

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

April 2, 2020

On April 2, 2020, 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.

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 McKenna, Vice Chair  
Matthew Bell  
Christopher Craig  
Kenneth Feng  
Lenore Kelly  
Richard Kennedy  
Rod Solomon  
Sharisse Yerby

ABSENT

Present from remote locations via telephone were:

Albert J. McAloon  
Ezra Rosser

The remote location from which Commissioner McAloon testified was in Springfield, Virginia. The remote location from which Commissioner Rosser testified was in Hartsel, Colorado. Commissioner McAloon and Commissioner Rosser participated remotely due to the COVID-19 Pandemic conditions, which qualifies as a temporary disability preventing member attendance. They participated only after the policy for remote attendance was approved by the FCRHA members who were physically present.

Also physically present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Thomas Fleetwood, Director; Jason Chia, Information Technology Manager, Financial Management and Information Systems and Services (FM-ISS); Mike Trent, Network Analyst, FM-ISS. Participating via telephone was Amy Ginger, Deputy Director, Operations. Also participating via telephone was FCRHA Counsel: Cynthia A. Bailey, Deputy County Attorney; Alan Weiss, Ryan Wolf and Susan Timoner, Assistant County Attorneys.

PUBLIC HEARING

*Fairfax County Redevelopment and Housing Authority Fiscal Year 2021 Proposed Budget and the Certification that the FY 2021 Proposed Budget is Consistent with the Adopted FCRHA Strategic Plan for FY 2021*

The FCRHA Chair opened the Public Hearing at 7:01 p.m. With no one signed up in advance and no one in the audience wishing to speak, the Chair closed the Public Hearing at 7:01 p.m.

PUBLIC HEARING

*Amendment to the Comprehensive Agreement for the Redevelopment of the North Hill Property (Mount Vernon District)*

The FCRHA Chair opened the Public Hearing at 7:01 p.m. With no one signed up in advance and no one in the audience wishing to speak, the Chair closed the Public Hearing at 7:01 p.m.

CITIZEN TIME

The FCRHA Chair opened citizen time at 7:01 p.m. No one signed up in advance and no one in the audience wanted to speak. The Chair closed citizen time at 7:01 p.m.

ACTION ITEM

1.

**RESOLUTION NUMBER 21-20**

Adopting a Written Policy Governing Participation by Electronic Communication of FCRHA Members in Public Meetings

**BE IT RESOLVED** that the POLICY FOR PARTICIPATION IN MEETINGS BY ELECTRONIC COMMUNICATION is approved and adopted by the Fairfax County Redevelopment and Housing Authority (FCRHA), as presented to the FCRHA at its meeting on April 2, 2020.

After a brief explanation, Commissioner McKenna moved to adopt Resolution Number 21-20, which Commissioner Feng seconded. The motion passed unanimously, except Commissioners Rosser and McAloon did not participate.

MOTION

Commissioner McKenna made a motion that, pursuant to the Fairfax County Redevelopment and Housing Authority's POLICY FOR PARTICIPATION IN MEETINGS BY ELECTRONIC COMMUNICATION, Commissioner McAloon and Commissioner Rosser be permitted to participate remotely from their current locations in the April 2, 2020 meeting.

Commissioner Feng seconded the motion. The motion passed unanimously.

MOTION

Commissioner McKenna made a motion that Commissioner McAloon and Commissioner Rosser be permitted to participate remotely in the April 2, 2020 meeting since their absences, due to the COVID-19 Pandemic conditions precluding them from appearing in person, comport with the policy the FCRHA just adopted.

Commissioner Bell seconded the motion. The motion passed unanimously.

ACTION ITEM

2.

**RESOLUTION NUMBER 22-20**

Authorization to Execute the Proposed Amendment to Comprehensive Agreement with CHPPENN I, LLC for Redevelopment of the North Hill Property (Mount Vernon District)

**BE IT RESOLVED, THAT** the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the proposed Amendment to Comprehensive Agreement with CHPPENN I, LLC (CHPPENN) pertaining to the redevelopment of the FCRHA-owned North Hill property, as described in the Action Item presented to the FCRHA at its meeting on April 2, 2020; and

**BE IT FURTHER RESOLVED, THAT** the FCRHA authorizes any Assistant Secretary, on behalf of the FCRHA, to execute and deliver the proposed Amendment to Comprehensive Agreement and to take any other action as may be reasonably necessary or appropriate to comply therewith or in furtherance of the purposes thereof, consistent with the Action Item presented on April 2, 2020.

Commissioner Bell moved to adopt Resolution Number 22-20, which Commissioner Feng seconded. The motion passed unanimously.

3.

**RESOLUTION NUMBER 23-20**

Approval to Submit to the U.S. Department of Housing and Urban Development the Third Amendment to the Amended and Restated Moving to Work Agreement Between the U.S. Department of Housing and Urban Development and the Fairfax County Redevelopment and Housing Authority

**BE IT RESOLVED THAT** the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby authorizes Assistant Secretary Thomas Fleetwood to sign the Third Amendment to the Amended and Restated Moving to Work Agreement Between the U.S. Department of Housing and Urban Development and the Fairfax County Redevelopment and Housing Authority as described in the Action Item presented to the FCRHA at its meeting on April 2, 2020.

Commissioner McKenna moved to adopt Resolution Number 23-20, which Commissioner Solomon seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

1.

**RESOLUTION NUMBER 24-20**

Certification of the Fairfax County Redevelopment and Housing Authority (FCRHA) Proposed Fiscal Year (FY) 2021 Budget as Consistent with the Adopted FCRHA Strategic Plan for FY 2021

**NOW THEREFORE, BE IT RESOLVED, THAT** the Fairfax County Redevelopment and Housing Authority (FCRHA) certifies, as described in the Administrative Item presented at the April 2, 2020, FCRHA meeting, that the proposed Fiscal Year (FY) 2021 FCRHA Budget, which has been duly advertised and was the subject of a public hearing on April 2, 2020, in compliance with Virginia Code Section 36-19.2(B) (2017), is consistent with the adopted FCRHA Strategic Plan for FY 2021, approved at the March 5, 2020, FCRHA meeting.

Commissioner Kennedy moved to adopt Resolution Number 24-20, which Commissioner Feng seconded. The motion passed unanimously.

2.

**RESOLUTION NUMBER 25-20**

Approval of Revisions to the Housing Choice Voucher Program Administrative Plan -  
Chapter 8: Housing Quality Standards and Rent Reasonableness Determinations

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the revisions of Chapter 8: Housing Quality Standards and Rent Reasonableness Determinations of its Housing Choice Voucher Program Administrative Plan as presented to the FCRHA at its meeting on April 2, 2020.

Commissioner McKenna moved to adopt Resolution Number 25-20, which Commissioner Kennedy seconded. The motion passed unanimously.

3.

**RESOLUTION NUMBER 26-20**

Delegation of Authority to Create or Renew Certain Memorandums of Understanding (MOUs) and Memorandums of Agreement (MOAs) to the Director of the Fairfax County Department of Housing and Community Development, as Assistant Secretary

**BE IT HEREBY RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) delegates its authority to create, amend, or renew Memorandums of Understanding (MOUs) and Memorandums of Agreement (MOAs) to the Director of the Fairfax County Department of Housing and Community Development, in the following routine instances:

1. The MOU or MOA has already been approved by the FCRHA and its term is being extended for the same period as the original MOU or MOA or less.
2. The MOU or MOA is being amended in a minor way that is substantially within the scope of the original MOU or MOA.
3. The MOU or MOA supports a program that has already been approved and administered by the FCRHA.
4. This Resolution does not apply to any MOU or MOA that involves a real property interest of the FCRHA.

After a brief discussion, Commissioner McKenna moved to adopt Resolution Number 26-20, which Commissioner Feng seconded. The motion passed unanimously.

4.

**RESOLUTION NUMBER 27-20**

Delegation of Authority to the Director of the Fairfax County Department of Housing and Community Development, as Assistant Secretary of the Fairfax County Redevelopment and Housing Authority, for Certain Matters that Require Immediate Attention During the Fairfax County COVID-19 State of Emergency

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) delegate its authority for certain matters to the Director of the Department of Housing and Community Development, as FCRHA Assistant Secretary, as described in the Administrative Item presented to the FCRHA at its meeting on April 2, 2020.

After a brief discussion, Commissioner McKenna moved to adopt Resolution Number 27-20, which Commissioner Feng seconded. The motion passed unanimously.

**ADJOURNMENT**

Commissioner McKenna moved to adjourn the meeting, which was seconded by Commissioner Bell. The motion passed unanimously and the meeting adjourned at 7:12 p.m.

(Seal)

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Robert Schwaninger, Chairman

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Thomas Fleetwood, Assistant Secretary