

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

January 19, 2023

On January 19, 2023, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in Conference Rooms 9/10 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 Stanton, Vice Chair  
Staci Alexander  
Broderick Dunn  
Kenneth Feng  
Richard Kennedy  
Elisabeth Lardner  
Nicholas McCoy  
Rod Solomon

ABSENT

Roderick Maribojoc  
Kristen Robinson

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 & Development; Vincent Rogers, Director, Policy and Compliance (P&C); Linda Hoffman, Associate Director of Policy, P&C; Brandy Thompson, Management Analyst, P&C; Avis C. Wiley, Client Engagement Manager, P&C; Mike Trent, Network Analyst, Financial Management and Information Systems and Services; Anwar Iqbal, Community Developer, Design, Development and Construction; Debashish Chakravarty, Associate Director, Real Estate Finance (REF); Julie Chen, Senior Real Estate Finance Manager, REF; Laura Lazo, Associate Director, Grants Management (GM); Beverly Moses, Senior Grants Program Manager, GM.

Also in attendance was FCRHA Counsel: Cynthia A. Bailey, Deputy County Attorney; Brett Callahan, Susan Timoner, Alan Weiss and Ryan Wolf, Assistant County Attorneys.

CITIZEN TIME

The FCRHA Chairman opened citizen time at 7:01 p.m. Rick Galliher signed up in advance to speak and provided suggestions he believes will enhance recycling and waste management on FCRHA properties, and that will align with a plan adopted by the Fairfax County Board of Supervisors – the *Fairfax County Government and Schools Zero Waste Plan*. The Chairman closed citizen time at 7:06 p.m.

PUBLIC HEARING

The Draft Fairfax County Redevelopment and Housing Authority Moving to Work Plan for Fiscal Year 2024.

APPROVAL OF MINUTES

**December 15, 2022**

Commissioner Kennedy moved to approve the Minutes of the December 15, 2022 FCRHA Meeting, which Commissioner Feng seconded. The motion passed with Commissioner McCoy abstaining and the motion passing.

ACTION ITEM

1.

**RESOLUTION NUMBER 01-23**

Authorization to Execute the Proposed Comprehensive Agreement with LACM VA, LLC, a subsidiary of Lincoln Avenue Capital (LAC) for the Development of the Residences at Government Center II (RGCII) Multi-Family Housing (Braddock District)

**BE IT RESOLVED THAT** the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the execution of the proposed Comprehensive Agreement between the FCRHA and LACM VA, LLC to facilitate the development of the Residences at Government Center II project, as outlined in the Action Item presented to the FCRHA at its meeting on January 19, 2023, 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 Dunn moved to adopt Resolution Number 01-23, which Commissioner Alexander seconded. The motion passed unanimously.

ACTION ITEM

2.

**RESOLUTION NUMBER 02-23**

Authorization, Subject to the Approval of the Fairfax County Board of Supervisors, to Make Loans to Subsidiaries of Lincoln Avenue Capital up to an Aggregate Amount of \$14,000,000 to Finance Phase I of the Residences at Government Center II Development (Braddock District)

**WHEREAS**, Lincoln Avenue Capital (LAC) submitted requests for financing under the Fiscal Year 2023 Notice of Funding Availability (NOFA) for the development of the approximately 144-unit Phase I of the Residences at Government Center II project located at 12000 Government Center Parkway, Fairfax, Virginia (Project); and

**WHEREAS**, the Fairfax County Redevelopment and Housing Authority (FCRHA) wishes to assist LAC in the development of the Project to produce affordable multifamily rental housing in Fairfax County by providing one or more gap financing loans to subsidiaries of LAC; and

**WHEREAS**, the Project consists of two components, one to be funded with nine percent low-income housing tax credits (LIHTC) and one to be funded with four percent LIHTC; and

**WHEREAS**, LAC seeks one or more loans to the nine percent component borrower in the amount of \$6,000,000 and one or more loans to the four percent component borrower in the amount of \$8,000,000; and

**WHEREAS**, LAC seeks the flexibility to adjust the amounts of the loans between the components as design of the Project progresses, so long as the aggregate total remains no more than \$14,000,000.

**NOW, THEREFORE, BE IT RESOLVED** that the FCRHA, subject to approval by the Fairfax County Board of Supervisors, hereby authorizes:

- 1) Making one or more gap financing loans to the LAC subsidiary four percent component borrower for development of the Project in the amount of \$8,000,000, as described in the Action Item presented to the FCRHA on January 19, 2023; and
- 2) Making one or more gap financing loans to the LAC subsidiary 9% component borrower for development of the Project in the amount of \$6,000,000, as described in the Action Item presented to the FCRHA on January 19, 2023; and
- 3) Adjustment of the component loan amounts, so long as the aggregate loan amount does not exceed \$14,000,000.

**BE IT FURTHER RESOLVED** that the FCRHA authorizes any Assistant Secretary to negotiate and finalize loan terms on behalf of the FCRHA in substantial conformance with the Action Item presented to the FCRHA on January 19, 2023, and authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents, agreements, and instruments reasonably necessary or appropriate in connection with the making of the gap financing loans for the Project.

Commissioner Dunn moved to adopt Resolution Number 02-23, which Vice Chair Stanton seconded. Commissioner Feng abstained from the vote and the motion passed.

ACTION ITEM

3.

**RESOLUTION NUMBER 03-23**

Adoption of the Fairfax County Redevelopment and Housing Authority (FCRHA)  
All-Virtual Meeting Policy

**BE IT RESOLVED THAT** the POLICY FOR ALL-VIRTUAL PUBLIC MEETINGS is approved and adopted by the Fairfax County Redevelopment and Housing Authority (FCRHA), as presented to the FCRHA at its meeting on January 19, 2023.

Kennedy moved to adopt Resolution Number 03-23, which Commissioner Dunn seconded. The motion passed unanimously.

INFORMATION ITEMS

1. Minutes of the Production, Preservation & Partnerships Committee Meeting  
January 11, 2023
2. Fiscal Year 2024 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)

BOARD MATTERS

See Attachment 1.

ADJOURNMENT

The Chairman adjourned the meeting at 7:36 p.m.

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C. Melissa McKenna, Chairman

(Seal)

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Thomas Fleetwood, Assistant Secretary