

## **Minutes of the Fairfax County Tenant-Landlord Commission**

February 21, 2019

Fairfax County Government Center  
12000 Government Center Parkway  
Fairfax, Virginia 22035  
Conference Room 9/10  
Chairman Fielding presiding

Attendance:

Commissioners Fielding, Geier-Smith, Gomez, Park

Absent:

Commissioners Harberg, Purnell, Kocsis

Staff Attending:

Rebecca Makely, Director  
Consumer Services Division  
Susan C. Jones, Branch Chief  
Consumer Affairs Branch  
Vee Johnson, Consumer Specialist  
Consumer Affairs Branch

The meeting was called to order at 7:31p.m. by Chairman Fielding.

### **Minutes**

A motion was made by Commissioner Gomez and seconded by Commissioner Park to remove the word “willing or” in the Report of the Directors from the December 20, 2018 minutes. Chairman Fielding called a vote on the motion. The motion passed 3-0-1, with Commissioners Fielding, Park, and Gomez voting YAY and Commissioner Geier-Smith abstaining.

### **Report of the Chairman**

Chairman Fielding acknowledged receiving a letter indicating his reappointment by Chairman Bulova.

### **Report of the Directors**

Director Makely discussed the Countywide Strategic Plan. She encouraged Commissioners to take the five-question online survey, sign up for community engagement conversations, and share the survey and conversation invitation with family and friends. An invitation was extended for two Commissioners to attend a special meeting for BAC members on Thursday, March 7<sup>th</sup> from 7:00-8:30 p.m. at the Fairfax County Government Center in conference room 9/10. Commissioner Fielding and Park will attend. Commissioner Geier-Smith is also interested in attending. Director Makely will email the Countywide Strategic Plan Web site to Commissioners.

Director Makely reported that the FY 2020 Advertised Budget was presented to the Board of Supervisor by County Executive Bryan Hill on February 19, 2019. Details are available at [www.fairfaxcounty.gov/budget](http://www.fairfaxcounty.gov/budget). After budget committee meetings, public hearings and markup, adoption of the FY 2020 Budget is scheduled for Tuesday, May 7, 2019.

Director Makely summarized the prior discussion regarding the proposal to amend the Tenant-Landlord Arbitration Rules of Procedure to provide options if a Tenant-Landlord Commissioner is unwilling or unable to serve for any reason. A draft document with options will be presented for consideration by the Commission at the April meeting. The next arbitration hearing is March 12, 2019.

### **Staff Report**

Flyers for the Northern Virginia Housing Expo on Saturday, March 30 at Washington–Lee High School in Arlington County were distributed. Commissioners were encouraged to join staff at the event. Chairman Fielding will attend.

The Virginia General Assembly is currently considering the Virginia Code Commission’s recommendation to reorganize the residential rental tenancy chapters in the Virginia Code into a single chapter. This refers to the Virginia Residential Landlord and Tenant Act, Chapter 13.2 and Chapter 13, Landlord-Tenant. This chapter reorganization does not change previously approved text. It will organize the laws and provide clarity of state laws regarding residential rentals. If approved, the change will be effective October 1, 2019.

Branch Chief Jones reviewed upcoming events for [National Consumer Protection Week](#), March 4-8 throughout the county. A schedule of events was provided for Commissioners to share throughout their network.

Branch Chief Jones informed that Consumer Affairs staff will attend the Healthy Living Expo 50+ on March 23, 2019.

Branch Chief Jones announced the second annual AARP Scam Jam event to be held at the Government Center on Saturday, April 27, 2019.

### **Commission Matters**

Commissioners Geier-Smith acknowledged receiving a letter indicating her reappointment by Supervisor Gross. She also noted that the HUD payments were not affected by the Federal Government Shutdown.

Commissioner Gomez expressed concerns about affordable housing options for working class individuals and inquired about the Northern Virginia Housing Expo. Commissioner Fielding shared his knowledge based on his attendance and observations of the services, resources, and vendors available at the Expo for renters and prospective homeowners.

### **Old Business**

None

**New Business**

Pursuant to Article IV of the Bylaws, Commissioner Geier-Smith made a motion, which was seconded by Commissioner Gomez, to elect the following slate of candidates:

Commissioner Fielding	Chairman
Commissioner Park	Landlord Vice-Chair
Commissioner Purnell	Tenant Vice-Chair
Commissioner Harberg	Secretary

The slate was elected unanimously.

A motion was made by Commissioner Geier-Smith and seconded by Commissioner Gomez to adjourn the meeting. The meeting was adjourned at 8:16 p.m.

## **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>

## **Information Items**

### ▪ **Housing**

*The Gap: A Shortage of Affordable Homes*, report released by the National Low Income Housing Coalition finds a shortage of seven million affordable and available rental homes for low-income renters.

Impact of Amazon's second headquarters on local housing markets discussed.

<https://wtop.com/business-finance/2019/02/amazon-speculators-gobbled-up-the-arlington-housing-market/>

Work starts on Tysons East's Highland District development.

<https://www.tysonsreporter.com/2019/02/25/work-starts-on-tysons-east-massive-highland-district/>

Hunter Mill District Supervisor Cathy Hudgins' motion indefinitely defers proposed density zoning amendment for Reston.

<https://www.restonnow.com/2019/03/05/breaking-county-board-approves-hudgins-ask-to-indefinitely-defer-prc-proposal/>

Recommendations by affordable housing advisory groups, the Affordable Housing Resources Panel and the Embark Housing Advisory Group, discussed.

[http://www.fairfaxtimes.com/articles/county-addresses-affordable-housing-concerns-amid-amazon-s-imminent-hq/article\\_639e9eca-4451-11e9-9580-bfe01ab80037.html](http://www.fairfaxtimes.com/articles/county-addresses-affordable-housing-concerns-amid-amazon-s-imminent-hq/article_639e9eca-4451-11e9-9580-bfe01ab80037.html)

Kaiser pledges \$3 million to help end homelessness in communities nationwide, including Fairfax County: <https://www.smartcitiesdive.com/news/kaiser-permanente-homelessness/550218/>

Two housing advisory groups share draft recommendations with Board of Supervisors.

<https://coveringthecorridor.com/2019/03/advisory-groups-call-for-no-net-loss-of-affordable-housing-units/>

[Fairfax County Redevelopment and Housing Authority Adopts One Fairfax Policy](#)

Commentary on Phase II of the county's Community-wide Housing Strategic Plan

<http://www.burkeconnection.com/news/2019/mar/20/opinion-commentary-fairfax-countys-bold-housing-ag/>

[Strategic Plan Community Feedback Leads to 9 Priority Areas for County's Future](#)

Mason District Supervisor Penny Gross' column focuses on budget and affordable housing.

<https://fcn timer.com/2019/04/04/a-penny-for-your-thoughts-news-of-greater-falls-church-250/>

Renovations underway at affordable housing complex Murraygate Village Apartments; Fairfax County mentioned.

<http://www.mountvernongazette.com/news/2019/apr/04/affordable-housing-complex-gets-updating/>

### ▪ **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/2019/01.pdf>