

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

October 21, 2021

On October 21, 2021, 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
Broderick Dunn
Richard Kennedy
Elisabeth Lardner
Kristen Robinson
Rod Solomon

ABSENT

Kenneth Feng
Roderick Maribojoc
Nicholas McCoy

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; Vincent Rogers, Director, Policy and Compliance (P&C); Benjamin Boxer, Marketing and Outreach Manager, P&C; Stephen Knippler, Senior Program Manager, P&C; Avis C. Wiley, Client Engagement Manager, P&C, Mike Trent, Network Analyst, Financial Management and Information Systems and Services (FM-ISS); Ryan Sherriff, Director, Real Estate Finance and Grants Management (REFGM); Mark Buenavista, Director, Design, Development and Construction (DDC); Tony Esse, Associate Director, DDC; Anwar Iqbal, Community Developer, DDC; Peggy Gregory, Director, Rental Assistance. Also in attendance was FCRHA Counsel: Cynthia A. 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 7:00 p.m.

PUBLIC HEARING

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

APPROVAL OF MINUTES

Commissioner Solomon moved to approve the Minutes of the September 30, 2021, FCRHA Meeting, which Commissioner Vice Chair Kelly seconded. The motion passed with Commissioners Alexander, Robinson and Dunn abstaining.

ACTION ITEM

1.

RESOLUTION NUMBER 33-21

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY APPROVAL TO RESUBORDINATE THE AFFORDABLE HOUSING PARTNERSHIP PROGRAM LOAN ISSUED TO AHC LIMITED PARTNERSHIP – 12, IN THE ORIGINAL AMOUNT OF \$3,350,000, TO A NEW FIRST LIEN LOAN (MASON DISTRICT)

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) issued and sold its Multifamily Housing Revenue Bonds (Hollybrooke II Project) Series 2005 in the original aggregate principal amount of \$10,500,000 (the Bonds); and

WHEREAS, the proceeds of the Bonds were used to provide financing for the acquisition and rehabilitation of a 98-unit multifamily housing project known as Hollybrooke II (the Project), located in Fairfax County, at 3012 Patrick Henry Drive, Falls Church, Virginia; and

WHEREAS, in conjunction with the issuance of the Bonds, the FCRHA and the Fairfax County Board of Supervisors authorized the issuance of a loan under the Affordable Housing Partnership Program to the Project, in the original amount of \$3,350,000 (the AHPP Loan); and

WHEREAS, the proceeds of the Bonds were used to fund a partially amortized original first mortgage loan (Original First Lien Loan) requiring a balloon payment of outstanding principal and interest upon maturity, December 1, 2021; and

WHEREAS, the Project is owned by AHC Limited Partnership – 12 (the Borrower), a Virginia limited partnership; and

WHEREAS, AHC Inc. is an affiliate of the general partner of the Borrower; and

WHEREAS, AHC Inc. has secured a financing commitment from Bethpage Federal Credit Union for a new first mortgage loan (New First Lien Loan) to refinance the Original First Lien Loan; and

WHEREAS, AHC, Inc. has requested approval to resubordinate the AHPP Loan

to the New First Lien Loan, inclusive of certain waivers of AHPP Loan payment provisions;

NOW THEREFORE BE IT RESOLVED that the FCRHA approves the resubordination of the AHPP Loan to the New First Mortgage as described in Action Item 1 on October 21, 2021; and

BE IT FURTHER RESOLVED that the FCRHA authorizes its Chair, Vice Chair, or any Assistant Secretary to execute all documents and instruments necessary or appropriate to effectuate the resubordination of the AHPP Loan to the New First Lien Loan.

Commissioner Alexander moved to adopt Resolution Number 33-21, which Vice Chair Kelly seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

1.

RESOLUTION NUMBER 34-21

ESTABLISHING THE SCHEDULE OF MEETING DATES FOR 2022 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 2022 will be held at the Fairfax County Government Center Conference Room 11, 12000 Government Center Parkway, Fairfax, Virginia 22035 at 7:00 p.m., on the following dates unless the Chair, or in the Chair's absence, the Vice Chair, shall authorize a different time or location.

January 20
February 24
March 31
May 19
June 16
July 21 ANNUAL MEETING
September 15
October 20
November 17
December 15

Commissioner Kennedy moved to adopt Resolution Number 34-21, which Commissioner Alexander seconded. The motion passed unanimously.

INFORMATION ITEM

1. Minutes of the Production, Preservation & Partnerships Committee Meeting – October 13, 2021
2. Fiscal Year 2022 Housing Choice Voucher Payment Standards

Peggy Gregory, Director of the Rental Assistance Division, provided a brief presentation at the request of Commissioner Kennedy.

CLOSED SESSION

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

1. Pursuant to Virginia Code Sections 2.2-3711(A)(3), for discussion and consideration of the acquisition or disposition of real property for a public purpose, where discussion in an open meeting would adversely affect the bargaining position of the FCRHA, specifically:
 - a. One University located in the Braddock District.
 - b. Dominion Square Tysons Property located in the Hunter Mill District
 - c. Property located in the Providence District
2. Pursuant to Virginia Code Section 2.2-3711(A)(8) for consultation with legal counsel regarding specific legal matter requiring the provision of legal advice by such counsel, specifically:
 - a. Control periods for certain Affordable Dwelling Units located in the Lee and Providence Districts.

Commissioner Dunn seconded the motion. The FCRHA went into Closed Session at 7:09 p.m.

OPEN SESSION

Commissioner Lardner 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 Alexander seconded the motion.

The FCRHA took the following roll call vote:

AYE

NAY

ABSTAIN

C. Melissa McKenna, Chairman
Lenore Kelly, Vice Chair
Staci Alexander
Broderick Dunn
Richard Kennedy
Elisabeth Lardner
Kristen Robinson
Rod Solomon

The motion carried and the Open Meeting resumed at 7:39 p.m.

BOARD MATTERS

See Attachment 1.

ADJOURNMENT

The Chairman adjourned the meeting at 7:41 p.m.

(Seal)

C. Melissa McKenna, Chairman

Thomas Fleetwood, Assistant Secretary