

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

January 20, 2022

On January 20, 2022, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia.

CALL TO ORDER

FCRHA Chairman Melissa McKenna 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

C. Melissa McKenna, Chairman
Lenore Kelly, Vice Chair
Staci Alexander
Kenneth Feng
Richard Kennedy
Elisabeth Lardner
Roderick Maribojoc
Nicholas McCoy
Kristen Robinson
Rod Solomon

ABSENT

Broderick Dunn

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; Benjamin Boxer, Marketing and Outreach Manager, Policy and Compliance (P&C); Linda Hoffman, Management Analyst, P&C; Avis C. Wiley, Client Engagement Manager, P&C; Seema Ajrawat, Director, Financial Management and Information Systems and Services (FM-ISS); Mike Trent, Network Analyst, FM-ISS; Judith Cabelli, Director, Affordable Housing Development (AHD); Carol Erhard, Director, Homeownership and Relocation Services; Ryan Sherriff, Director, Real Estate Finance and Grant Management (REFGM); Laura O. Lazo, Associate Director, REFGM; Debashish Chakravarty, Senior Real Estate Finance Officer, REFGM; Peggy Gregory, Director, Rental Assistance; Office of the County Attorney staff in attendance: Cynthia Bailey, Deputy County Attorney; Susan Timoner, Alan Weiss and Ryan Wolf, Assistant County Attorneys.

CITIZEN TIME

The FCRHA Chairman opened citizen time at 7:00 p.m. No one signed up in advance and no one in the audience wanted to speak. The Chairman closed citizen time at 7:01 p.m.

APPROVAL OF MINUTES
December 16, 2021

Commissioner Kennedy moved to approve the Minutes of the December 16, 2021, FCRHA Meeting, which Commissioner Feng seconded. Commissioners Lardner and McCoy abstained from the motion, and Commissioner Robinson was not present for the motion. The motion was approved.

INFORMATION ITEMS

1. Fiscal Year 2023 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)
2. Guidelines for Project Based Vouchers without Competition under the Fairfax County Redevelopment and Housing Authority's Moving to Work Authority
3. Fairfax County Redevelopment and Housing Authority Student Scholarship Program

Commissioners requested a more detailed framework regarding launching the student scholarship program such as financing and the development of a comprehensive list of qualifying schools, i.e., trade schools, community colleges, and universities. Commissioner McCoy requested to be a member of the selection committee. Chairman McKenna asked the Commissioners to submit all questions to HCD staff to allow the opportunity to appropriately respond.

CLOSED SESSION

Commissioner Feng moved that the Fairfax County Redevelopment and Housing Authority go into Closed Session, for the following:

1. Pursuant to Virginia Code Section 2.2-3711(A)(3) for the discussion or consideration of the acquisition of real property for a public purpose, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA, specifically:
 - a. Dominion Square West located in the Hunter Mill District
 - b. 8326 Windfall Road in the Mount Vernon District
 - c. 6900 Fleetwood Road in the Dranesville District

Commissioner McCoy seconded the motion. The FCRHA went into Closed Session at 7:08 PM.

OPEN SESSION

Commissioner Feng 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. Commissioner McCoy seconded the motion.

The FCRHA took the following roll call vote:

AYE

C. Melissa McKenna, Chairman
Lenore Kelly, Vice Chair
Staci Alexander
Kenneth Feng
Richard Kennedy
Elisabeth Lardner
Roderick Maribojoc
Nicholas McCoy
Rod Solomon

NAY

ABSTAIN

Kristen Robinson

The motion carried and the Open Meeting resumed at 7:43 p.m.

CLOSED SESSION ITEM

2.

RESOLUTION NUMBER 01-22

Authorization for Fairfax County Redevelopment and Housing Authority to Exercise Right of Repurchase on Moderate Income Direct Sales (MIDS) Property at 8326 Windfall Road, Springfield, Virginia 22079 (Mount Vernon District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes purchase of the Moderate-Income Direct Sales (MIDS) Property at 8326 Windfall Road, Springfield, Virginia 22079 (Mount Vernon District) on the terms and conditions as discussed in the Closed Session on January 20, 2022, and

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

Commissioner Lardner moved to adopt Resolution Number 01-22, which Commissioner Alexander seconded. Commissioners Feng and McCoy opposed, and Commissioner Robinson abstained. The motion carried.

3.

RESOLUTION NUMBER 02-22

Fairfax County Redevelopment and Housing Authority Authorization to Purchase Workforce Dwelling Unit (WDU) Located at 6900 Fleetwood Road, Unit 508, McLean, Virginia 22101 (Dranesville District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the purchase of the Workforce Dwelling Unit (WDU) at 6900 Fleetwood Road, Unit 508, McLean, VA 22101 (Dranesville District) for resale in the WDU Program as described in the Closed Session Item on January 20, 2022.

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.

Vice Chair Kelly moved to adopt Resolution Number 02-22, which Commissioner Kennedy seconded. Commissioners Feng and Maribojoc opposed, and Commissioner Robinson abstained. The motion carried.

BOARD MATTERS

See Attachment 1.

ADJOURNMENT

The Chairman adjourned the meeting at 7:48 p.m.

(Seal)

C. Melissa McKenna, Chairman

Thomas Fleetwood, Assistant Secretary

Board Matters

January 20, 2022

Request for Pilot Program for Installation of Technology on the Fairfax County Redevelopment and Housing Authority (FCRHA) Properties

Commissioner Lardner asked for consideration of establishing a pilot program for installation of wi-fi into the common areas of the FCRHA properties, and creation of computer rooms for the senior housing properties. Commissioner Lardner also requested consideration of developing a pilot program with the Fairfax County Department of Neighborhood and Community Services or a local non-profit, to create an on-site social service support system for the senior housing properties. Commissioner Lardner stated that residents are independent when they move into the property; however, over the course of time, the needs of senior residents' change, and it will be beneficial to have on-site door knocking support available for residents. Chairman Melissa McKenna confirmed that she will speak with Tom Fleetwood, Director, Fairfax County Department of Housing and Community Development (HCD) to discuss what can be done.

Annual Filing of Statement of Economic Interest

Director Fleetwood reminded the Commissioners, who have not done so, to file their Statement of Economic Interest documents. Director Fleetwood thanked the Commissioners for their cooperation with completing the forms on an annual basis. He noted that the forms can be intrusive; however, when there are challenges with late filings, the agency does receive an audit finding, which we try to avoid. The deadline for filing is January 31, 2022.

Groundbreaking Ceremony for the One University Project

Director Fleetwood commended the Commissioners for the upcoming groundbreaking ceremony for the One University Project, scheduled for Thursday, January 27, 2022, at 1:00 p.m. Director Fleetwood expressed excitement for the upcoming ceremony and invited the Commissioners to join and celebrate this event. Chairman Melissa McKenna informed the Commissioners if there are concerns regarding the cold weather, there will be space heaters available for warmth.

Chairman McKenna closed the meeting thanking staff for attending the meeting and recognized them for their great work.