

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

September 17, 2009

Fairfax County Government Center
12000 Government Center Parkway
Fairfax, Virginia 22035
Conference Room #9
Chair Liff presiding

Attendees:

Commissioners Liff, McRae, Geier-Smith,
Kocsis, Gomez and Thomas

Absentees:

Kiffuey

Staff Attending:

Michael S. Liberman, Director
Cable Communications and Consumer
Protection
Vee Johnson, Staff Liaison
Consumer Affairs Branch

Guests:

Toya Taylor, Program Manager
Office to Prevent and End Homelessness
Lisa McCoy, Housing Resource Coordinator
Shelter House, Inc

The meeting was called to order at 7:40p.m. by Chair Liff.

Minutes

The August 20, 2009, minutes were approved.

Reports

- Chair Liff welcomed the guests and facilitated the introduction of the Commissioners.

Committee reports

- Studio taping for the upcoming Consumer Focus program will feature Wayne White, Entomologist from American Pest Management, Rachael Perrot, Entomologist from the Fairfax County Health Department, and Theresa Roulhac from Southern Management Corporation. Taping is scheduled to be completed next week. Commissioner Geier-Smith reviewed and provided input regarding the script. The target on air date is November.

Staff Reports

- Liaison Johnson met with staff from New Hope Housing Inc., at the Mondloch House on Thursday, September 17, 2009. A presentation on *What Landlords Need to Know* was presented. New Hope Housing Inc. provides transitional housing and support services for homeless families and children. Their goal is to stabilize families and help them attain self-sufficiency to prevent a return to homelessness.
- The next Culmore Outreach Event is Wednesday, September 23, 2009. This event is in partnership with the Department of Family Services, who will provide translation services.
- The 2007 Rental Housing Complex Analysis was published last month and is available on the web. It includes all privately owned rental complexes and subsidized rental complexes in the county with five or more units. Following are the highlights of this report:
 - The total number of rental complex apartments and townhouses in Fairfax County was 62,182 units in January 2007
 - This is approximately the same number of units reported in January 2006.
 - The average monthly rent for complexes without rent subsidies was \$1,311 in January 2007. This is \$64 higher than January 2006.
 - Average monthly rent for fair market rate rental housing units ranged from \$889 for an efficiency to \$1,690 for a four-bedroom unit.
 - Average monthly rent for subsidized rental housing was \$1,145 in January 2007.
 - The vacancy rate for all rental complexes was estimated to be 5.9% as of January 2007. This is 0.1% lower than in 2006.
- According to Commissioner Geier-Smith, current rental and vacancy rates are lower than in 2007.
- Copies of this report were distributed and the e-mail link will be forwarded to Commissioners.

Commission Matters

- The attendance record was circulated and approved.
- There are currently three vacancies, one landlord, one tenant and one citizen.
- Commissioners Abo's resignation letter was circulated. The Commission will send a letter to Commissioner Aho thanking him for his years of service. Liaison Johnson will prepare a draft letter for Chair Lif's review.
- The following terms will expire in December 2009:

Commissioner Kiffuey	12/31/2009
Commissioner Geier-Smith	12/31/2009
Commissioner Kocsis	12/31/2009

Commissioners were encouraged to contact their Supervisor and let them know of their desire to be appointed for another Commission term.

- The calendar was reviewed. No updates at this time.
- Commissioners were reminded that the October meeting will be in conference room 4-5.

Old Business

- Review of the sample lease continued:
 - A motion was passed and carried to defer the review of the sample lease until the October meeting.
 - Liaison Johnson will e-mail a draft to Commissioners for discussion at the upcoming meeting.
 - Commissioners were encouraged to provide comments and edits as soon as possible.
 - The sample lease will be reviewed by the county attorney.

New Business

- Toya Taylor, Program Manager, Office to Prevent and End Homelessness provided information about the Housing First program which seeks to end homelessness by providing homeless people with housing along with supportive services. The 10-year plan was discussed and information distributed. Ms. Taylor discussed the partnerships being established and suggested that the Commission consider joining the Interagency Work Group. As detail for this work group have not been finalized, Ms. Taylor will keep the Commission updated.
- Lisa McCoy, Housing Resource Coordinator with Shelter House, Inc., discussed the assistance provided to families and the efforts taken to identify appropriate and sustainable housing opportunities. She provides training to clients and works closely with landlords, private and non-profit agencies, faith based communities, as well as the county.
- Liaison Johnson provided copies of educational information offered by the Commission to the tenant-landlord community and informed of the availability of outreach programs through Consumer Affairs for those transitioning back into the rental housing market.

Adjournment: The meeting was adjourned at 9:10 p.m.