

Tenant Landlord Commission Meeting Minutes- Meeting July 13, 2022

July 13, 2022 7:00p.m. Teams Virtual Meeting

Chairperson David Timm, Presiding

Attendance: Commissioners: David Timm, Emily Camardo, Kristin Clegg, Kirit Mookerjee,
Julio Basurto, Matt Royer

Absent: Chris Wimbush (excused), Bishmah Ahmed, Ryan Whitaker (excused), Aaron Almanza

Staff: Rolda Nedd, Hector Mercado

The electronic meeting was called to order at 7:03 by Chairperson Timm with concern for a quorum.

Public Comment: There was no public comment.

June Meeting minutes approval: A motion to approve the June meeting minutes with necessary corrections was proposed and seconded by Commissioners Klegg and Camardo respectively.

Item#1 – Park Shirlington Relocation Plan- This item was introduced by Housing staffer Melissa Danoski who provided background information on the project and introduced Stephen Khan of Standard Communities. The project is being transformed from market rate to fully committed affordable units. Pointed out the challenges associated with conversion to committed affordable, especially the possible impact on residents who are over-income and actual impact of renovation on existing residents. Addition of amenities in a separate building, addition of ADA-accessible units where possible.

Questions/comments: None. Vote taken: Motion moved by Commissioner Camardo and seconded by Commissioner Klegg; vote was unanimous 6:0.

Item#2: Marbella II Relocation Plan: Haley Norris, Kim Painter (APAH), Jarey Wilson – Housing Opportunities Unlimited. Haley Norris provided an overview of the organization and the project specifically. Owned since 2011. Building consists of 31 units for rehabilitation. Tenant profile information highlighted - 11 households receiving rental assistance, one household with disability needs; household incomes range between 30-60% AMI. Proposed project will be fully affordable at existing affordable levels; new construction proposed to produce 234 units in a twelve- story building; 24 accessible units; community amenities and underground parking to be included. 24 month construction time. Jarey described the relocation process and how residents will be accommodated off site and explained relocation benefits, utility reimbursement, TAF funding and moving services. Commissioner Klegg asked what percentage of residents have security deposit and would this be held in escrow until their return? Kim Painter explained that it is not a situation that is current but would explore how this can be done if there's any best practice, but not typically held in escrow. Commissioner Mookerjee appreciated detailed survey time provided and wondered whether the length of renovation would affect how many

residents would return to the property. Project staff is hopeful that most would return. Chairman thanked presenters.

Staff Hector reminded Commissioners to provide comments to him by the following Wednesday in preparation for September's meeting.

Item#3 Code Enforcement Presentation – John Santafemia and Matthew Duckery. John Santafemia provided an informative presentation on the Code Enforcement unit emphasizing its function as a regulatory agency with authority to enforce various codes including the Uniform Statewide Building Code and the local Condition of Property Ordinance and various types of inspections. The challenges to the Unit's effectiveness include- political/community motivated complaints; retaliatory complaints, anonymous complaints and case filings based on racism. Commissioner Camardo asked what actions can be taken to address complaints that are race-based; John responded that an investigation would take place and a report made but if there is no violation, very little can be done. On the question of whether the TLC can escalate a complaint on behalf of a tenant or landlord to the Board, John responded that third party complaints are not taken since State law requires that complaints be made by the complainant. It was emphasized that information from residents is confidential and not available to landlords.

Item# 4- 2023 Legislative Priorities. Chair Timm indicated that individual conversations with Commissioners arrived at the consensus that given that the recommendations sent by the TLC last year were not carried forward and since the recommendations were still relevant and timely it is recommended that the same legislative priorities be submitted to the Board for the upcoming legislative session. The recommendation letter was read. Commission Clegg moved the motion to send the 2022 legislative priorities as TLC's 2023 priorities. The vote was taken, 5 voted in favor. Commissioner Basurto was temporarily absent.

Item # 5. Dispute Resolution Subcommittee formation. Chair Timm discussed the formation of the subcommittee to address concerns such as those coming out of the Serrano report and proposed recommendations of tenant supports and the role that the TLC could play in addressing such issues in the future. Creation of the subcommittee requires members of the commission to join; would involve research into best practices and possibly identification of a dispute resolution model. Commission Camardo asked about the status of similar work that Commissioner Merlene was undertaking. It was stated that this work was not forth-coming and Commissioner Merlene is no longer a member of TLC. Commissioner Royer made a motion to create the subcommittee, seconded by Commissioner Clegg and passed by a vote of 6:0. Chair Timm encourage members to volunteer for the subcommittee to begin its work.

Electronic Meeting and Hybrid Meeting Policy for Commissions. Staff, Rolda Nedd presented the proposed policy for consideration for adoption to the Commission. There was much

discussion about the mechanics of the policy, Commissioner Clegg suggested that 2 or 3 meetings can be determined to be virtual in advance and that members could state in advance which in-person meetings they may be unable to attend. It was also pointed out that the policy could be modified to include a time by which members would inform of their inability to attend in-person. Chair Timm proposed a motion. Commissioner Camardo made a motion, which was seconded by Commissioner Klegg. The vote resulted in 4 members in favor and 2 abstentions (commissioners Mookerjee and Basurto). As a result, the policy was not accepted and put on hold for reconsideration in September. Staff pointed out that it would be necessary to adopt the policy at the beginning of September's meeting to allow the meeting to occur.

Chair's Report –Chair Timm provided updates on previous actions involving public comment. Chaz Berry received permission from AHC to terminate his lease on June 17. A letter was sent to Mr. Chretien concerning the case filed against him for failure to return a tenants security deposit despite the court's ruling. Next steps maybe consideration of letter to the Board if no response from Mr. Chretien.

Member Report-Commissioner Mookerjee advised the meeting that there were complaints by residents at Barcroft. He has proposed a letter from the TLC be sent to the Board advising of the need for Barcroft management to have better communication with residents and that the County take a more active role in addressing resident issues. More will be discussed at the September meeting when representatives from Barcroft and the developer will be present.

Staff report- Rolda Nedd shared the Rent report -a quarterly tracking of rent trends along the major metro corridors. This quarterly report is available online as a resource.

Meeting adjournment – Commissioner Clegg made the motion which was seconded by Commissioner Camardo. The meeting ended at 8:48 p.m.