County of Fairfax, Virginia

MEMORANDUM

DATE: May 6, 2021

TO: Tenant-Landlord Commission

FROM: Michael S. Liberman, Director
Department of Cable and Consumer Services

SUBJECT: Tenant-Landlord Commission Meeting for May 13, 2021

Please find attached the Tenant-Landlord Commission meeting package. The next scheduled meeting is **Thursday, May 13, 2021, at 7:30 p.m.** This meeting will be held via a video connection due to the COVID-19 pandemic.

To join the meeting:
https://us02web.zoom.us/j/84767061976?pwd=UUNKck8zRC9jL3JSdTZWSTlWUzB1Zz09
Password: 611037

Audio-only participation:
Dial: 888-270-9936
Enter Code: 584548

Please RSVP with your attendance to Vee Johnson by COB on Wednesday, May 12, 2021, at vjohn1@fairfaxcounty.gov.

Enclosures

cc: Joseph M. Mondoro, Chief Financial Officer
Office of the County Executive

Rebecca L. Makely, Director, Consumer Services Division
Department of Cable and Consumer Services

Department of Cable and Consumer Services
12000 Government Center Parkway, Suite 433
Fairfax, Virginia 22035-0045
703-324-5949 / FAX 703-324-0489 / TTY 711
www.fairfaxcounty.gov/dccs

FAIRFAX COUNTY
TENANT-LANDLORD COMMISSION
May 13, 2021

Call to Order by the Chairman (7:30 p.m.)

Minutes – Draft of the April 8, 2021, meeting minutes are attached.

Report of the Chairman

Report of the Directors

Staff Report

Commission Matters

Old Business

- Tenant-Landlord Statistics
- Community Outreach

New Business

- One Fairfax Policy video (30:36)

General Interest

- Tenant-Landlord Commission Calendar
- Tenant-Landlord Statistics
- Community Outreach

Minutes of the Fairfax County Tenant-Landlord Commission

April 8, 2021	7:30 p.m. Zoom Video Meeting Commissioner Fusaro and Chamberlain, presiding
Attendance:	Commissioners: Chamberlain, Fusaro, Geier-Smith, Harberg, Park
Absent:	Purnell, Islam
Staff Attending:	Michael S. Liberman, Director Cable and Consumer Services Division (Government Center) Rebecca L. Makely, Director Consumer Services Division (Government Center) Susan C. Jones, Branch Chief Consumer Affairs Branch (Springfield) Vee Johnson, Consumer Specialist II Consumer Affairs Branch (Fairfax Station)

The electronic meeting was called to order at 7:30 p.m. by Commissioner Fusaro.

Quorum, Location, and Audibility of Members' Voices

Commissioner Fusaro 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:

Commissioner Chamberlain, Alexandria, VA
Commissioner Geier-Smith, Fairfax, VA
Commissioner Harberg, Springfield, VA
Commissioner Fusaro, Springfield, VA

Commissioner Fusaro passed the virtual gavel to Commissioner Chamberlain. A motion was made by Commissioner Fusaro that each member's voice was adequately heard by each member of the Tenant-Landlord Commission (Commission). This motion was seconded by Commissioner Geier-Smith. This motion passed unanimously, with Commissioner Park absent from the vote.

Need for an Electronic Meeting

A motion was made by Commissioner Fusaro 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. Commissioner Fusaro 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 888-270-9936 and entering access code 584548. The motion was seconded by Commissioner Geier-Smith. This motion passed unanimously, with Commissioner Park absent from the vote.

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

A motion was made by Commissioner Fusaro 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 Harberg. This motion passed unanimously, with Commissioner Park absent from the vote.

Minutes

A motion was made by Commissioner Chamberlain and seconded by Commissioner Harberg to approve the minutes from December 10, 2020. This motion passed unanimously, with Commissioner Park absent from the vote.

Commissioner Fusaro acknowledged the service of Chairman Fielding before he announced his retirement at the December 2020 meeting. Commissioner Fusaro expressed appreciation for the five years of service Chairman Fielding provided and his dedication to the Commission and citizens of Fairfax County. Commissioner Fusaro is looking forward to serving on the Commission with the new officers.

A motion was made by Commissioner Fusaro to amend the meeting agenda and move New Business as the next item in the agenda. The motion was seconded by Commissioner Chamberlain. The motion passed unanimously, with Commissioner Park absent from the vote.

New Business

Director Makely announced the slate of candidates nominated for election pursuant to Article IV of the Bylaws on December 10, 2020:

Chairman	Commissioner Chamberlain
Tenant Vice-Chairman	Commissioner Harberg
Landlord Vice-Chairman	Commissioner Geier-Smith
Secretary	Commissioner Park

A motion was made by Commissioner Fusaro to approve the slate of candidates as presented. The motion was seconded by Commissioner Harberg. The slate of candidates was elected unanimously, with Commissioner Park absent from the vote.

Report of the Chairman

Chairman Chamberlain thanked Commissioners for their energy and passion for serving tenants and landlords in Fairfax County.

Chairman Chamberlain expressed appreciation for the many years of dedicated service provided by Chairman Fielding to the Commission and his commitment to civic duty.

Report of the Directors

Director Makely reported that Director Liberman is supporting the Planning Commission meeting, which is live on Fairfax County Government Channel 16 but that he is connected virtually to the TLC meeting.

Director Makely stated that public hearings on the Fairfax County proposed FY 2022 Budget will take place Tuesday through Thursday, April 13-15. To ensure the safety of residents, officials and staff, the hearings will be held virtually. The hearings are televised on Fairfax County Government Channel 16. The mark-up session is April 27, 2020, with budget approval scheduled for Tuesday, May 4, 2020. The budget maintains the current real estate tax rate and no compensation increase for county employees in order to maintain the current work force during the pandemic.

Director Makely reminded Commissioners that registration is open to all county employees as well as BAC members to sign up for COVID-19 vaccinations.

Staff Report

Staff summarized a case received from a tenant who was concerned about the scheduled replacement of windows in the tenant's apartment during COVID-19. The tenant requested the landlord delay the window replacements because the tenant is at high risk of developing severe complications if COVID-19 was contracted. After Consumer Affairs intervention, the landlord contacted the tenant and informed staff that a resolution had been reached directly with the tenant. The tenant confirmed a satisfactory resolution was reached with the landlord.

On March 29th, the Consumer Financial Protection Bureau (CFPB) and the Federal Trade Commission (FTC) released a joint statement announcing the agencies will monitor and investigate eviction practices to ensure landlords and property owners are complying with the federal, state, and local moratoriums. This was in response to landlords evicting tenants despite the federal eviction moratorium. The CFPB and FTC will enforce penalties against landlords who violate the order. Staff will email the joint statement to Commissioners.

Commissioners discussed their experiences and knowledge of the impact of moratoriums on properties they manage or have knowledge about.

The Fairfax County Office of Human Rights and Equity Programs is hosting a free fair housing training webinar on Tuesday, April 27, 2021, from 10:00 a.m. – 12:00 p.m. Topics relating to Fair Housing challenges and emerging issues in the Age of the Pandemic will be discussed. Staff will provide the registration link to Commissioners.

Commission Matters

Commissioner Fusaro had no matters to present before the Commission.

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

Commissioner Harberg had no matters to present before the Commission.

Commissioner Park had no matters to present before the Commission.

Old Business

The TLC Bylaws were presented by Director Makely. Based on Commission review and comments, Chairman Chamberlain suggested amended language for meeting frequency. Director Makely proposed language consistent with Chapter 12 of the Fairfax County Codes. After discussion, the following amendment was proposed:

"The Commission shall meet at the call of the Chairperson, or four (4) members of the Commission after notice to all members, or upon request of the Board of Supervisors."

A motion was made by Chairman Chamberlain to amend the draft Bylaws as proposed. The motion was seconded by Commissioner Fusaro. The motion to amend the draft Bylaws passed unanimously, with Commissioner Park absent from the vote.

A motion was made by Chairman Chamberlain to accept the Bylaws as amended to present to the Board of Supervisors for approval. The motion was seconded by Commissioner Geier-Smith. The motion carried unanimously, with Commissioner Park absent from the vote, to amend the Bylaws as proposed to present to the Board of Supervisors for approval.

Discussion was introduced by Chairman Chamberlain to schedule a meeting for Thursday, May 13, 2021, to make up for the meeting canceled in February of 2021. Chairman Chamberlain requested each Commissioner present a subject of interest regarding tenant-landlord matters.

After discussion, Chairperson Chamberlain called the next meeting for Thursday, May 13, 2021. Staff will make meeting arrangements and update the calendar. In May, meeting dates will be confirmed for the remainder of 2021.

General Interest

Chairman Chamberlain inquired about Tenant-Landlord statistics, specifically the increase in the number of maintenance and repairs requests. Director Makely asked Vee Johnson to discuss at the May meeting. Commissioners shared how they are addressing maintenance and repair needs during the pandemic.

Chairman Chamberlain inquired about the outcome of the Housing Fair at George Mason University on April 1, 2021. Susan Jones indicated she would provide information at the meeting in May.

A motion was made by Commissioner Geier-Smith and seconded by Commissioner Fusaro to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 8:17 p.m.

TLC Membership

Tenant-Landlord Commission Members 2021

Seat Name	Commissioner's Name	Appointment Date	Expiration Date
Public Member	**Robert H. Chamberlain - Chairman** 4815 Seminole Avenue Alexandria, VA 22312 202-486-5930 Rob@livewhereveryouare.com	GROSS 6/23/2020	1/31/2023
Public Member	**Vincent J. Fusaro, CFE** 7110 Game Lord Drive Springfield, VA 22153 202-606-4063 202-390-4117 vincent.fusaro@hotmail.com	HERRITY 1/28/2020	1/31/2023
Public Member			
Public Member (Condominium Owner)	**Shahana Begum Islam** 2907 Bleeker Street, Unit 304 Fairfax, VA 22031 703-870-1217 sbislam91@gmail.com	PALCHIK 6/23/2020	1/31/2023
Landlord Member	**Ms. Karen M. Geier-Smith - Vice Chairman** 4710 Olde Forge Court Fairfax, VA 22032 (b) 703-354-5355 kgeier@smcmail.com	BULOVA 6/26/2006	12/31/2021
Landlord Member	**Ms. Paula Park - Secretary** PO Box 1358 6936 #A Little River Turnpike Annandale, VA 22003 (b) 703-256-4600 (c) 703-395-0339 paula@investestrade.net	FOUST 2/25/2014	1/31/2023

Seat Name	Commissioner's Name	Appointment Date	Expiration Date
Landlord Member	**VACANT**		
Tenant Member	**Ms. Jade Harberg - Vice-Chairman** 8341 Forrester Boulevard Springfield, VA 22152-1736 720-231-8256 jadegem2525@hotmail.com	BULOVA 7/25/2017	1/31/2023
Tenant Member	**Ms. Amy Purnell** 5980 Richmond Highway Apartment #906 Alexandria, VA 22303-2739 301-609-0730 amy_purnell@yahoo.com	BULOVA 9/20/2016	1/31/2020
Tenant Member	**VACANT**		

DCCS Staff

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(b) 703-324-5877
susan.jones@fairfaxcounty.gov

Vee F. Johnson, Consumer Specialist
Consumer Affairs Branch
(b) 703-324-5959
vjohn1@fairfaxcounty.gov

TLC Calendar

2021 Tenant-Landlord Commission Calendar

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

JANUARY

No Meeting

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

FEBRUARY

Meeting Cancelled

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

MARCH

No Meeting

1-6 National Consumer Protection Week

Virtual Fairfax County Housing Symposium-10

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

APRIL

Election of Officers

Virtual meeting due to COVID-19

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

MAY

Virtual meeting due to COVID-19

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

JUNE

Annual Report

Annual Photo

Meeting dates highlighted in Yellow

Outreach events highlighted in Blue

Arbitration highlighted in Green

Tenant-Landlord Statistics

CONSUMER AFFAIRS BRANCH
TENANT-LANDLORD - Case Summary
by Complaint Type
April 2021

	CURRENT MONTH	FISCAL YR TO DATE	PRIOR FYTD
Case Inquiries	18	195	113
Complaints Resolved	14	203	65
10 Covered by VRLTA	7	114	33
20 Not covered by VRLTA	3	71	28
30 Trailer Parks	0	0	0
60 Landlord Occupied - Room Rent	4	18	4

	CURRENT MONTH	FISCAL YR TO DATE	PRIOR FYTD
Allegation			
76 Lack of Maintenance/Essential service(s) or Code Violation(s)	7	59	24
77 Failure to Comply with Rental Rules	0	0	0
78 Unfair Rental Rules	5	22	19
79 Desire to Break Lease	1	12	5
80 Desire to Terminate Lease	0	17	16
81 Noncompliance with VRLTA/Lease Provisions Contrary to VRLTA	0	0	0
82 Eviction	1	4	3
83 Return Security Deposit and/or Interest	1	24	12
84 Improper Deduction from Security Deposit	3	22	15
85 Failure to Return Application Fee	0	1	0
86 Undisclosed Fees	0	3	2
87 Other Landlord-Tenant Problems	0	20	11
88 Rental Property in Foreclosure	0	0	0

89 Condo Conversion or substantial rehabilitation	0	0	0
90 Improper Utility Charges	0	1	0
91 Complaint against Neighbors	0	6	4
92 Abuse of Entry	0	0	1
93 Failure to Provide Proper Notice	0	4	1

Community Outreach

OUTREACH EVENT CALENDAR
April 2021

DATE	EVENT	LOCATION	# of Guests	Event Time	Staff	Events
4/1/2021	**Setting Financial Goals**	Financial Empowerment Center (virtual) 8350 Richmond Highway Alexandria, VA	6	11 a.m. -12:00 p.m.	VFJ	1
4/1/2021	**Housing Fair**	George Mason University (virtual) 4400 University Drive Fairfax, VA	222	11:00 a.m. - 4:00 p.m.	MP	1
4/8/2021	**Building a Better Credit Report**	Financial Empowerment Center (virtual) 8350 Richmond Highway Alexandria, VA	8	11 a.m. -12:00 p.m.	VFJ	1
4/14/2021	**Financial Fitness**	Fairfax County Government (virtual) 12000 Government Center Parkway Fairfax, VA	28	10:00 a.m. - 12:00 p.m.	VFJ	1
4/19/2021	**Consumer Connection:** Medical Billing	Fairfax County Government (virtual) 12000 Government Center Parkway Fairfax, VA	2	10:00 a.m. - 10:20 a.m.	SCJ	1

OUTREACH EVENT CALENDAR
May 2021

DATE	EVENT	LOCATION	# of Guests	Event Time	Staff
5/3/2021	**YCYC:** Association Communication	Fairfax County Government Center 12000 Fairfax County Parkway Fairfax, VA		8:00 a.m. - 8:30 a.m.	MLT
5/12/2021	**Setting Financial Goals** ACT	Financial Empowerment Center (virtual) 8350 Richmond Highway Alexandria, VA		1:00 p.m. - 2:00 p.m.	VFJ
5/17/2021	**Consumer Connection:** Funeral Planning	Fairfax County Government (virtual) 12000 Government Center Parkway Fairfax, VA		10:00 a.m. - 10:20 a.m.	SCJ/ WWS
5/19/2021	**How to Block Unwanted Calls**	George Mason Regional Library (virtual) 7001 Little River Turnpike Annandale, VA		10:00 a.m. - 11:00 a.m.	MLT

OUTREACH EVENT CALENDAR
June 2021

DATE	EVENT	LOCATION	# of Guests	Event Time	Staff
6/9/2021	**Building a Better Credit Report** ACT	Financial Empowerment Center (virtual) 8350 Richmond Highway Alexandria, VA		1:00 p.m. - 2:00 p.m.	VFJ
6/23/2021	**Employee Financial Fitness** Retirement Income Planning	Fairfax County Government (virtual) 12000 Government Center Parkway Fairfax, VA		10:00 a.m. - 12:00 p.m.	VFJ
6/24/2021	**Consumer Connection:** Tenant-Landlord 101	Fairfax County Government (virtual) 12000 Government Center Parkway Fairfax, VA		10:00 a.m. - 10:30 a.m.	SCJ/ VFJ

Resource Items

Fairfax County Department of Cable and Consumer Services
https://www.fairfaxcounty.gov/cableconsumer

Fairfax County Consumer Affairs Branch
https://www.fairfaxcounty.gov/cableconsumer/csd/consumer

Fairfax County Consumer Affairs Facebook
https://www.facebook.com/fairfaxcountyconsumer/

Fairfax County Coronavirus (COVID-19) Updates
Fairfaxcounty.gov/covid19/

Ways to Stay Informed About Coronavirus (COVID-19)
https://fairfaxcountyemergency.wpcomstaging.com/

Ways to Donate and Help During COVID-19
https://fairfaxcountyemergency.wpcomstaging.com/2020/03/25/ways-to-donate-and-help-during-covid-19/

What to Know About Tenant-Landlord Rights During COVID-19
https://fairfaxcountyemergency.wpcomstaging.com/2020/11/17/what-to-know-about-tenant-landlord-rights-during-covid-19/

DCCS Operating Status
https://www.fairfaxcounty.gov/cableconsumer/status

***Consumer Connection: Medical Billing (*April 20, 2021)**
https://fb.watch/5c254a84H2/

***Your Community, You're Connected: Association Communications (*May 3, 2021)**
https://www.fairfaxcounty.gov/cableconsumer/channel-16/your-community-youre-connected

Information Items

Housing

New report forecasts what's next for Northern Virginia housing market.
https://wtop.com/business-finance/2021/03/new-report-forecasts-whats-next-for-northern-virginia-housing-market/

Task Force Presents Affordable Housing Preservation Strategies

Groundbreaking for seniors Residence of Colvin Run;
https://www.restonnow.com/2021/04/08/new-senior-living-community-in-great-falls-breaks-ground-slated-to-open-summer-2022/

Liberty Park neighborhood in Herndon to open in July; Fairfax County mentioned.
https://www.restonnow.com/2021/04/08/new-herndon-neighborhood-liberty-park-opening-in-july/

Potential co-location of new Penn Daw Fire Station and homeless shelter.
https://www.localdvm.com/news/virginia/fairfax-county-proposes-new-fire-station-and-homeless-shelter/

How Much Rent Can Americans Afford on Minimum Wage? (The Balance)

Fairfax County Authorized $3 Million Loan for Affordable Housing Near Fort Belvoir

Housing Blueprint Loan approved to acquire The Landings II Fort Belvoir apartments for affordable housing.
https://www.insidenova.com/headlines/fairfax-county-authorizes-3-million-loan-for-affordable-housing-near-fort-belvoir/article_9877c53e-9c9e-11eb-b27b-53241314480f.html

Board of Supervisors Endorses Affordable Housing Preservation Recommendation

One University Affordable Housing Community One Step Closer to Reality

Tysons Updates On Construction Times Lines for Bigger Projects
The lowdown on the buildings going up in Tysons | Tysons Reporter

Housing Blueprint Loan approved to acquire The Landings II Fort Belvoir apartments for affordable housing.
https://www.localdvm.com/news/fairfax-county-approves-3-million-loan-for-affordable-housing-project/

Economic Indicators
Housing information is available from the Fairfax County Department of Management and Budget:
https://www.fairfaxcounty.gov/budget/sites/budget/files/assets/indicators/2021/03.pdf