

DRAFT

Arlington County Tenant-Landlord Commission Meeting
Meeting Minutes -January 9, 2019
2100 Clarendon Blvd Rm Azalea

Members present: Michael Campbell, Kristin Clegg, Kendon Krause, Kellen MacBeth (Chair), Kirit Mookerjee.

Members Absent: Bismah Ahmed, Matthew Whitfield, Christopher Bruno, Zachary Butler.

Staff Present: Hector Mercado, Rolda Nedd (Housing), Nicole Harmon, Lucy Yohn(DHS) others present- see sign-in sheet.

Chair, Kellen MacBeth called the meeting to order at 7:00 p.m.

Public Comment

Victoria O’Connell spoke about repeated complaints to her management company about a defective HVAC system and perceived retaliation for making the complaint. Commissioners requested additional information and offered suggestions including seeking legal advice regarding details of her lease. Mr. Belinskiy commented on the Best Western Site Plan regarding tenant relocation and suggested the use of CDBG funds for extreme situations of relocation. He also spoke about the HCD project and mitigation for affected low income residents in project areas.

Approval of December 12, 2018 Meeting Minutes- Corrections to the minutes were addressed.

Amazon HQ2 Update – David Cristeal Arlington County’s Housing Director spoke generally about current housing efforts to address the demand for affordable housing in the County and the additional pressures that are likely to occur due to Amazon’s HQ2. Staff will be looking at financial tools to determine how funds can be reallocated to address impending demand. He spoke of leadership at the state and regional levels to support housing opportunities for a range of incomes, and efforts including review and updates of polices, new financing tools, zoning and land use incentives to accommodate increases in demand. In response to a question about use of existing buildings or construction of new buildings by Amazon and what incentives are being provided, David Cristeal, responded that the approval process for new construction will be the same as for any developer and that modifications to existing commercial buildings will be considered as policy permits. In response to a question about requesting specific contributions to the local housing fund, he responded that this maybe more of a regional approach, since there may be a regional impact due to the anticipated 25,000 jobs and or an approach that will possibly be taken by nonprofit housing partners. The State has an allocation for housing that both Arlington and Alexandria will look to access. He brought attention to ongoing listening sessions for the community and invited Commission members to participate and provide comments.

Odyssey Update- The TLC had received a statement from David Cristeal, that detailed pending action: “The County has retained counsel to work on a potential lawsuit aimed at assuring compliance with all applicable requirements relating to the 21 CBU’s required to be provided on this property. We met with

TB Venture representatives with counsel for both sides present and TB Ventures indicated that it would like to amicably resolve this matter. The County has requested submission of a proposal to resolve this matter and TB Venture. We do not anticipate filing suit as long as TB Venture is negotiating in good faith, is not dislodging tenants on the threat of raising the rental rates to market rates, and is not renting any of its units at higher than affordable rates.”

TLC Charter Review – Chair, MacBeth had provided updates to the TLC charter, in the absence of copies and a quorum it was tabled for further discussion next month. Two substantial addition to the document were -collaboration with other Commissions and formation of subcommittees as needed.

2019 Work Plan

Chair Kellen led the discussion on the proposed Work Plan, highlighting the objectives of the TLC within the proposed scheduled topics, which will be used as a guide for planning meetings throughout the year. Commissioner Clegg suggested that the presentation on Rental Assistance Programs be scheduled earlier as this is an important and timely topic. Other comments – code enforcement be given adequate notice as it is often difficult to schedule this presentation; HCD presentation may require updating according to when the project resumes. There was general discussion about changes to the form/structure of public comment received from residents. Chair, Kellen suggested that residents be given more guidance for their presentations to be more succinct with as much information to be provided to the Commission before-hand as possible. It was suggested that this become an agenda item for further discussion. Approval of the work Plan was tabled for next meeting.

Chair’s Report- Chair, MacBeth reported on his meeting with the Chairs of the CDCAC and Housing Commission. Housing Commission is holding discussions on Bridging the digital divide, energy efficiency and solar panels for affordable housing projects. CDCAC is anticipating less funding and will review funding process. Both parties agreed to more collaboration.

Staff Report- Hector Mercado provided a revised calls report that summarized information for FY17 and 18 and contained comparative charts in response to previous comments from the Commission. A soft copy of the report was requested.

Affiliates Report - Nicole Harmon (DHS) informed the Commission that the county was preparing a public communique to update the community on resources that are available for persons affected by the government shutdown. The quarterly report from Bu-Gata was postponed.

The meeting adjourned at 8:46 p.m.