Tenant Landlord Commission Meeting July 10, 2024

Meeting notes

Commissioners present:	David Timm (Chair), Emily Camardo, Kirit Mookerjee, Andrew Ferreira, Griffin Koupal, John Reynolds, Sarah Lanford (remote), Kristin Clegg.
STAFF:	Rolda Nedd, Hector Mercado
Guest attendees	Rebecca Ritzel, Beverley Brinkley, Cushman and Wake-Field, Yvette Ross Kane, Danielly Dowling (DHS staff)

The meeting was called to order at 7:03 p.m. by Chair, Timm.

Meeting Minutes Approval- June meeting notes were approved. Motion to approve moved by Commissioner Ferreira and seconded by Commissioner Camardo.

SUMMARY OF DISCUSSION

Public Comment – Rebecca Ritzel, brought attention to issues that she is experiencing at Crystal City as an affordable housing resident. There's been a decline in management services since new management by Cushman and Wakefield, formerly managed by JBG Smith. Specific issue is that utility was increased mid-lease term after Arlington raised the cap after AMI increase and a utility fee added; and use of Bilt billing platform and challenges related to this. Increase occurred under JBG Smith. Other issues include concern for lack of security at the property since certain doors are not properly secured including a door to the pool. Maintenance of these doors is uncertain due to discontinued equipment.

Ms. Beverley Brinkley, a representative of Cushman and Wakefield addressed concerns about security and the utility billing concern, staffing which has affected services to tenants. She shared information concerning new hires and the survey of property repairs which was taking place to address concerns. Several Commissioners posed questions and offered comments. Chair, Timm requested a review of Ms Ritzel's lease and summarized the comments as:

1. Increase to total rent under JBG Smith
2. Utility services fees under Bilt system.
3. Decline in management service since take over by Cushman and Wakefield.
4. Unsecure doors, broken doors, pool gate not secured. Security cameras not functioning.

Action proposed: Chair, Timm requested the lease, to review to determine whether there's a breach of lease and whether other residents are impacted. Offered LSNV as a resource for tenants, commented that TLC will follow up with code enforcement to determine whether there are code issues at the property. Security issues to be followed up with an update from management.

Outreach Subcommittee

Chair Timm stated that one final meeting is needed to finalize the recommendations. Would like to have a one-page information flyer. Wants to ask staff to create this if no one on Commission has the ability. Recommendation letter to the County Board to accompany the one-pager. Conversations with Jennifer Daniels and Maureen Coffey at Tenant Summit led to the suggestion that staff could assist in doing this. David Timm would send a request to Jennifer requesting assistance from staff to produce one pager.

Recommendation – options possible.

1. Landlords agree to distribute voluntarily.
2. Another option is that County would mandate that landlords distribute.
3. Landlords who agree will be publicly acknowledged. “Gold Star” program

There was robust discussion about the “gold star” approach, implications, how to avoid perceived endorsement and what’s likely to be best received by landlords. After much discussion the “incentive option” would be the recommendation. David will draft letter and circulate this month to members.

Electronic Meeting Policy

Commissioners discussed the comments made previously in May. Policy was adopted after discussion. Commissioner Camardo moved for a motion to approve and was seconded by Commissioner Griffin, six voted in favor and one abstention – Commissioner Mookerjee. 6-0.

Advisory Group Handbook

Previous discussions summarized in the meeting notes were used to guide discussion. David to revise his letter to include staff comments and will circulate a draft.

Resolution Assessment Subcommittee Report.

Commissioner Ferreira reported on the meeting held on June 24. Reported on the last meeting with Russell Young from DHS. Staff to follow up with Russell on access to the HUD portal. Next meeting July 22. Plans to have a recommendation by December.

Request an Example of Cushman Lease to compare to JB Smith lease. Questions: What affordability restrictions that they are bound to follow? What is the obligation to honor affordability criteria. What is the agreement for this?

Motion to adjourn Commissioner Camardo moved; seconded by Commissioner Ferreira. Meeting adjourned at 8:40 pm.