

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

December 18, 2014

Fairfax County Government Center  
12000 Government Center Parkway  
Fairfax, Virginia 22035  
Conference Room 9  
Vice-Chair Panettieri presiding

Attendees:

Commissioners Geier-Smith, Kocsis,  
Panettieri, Gomez, Park

Absentees:

Schwarz, Congleton

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

The meeting was called to order at 7:01p.m. by Vice-Chair Panettieri.

**Minutes**

- A motion was made by Commissioners Geier-Smith and Park, and seconded by Commissioner Kocsis to approve the minutes from October 16, 2014. The motion carried unanimously.

**Reports**

- Vice-Chair Panettieri did not have a report.

**Director's Report**

- Director Liberman provided an updated regarding the FY 2016 budget process.
- Director Liberman shared an email inquiry received from Commissioner Schwarz seeking an opinion from the Commission regarding his attendance and participation at Tenant-Landlord Commission meetings. Articles X and XI of the Bylaws were reviewed. This information will be provided to Commissioner Schwarz.

## **Staff Report**

- Staff provided a summary of changes made to the county's blight program. The new rules allow the county to repair blighted homes at the owner's expense, and provides more flexibility in dealing with public menaces.
- A case summary was provided regarding a tenant's dissatisfaction with the installation of a washer and dryer in their rental unit, and the cost to use the appliances. According to the landlord, the installation of the appliances did not change the terms of the lease agreement, and there was no cost if the tenant does not use them. The tenant elected not to use the washer and dryer.

## **Commission Matters**

- Commissioner Panettieri inquired about the revitalization program underway in Bailey's Crossroads. Staff will contact the Fairfax County Office of Community Revitalization to arrange for an information session at a future Commission meeting to provide an update regarding Bailey's Crossroads as well as the Lake Anne Village Center.
- Commissioner Geier-Smith shared information regarding how rental rates are set based on real time demand according to the yield management model. There was discussion regarding market rate rental housing in the county, and how data is compiled. Staff will invite the Fairfax County Department of Neighborhood and Community Services to provide information regarding their yearly rental housing complex analysis.

## **Unfinished Business**

- None

## **New Business**

- Meeting dates for 2015, were discussed. A motion was made by Commissioner Gomez to meet every other month starting in February 2015. The motion was seconded by Commissioner Park. The motion carried unanimously. The Commission will meet in February, April, June, August, October, and December of 2015.
- The draft annual report review was deferred until the February meeting.
- Pursuant to Article IV of the Bylaws, the following slate of candidates was nominated:  
Commissioner Kocsis - Landlord Vice-Chair  
Commissioner Panettieri – Tenant Vice-Chair  
Commissioner Geier-Smith- Secretary

A motion was made by Commissioner Gomez to accept the slate of candidates as nominated. The motion was seconded by Commissioner Park. The motion carried unanimously.

## **Adjournment:**

A motion was made by Commissioner Gomez and seconded by Commissioner Park to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 7:32p.m.