

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

December 18, 2025

On December 18, 2025, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Whiteside Board Room, 4530 University Drive, Fairfax, Virginia.

CALL TO ORDER

FCRHA Chairman Lenore Stanton 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

Lenore Stanton, Chairman
Elisabeth Lardner, Vice Chair
Staci Alexander
Cynthia Bailey
Steven Bloom
Michael Cushing
Sarah Lennon
Joe Mondoro
Paul Zurawski

ABSENT

Nicholas McCoy
Susan Vachal

The remote location from which the following Commissioner participated is:

Staci Alexander – Washington, D.C.

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Thomas Fleetwood, Director; Amy Ginger, Deputy Director, Operations; Anna Shapiro, Deputy Director, Real Estate Finance and Development; Linda Hoffman, Director, Policy and Communications (P&C); Allyson Pearce, Marketing and Outreach Manager, P&C; Nathaniel Strathearn, Policy and Program Analyst, P&C; Erin Kozanecki, Director, Central Services; Jason Chia, Information Technology Manager, Central Services; Betty Barnuevo, Finance Manager, Central Services; Callahan Seltzer, Director, Real Estate and Community Development Finance (RECDF); Gentry Alexander, Director, Homeownership; Mark Buenavista, Director, Capital Planning & Development (CPD); Marwan Mahmoud, Project Coordinator, CPD; Davood Majidian, Project Manager, CPD; and Kim Callahan, Project Coordinator, CPD.

Also in attendance were FCRHA Counsel: Ryan Wolf, Senior Assistant County Attorney; Brett Callahan, Susan Timoner and Tyler Prout, Assistant County Attorneys.

Remote Participation:

Motion

Pursuant to the FCRHA Policy for the Remote Participation of Members, Chairman Stanton noted for the record that there was a physical quorum present at the meeting location and asked for a motion that Commissioner Alexander be permitted to participate remotely in the meeting due to a conflicting work obligation that precluded her physical attendance.

Vice Chair Lardner made the motion, which Commissioner Bailey seconded. The motion passed unanimously.

Motion

Pursuant to the FCRHA Policy for the Remote Participation of Members, Chairman Stanton asked for a motion that Commissioner Alexander's voice was clear, audible and at an appropriate volume for the meeting room.

Vice Chair Lardner made the motion, which Commissioner Mondoro seconded. The motion passed unanimously.

PUBLIC COMMENT

The FCRHA Chairman opened public comment at 7:03 p.m. No one signed up in advance and no one in the audience requested to speak. The Chairman closed public comment at 7:03 p.m.

PUBLIC HEARING

Proposed Interim Agreement with True Ground Housing Partners, a Nonprofit Real Estate Developer, for the Development of Property at 13500 Dulles Greene Drive, Herndon, Virginia (Dranesville District)

Mark Buenavista, Director, CPD, and representatives from True Ground Housing Partners provided the FCRHA Commissioners with a presentation on the proposed Dulles Greene Drive Redevelopment Interim Agreement.

The FCRHA Chairman opened the public hearing at 7:17 p.m. No one signed up in advance and no one in attendance requested to speak. The Chairman closed the public hearing at 7:17 p.m.

APPROVAL OF MINUTES

October 16, 2025

Commissioner Bailey moved to approve the Minutes of the October 16, 2025, FCRHA Meeting, which Commissioner Zurawski seconded. The motion passed with

Commissioner Lennon abstaining.

November 12, 2025, Special Meeting

Commissioner Bailey moved to approve the Minutes of the November 12, 2025, FCRHA Special Meeting, which Commissioner Bloom seconded. The motion passed with Chair Stanton, Commissioners Alexander and Mondoro abstaining.

ACTION ITEM

1.

RESOLUTION NUMBER 21-25

Authorization to Execute the Proposed Interim Agreement with Columbia Crossroads 4 Limited Partnership and Columbia Crossroads 9 Limited Partnership for the Development of the East County Property Part B (Mason District)

BE IT RESOLVED, THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the execution of the proposed Interim Agreement between the FCRHA and Columbia Crossroads 4 & 9 Limited Partnership to facilitate the development of the East County Part B affordable housing project, as outlined in the Action Item presented to the FCRHA at its meeting on December 18, 2025, and

BE IT FURTHER RESOLVED THAT the FCRHA authorizes any Assistant Secretary, on behalf of the FCRHA, to take any other action as may be reasonably necessary or appropriate to comply therewith or in furtherance of the purposes thereof.

Commissioner Bailey moved to adopt Resolution Number 21-25, which Commissioner Bloom seconded. The motion passed unanimously.

ACTION ITEM

2.

RESOLUTION NUMBER 22-25

Approval to Increase the Maximum Amount of Community Development Block Grant (CDBG) Down Payment Assistance for First-Time Homebuyers

BE IT RESOLVED THAT the Fairfax County Redevelopment and Housing

Authority (FCRHA) approves an increase to the maximum amount of CDBG Down Payment Assistance for First-Time Homebuyers to \$20,000, as described in the Action Item presented to the FCRHA on December 18, 2025; and

BE IT FURTHER RESOLVED THAT any Assistant Secretary may take such additional steps as reasonably necessary to implement this program change.

Commissioner Bailey moved to adopt Resolution Number 22-25, which Commissioner Bloom seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

1.

RESOLUTION NUMBER 23-25

Establishing the Schedule of Meeting Dates for Calendar Year 2026 for the
Fairfax County Redevelopment and Housing Authority

BE IT RESOLVED that the regular meetings and the Annual Meeting of the Fairfax County Redevelopment and Housing Authority for January through December 2026 will be held at the Fairfax County Redevelopment and Housing Authority Whiteside Board Room, located at 4530 University Drive, Fairfax, VA 22030, at 7:00 p.m., on the following dates unless the Chairman, or in the Chairman's absence, the Vice Chair, shall authorize a different time or location.

January	22
February	19
March	19
<i>April</i>	<i>No Meeting</i>
May	14
June	18
July	23
<i>August</i>	<i>Recess</i>
September	17 ANNUAL MEETING
October	15
November	<i>No Meeting</i>
December	17

BE IT FURTHER RESOLVED that the meetings of the Fairfax County Redevelopment and Housing Authority Committee of the Whole for

January through December 2026 will be held at the Fairfax County Redevelopment and Housing Authority Whiteside Board Room, located at 4530 University Drive, Fairfax, VA 22030, at 6:00 p.m., on the following dates unless the Chairman, or in the Chairman's absence, the Vice Chair, shall authorize a different time or location:

January	14
February	11
March	11
<i>April</i>	<i>No Meeting</i>
May	6
June	10
July	15
<i>August</i>	<i>Recess</i>
September	9
October	7
November	<i>No Meeting</i>
December	9

Commissioner Mondoro moved to adopt Resolution Number 23-25, which Commissioner Bloom seconded. Following discussion on the constraints with establishing the meeting calendar, the motion passed unanimously.

INFORMATION ITEMS

1. FY 2025 Audited Financial Statements for the Fairfax County Redevelopment and Housing Authority and the Single Audit Report
2. Fiscal Year 2024 Audited Financial Statements for Fairfax County Redevelopment and Housing Authority-Controlled Partnerships and Unit Owners Associations
3. FY 2025 Tenant Accounts Receivable Write-offs

Discussion ensued, with input from Amy Ginger, Deputy Director, Operations, and Erin Kozanecki, Director, Central Services, regarding challenges with the audit process, agency consequences and recourse should audit issues persist, and the costs and number of tenants served in relation to the FY 2025 Tenant Accounts Receivable Write-offs.

CLOSED SESSION

Commissioner Cushing moved that the FCRHA go into Closed Session pursuant to Virginia Code Section 2.2-3711(A)(3) for the discussion of the acquisition of real property for a public purpose, where if such discussions occurred in an open meeting the bargaining position or negotiating strategy of the FCRHA would be adversely

affected, specifically with regard to the potential acquisition of certain real property located in the Providence District; and pursuant to Virginia Code Section 2.2-3711(A)(7) for consultation with legal counsel pertaining to actual litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body, specifically with regard to the following matter:

- 1. *Sparkle Painting Co. Inc. vs. Fairfax Properties I, LLC; et al.*, Case No.: CL2025-0009968 (Fairfax County Circuit Court) (Braddock District)

Commissioner Bailey seconded the motion. The FCRHA went into Closed Session at 7:43 p.m.

OPEN SESSION

Commissioner Cushing, in accordance with Virginia Code Section 2.2-3712, moved that the members of the FCRHA 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. Commissioner Mondoro seconded the motion.

The FCRHA took the following roll call vote:

AYE

Lenore Stanton, Chairman
Elisabeth Lardner, Vice Chair
Staci Alexander
Cynthia Bailey
Steven Bloom
Michael Cushing
Sarah Lennon
Joe Mondoro
Paul Zurawski

NAY

ABSTAIN

The motion carried and the Open Meeting resumed at 8:05 p.m.

CLOSED SESSION ITEM

1.

RESOLUTION NUMBER 24-25

Authorization to Acquire Development Site in the Providence District and Approval of Initial Development Agreement (Providence District)

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority authorizes the acquisition of certain real property located in the Providence District and the execution of the related Interim Development Agreement, all consistent with the terms discussed by the FCRHA in closed session on December 18, 2025; and

BE IT FURTHER RESOLVED, that any Assistant Secretary is hereby authorized, on behalf of the FCRHA, to execute and deliver any agreements or other documents and to take such other steps as may be reasonably necessary in connection therewith.

Commissioner Mondoro moved to adopt Resolution Number 24-25, which Commissioner Bailey seconded. The motion passed unanimously.

BOARD MATTERS
See Attachment 1.

ADJOURNMENT
The FCRHA Chairman adjourned the meeting at 8:10 p.m.

Lenore Stanton, Chairman

(Seal)

Thomas Fleetwood, Assistant Secretary