
**MEETING MINUTES OF THE HYBRID
ARLINGTON COUNTY TENANT LANDLORD COMMISSION**

April 12, 2023

The Tenant Landlord Commission convened at 7:08 on April 12, 2023.

PRESENT	Commissioner Timm (Chair), Commissioner Almanza,, Commissioner Camardo, Commissioner Mookerjee, Commissioner Wimbush (V. Chair), Commissioner Whitaker.
Online	Commissioners Clegg and Royer
ABSENT	Commissioner Basurto
STAFF	Rolda Nedd, Hector Mercado,

Meeting recording

SUMMARY OF PRESENTATIONS/DISCUSSIONS

County Budget Presentation, Marie Randall, Housing Division and Nicole Dula, DHS.

Summary: Budget emphasizes stabilization of households in Arlington, main components:

- Housing Grants – 14.4 M
- Eviction Prevention – 3.6M (3M one time)
- PSH-5.4M
- HCV-24.2M
- Columbia Pike Tax Increment Financing (TIF) balance – 3.8M
- AHIF recommendation is to receive \$9.7M in ongoing funding.
- Inspections increasing capacity to provide Housing Quality Inspections

Highlighted FY2024 Budget and Debt Service needs. Focus on inspections – physical and financials of all CAF properties. Staff continuing to work with County Manage to understand how much funding will be available for inspections. Question on whether there is an annual comprehensive inspection report. Available at property level.

Nicole Dula, DHS Community Assistance Bureau Director emphasized the focus of the budget being to prioritize stabilizing households and improving conditions. \$3M requested in one-time funds and \$6M in ongoing funding. Reported on the benefits of having COVID related infused funding and how those were expended. Eviction prevention eligibility criteria amended since January 2023. Income threshold revised to 50% of AMI; requesting documentation for hardship and tenant- landlord relationship; assigned case worker and other measures. What was the baseline in budget for eviction prevention prior to COVID (\$900,000 approx.)? Is there other assistance that people who do not meet criteria will get? County has reverted to pre-COVID criteria. Social workers assigned at intake to assess eligibility. Other areas highlighted included – Housing Grants study launched. Areas for consideration are open, currently

serves, seniors 65+ , persons with mental and behavioral health, disabled, change in income requirement and other factors. Are the property owners who accept housing grants subject to same inspection requirements? Only if subrecipients live in CAFs; private landlords have no inspection requirement. Commissioner Timm suggested that there be a future agenda item on this since there is interest in discussing requirement for inspections. Housing Choice Voucher Program highlighted. Permanent Supportive Housing Program (PSH) no increase sought in FY24. Looking to increase inspection and oversight under the program. FTE position proposed for Landlord engagement.

National Low-Income Housing Coalition, Gabrielle Ross and Sidney Bancort presented information on NLIHC's tenant engagement and advocacy work, nationally. Policy research and advocacy organization centered on people with lowest income having access to housing. Two major reports – Out Of Reach Report which highlights the mismatch between wages and housing costs. 2023 report will be released later in year. Gap Report – severe shortage of affordable rental homes available to very low-income families. [\(look for report link\)](#).

Tenant leader cohort creation and report which focuses on lived experience of housing insecurity for low-income renters. Other reports and publications, social media – Tenant Talks, Tenant blog – On the Homefront. Question what would be the number one priority re tenant protections? Source of income being the most important. Other barrier reductions to allow people to remain in housing are being addressed. NLIHC ensures that what tenants are experiencing is reflected in conversations at the national level. Tenant Talk Magazine- biannual magazine, many different topics on various aspects of housing policy. Tenant Talk Live- tenants learn about federal advocacy on housing and learn about community involvement and advocacy. Community Change organization nationwide, resource to build statewide Tenant network.

Subcommittee Report/ Updates

Alternative Dispute Resolution (ADR) Subcommittee

Commissioner Camardo – Committee contacting Fairfax staff to share resources with the committee, their experience, how successful, how many cases. Look at existing ADR programs and what is the authority for arbitration. There is a statute. What will be appropriate cases for arbitration.

Outreach and Publicity Subcommittee

Commissioner Whitaker looking for responses from other members. No comments received. Commissioner Whitaker because it's electronic can be revised as needed. Could be primary tool to provide tenants with updates. Will focus on preparing the flyer. Next will make suggestion to the County on how to get it out. Question on what power does the County have to require that flyers be distributed by landlords in the standard lease packages.

MOTIONS & ACTIONS/VOTES

March meeting minutes were unanimously approved.

Meeting adjourned at 9:00 p.m.