

Minutes of the Fairfax County Tenant-Landlord Commission

August 10, 2023

7:30 p.m.

Government Center Conference Room 232
12000 Government Center Parkway
Fairfax, VA 22035
Chairperson Chamberlain, presiding

Attendance:

Commissioners: Chamberlain, Otonde, Reid

Absent:

Commissioners: None

Staff Attending:

Rebecca L. Makely, Director
Cable and Consumer Services
Melissa Pickham, Consumer Specialist II
Consumer Affairs Branch

The meeting was called to order at 7:31 p.m. by Chairperson Chamberlain.

Minutes

Commissioner Otonde requested a change to the April 13, 2023, minutes to reflect that the food truck comes several times a month, not several times a week. Commissioner Chamberlain motioned to accept the change. Commissioner Reid seconded the motion. The motion passed unanimously, 3-0-0.

Commissioner Reid motioned to approve the April 13, 2023, minutes. Commissioner Otonde seconded the motion. The motion passed unanimously, 3-0-0.

Report of the Director

Director Makely advised the Commission that the Draft FY 2023 Tenant-Landlord Annual Report was emailed to the Commission for their review.

Commissioner Chamberlain stated his review of the report showed no changes needed. Commissioner Reid discussed putting a statement in the report to reflect the challenges that the Tenant-Landlord Commission (TLC) has experienced due to limited members. Commissioner Otonde agreed the TLC needs additional members. Commissioner Chamberlain will add a statement in the Chairperson's Message in the report to express the challenges.

A discussion ensued on ways to recruit additional members to participate, Board of Supervisors (BOS) involvement in the process, volunteer website, and advertisement in the BOS newsletters.

Director Makely also provided an update on the annual budget process and the summer recess of the BOS, Planning Commission, and Board of Zoning Appeals.

New Business

Commissioner Chamberlain made the motion to approve the draft FY 2023 Annual Tenant-Landlord Report, pending the revised Chairperson's message. Commissioner Reid seconded the motion. The motion was approved, 3-0-0.

Chairperson Chamberlain opened discussion regarding holding meetings at other BOS district offices. Chairperson Chamberlain would like to have at least half of the meetings be held at different locations. The TLC meeting on October 12, 2023, would be held at the Mason District Governmental Center and the December 14, 2023, meeting at the Providence Community Center.

Commissioner Chamberlain requested staff schedule the meetings, and hopes to make positions on the TLC more desirable for potential Commissioners.

Old Business

Chairperson Chamberlain apologized for failure to bring the revised Advisory Memo to present to the BOS after the TLC review. Chairperson Chamberlain will provide the letter for review at the next meeting.

Commission Matters

Commissioner Otonde discussed how parking fees are making housing more expensive. Commissioner Otonde wants to know if there is something that can be done to limit a property's ability to charge additional amounts for parking.

A discussion ensued on the trend of paying for parking throughout the County. Director Makely discussed the County's Parking Reimagined Plan to address possible changes to the County's parking ordinance.

Commissioner Reid discussed affordable housing projects in Tysons, Spring Hill Road, and Old Meadow Development.

A discussion ensued regarding rezoning office buildings to be used as residential properties.

Report of the Chairperson

Commissioner Chamberlain discussed reimagining of the TLC to find ways to help TLC have a greater impact.

Commissioner Chamberlain requested staff inquire with the Consumer Protection Commission (CPC) regarding the possibility of allowing the TLC to become a permanent subcommittee of the CPC.

Commissioner Chamberlain requested that Consumer Affairs staff to prepare a list of Fairfax County Boards, Authorities, and Commissions (BACs) exist that are housing related.

Commissioner Chamberlain would like Consumer Affairs staff to invite Chairpersons of other housing related BACs to the October 12, 2023, TLC meeting. The TLC discussed how it might be beneficial for the TLC to join another BAC that addresses housing issues.

Commissioner Chamberlain stated TLC has no authority without legislative or ordinance changes. Commissioner Chamberlain would like the ability to issue a notice of material non-compliance to landlords in violation of the Virginia Residential Landlord Tenant Act.

A discussion ensued on the legislative cut-off date for BACs which was August 3, 2023. Chairperson Chamberlain will consider legislative items at the November 2023, meeting.

Commissioner Chamberlain informed staff that his email address had changed and requested staff update the information.

Commissioner Chamberlain discussed continued increase in rent amounts. A discussion ensued regarding rents and the lack of three-bedroom inventory in Fairfax County.

A motion was made by Commissioner Reid to adjourn the meeting. Commissioner Otonde seconded the motion to adjourn. The motion passed unanimously, 3-0-0. The meeting adjourned at 8:40 p.m.