

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

December 17, 2020

On December 17, 2020, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met electronically via Webex because it was not safe to physically assemble a quorum due to the COVID-19 pandemic.

CALL TO ORDER

FCRHA Vice Chair Melissa McKenna called the Meeting of the FCRHA to order at 7:01 p.m. Attendance for all, or part of the meeting, was as follows:

PRESENT

C. Melissa McKenna, Vice Chair  
Staci Alexander  
Matthew Bell  
Broderick Dunn  
Kenneth Feng  
Lenore Kelly  
Richard Kennedy  
Roderick Maribojoc  
Albert J. McAloon  
Kristen Robinson  
Rod Solomon

ABSENT

The remote locations from which each Commissioner testified are:

C. Melissa McKenna, Vice Chair – Herndon, Virginia  
Staci Alexander – Annandale, Virginia  
Matthew Bell – Alexandria, Virginia  
Broderick Dunn – Fairfax, Virginia  
Kenneth Feng – Herndon, Virginia  
Lenore Kelly – Fairfax, Virginia  
Richard Kennedy – Reston, Virginia  
Roderick Maribojoc – Fairfax, Virginia  
Albert J. McAloon – Springfield, Virginia  
Kristen Robinson – Falls Church, Virginia  
Rod Solomon – Oakton, Virginia

Also present at the meeting via Webex were the following staff of the Department of Housing and Community Development (HCD): Thomas Fleetwood, Director; Amy Ginger, Deputy Director, Operations; Teresa Lepe, Deputy Director, Real Estate, Finance and Development; Vincent Rogers, Director, Policy and Compliance (P&C); Benjamin Boxer, Marketing and Outreach Manager, P&C; Linda Hoffman, Management

Analyst, P&C; Stephen Knippler, Senior Program Manager, P&C; Seema Ajrawat, Director, Financial Management and Information Systems and Services (FM-ISS); Stuart Stallman, Financial Specialist, FM-ISS; Jason Chia, Information Technology Manager, FM-ISS; George Rodriguez, Information Technician, FM-ISS; Mike Trent, Network Analyst, FM-ISS; Laura Lazo, Associate Director, Real Estate Finance and Grants Management (REFGM); Kehinde Walker, Senior Program Manager, REFGM; Debashish Chakravarty, Senior Real Estate Finance Officer, REFGM; Michael Pearman, Portfolio Manager, REFGM; Carol Erhard, Director, Homeownership and Relocation Services; Peggy Gregory, Director, Rental Assistance; Margaret Johnson, Director, Rental Housing; Judith Cabelli, Director, Affordable Housing Development. Also participating via Webex was FCRHA Counsel: Cynthia A. Bailey, Deputy County Attorney; Alan Weiss; Ryan Wolf; and Susan Timoner, Assistant County Attorneys. Public access was achieved because the Webex information for accessing the meeting was properly noticed.

After a complete roll call of the Commission, FCRHA Vice Chair McKenna passed the virtual gavel to Commissioner Kelly.

#### MOTION

Vice Chair McKenna made a motion that each Commissioner's voice may be adequately heard by each other Commissioner of the FCRHA.

Commissioner McAloon seconded the motion. The motion passed unanimously.

#### MOTION

Vice Chair McKenna made a motion that the State of Emergency caused by the COVID-19 pandemic makes it unsafe for the FCRHA and the public to physically attend this meeting in person, and the usual procedures cannot be implemented safely or practically. Vice Chair McKenna further moved that the FCRHA conduct this meeting electronically through a dedicated video- and audio-conferencing line, and that the public may access this meeting via the Attendee Link of <https://fairfax.webex.com/fairfax/onstage/g.php?MTID=ea09c4bfc1c1daa9d99e47dfd18dcfb96>, which was included in the public meeting notice; Event Number: 179 288 8174; Event Password: 2020. If unable to join online, the public may still join by calling: United States Toll Free 1-844-621-3956; Local Webex call in 1-202-860-2110; and entering access code: 179 288 8174.

Commissioner Feng seconded the motion. The motion passed unanimously.

### MOTION

Vice Chair McKenna made a motion that all of the matters addressed on the December 17, 2020 agenda relate to the COVID-19 emergency itself, are necessary for continuity in Fairfax County government, and/or are statutorily required or necessary to continue operations and the discharge of the Commission's lawful purposes, duties, and responsibilities.

Commissioner McAloon seconded the motion. The motion passed unanimously.

Commissioner Kelly returned the virtual gavel to Vice Chair McKenna.

Vice Chair McKenna introduced the new FCRHA Commissioners, Commissioners Maribojoc, Robinson, and Alexander.

### ELECTION OF OFFICERS

Vice Chair McKenna passed the virtual gavel to Commissioner Kelly.

Nominations were opened for Chairman of the FCRHA. A nomination was made by Commissioner Kennedy to nominate Commissioner McKenna as Chair of the FCRHA. Commissioner Bell seconded the nomination. With no other nominations presented, a vote was taken and passed with Commissioner McKenna abstaining to elect Commissioner McKenna as Chair of the FCRHA.

Commissioner Kelly passed the virtual gavel to Chair McKenna, who then opened the floor to nominations for Vice Chair. A nomination was made by Commissioner Feng to nominate Commissioner Kennedy as Vice Chair of the FCRHA. Commissioner McAloon and Commissioner Solomon seconded the nomination. Commissioner Kennedy declined the nomination. A nomination was made by Chair McKenna to nominate Commissioner Kelly as Vice Chair of the FCRHA. Commissioner Bell and Commissioner Dunn seconded the nomination. With no other nominations presented, a vote was taken and passed unanimously to elect Commissioner Kelly as Vice Chair of the FCRHA.

### CITIZEN TIME

The FCRHA Chair opened citizen time at 7:12 p.m. No one signed up in advance and no one in the audience wanted to speak. The Chair closed citizen time at 7:14 p.m.

### APPROVAL OF MINUTES

**October 29, 2020**

Commissioner McAloon moved to approve the Minutes of the October 29, 2020, FCRHA Meeting, which Commissioner Kennedy and Commissioner Feng seconded. The motion passed with Commissioners Alexander, Maribojoc, and Robinson abstaining.

ADMINISTRATIVE ITEM

1.

**RESOLUTION NUMBER 52-20**

Commending Robert Schwaninger for His Years of Service as the Mason District Commissioner and as Chairman of the Fairfax County Redevelopment and Housing Authority

**WHEREAS**, from July 2006 through October 2020, Robert Schwaninger served diligently as Mason District Commissioner on the Fairfax County Redevelopment and Housing Authority (FCRHA); and

**WHEREAS**, from July 2014 through October 2020, he distinguished himself as Chairman of the FCRHA and over the years served as a member of the FCRHA Finance Committee, where he also served as Chair, and the FCRHA Housing Ownership, Management, and Security Committee; and

**WHEREAS**, under his leadership the FCRHA closed on several significant housing projects providing safe, decent, affordable housing for many low and moderate income families and individuals, and he provided unwavering stewardship in bringing to closing The Residences at North Hill Park project in the Mount Vernon District, an affordable housing project that covered three decades in planning and development; and

**WHEREAS**, he played a critical role in a variety of FCRHA policy decisions and development projects affecting residents in Mason District and across Fairfax County, the FCRHA's designation as a U.S. Department of Housing and Urban Development (HUD) "Moving to Work" agency, and many others; and

**WHEREAS**, during his tenure, the FCRHA continued to be recognized as one of the finest housing authorities in the United States, consistently receiving national awards for excellence from the National Association of Counties and the National Association of Housing and Redevelopment Officials; and

**WHEREAS**, the FCRHA seeks to publicly recognize the commitment and dedication of Robert Schwaninger, and thank him for his thoughtful leadership and guidance; and

**WHEREAS**, Robert Schwaninger has completed his distinguished service to the FCRHA;

**NOW, THEREFORE, BE IT RESOLVED**, that the FCRHA expresses its deepest and most sincere appreciation to Robert Schwaninger for his many years of outstanding service to the citizens of Fairfax County; and

**BE IT FURTHER RESOLVED**, that the FCRHA wishes Robert Schwaninger great happiness, success and prosperity in all his future endeavors.

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C. Melissa Jonas, Chair

December 17, 2020

Chair McKenna read Resolution Number 52-20, which was adopted unanimously.

ACTION ITEM

1.

**RESOLUTION NUMBER 51-20**

Award of \$2,899,197 in Federal Community Development Block Grant Program Funds and HOME Investment Partnerships Program Funds (Including HOME Community Housing Development Organization Program Funds) to Four Fairfax County Nonprofit Housing Organizations

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Chairman, Vice Chairman, or any Assistant Secretary of the FCRHA to negotiate, execute and deliver contracts, loans and any other necessary or appropriate documents or agreements, in accordance with the applicable federal regulations for the use of Community Development Block Grant and HOME Investment Partnerships Program Funds, with the following nonprofit organizations, as more fully described in the Item presented to the FCRHA at its December 17, 2020, meeting:

- (1) \$445,485 to Sunrise Community of Virginia, Inc. to acquire and renovate a single-family home to provide community living for five individuals with household incomes at or below 30 percent of the Area Median Income (AMI) with medically complex intellectual and physical

development disabilities.

- (2) \$457,000 to Marian Homes, Inc. to acquire and renovate a single-family home to provide community living for five individuals with household incomes at or below 30 percent of AMI with intellectual disabilities.
- (3) \$468,000 to Good Shepherd Housing and Family Services to acquire and renovate two condo units for families who have experienced homelessness with incomes at or below 60 percent of AMI.
- (4) Up to \$1,528,712 to Pathway Homes, Inc. to acquire and rehabilitate units of affordable rental housing to provide affordable housing and supportive services to 9 or 10 individuals who have experienced homelessness or are precariously housed and have special needs related to mental illness, co-occurring substance abuse disorders and intellectual disorders with incomes at or below 30 percent of AMI.

Commissioner Bell moved to adopt Resolution Number 51-20, which Commissioner Kelly seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

2.

**RESOLUTION NUMBER 53-20**

Approval of Revisions to the Housing Choice Voucher Program Administrative Plan -  
Chapter 15: Special Housing Types

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the revision of Chapter 15, Special Housing Types, of its Housing Choice Voucher Program Administrative Plan, as presented to the FCRHA at its meeting on December 17, 2020.

Commissioner Kennedy moved to adopt Resolution Number 53-20, which Commissioner Kelly seconded. The motion passed with Commissioner Feng abstaining.

### INFORMATION ITEMS

1. Minutes of the Housing Ownership, Management, and Security Committee Meeting – December 9, 2020
2. Minutes of the Finance Committee Meeting – December 9, 2020
3. Fiscal Year 2020 Moving to Work Report
4. Summary of the Board of Supervisors' Housing Committee Meeting – November 10, 2020
5. Application for Additional Mainstream Vouchers
6. Comments on Proposed Changes to Form 50900

### CLOSED SESSION

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

1. Pursuant to Virginia Code Section 2.2-3711(A)(3), – (A)(6), and – (A)(29), for discussion and consideration of the acquisition of real property for a public purpose, and for discussion and consideration of the terms of a contract involving the investment and expenditure of public funds where discussion in an open meeting would adversely affect the bargaining position of the FCRHA, specifically: the Morris Glen Senior Residences property in the Lee District.
2. Pursuant to Virginia Code Sections 2.2-3711(A)(3), and – (A)(6), for discussion and consideration of the disposition of real property for a public purpose, and for discussion and consideration of the investment of public funds where competition or bargaining is involved and discussion in an open meeting would adversely affect the bargaining position of the FCRHA, specifically: Property located in Reston in the Hunter Mill District.

Commissioner Dunn seconded the motion. The FCRHA went into Closed Session at 7:50 p.m.

### OPEN SESSION

Chair McKenna conducted a roll call and the following Commissioners were present:

C. Melissa McKenna, Chair  
Lenore Kelly, Vice Chair  
Staci Alexander  
Matthew Bell

Broderick Dunn  
Kenneth Feng  
Richard Kennedy  
Roderick Maribojoc  
Albert J. McAloon  
Kristen Robinson  
Rod Solomon

FCRHA Chair McKenna passed the virtual gavel to Vice Chair Kelly.

MOTION

Chair McKenna made a motion that each Commissioner's voice may be adequately heard by each other Commissioner of the FCRHA.

Commissioner McAloon seconded the motion. The motion passed unanimously.

Vice Chair Kelly returned the virtual gavel to Chair McKenna.

Commissioner Kelly 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 FCRHA during Closed Session. Commissioner Kennedy seconded the motion.

The FCRHA took the following roll call vote:

AYE

C. Melissa McKenna, Chair  
Lenore Kelly, Vice Chair  
Staci Alexander  
Matthew Bell  
Broderick Dunn  
Kenneth Feng  
Richard Kennedy  
Roderick Maribojoc  
Albert J. McAloon  
Kristen Robinson  
Rod Solomon

NAY

ABSTAIN

The motion carried and the Open Meeting resumed at 8:15 p.m.

**RESOLUTION NUMBER 54-20**

Authorization to Purchase the Limited Partnership Interests in Morris Glen Limited Partnership from SAH 99 Fund I, LLC (Lee District)

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the purchase of the limited partnership interests in Morris Glen Limited Partnership, as described in the Closed Session Item on December 17, 2020; and

**BE IT FURTHER RESOLVED** that the FCRHA authorizes the execution, in its capacities as both managing general partner and incoming limited partner, of the proposed Assignment and Assumption Agreement and Second Amendment to Amended and Restated Agreement of Limited Partnership (Agreement), in substantially the form attached to the item presented to the FCRHA; and

**BE IT FURTHER RESOLVED** that the FCRHA further consents to the proposed transaction in its capacity as a lender to Morris Glen Limited Partnership; and

**BE IT FURTHER RESOLVED** that the FCRHA authorizes any Assistant Secretary to execute and deliver the Agreement and further authorizes staff to take such other steps as may be reasonably necessary to effectuate the purposes of the Agreement.

Commissioner McAloon moved to adopt Resolution Number 54-20, which Commissioner Kelly seconded. The motion passed unanimously.

BOARD MATTERS – See Attachment

ADJOURNMENT

The Chair adjourned the meeting at 8:22 p.m.

(Seal)

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C. Melissa McKenna, Chair

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Thomas Fleetwood, Assistant Secretary