

**Citizens Advisory Commission on Housing
Hybrid Meeting Notes**

The Housing Commission convened its meeting at 7:00pm on September 8, 2022.

PRESENT (IN-PERSON)	Chair Eric Berkey Commissioner Karen Serfis Commissioner Angel Jackson Commissioner Holly Bray Commissioner Paul Browne Commissioner Laura Saul Edwards Commissioner Haley Norris Commissioner Margaret McGilvray Commissioner Eric Lee Commissioner Anika Montgomery
PRESENT (VIRTUALLY)	Commissioner Kellen MacBeth, participated virtually (via Teams) due to planned travel. Disability Advisory Commission Liaison Doris Ray
ABSENT	Commissioner Sara Rubalcava due to a personal matter. Commissioner Michael Hemminger due to a personal matter.
STAFF	Alex McMillen, Melissa Danowski, Anne Venezia, Richard Tucker, Jennifer Daniels

[View the Meeting Recording Here](#)

Public Comment on Items Not on the Agenda

There was no public comment on items not on the agenda.

Policy Governing Electronic Meetings and Electronic Meetings Participation – Action

Staff presented a brief explanation for the purpose of the Electronic Meetings Policy. Due to legislation passed earlier in 2022 by the Virginia General Assembly all public bodies must adopt an Electronic Meetings Policy to conduct meetings in a hybrid environment.

- [Police Governing Electronic Meetings and Electronic Meetings Participation](#)

Eric Berkey asked if the Housing Commission’s subcommittees would also have to pass the policy. Alex McMillen answered that the County Attorney’s Office (CAO) has advised that subcommittee specific bylaws, including the adoption of the Electronic Meetings Policy, can be done at the first subcommittee meeting following the adoption of the policy by the full Commission. Eric Berkey also asked what the quorum requirements would be for the subcommittees. Alex McMillen answered that CAO has advised that subcommittees can adopt a quorum of either two or three people, to more easier meet quorum requirements to hold subcommittee meetings.

Anika Montgomery asked if the calendar for missing in-person meetings resets in January. Alex McMillen answered he would confirm with CAO and update the Commissioners via email.

Kellen MacBeth asked if Commissioners can miss two in-person meetings for the Housing Commission meetings in addition to two subcommittee meetings. Alex McMillen answered he would confirm with CAO and update the Commissioners via email.

Eric Berkey made a motion that the Commission adopt the Electronic Meetings Policy as presented by staff. Laura Saul Edwards seconded the motion. The Commission unanimously approved the motion 11-0.

Barcroft Apartments Update – Information

Melissa Danowski introduced the Jair Lynch and Gates Hudson team to give updates on the Barcroft Apartments acquisition. Mark Hannan and David Hilde, with Jair Lynch Real Estate Partners, presented. A few major takeaways from the presentation are all 1,300 units will remain affordable up to 60% Area Median Income (AMI) for 99 years, there will be no displacement of current residents, and they have begun a resident survey to gather data.

- [Barcroft Apartments Resident Engagement Update Presentation](#)

Alice Hogan provided public comment. She asked which community groups the Jair Lynch team is working with to increase resident engagement. She also asked what the process for the Master Financing and Development Plan (MFDP) will be going forward. She also asked if there was any update on the ability to provide 30% AMI units at the property.

Mark Hannan shared a list of community partners including VOICE, BUGATA, ACE and others. Melissa Danowski answered that including 30% AMI units is a county goal and something they are working towards.

Kellen MacBeth asked for more detail on how the County and Jair Lynch team are handling 2023 rent increases, especially for current residents who will see hardship from increased rents. Mark Hannan answered that the Jair Lynch team will begin the rent increase process this fall. It will be a phased approach and each family will get a 90-day notice that their rents will be increasing. Rent increases will be 3%. For families that will have a hard time increased rent they can work with the team. Based on specific situations the rent increase could only be 0%, 1% or 2%. If the family still needs assistance the Jair Lynch team will help connect the family with the established rental assistance programs in the county.

Paul Browne asked if the 3% rent increase will be a one time thing or will occur annually. Mark Hannan answered the 3% increase will happen annually and the same process to help families that cannot meet that increase will also continue to happen.

Eric Berkey asked if the leases will be year long leases. Mark Hannan answered that the goal is to get everybody into year long leases. Eric Berkey asked if new residents will be coming in at the 60% AMI level. Mark Hannan confirmed that was correct. Eric Berkey asked if the 3% rental increase was part of the agreement with the county when the acquisition occurred. Mark Hannan confirmed that was correct.

Laura Saul Edwards asked if residents would have a seat at the table or if there will be a standing entity for residents to be involved in the decisions made about Barcroft going forward. Mark Hannan said that the Jair Lynch team is supportive of that idea but that they do not want to be the ones to start that group as it may seem forced or potentially not a completely safe space. But he reiterated that is something they would support and emphasized their continued outreach, including their continual engagement platform BeBarcroft.

Eric Lee asked if the Jair Lynch team could further explain the feedback loop and how they are implementing feedback. Mark Hannan answered by stating a number of ways they have conducted outreach, including with incentives such as gaining vouchers to food trucks or swag.

Eric Berkey asked about potential self-eviction that could have occurred since the acquisition. Mark Hannan answered they have no documentation of anyone self-evicting. He also stated that no rents have been increased yet since acquisition. He also said if any groups hear of any specific occurrences of self-eviction that is something they would like to know so they can work directly with that family.

Kellen MacBeth asked staff to speak further to how the county will assist tenant groups and ensure their voices are heard throughout this process and into the future. Anne Venezia stated that under the CAF Oversight Strategies staff has committed to looking at how they can better enable these groups at various CAF properties. She stated that there is a staff person assigned to this going forward.

Doris Ray asked how units and common areas will be more accessible. She asked how they are surveying current residents with disabilities to find their specific needs. She also asked if the materials used during engagement are available to persons with disabilities. Mark Hannan answered that they work with residents to give reasonable accommodations. Both parties agreed this was a longer conversation that should occur offline.

Joint Subcommittee on the Status of Aging Properties Report – Action

Kellen MacBeth introduced the report. He went through the five phases outlined in the report. He also highlighted many of the recommendations that are detailed in the report.

- [Joint Subcommittee on the Status of Aging Properties Report](#)

Alice Hogan provided public comment. She thanked the Commission for their time in creating this report and commitment to improving resident's lives in Arlington.

Elder Julio Basurto provided public comment. He thanked the Commission for attempting to capture all that occurred at the Serrano. He stated the report is missing a few important points. One of these is that AHC claimed credit for work they had been forced to do by the County. He asked that tenants be able to submit an accompanying document or to hold off on voting until he could review changes to the report made in the last week plus.

Tabitha Nichols provided public comment. She thought going forward subsidies should be attached to families instead of attached to units. She stated a lot of the recommendations could better be achieved through this idea.

Julius Spain provided public comment. He commended the subcommittee and both the Housing Commission and Tenant-Landlord Commission on their efforts so far. He noted this is just a start but that it is a good start.

Eric Lee commended the Commission for their work on the report. He said that the recommendations should be costed out to see what the real cost would be to implement these ideas. Eric Berkey responded that one way the Commission can dovetail this is to follow up in the spring to see where staff is with their own recommendations and implementing those in the report.

Margaret McGilvray asked what action is being considered. Eric Berkey answered that the action would likely be to approve the report and present it to the County Board, also noting that the Tenant-Landlord Subcommittee would also have to approve the report.

Holly Bray asked what changes were made in the last week or two that were mentioned by Elder Julio Basurto. Kellen MacBeth answered that they received feedback from many groups. He said they sent out reports with redline changes to all concerned parties. It included some but not all the requested changes. Some changes included timeline changes that were not originally included and word choice in some areas. He noted there was very few changes to the recommendations in the report. He also noted that all changes that were requested were corroborated with multiple parties to ensure accuracy.

Holly Bray asked if other development partners were in the discussions or if it was just AHC. Kellen MacBeth answered that there were no other development partners in the meetings. He also said recommendations are not geared towards AHC but towards all CAF partners.

Holly Bray agreed with Eric Lee that there needs to be a dollar amount associated with the recommendations. She also mentioned that all properties with loans on them currently require inspections and the county should be able to get copies of the inspection reports.

Margaret McGilvray said twenty-one recommendations is a lot to put on the county. She also asked why the county wasn't inspecting units in the first place.

Paul Browne said that the best practice would be to have all development partners at the table and to talk about the impact that these recommendations will have on them.

Angel Jackson thanked the Commission and community organizers for making this report happen. She said this is personal to her and that no one should have to live in those environments.

Kellen MacBeth said it should be on the County to cost out the recommendations. He said that if the Commission did the costing out it could be a very different price tag than what the county would come up with. He said it doesn't make sense for the Commission to spend the time doing it when it may not align with how much the county says it would cost. Doris Ray associated herself and the Disability Commission with the remarks made by Kellen MacBeth.

Eric Lee said that he agrees the Commission should not be costing these out- and that it should fall on the staff to do so. He also said he would like to see a prioritization of the recommendations. If there are a few recommendations that are important and feasible can those be prioritized and implemented quickly.

Elder Julio Basurto said he would be happy with a recommendation to allow tenants to include an accompanying document. He also said the events that happened at the Serrano are not just limited to that property.

Paul Browne said maybe the Commission should consider waiting until after the Tenant-Landlord meeting and consider the item at the October meeting. Eric Berkey said that it is possible that the Housing Commission approving it first may increase the likelihood it passes the Tenant-Landlord Commission.

Eric Berkey made a motion that the Commission approve the JSSAP report with a few caveats. Those are: the Commission will invite known AHIF recipients of the county, notable advocates and other appropriate parties to provide comments to the report with the understanding that these comments are not endorsements by the commission. The Commission will also send a letter to the CB with a strong recommendation to cost out the recommendations outlined in the report for all parties.

Eric Lee made an amendment to the motion that staff should also solicit feedback from all parties. Eric Berkey did not accept the amendment to the motion.

Paul Browne seconded the motion. The motion was unanimously approved 11-0.

Development Updates – Information

Staff informed the Commission that the Park Shirlington loan documents are anticipated to be on the October County Board agenda. There were no changes to the AHIF loan amount.

Staff also informed the Commission of a number of Site Plan Review Committee (SPRC) meetings that are upcoming.

Meeting adjourned at **9:50pm**.