

**Tenant Landlord Commission Meeting October 9 , 2024**

**Meeting notes**

<b>Commissioners present:</b>	David Timm, Kirit Mookerjee (online), Andrew Ferreira, Sarah Lanford, John Reynolds,
<b>Commissioners absent:</b>	Emily Camardo (resigned), Kristin Clegg, Griffin Goupal
<b>STAFF:</b>	Rolda Nedd, Hector Mercado

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The meeting was called to order at 7:02 by Chair, Timm.

Public Comment: None

**Meeting minutes approval** – September 11, 2024 meeting minutes were approved; motion to adopt by Commissioner Lanford and seconded by Commissioner Reynolds.

**SUMMARY of PRESENTATIONS/DISCUSSIONS**

Item #1 Barcroft Relocation Plan:

Brian Bracey, Development Associate and Ms. Alice Hagerman, Development Manager, provided a brief overview of the next phase of the relocation project. The Bravo and Charlie Phase, will affect buildings 12-16, 47 and 48. Renovations to begin in the first quarter of 2025. 6-9 month renovation process which will include new HVAC systems with individual control, upgraded electrical systems, replacement windows. Propose to provide 2% accessible units per phase. Landscaping and courtyard area renovations will take place as well. Onsite transfer process already begun. 120- day notice to be provided for renovation to take place. 100% on-site relocation. Residents over 80% AMI threshold would be moved as well and will have the option to relocate to renovated units. Commitment to providing options for different levels of affordability. Gates Hudson team has been requested to provide ongoing information on relocation to residents..

Questions and Answers: When will 120-day notice be given to residents? Answer: As soon as approved by TLC. How does this affect the timeline for Q1 2025. Timeline is critical however if residents are willing to move sooner will encourage them. Resident meeting held in August. Detail household surveys not yet done only preliminary surveys. Will need to assess specific needs of residents at interviews.

Chair Timm asked whether one-on-one interviews are required prior to TLC approval at the next meeting? Staff responded, no. Several questions seeking clarity on the number of households affected by the move. This information must be available at the next meeting. There was a question on whether citizenship requirement is being used for occupancy, confirmed that this isn't being done

Are there any outstanding concerns of legacy residents that have not been addressed? Answer: Nothing from residents at the meeting.

What is the total number of households that are being relocated in phase II? 114 units/92 occupied, 73/48 occupied units in orange buildings.

Commissioner Ferreria requested Color coding of phases for future reference.

Citizenship status- are you requesting this information? Response: Not sure that it is asked. Housing by Home is handling interviews, Jair Lynch can mandate that they do not ask for citizenship. Timing approval that may affect schools? Staff indicated that some data is provided in the checklist.

Marco a tenant representative mentioned concerns about the impact construction would have on resident parking around the property. What is the plan for parking, avoiding vehicle towing and possible damage? Request that parking be coordinated during construction to minimize inconvenience to tenants.

### **Item #2 Evictions Update – Dr. Heather Venner, CAB-DHS**

Heather presented the Eviction Prevention Dashboard which compiles eviction data based on the court docket in collaboration with LSNV (Ben Apt), clients who DHS serves and data that is publicly available, such as from the Sherriff's Office. The dashboard is publicly available and can be accessed by the commission. Soon data on the amount of assistance by property would be available. This is captured when clients apply for assistance. Dashboard provides significant amount of data on demographics. Data is available by zip codes, highest number of requests are from 22204, 22207, 22209. DHS has an annual cap of \$3,000 per household. Other nonprofits will fill the gaps when needed. Eviction rates were low in July and August due to increased efforts by staff to minimize evictions. Primary reason for eviction is non-payment of rent.

### **Ben Apt, LSNV**

Ben, discussed services that LSNV provides and limitations regarding data collection. He collaborates with DHS at the Courts. He shared overall information about client demographics, most clients earn between 30-50% AMI; client behavior with regard to court attendance and overall anecdotal information regarding eviction trends in Arlington. The data provided by DHS is the best that's collected for Arlington. He highlighted the type of problems that tenants encounter while renting, absentee management, frequent staff turnover, lost relationships, poor maintenance, lost requests for reasonable accommodation all resulting in a poor experience for renters and evictions that could be prevented.

A conversation ensued about how to address these problems faced by tenants and their inability to receive good service due to non- responsiveness by landlords. Suggestions included compiling a list of "problem landlords" and highlighting those who provide good service. Managers be held liable for failure to provide service. Other suggestion is the requirement for companies to publicly post management contact information visibly in properties entrances.

Chair, Timm thanked presenters and requested that staff follow up on when eviction data related to properties becomes available, that TLC be informed to follow up with a program/ service such as a "goldstar" program.

### **Item #3 Legislative Priorities**

Based on information received from Commissioners, #4, 5 and 7 legislative priorities were voted upon and recommended for Board consideration. The vote was unanimous. A letter will be prepared.

### **Resolution Assessment Subcommittee Report**

The subcommittee completed its work on assessing inspection processes by DHS and the Housing Division. The report that may lead into next topic for subcommittee research. Anne Venetia Housing Director reviewed and commented that staff is already adopting versions of these recommendations. Chair Timm, responded that a presentation of salient trends and updates should be given to the TLC.

Vote: Approve as written to be sent to County Board. Commissioner Lanford moved, Commissioner Reynolds seconded. Unanimous motion to accept the report. The Chair will write a cover letter and forward to the Board.

Request that Lucy Yohn provide a demonstration of the Landlord Dash Board.

Hector Mercado requested that questions on the Barcroft Relocation Plan be sent by Tuesday October 15.

### **MOTIONS, ACTIONS, VOTES**

Vote on legislative priorities was unanimous.

Vote on Resolution Assessment Subcommittee report and submission to the Board was unanimous.

**Meeting adjournment:** Adjourned at 7:45 p.m. Motioned by Commissioner Ferreria and seconded by Commissioner Reynolds.