

## Minutes of the Fairfax County Tenant-Landlord Commission

October 18, 2018

Fairfax County Government Center  
12000 Government Center Parkway  
Fairfax, Virginia 22035  
Conference Room 9/10  
Chairman Fielding presiding

Attendance:

Commissioners Fielding, Geier-Smith, Gomez,  
Harberg, Park

Absent:

Commissioners Kocsis, Purnell

Staff Attending:

Michael S. Liberman, Director  
Cable and Consumer Services Division  
Rebecca Makely, Director  
Consumer Services Division  
Susan C. Jones, Branch Chief  
Consumer Affairs Branch  
Vee Johnson, Consumer Specialist  
Consumer Affairs Branch

Guest:

Matthew Graham, Management Analyst  
FCRHA Policy, Reporting, and Communications  
Division

The meeting was called to order at 7:30 p.m. by Chairman Fielding.

### Minutes

A motion was made by Commissioner Gomez and seconded by Commissioner Geier-Smith to approve the minutes from August 16, 2018. The motion passed with one abstention.

### Report of the Chairman

Chairman Fielding discussed the downtown Herndon Redevelopment project based on the resubmittal of the site plan by Comstock to the Town of Herndon following appeals filed by residents and property owners. As a member of the Heritage Preservation Review Board, he will keep the Commission updated.

### Report of the Director

Director Liberman shared information about [\*One Fairfax\*](#), which is a joint social and racial equity policy of the Fairfax County Board of Supervisors and School Board. This policy commits the county to consider equity when making policies or delivering programs and services, and is a declaration that all residents deserve an equitable opportunity to succeed.

An invitation will be extended to Karla Bruce, Chief Equity Officer, to share information with the Commission in the Spring of 2019, about the county's framework for advancing racial and social equity.

## **Staff Report**

Staff conducted Tenant Workshops at the Katherine Hanley Shelter in September and October and will return in December. Topics focus on tenant rights and responsibilities, lease agreements, and credit rebuilding.

On September 17, 2018, *Consumer Connection* discussed Landlord Rights and Responsibilities on [Facebook Live](#), featuring Susan Jones and Michelle Margeotes. The link to view the discussion will be emailed to Commissioners.

A summary was provided regarding mold in a tenant's apartment that required professional remediation. After intervention from Consumer Affairs, the landlord transferred the tenant to a furnished guest suite while the mold was remediated. The air conditioning unit was replaced and areas painted as needed. A favorable resolution was achieved for the tenant.

Virginia codes addressing mold were shared. Commissioners discussed the impact of mold this spring and summer due to frequent rain, high humidity, and tornadoes in the region.

## **Commission Matters**

Commissioner Harberg inquired about resources for tenants facing rental barriers due to credit issues such as evictions or court judgments. Challenges facing tenants and resources available were discussed. Commissioner Geier-Smith shared that Southern Management has a Second Chance policy to address tenants with credit blemishes.

The calendar was reviewed. No updates at this time.

Commissioners who served on the September 4, 2018, arbitration panel regarding a security deposit dispute, discussed the hearing and outcome. A partial monetary amount was awarded to the tenant.

## **Old Business**

None

## **New Business**

Matthew Graham, Management Analyst with the FCRHA Policy, Reporting, and Communications Division discussed the [Communitywide Housing Strategic Plan](#) that was adopted by the Board of Supervisors in June. He outlined Phase 1, which identifies 25 short term strategies that can create more housing options for County residents and workers without major policy changes or significant sources of new revenue. Phase 2 is to be developed and will seek new tools, policies, and resources to support affordable housing based on the fact that wage growth is not keeping pace with housing costs and demands in this area. Implementation will support the county's *One Fairfax* policy, which seeks equitable access to all communities in the county.

Mr. Graham answered Commissioners' questions and provided information regarding payment standards for the Housing Choice Voucher Program based on HUD market values and local payment standards.

A motion was made by Commissioner Gomez and seconded by Commissioner Geier-Smith to adjourn the meeting. The meeting was adjourned at 8:52 p.m.