

RESOLUTION NO. 576

WHEREAS, during the past five years the City of Alexandria has experienced an extraordinary growth in the number of condominium housing units in the City and

WHEREAS, condominiums are a relatively new type of housing unit in Alexandria and in Virginia, and one for which the legal requirements and constraints still are being developed and adopted by the General Assembly; and

WHEREAS, the need for governmental services to condominiums is an area which needs to be more fully explored; and

WHEREAS, the number of condominium housing units in Alexandria is expected to continue to increase during the coming decade.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Alexandria, Virginia, that there shall be created an ad hoc condominium study committee to explore the broad issues and problems relating to condominium housing units and to make recommendations to address said issues and problems.

The issues which the study committee may wish to explore include, but are not limited to, the following:

- (1) developer responsibilities to purchaser;
- (2) warranties and the issues of quality construction;
- (3) code compliance and enforcement;
- (4) educational needs and City responsibilities;
- (5) City and condominium services;
- (6) development site plan process and service decisions;
- (7) special issues of condominium conversions;
- (8) owner responsibilities and obligations;
- (9) roles of City agencies which affect condominium developments; and
- (10) problems of mortgage availability from local finance institutions.

This 11-member committee shall consist of the following:

- (1) one representative of the Alexandria Condominium Association;
- (2) one representative of the Federation of Civic Associations;
- (3) one representative of the Landlord-Tenant Relations Board;
- (4) one representative of the Consumer Affairs Commission;
- (5) four citizens-at-large, two of whom shall be condominium owners;
- (6) one local developer with condominium experience;
- (7) one attorney
- (8) one representative of management;

and such staff as the City Manager may see fit to appoint.

BE IT FURTHER RESOLVED that the Mayor shall name a convenor for the committee and that the committee subsequently shall select its own chairperson and operating procedures.

BE IT FINALLY RESOLVED that this ad hoc condominium study committee shall prepare its final report for presentation to City Council not later than May 1978, and that the committee shall cease to exist 60 days thereafter.

Adopted October 11, 1977

Mrs. Helen Holleman, Clerk of the
City of Alexandria, Virginia