

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

October 24, 2019

On October 24, 2019, 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 Jonas, Vice Chair
Matthew Bell
Christopher Craig
Lenore Kelly
Albert J. McAloon
Ezra Rosser
Sharisse Yerby

ABSENT

Kenneth Feng
Richard Kennedy
Rod Solomon

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; Teresa Lepe, Acting Deputy Director, Real Estate, Finance and Development; Vincent Rogers, Director, Policy and Compliance (P&C); Benjamin Boxer, Marketing and Outreach Manager, P&C; Stephen Knippler, Senior Program Manager, P&C; Rex Peters, Associate Director, Design, Development and Construction (DDC); Abdi Hamud, Affordable and Workforce Housing Program Manager, DDC; Carol Erhard, Director, Homeownership; Peggy Gregory, Director, Rental Assistance; Laura Lazo, Associate Director, Real Estate Finance and Grants Management (REFGM); Kehinde Walker, Senior Program Manager, REFGM; Mike Trent, Network Analyst, Financial Management and Information Systems and Services. Also in attendance was FCRHA Counsel: Cynthia A. Bailey, Deputy County Attorney; Ryan Wolf and Susan Timoner, Assistant County Attorneys.

CITIZEN TIME

The FCRHA Chair opened citizen time at 7:00 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.

APPROVAL OF MINUTES

September 19, 2019

Commissioner McAloon moved to approve the Minutes of the September 19, 2019, FCRHA Meeting, which Commissioner Jonas seconded. The motion passed with Commissioner Yerby abstaining.

ACTION ITEM

1.

RESOLUTION NUMBER 38-19

Approval of Pilot Down Payment Assistance Program for Homebuyers of Fairfax County for Fairfax County First-Time Homebuyers Program Properties

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes a pilot down payment assistance program for Fairfax County First-Time Homebuyers Program properties as described in the Action Item presented to the FCRHA on October 24, 2019; and

BE IT FURTHER RESOLVED that staff is hereby authorized to take such actions as may be reasonably necessary to implement this program and/or exercise such delegated authority.

After a brief discussion, Commissioner Jonas moved to adopt Resolution Number 38-19, which Commissioner Yerby seconded. The motion passed unanimously.

2.

RESOLUTION NUMBER 39-19

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

BE IT RESOLVED, THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the proposed 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 October 24, 2019; and

BE IT FURTHER RESOLVED, THAT the FCRHA authorizes any Assistant Secretary, on behalf of the FCRHA, to execute and deliver the proposed 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;

and

BE IT FURTHER RESOLVED, THAT the FCRHA delegates authority to Thomas Fleetwood, in his capacity as an Assistant Secretary of the FCRHA (or any successor in that role) to negotiate and, in his discretion, agree to amendments to the forms of ground lease and/or development and loan agreements that are substantially similar to one of the provisions appearing on Attachment 13A or 13B to the Action Item presented to the FCRHA at its meeting on October 24, 2019.

After a brief discussion, Commissioner Bell moved to adopt Resolution Number 39-19, which Commissioner Yerby seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

1.

RESOLUTION NUMBER 41-19

Approval of Revisions to the Housing Choice Voucher Program Administrative Plan -
Chapter 17: Project-Based Vouchers

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the revision of Chapter 17: Project-Based Vouchers, of its Housing Choice Voucher Program Administrative Plan, as presented to the FCRHA at its meeting on October 24, 2019.

Commissioner Jonas moved to adopt Resolution Number 41-19, which Commissioner Rosser seconded. The motion passed unanimously.

2.

RESOLUTION NUMBER 42-19

Establishing the Schedule of Meeting Dates for 2020 for the
Fairfax County Redevelopment and Housing Authority

BE IT RESOLVED that the regular meetings and the Annual Meeting of the FCRHA for January through December 2020 will be held at the FCRHA Board Room at One University Plaza, 4500 University Drive, Fairfax, Virginia 22030 at 7:00 p.m., on the following dates unless the Chairman, or in the

Chairman's absence, the Vice Chairman, shall authorize a different time or location.

January	30
March	5
April	2
June	11
July	16 ANNUAL MEETING
September	24
October	29
December	17

Commissioner Jonas moved to adopt Resolution Number 42-19, which Commissioner Yerby seconded. The motion passed unanimously.

INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority Meeting Summary – September 19, 2019
2. Minutes of the Housing Ownership, Management, and Security Committee Meeting – October 16, 2019
3. Minutes of the Finance Committee Meeting – October 16, 2019
4. Minutes of the Planning and Development Committee Meeting – October 16, 2019
5. Summary of the Board of Supervisors' Health, Housing & Human Services Committee Meeting – September 17, 2019
6. Update on Use of Federal Community Development Block Grant (CBDG) Funds Awarded to Two Fairfax County Nonprofit Housing Organizations
7. Update on Workforce Dwelling Unit Purchase Policy

CLOSED SESSION

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

Pursuant to Virginia Code Section 2.2-3711(A)(3), for discussion and consideration of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of

the FCRHA; namely:

- One University, Braddock District
- North Hill, Mount Vernon District
- Oakwood, Lee District
- Autumn Willow, Springfield District

Pursuant to Virginia Code Section 2.2-3711(A)(6) for discussion of the investment of public funds that involve competition or bargaining, and where, if made public would adversely affect the financial interests of the FCRHA; and pursuant to Virginia Code Section 2.2-3711(A)(7) for the consultation with legal counsel regarding matters that require legal advice, specifically:

- Original Mount Vernon High School, Mount Vernon District

Pursuant to Virginia Code Section 2.2-3711(A)(7) and –(8) for consultation with outside legal counsel regarding matters that require legal advice and that pertain to actual or probable litigation, where such consultation in an open meeting would adversely affect the litigation posture of the FCRHA:

- Fair Housing Complaint of Nicole Johnson-Brown

Commissioner Jonas seconded the motion. The FCRHA went into Closed Session at 7:12 p.m.

OPEN SESSION

Commissioner Craig 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 during Closed Session. Commissioner Jonas seconded the motion.

The FCRHA took the following roll call vote:

AYE

Robert Schwaninger, Chairman
C. Melissa Jonas, Vice Chair
Matthew Bell
Christopher Craig
Lenore Kelly
Albert J. McAloon

NAY

ABSTAIN

Ezra Rosser
Sharisse Yerby

The motion carried and the Open Meeting resumed at 7:46 p.m.

RESOLUTION

1.

RESOLUTION NUMBER 43-19

Authorization to Pursue Foreclosure of Fairfax County Redevelopment and Housing Authority (FCRHA) First-Position Deed of Trust Loan on Affordable Dwelling Unit Located at 9222 Topaz Street, Fairfax, Virginia 22031 (Providence District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the foreclosure of the loan secured by the first-position deed of trust on the Affordable Dwelling Unit located at 9222 Topaz Street, Fairfax, VA 22031, in accordance with the terms discussed with the FCRHA in Closed Session on October 24, 2019, and

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 foreclosure, including, without limitation the advancing of such funds as described in Closed Session on October 24, 2019.

Commissioner Craig moved to adopt Resolution Number 43-19, which Commissioner Bell seconded. The motion passed unanimously.

BOARD MATTERS – See Attachment

ADJOURNMENT

The Chairman adjourned the meeting, at 7:57 p.m.

(Seal)

Robert Schwaninger, Chairman

Thomas Fleetwood, Assistant Secretary