

**MINUTES OF THE FAIRFAX COUNTY
TENANT-LANDLORD COMMISSION**

April 16, 2015

Fairfax County Government Center
12000 Government Center Parkway
Fairfax, Virginia 22035
Conference Room 9
Chair Congleton presiding

Attendees:

Commissioners, Kocsis,
Panettieri, Gomez, Park, Congleton

Absentees:

Geier-Smith

Staff Attending:

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

Guests:

Rex Peters
Associate Director of Design, Development and
Construction
Carol Erhard
Director of Homeownership and
Relocation Services

The meeting was called to order at 7:30 p.m. by Chair Congleton.

Minutes

- A motion was made by Commissioner Gomez and seconded by Commissioner Panettieri to approve the minutes from February 19, 2015. The motion carried unanimously.

Reports

- Chair Congleton did not have a report.

Director's Report

- Director Liberman provided an update regarding the FY2016 Budget process. The County Board of Supervisors will formally adopt the budget on April 28, 2015.
- The Commission will take a group picture at the June meeting.

Staff Report

- Staff presented a case regarding a security deposit dispute between a tenant who was subleasing from a tenant who had permission from the landlord to sublet. Mediation included input from the owner of the property as well as his tenant. Although the owner encouraged his tenant to return the security deposit, mediation efforts were not successful. The tenant proceeded in the Fairfax County Small Claims Court, where a judgment was entered in the tenant's favor.

Commission Matters

- Commissioner Gomez would like to receive more information about affordable housing options in Fairfax County.
- No updates to the calendar at this time.

Unfinished Business

- None

New Business

- Rex Peters, Associate Director of Design, Development and Construction for the Department of Housing and Community Development, provided an overview of the redevelopment of Crescent Apartments (Crescent). The Community Preservation and Development Corporation will construct replacement housing for the units at Crescent. This redevelopment will replace but preserve the affordability of housing in this area. The estimated completion date is December 2017.
- Carol Erhard, Director of Homeownership and Corporation discussed the relocation plans for tenants and other services available during the construction and replacement of existing units. Crescent will continue to be an affordable housing resource and workforce housing will also be incorporated in the redevelopment. Outreach to tenants has already started and will be ongoing throughout the construction process.
- Consumer Affairs is in the process of scheduling an arbitration hearing. Commissioners Geier-Smith and Panettieri have been appointed by Chair Congleton, who will act as Chairperson of the arbitration panel. Information regarding arbitration was distributed to the Commission and questions answered about the procedure.

Adjournment:

A motion was made by Commissioner Gomez and seconded by Commissioner Kocsis to adjourn the meeting. The meeting was adjourned at 8:37 p.m.