

Minutes of the Fairfax County Redevelopment and Housing Authority Committee of the Whole Meeting – June 4, 2025

A meeting of the Fairfax County Redevelopment and Housing Authority (FCRHA) Committee of the Whole (Committee) was held on June 4, 2025, at the FCRHA Board Room, 4530 University Drive, Fairfax, Virginia 22030.

FCRHA Chairman Lenore Stanton called the FCRHA Committee meeting to order at 6:00 p.m. Attendance for all, or part of the Committee meeting, was as follows:

Present

Lenore Stanton, Chairman  
Elisabeth Lardner, Vice Chair  
Cynthia Bailey  
Steven Bloom  
Michael Cushing  
Sarah Lennon  
Nicholas McCoy  
Joe Mondoro  
Susan Vachal  
Paul Zurawski

Absent

Staci Alexander

Staff of the Department of Housing and Community Development (HCD) in attendance were: Thomas Fleetwood, Director; Amy Ginger, Deputy Director, Operations; Anna Shapiro, Deputy Director, Real Estate Finance and Development; Linda Hoffman, Director, Policy and Communications; Jason Chia, Information Technology Manager, Central Services; Callahan Seltzer, Director, Real Estate & Community Development Finance; Erin Kozanecki, Director, Central Services; Mark Buenavista, Director, Capital Planning & Development (CPD); Marwan Mahmoud, Project Coordinator, CPD; Margaret Johnson, Director, Rental Housing; and Gentry Alexander, Director, Homeownership Division.

Office of the County Attorney staff in attendance were: Patricia McCay, Deputy County Attorney; Ryan Wolf, Senior Assistant County Attorney; and Brett Callahan, Richard Dzubin, Emily Smith, and Susan Timoner, Assistant County Attorneys.

**Draft Action Item:**

*Adoption of the Fiscal Year (FY) 2026 Fairfax County Redevelopment and Housing Authority (FCRHA) Rental Assistance Demonstration (RAD), Fairfax County Rental Program (FCRP), Assisted Living Facilities and Manufactured Housing Communities Operating Budgets*

HCD staff presented the draft Fiscal Year (FY) 2026 Rental Housing Property Portfolio

Operating Budget in compliance with U.S. Department of Housing and Urban Development (HUD) requirements. The draft budget pertains to the Rental Assistance Demonstration (RAD), Fairfax County Rental Program (FCRP), Assisted Living, and Manufactured Housing communities which comprise 2,161 units of rental housing. Staff noted that the draft budget does not include rental housing properties and partnerships that operate on a calendar-based fiscal year.

Following the presentation, there was a brief discussion to clarify aspects of the draft budget, particularly related to debt services on FCRP properties. Staff anticipate positive cash flow, the capacity to support increased reserves, and the ability to complete property maintenance or capital needs assessment projects throughout the upcoming fiscal year.

**Draft Action Item:** *Adoption of the Fiscal Year 2026 Consolidated Fairfax County Redevelopment and Housing Authority/Department of Housing and Community Development Operating and Capital Budget*

HCD staff provided a brief overview of the Fiscal Year 2026 (FY 26) Consolidated FCRHA/Department of Housing and Community Development Operating and Capital Budget. This was adopted by the Fairfax County Board of Supervisors on May 13, 2025. Staff previously provided an overview of the FY 2026 Advertised Budget at the March 13, 2025, FCRHA meeting. At that time, there was a proposed reduction of \$75,000 in homelessness services contract provisions. This reduction was restored in the final adopted budget. In addition, the BOS maintained a quarter-penny baseline increase in the Affordable Housing Development and Investment Fund, equivalent to \$8.5 million, which provides critical funding in support of the county's goal to create 10,000 net new affordable homes.

Following the presentation by staff, there was a discussion on fluctuations in the Housing Trust Fund, as this is largely based on proffers. In addition, there was a general discussion on how the county is preparing if federal funding is reduced for affordable housing programs.

**Draft Action Item:** *Authorization for the FCRHA to enter a Memorandum of Understanding with Virginia Housing to use Virginia REACH Funds for Affordable Homeownership*

HCD staff provided a presentation on the request to enter into a Memorandum of Understanding with Virginia Housing to receive a grant of up to \$7.5 million in Virginia Housing Reach funds for homeownership purposes. Staff discussed the four allowable uses of funds: 1) development of vacant FCRHA land for affordable homeownership; 2) homebuyer/individual resident assistance; 3) manufactured housing community site financing; 4) pricing adjustments of for-sale Workforce Dwelling Unit units. The MOU

provides flexibility in how the FCRHA can spend funds among any one or combination of these four categories.

Discussions that followed the staff presentation clarified that the funds are only for homeownership-related activities (not rental assistance) and that funds can be combined with other funding sources. Staff will come back to the FCRHA as needed for approval on the use of funds. Staff will provide an update on the MOU at the next Board of Supervisor's Housing Committee, scheduled for July 8, 2025.

**Draft Administrative Item:**      *Approval of Memorandum of Understanding between the Board of Supervisors of Fairfax County, Virginia (BOS) and the Fairfax County Redevelopment and Housing Authority for BOS-Conveyed Properties*

HCD staff presented information on the request for the FCRHA to approve a Memorandum of Understanding (MOU) between the Fairfax County Board of Supervisors (BOS) and the FCRHA which addresses the use of properties previously owned by the BOS and conveyed to the FCRHA for affordable housing development.

The need for the MOU and other changes arose due to uncertainty that has occurred in several projects regarding title transfers. This uncertainty discouraged certain lenders from investing in FCRHA projects in concern that the BOS would demand the return of a property previously conveyed to the FCRHA. In 2023, the BOS directed staff to draft an MOU between the BOS and the FCRHA to memorialize the FCRHA's commitment to ensuring that properties conveyed by the BOS generate affordable housing. The MOU, if adopted, will provide clarity in the deed of transfer of properties from the BOS to the FCRHA.

Following the presentation, there was a brief discussion on how many deeds were impacted by this issue and how issues were rectified, which was relatively small.

**Draft Administrative Item:**      *Approval of Revisions to the Housing Choice Voucher Program Administrative Plan, Chapter 6*

Staff provided a brief overview of requested updates to Chapter 6 of the Housing Choice Voucher Program Administrative Plan (HCV Admin Plan). The changes are required for the FCRHA to be compliant with federal requirements of the Housing Opportunity Through Modernization Act of 2016 (HOTMA). The discussion following the staff presentation pertained to clarifying questions on acronyms and policies in Chapter 6 of the HCV Admin Plan.

Adjournment:

The FCRHA Committee meeting adjourned at 6:30 p.m.

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Lenore Stanton, Chairman

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Thomas Fleetwood, Assistant Secretary