




County of Fairfax, Virginia

MEMORANDUM

DATE: September 7, 2023

TO: Tenant-Landlord Commission

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

SUBJECT: Tenant-Landlord Commission Meeting for September 14, 2023

Please find attached the Tenant-Landlord Commission meeting package. The next scheduled meeting is **Thursday, September 14, 2023, 7:30 p.m. in Conference Room 232.**

Please RSVP with your attendance to Susan Jones by COB on Wednesday, September 13, 2023, at Susan.Jones@fairfaxcounty.gov or 703-324-5877.

Enclosures

cc: Ellicia Seard-McCormick, Deputy County Executive

Susan C. Jones, Consumer Specialist III
Department of Cable and Consumer Services



**FAIRFAX COUNTY
TENANT-LANDLORD COMMISSION
September 14, 2023 AGENDA**

Call to Order by the Chairperson (7:30 PM)

Minutes

- Approval of the draft August 10, 2023, meeting minutes

Report of the Director

Report of the Chairperson

Commission Matters

Old Business

- Draft Advisory Memo

New Business

- TLC Composition
- Constructive Evictions

General Interest

- Tenant-Landlord Commission Calendar
- Tenant-Landlord Commission Membership
- Tenant-Landlord Statistics
- Community Outreach
- Consumer Resources

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.

TLC Calendar

Tenant-Landlord Commission
2023 Planning Calendar
September 14, 2023

- | | |
|--------------|--|
| January 12 | <ul style="list-style-type: none">• 2023 Meeting Calendar• 2023 Items of Interest• Elections of Officers |
| February 9 | <ul style="list-style-type: none">• Draft Advisory Memo |
| March 23 | <ul style="list-style-type: none">• Cancelled |
| April 13 | <ul style="list-style-type: none">• Draft Advisory Memo |
| May 11 | <ul style="list-style-type: none">• Draft Advisory Memo |
| June 8 | <ul style="list-style-type: none">• Cancelled |
| July 13 | <ul style="list-style-type: none">• Cancelled |
| August 10 | <ul style="list-style-type: none">• Annual Report• Meeting Logistics |
| September 14 | <ul style="list-style-type: none">• TLC Composition• Constructive Evictions• Draft Advisory Memo |
| October 12 | <ul style="list-style-type: none">• |
| November 9 | <ul style="list-style-type: none">• Nomination of Officers• Legislative Items 2025 |
| December 14 | <ul style="list-style-type: none">• |

TLC Membership

Tenant-Landlord Commission Members

<u>Seat Name</u>	<u>Commissioner's Name</u>	<u>Appointment Date</u>	<u>Expiration Date</u>
Public Member	Robert H. Chamberlain - Chairperson	GROSS 6/23/2020	1/31/2026
Public Member	VACANT		
Public Member	VACANT		
Public Member (Condominium Owner)	VACANT		
Landlord Member	VACANT		
Landlord Member	VACANT		
Landlord Member	VACANT		
Tenant Member	Kenneth D. Reid	HERRITY 12/6/2022	1/31/2024
Tenant Member	Otiya Otonde – Vice Chairperson - Tenant	MCKAY 5/18/2021	1/31/2023
Tenant Member	VACANT		

Department of Cable and Consumer Services

Rebecca L. Makely, Director
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703-324-5947
rebecca.makely@fairfaxcounty.gov

Susan C. Jones, Manager
Consumer Affairs Branch
703-324-5877
susan.jones@fairfaxcounty.gov

TLC Statistics



CONSUMER AFFAIRS BRANCH
Tenant-Landlord Summary
8/1/2023 Through 8/31/2023

	Current Month	Fiscal YR to Date
Complaints Resolved	19	60

Complaint Allegations	Current Month	Fiscal YR to Date
Alleged lack of Maintenance/Essential service(s) or Code Violation(s)	6	16
Alleged Failure to Comply with the Lease Agreement	0	3
Alleged Unfair Rental Rules	0	4
Alleged desire to Terminate Lease	3	6
Alleged Unlawful Eviction	0	2
Alleged Security Deposit Dispute	2	11
Failure to Return Rental Application Fee	0	1
Other Landlord-Tenant Problems	4	5
Alleged Improper Charges or Fees	2	7
Alleged Abuse of Entry	1	3
Alleged Failure to Provide Proper Notice	1	2

	Current Month	Fiscal YR to Date
Case Inquiries	193	364

Community Outreach

Outreach Event Calendar September 2023

DATE	EVENT	LOCATION	# of Guests	Event Time	Staff
9/13/2023	Senior Safety Summit	Lorton Community Center 9520 Richmond Highway Lorton, VA		10:00 a.m. - 1:30 p.m.	SCJ
9/21/2023	Consumer Connection	Fairfax County Consumer Affairs Facebook		11:00 a.m. - 11:15 a.m.	SCJ
9/23/2023	Fairfax Fiesta Consumer Booth	The Parc at Tysons 8508 Leesburg Pike Vienna, VA		12:00 p.m. - 5:00 p.m.	CH
9/27/2023	Consumer Knowledge	South Lakes High School 11400 S. Lakes Drive Reston, VA		9:00 a.m. - 11:00 a.m.	MDP

Consumer Resources

Resource Items

Fairfax County Department of Cable and Consumer Services

<https://www.fairfaxcounty.gov/cableconsumer>

Fairfax County Consumer Affairs

<https://www.fairfaxcounty.gov/cableconsumer/csd/consumer>

Fairfax County Consumer Affairs Facebook

<https://www.facebook.com/fairfaxcountyconsumer/>

Consumer Connection: Park Authority: Heath Department Consumer Protection Program and Food Safety (August 24, 2023)

<https://fb.watch/mLlzbqGaAc/>

Consumer Affairs Day. National Consumer Protection Week (March 9, 2023)

<https://www.fairfaxcounty.gov/cableconsumer/channel-16/consumer-affairs-day-2023>

Information Items

Renewable Energy Credits 101: Green Energy for Renters and Homeowners ([more](#))