

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

October 21, 2010

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

Attendees:

Commissioners Denton, Gomez, Kiffney, Kocsis,
McEneaney, Thomas, Vogl

Absentees:

Geier-Smith, Liff, McRae

Staff Attending:

Michael S. Liberman, Director
Cable and Consumer Services
Susan C. Jones, Branch Chief
Consumer Affairs Branch
Vee Johnson, Staff Liaison
Consumer Affairs Branch

Guest:

Carl Varner
Disability Services Planning and Development

The meeting was called to order at 7:37p.m. by Vice-Chair Thomas.

Minutes

- A motion was made by Commissioner Kocsis and seconded by Commissioner Kiffney to approve the minutes from the October 21, 2010, meeting. The motion carried unanimously.

Reports

- Vice-Chair Thomas did not have a report. He welcomed and introduced the guest, Carl Varner, Disability Services Planning and Development.

Director's Report

- Director Liberman informed that the budgets for DCCS have been submitted. The Consumer Affairs Branch is twenty percent smaller. The forecast for the upcoming fiscal year is flat.

Committee Report

- The Channel 16 Advisory Committee did not have a report.

Staff Report

- A request has been made to the Community Health and Safety Division of the Fairfax County Health Department to add a link to the Watch Consumer Focus: Bed Bugs program on their bed bugs web page.
- Liaison Johnson will participate in a panel discussion on living conditions in the Culmore area on Tuesday, October 26, 2010, from 1:00 to 2:15p.m. This event is sponsored by the Culmore Partners Group. Information for the Tenant-Landlord community will be distributed.
- Liaison Johnson will attend a meeting regarding maintenance and repair issues at Lafayette Apartments at Supervisor McKay's office on Wednesday, October 27, 2010. Intervention and assistance will be provided based on the needs of the community.
- The number of net remaining foreclosed properties in the county increased in August over July but was down compared to last year, according to information provided by the Fairfax County Department of Management and Budget based on data from the Department of Tax Administration.

Commission Matters

- The calendar was reviewed. No changes or additions at this time.
- Vice-Chair Thomas requested input from the Commission regarding a landlord who was not satisfied with options for obtaining unpaid rent from a delinquent tenant, and the eviction process. A discussion followed regarding legal protections, court procedures and the balance landlords need to maintain in order to reduce or avoid loss of rental income. Non-judicial options for landlords, such as reporting nonpayment of rent to credit reporting agencies, databases maintained by landlords, and tax options for reporting loss of rental income were also discussed.
- Vice-Chair Thomas shared concerns about problems with laundry room equipment caused by the lack of clear and understandable instructions for the use of shared washers and dryers by tenants. Landlord practices were discussed along with options for addressing this issue.

Old Business

- Comments provided by Commissioner Thomas and Commissioner Kocsis regarding the draft lease checklist were distributed. A portion of the checklist was reviewed and edited. Discussion and edits of remaining elements will continue at the November meeting.

New Business

- Carl Varner, with the Fairfax County Disability Services Planning and Development (DSPD) unit of the Department of Family Services provided an overview of the Disability Services Planning and Development unit and the Disability Services Board. A recent customer assessment identified that need is greater than available services. DSPD seeks to bridge this gap through partnerships with other county agencies, nonprofits and private for-profit entities.

- A discussion and questions followed Mr. Varner's presentation regarding affordable and accessible housing for people with disabilities in Fairfax County.
- Chair Liff will confirm if Walter Alcorn, Fairfax County Planning Commission and a representative from the Department of Planning and Zoning will attend the Thursday, November 18, 2010 meeting.

Adjournment:

A motion was made by Commissioner Kiffney and seconded by Commissioner Gomez to adjourn the meeting. The motion carried. The meeting was adjourned at 9:44 p.m.