

MINUTES OF THE MEETING OF THE FAIRFAX COUNTY  
REDEVELOPMENT AND HOUSING AUTHORITY

February 1, 2018, Meeting

On February 1, 2018, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia.

PRESENTATION

Update on Rolling Road and Bath Street Group Homes - Connie Price, Fairfax - Falls Church Community Services Board (CSB)

At 6:30 p.m., Connie Price provided a brief presentation on the status of the Rolling Road and Bath Street Group Homes. The presentation was followed by a brief discussion.

CALL TO ORDER

FCRHA Chair Robert Schwaninger called the Meeting of the FCRHA to order at 7:00 p.m. Attendance for all, or part of the meeting, was as follows:

PRESENT

Robert Schwaninger, Chairman  
C. Melissa Jonas, Vice Chair  
Matthew Bell  
Kenneth Feng  
Kevin Greenlief  
Willard Jasper  
Richard Kennedy  
Albert J. McAloon  
Rod Solomon  
Sharisse Yerby

ABSENT

Christopher Craig

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Thomas Fleetwood, Director; Hossein Malayeri, Deputy Director, Real Estate, Finance and Development; Seema Ajrawat, Director, Financial Management and Information Systems and Services (FM-ISS); Stuart Stallman, Financial Specialist, FM-ISS; Carol Erhard, Director, Homeownership; Russell Lee, Director, Rental Services; Janelle Beverly, Management Analyst, Rental Services; Nicole Wickliffe, Director, Asset Management; Aseem Nigam, Director, Real Estate, Finance and Grants Management (REFGM); Laura Lazo, Associate Director, Grants Management, REFGM; Jyotsna Sharma, Associate Director, Real Estate Finance, REFGM; Beverly Moses, Housing Community Developer, REFGM; Debashish Chakravarty, Real Estate Finance Officer, REFGM; Vincent Rogers, Director, FCRHA Policy, Reporting and Communications (PRC); Steve Knippler, Program Manager,

FCRHA PRC; Elisa Johnson, Associate Director, FCRHA PRC; Ashley Montgomery, Director of Public Affairs, FCRHA PRC; Mike Trent, Network Analyst, FM-ISS; Jodi Cienki, FCRHA Assistant. Also in attendance was FCRHA Counsel: Cynthia Bailey, Deputy County Attorney; Susan Timoner, Ryan Wolf, and Alan Weiss, Assistant County Attorneys.

#### CITIZEN TIME

The FCRHA Chair opened Citizen Time at 7:00 p.m. No one had signed up in advance and no one in the audience wanted to speak. Accordingly, the Chair closed Citizen Time at 7:00 p.m.

#### APPROVAL OF MINUTES

**December 14, 2017**

Commissioner McAloon moved to approve the Minutes of the December 14, 2017, FCRHA Meeting, which Commissioner Bell seconded. The motion passed with Commissioner Jonas abstaining and Commissioner Jasper recorded as abstaining.

#### ACTION ITEMS

1.

#### **RESOLUTION NUMBER 01-18**

Authorization, Subject to the Approval of the Fairfax County Board of Supervisors, to Make Loans to Wesley Huntington A LLC (Building A) and Wesley Huntington B LLC (Building B), in the Amounts of \$4,055,120 and \$3,344,880, Respectively, from Housing Blueprint Funds, for the Construction of 2317 Huntington Avenue, Alexandria, VA, also to be known as The Arden Project (Mount Vernon District)

WHEREAS, Wesley Huntington A LLC and Wesley Huntington B LLC, both Virginia limited liability companies, submitted requests for financing under the Housing Blueprint (Blueprint) as a source of financing for the construction of the 126-unit Arden Apartments; and

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) wishes to assist Wesley Huntington A LLC and Wesley Huntington B LLC to construct the 126-unit Arden Apartments project in order to produce multifamily rental housing in Fairfax County by providing loans to Wesley Huntington A LLC and Wesley Huntington B LLC, in the amounts of \$4,055,120 and \$3,344,880, respectively;

NOW, THEREFORE, BE IT RESOLVED that the FCRHA, subject to approval by the Board of Supervisors, hereby authorizes:

- 1) Making loans to Wesley Huntington A LLC and Wesley Huntington B LLC, for the Arden Apartments project in the amounts of \$4,055,120 and \$3,344,880, respectively, as described in the Action Item presented to the FCRHA on February 1, 2018; and
- 2) The allocation of Housing Blueprint funds in the amount of \$7,400,000 for the purpose of the Arden Apartments loan.

BE IT FURTHER RESOLVED that the FCRHA authorizes Thomas Fleetwood, Assistant Secretary, or any Assistant Secretary to negotiate all loan terms on behalf of the FCRHA and authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents, agreements, and instruments necessary or appropriate in connection with the making of the loan for the construction of the 126-unit Arden Apartments.

Commissioner McAloon moved to adopt Resolution Number 01-18, which Commissioner Bell seconded. The motion passed unanimously.

#### INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority Regular Meeting Summary - December 14, 2017
2. Minutes of the Finance Committee Meeting - January 24, 2017
3. Fiscal Year 2019 Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) Funding Allocations Recommended by the Consolidated Community Funding Advisory Committee (CCFAC) and Fairfax County Redevelopment and Housing Authority (FCRHA) Working Advisory Group (WAG) - Brief Discussion
4. Update on Housing Choice Voucher Small Area Fair Market Rents - Brief Discussion
5. Affordable Housing Participant Health Survey: A Partnership with George Mason University - Brief Discussion
6. Fairfax County Redevelopment and Housing Authority Calendar of Meetings - March and April 2018

CLOSED SESSION

Commissioner Greenlief moved that the Fairfax County Redevelopment and Housing Authority ("FCRHA") go into Closed Session, for the following:

Pursuant to Virginia Code Section 2.2-3711(A)(3), for discussion and consideration of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA, namely:

- the North Hill Property, Richmond Highway; and
- 3983 Pinehurst Greens Drive

In addition, and pursuant to Virginia Code Section 2.2-3711(A)(19), for discussion of plans related to the safety of persons using a governmental facility.

Commissioner Jonas seconded the motion. The FCRHA went into Closed Session at 7:11 p.m.

OPEN SESSION RESUMES

Commissioner Greenlief moved that the members of the Fairfax County Redevelopment and Housing Authority certify that, to the best of their knowledge, only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only matters identified in the motion to convene Closed Session were heard, discussed or considered by the Fairfax County Redevelopment and Housing Authority during Closed Session. Commissioner Jasper seconded the motion.

The FCRHA took the following roll call vote:

AYE

Robert Schwaninger, Chairman  
C. Melissa Jonas, Vice Chair  
Matthew Bell  
Kenneth Feng  
Kevin Greenlief  
Willard Jasper  
Richard Kennedy  
Albert J. McAloon  
Rod Solomon  
Sharisse Yerby

NAY

ABSTAIN

The motion carried and the Open Meeting resumed at 8:04 p.m.

RESOLUTION

1.

**RESOLUTION NUMBER 02-18**

Fairfax County Redevelopment and Housing Authority Authorization to Bid/Purchase  
the Affordable Dwelling Unit (ADU) at 3983 Pinehurst Greens Drive, Fairfax, VA 22033  
at Foreclosure (Sully District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the purchase of the Affordable Dwelling Unit (ADU) at 3983 Pinehurst Greens Drive, Fairfax, VA 22033 (Sully District) as described in the Closed Session Item on February 1, 2018, and

BE IT FURTHER RESOLVED that staff and any Assistant Secretary are hereby authorized to take such actions and to execute and deliver such documents as may be reasonably necessary to effectuate such purchase.

Commissioner Greenlief moved to adopt Resolution Number 02-18, which Commissioner Kennedy seconded. The motion passed unanimously.

BOARD MATTERS — See Attachment

MOTION

During Board Matters Commissioner McAloon made a motion for the FCRHA to hold an additional Tax Equity and Fiscal Responsibility Act (TEFRA) hearing in connection with the issuance of bonds for Murraygate Village Apartments and in preparation for submitting an application to Virginia Department of Housing and Community Development for bond volume cap.

Commissioner Greenlief seconded the motion. The motion passed unanimously. [The TEFRA hearing will take place at the FCRHA's next regular meeting on March 8, 2018.]

ADJOURNMENT

Chairman Schwaninger adjourned the meeting at 8:10 p.m.

(Seal)

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Robert Schwaninger, Chairman

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Thomas Fleetwood, Assistant Secretary

