by the lack of affordable housing.
- The [new city handbook](#) has been released for Board & Commission Members.
- The information in our bylaws is neatly and clearly summarized in the city's Code of Ordinances. Our board is listed in [Section 12, Chapter 5](#). I recommend the only

possible change to our bylaws is to make them more closely aligned with the City Code.

- In future meetings, we might want to discuss restrictions of pets and certain types of pets in both market and affordable housing situations. There are no laws that address this from the pet owner's perspective, but we can recommend that the city provide guidance to tenants and landlords about resolving access to housing when pets present a barrier. Here are some informational articles:
 - <https://www.boompay.app/post/how-get-around-breed-restrictions-when-renting>
 - <https://www.rent.com/blog/breed-restrictions-101/>
 - <https://americantenantcreen.com/landlords-you-can-discriminate-against-dog-breeds/>
 - <https://www.mashvisor.com/blog/restrict-pet-breeds-rental/>

(b) Vice Chairman Waters asked to revisit his motion entitled "Best Practices Motion." Mr. St. Dennis moved to revisit the tabled motion. Ms. Baldwin seconded the motion which passed unanimously. After discussion, Mr. St. Dennis moved to recommend to City Council that the City encourage public/private non-governmental entities to voluntarily establish advisory councils. Ms. Baldwin seconded the motion which passed unanimously.

6. TENANT TRAINING ON RIGHTS AND RESPONSIBILITIES UNDER THE VIRGINIA RESIDENTIAL LANDLORD TENANT ACT (VRLTA):

Ms. Seau reported that in response to community and City Council concerns regarding building conditions, primarily in the City's west end, staff of the Office of Housing, Code Administration, the Alexandria Health Department, the Department of Community and Human Services, and the Department of Planning and Zoning will be conducting four outreach events for tenants to discuss the rights and responsibilities of tenants, as well as City resources for tenants.

Ms. Seau provided an informational publication regarding how to request maintenance, which is being translated into Spanish, Amharic, and Arabic. Ms. Seau said that departments will discuss resources and attorneys from Legal Aid Justice Center and Legal Services of Northern Virginia will advise tenants of their rights and responsibilities under the VRLTA.

The schedule for the meetings is as follows:

Saturday, September 17, 2022
Patrick Henry Recreation Center
4653 Taney Avenue
Alexandria, VA 22304
6:00-8:00 pm

Tuesday, September 27, 2022
St. James United Methodist Church
5200 Filmore Avenue
Alexandria, VA 22311

6:00-8:00 pm

Thursday, October 13, 2022
Patrick Henry Recreation Center
4653 Taney Avenue
Alexandria, VA 22304
6:00-8:00 pm

Saturday, October 29, 2022
Fairlington Presbyterian Church
3846 King Street
Alexandria, VA 22302
10:00 am-12 noon

7. APARTMENT MANAGERS SEMINAR: Ms. Seau shared the flyer for the upcoming Apartment Managers Seminar on September 21, 2022.

8. ADJOURNMENT: The meeting was adjourned at 9:15 PM.