

Minutes of the Fairfax County Tenant-Landlord Commission

July 14, 2022

7:30 p.m.

Microsoft Teams Video Meeting
Chairperson Chamberlain presiding

Attendance:

Commissioners: Chamberlain, Geier-Smith,
Otonde, Park

Absent:

Commissioners: Islam

Staff Attending:

Rebecca L. Makely, Acting Director
Cable and Consumer Services
Susan C. Jones, Consumer Specialist III
Consumer Affairs Branch
Lauren Yeung, Consumer Specialist II
Consumer Affairs Branch

The electronic meeting was called to order at 7:30 p.m. by Chairperson Chamberlain.

Quorum, Location, and Audibility of Members' Voices

Chairperson Chamberlain conducted a Roll Call to verify that a quorum of members was participating; and that each member's voice was clear, audible, and at an appropriate volume for all of the other members; and the location from which member was participating. The roll call was as follows:

Chairperson Chamberlain, Tysons Corner, VA
Commissioner Geier-Smith, Fairfax, VA
Commissioner Islam-Absent
Commissioner Otonde, Centreville, VA
Commissioner Park, Korean Ambassador's Home

Chairperson Chamberlain passed the virtual gavel to Commissioner Geier-Smith. A motion was made by Chairperson Chamberlain that each member's voice was adequately heard by each member of the Tenant-Landlord Commission (Commission). This motion was seconded by Commissioner Otonde. This motion passed unanimously, 3-0-0. Commissioner Park was not present for the vote.

Need for an Electronic Meeting

A motion was made by Chairperson Chamberlain that the State of Emergency caused by the COVID-19 pandemic made it unsafe for the Commission to physically assemble and unsafe for the public to physically attend any such meeting, and that as such, FOIA's usual procedures, which require the physical assembly of the Commission and the physical presence of the public, could not be implemented safely or practically. Chairperson Chamberlain further moved that the Commission conduct the meeting electronically through a dedicated video and audio-conferencing line, and that

the public access the meeting by calling 571-429-5982 and entering access code 486 566 835#. This motion was seconded by Commissioner Otonde as amended. This motion passed unanimously, 4-0-0.

Need to Dispense with FOIA's Usual Procedures to Assure Continuity in Government/Continue Operations

A motion was made by Chairperson Chamberlain that all of the matters addressed on the agenda addressed the Emergency itself, were necessary for continuity in Fairfax County government, and/or were statutorily required or necessary to continue operations and the discharge of the Commission's lawful purposes, duties, and responsibilities. This motion was seconded by Commissioner Park. This motion passed unanimously, 4-0-0.

Minutes

A motion was made by Commissioner Geier-Smith to approve the February 10, 2022, minutes. Commissioner Park seconded the motion. The minutes were approved unanimously, 4-0-0.

Report of the Director

Acting Director Makely introduced Consumer Specialist II, Lauren Yeung.

Report of the Chairperson

Chairperson Chamberlain recommended a New Business item for the August meeting to discuss the issue of landlords with out-of-state registered agents to include a review of the County's role and responsibility in the matter.

Commission Matters

Commissioner Geier-Smith had no matters to bring before the Commission.

Commissioner Otonde stated she observed rent increases and noted the difference in rental qualifications (e.g. income).

A discussion ensued on qualifications, ability to pay bills timely, credit rates, and rent renewal increases.

Commissioner Park had no matters to bring before the Commission

Chairperson Chamberlain mentioned at the next meeting a discussion on data analytics on rental increases. Staff will reach out to Department of Management and Budget. Chairperson Chamberlain will provide data points from George Mason Real Estate Group.

Old Business

There was no old business before the Commission.

New Business

1. FY 2022 Annual Report. Rebecca Makely, Acting Director, Cable and Consumer Services presented an overview of the Annual Report. Acting Director Makely stated Fairfax County Department of Management and Budget has not published the Rental Housing Complex Analysis 2021. She further stated rental unit information was taken from the Fairfax County Needs Assessment 2022.

A discussion ensued on the chart in the rental housing section on cost burdened renters.

Commission made the decision to remove the chart but keep the reference to the Fairfax County Needs Assessment 2022.

Commissioner Geier-Smith made a motion to approve the FY 2022 Annual Report, with edits. Commissioner Otonde seconded the motion. The motion passed unanimously, 4-0-0.

A motion was made by Commissioner Geier-Smith and seconded by Commissioner Otonde to adjourn the meeting. The motion passed unanimously, 4-0-0. The meeting adjourned at 8:07 p.m.