

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

October 20, 2022

On October 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 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
Kenneth Feng
Richard Kennedy
Elisabeth Lardner
Roderick Maribojoc
Rod Solomon

ABSENT

Broderick Dunn
Nicholas McCoy
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; Benjamin Boxer, Marketing and Outreach Manager, Policy and Compliance (P&C); Linda Hoffman, Associate Director of Policy, P&C; Avis C. Wiley, Client Engagement Manager, P&C; Mike Trent, Network Analyst, Financial Management and Information Systems and Services; Mark Buenavista, Director, Design, Development and Construction (DDC); Marwan Mahmoud, Project Coordinator, DDC; Carol Erhard, Director, Homeownership and Relocation; Debashish Chakravarty, Associate Director, Real Estate Finance and Grants Management; Peggy Gregory, Director, Rental Assistance (RA); Samantha Gallo, Manager, RA; Margaret Johnson, Director, Rental Housing.

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

CITIZEN TIME

The FCRHA Chairman opened citizen time at 7:01 p.m. No one signed up in advance to speak; however, there were a total of six (6) individuals that requested to speak during Citizen Time. The name(s) of the individuals that spoke are Fran Hudson, Tammi Petrine, Jerry Poje, Shawn Endsley, Gary Maupin, and Mona Tauber. The Chairman closed citizen time at 7:18 p.m.

APPROVAL OF MINUTES
September 15, 2022

Commissioner Kennedy moved to approve the Minutes of the September 15, 2022, FCRHA Meeting, which Commissioner Lardner seconded. The motion passed with Commissioner Alexander abstaining.

ACTION ITEM

1.

RESOLUTION NUMBER 33-22

Authorization for FCRHA to Enter Into Covenant Agreements with Good Shepherd Housing and Family Services, Inc. in Connection with Seven Properties Purchased with Community Development Block Grant and HOME Investment Partnerships Program Funds (Franconia District)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Chairman, Vice Chair, or any Assistant Secretary of the FCRHA to enter into Covenant Agreements with Good Shepherd Housing and Family Services, Inc. (Good Shepherd) to allow seven properties in the Colchester Towne development in Alexandria, Virginia, in the Franconia District acquired by Good Shepherd with federal Community Development Block Grant and HOME Investment Partnerships Program funds awarded by the FCRHA, to be included with eleven other properties acquired by Good Shepherd as part of an agreement with Amazon.com, Inc. to ensure the properties remain affordable housing properties, as more fully described in the Item presented to the FCRHA at its October 20, 2022, meeting.

Vice Chair Stanton moved to adopt Resolution Number 33-22, which Commissioner Alexander seconded. The motion passed unanimously.

ACTION ITEM

2.

RESOLUTION NUMBER 34-22

Approval of Expenditure for Energy Improvements to 3700 Pender Drive (Providence District)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the use \$550,000 of the Unrestricted Operating Reserve

for miscellaneous energy improvements and upgrades at 3700 Pender Drive including, but not limited to, solar panels for the Pender Drive roof, replacement of all ceiling mounted light fixtures to LED and installation of low-E window film on all exterior windows, and as further substantially described in the item presented to the FCRHA on October 20, 2022.

Commissioner Solomon moved to adopt Resolution Number 34-22, which Commissioner Feng seconded. The motion passed unanimously.

ACTION ITEM

3.

RESOLUTION NUMBER 35-22

Authorization to Execute the Proposed Interim Agreement with Foulger-Pratt Development, LLC for the Redevelopment of Bowman Towne Court (Hunter Mill 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 Foulger-Pratt Development, LLC, to facilitate the redevelopment of the Bowman Towne Court affordable housing and library project, as outlined in the Action Item presented to the FCRHA at its meeting on October 20, 2022, 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 Kennedy moved to adopt Resolution Number 35-22, which Vice Chair Stanton seconded. Commissioner Feng abstained. The motion passed.

ACTION ITEM

4.

RESOLUTION NUMBER 36-22

Authorization to Execute an Agreement with Capital One Bank (USA), NA, Capital One Tysons Block C Owner, LLC, 1750 Old Meadow, LLC, 1820 Dolley Madison, LLC, SCG Development Partners, LLC, and the Fairfax County Board of Supervisors, Associated with Development of Somos at McLean Metro, McLean, Virginia (Providence District)

BE IT RESOLVED THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the execution of the proposed agreement with Capital One Bank (USA), NA, Capital One Tysons Block C Owner, LLC, 1750 Old Meadow, LLC, 1820 Dolley Madison, LLC, SCG Development Partners, LLC, and the Fairfax County Board of Supervisors, associated with development of Somos at McLean Metro, as outlined in the Action Item presented to the FCRHA at its meeting on October 20, 2022, 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 Solomon moved to adopt Resolution Number 36-22, which Commissioner Feng seconded. The motion passed unanimously.

ACTION ITEM

5.

RESOLUTION NUMBER 37-22

Authorization, Subject to the Approval of the Fairfax County Board of Supervisors, to Make a Supplemental Housing Blueprint Loan to the Autumn Willow Project in the Amount of \$4,300,000, to Finance the Development of The Lodge at Autumn Willow, Fairfax, Virginia (Springfield District)

WHEREAS, Autumn Willow 9, LLC and Autumn Willow 4, LLC, both Virginia limited liability companies, submitted requests for financing under the Housing Blueprint (Blueprint) as a source of financing for the development of the 150-unit Lodge at Autumn Willow; and

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) wishes to assist Autumn Willow 9, LLC and Autumn Willow 4, LLC to develop the 150-unit Lodge at Autumn Willow project in order to produce senior multifamily rental housing in Fairfax County by providing a loan to Autumn Willow 4, LLC, in the amount of \$1,300,000, and a loan to Autumn Willow 9, LLC in the amount of \$3,000,000, such amount may be adjusted between the two LLCs, provided the aggregate amount of the supplemental loan is \$4,300,000.

NOW, THEREFORE, BE IT RESOLVED that the FCRHA, subject to approval by the Board of Supervisors, hereby authorizes: 1) Making a loan to Autumn Willow 4, LLC, for the Lodge at Autumn Willow project in the amount of \$1,300,000, respectively, as described in the Action Item presented to the FCRHA on October 20, 2022; and 2) Making a loan to Autumn Willow 9, LLC, for the Lodge at Autumn

Willow project in the amount of \$3,000,000, respectively, as described in the Action Item presented to the FCRHA on October 20, 2022; and 3) The FCRHA recognizes that the supplemental loan amount between the two LLCs may change, however the aggregate amount will remain at \$4,300,000.

BE IT FURTHER RESOLVED that the FCRHA authorizes Thomas E. Fleetwood, Assistant Secretary, or any Assistant Secretary to negotiate all loan terms on behalf of the FCRHA and authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents, agreements, and instruments necessary or appropriate in connection with the making of the Loan for the development of the 150-unit Lodge at Autumn Willow.

Commissioner Feng moved to adopt Resolution Number 37-22, which Commissioner Alexander seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

1.

RESOLUTION NUMBER 38 -22

Establishing the Schedule of Meeting Dates for 2023 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 2023 will be held at the Fairfax County Government Center (*Conference Room to be determined*), 12000 Government Center Parkway, Fairfax, Virginia 22035 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	19
February	
March	16
April	
May	18
June	15
July	20 ANNUAL MEETING
August	Recess
September	14
October	19
November	
December	14

Commissioner Lardner moved to adopt Resolution Number 38-22, which Commissioner Solomon seconded. The motion passed unanimously.

INFORMATION ITEMS:

1. Minutes of the Production, Preservation & Partnerships Committee Meeting – October 12, 2022
2. Use of Housing Assistance Payment Reserves Under Moving to Work Flexibilities

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 disposition of real property where discussion in open session would adversely affect the bargaining position of the FCRHA; and pursuant to Virginia Code § 2.2-3711(A)(28) for the discussion or consideration of information subject to the PPEA exclusion of Virginia Code § 2.2-3705.6(11); and pursuant to Virginia Code Section 2.2-3711(A)(7) regarding probable litigation; and for consultation with legal counsel regarding specific legal matters that require the provision of legal advice pursuant to Virginia Code § 2.2-3711(A)(8); in connection with the following:
 - The PPEA process and Interim Agreement related to the Bowman Towne Court project (Hunter Mill District).
2. Pursuant to Virginia Code Section 2.2-3711(A) for the discussion or consideration of the disposition and acquisition of real property for a public purpose where discussion in open session would adversely affect the bargaining position of the FCRHA, specifically:
 - Property located at 6900 Fleetwood Road, Unit 411, McLean, Virginia
3. Pursuant to Virginia Code Section 2.2-3711(A) for the discussion or consideration of the acquisition of real property for a public purpose where discussion in open session would adversely affect the bargaining position of the FCRHA, specifically:
 - Property located in the Mount Vernon District

Commissioner Solomon seconded the motion. The FCRHA went into Closed Session at 7:57 p.m.

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 Lardner seconded the motion.

The FCRHA took the following roll call vote:

AYE

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

NAY

ABSTAIN

The motion carried and the Open Meeting resumed at 8:29 p.m.

CLOSED SESSION ITEM

1.

RESOLUTION NUMBER: 39-22

Fairfax County Redevelopment and Housing Authority Authorization to Purchase
Workforce Dwelling Unit (WDU) Located at 6900 Fleetwood Road, Unit 411,
McLean, VA 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 411, McLean, VA 22101 (Dranesville District) for resale in the WDU Program as described in the Closed Session Item on October 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 Stanton moved to adopt Resolution Number 39-22, which Commissioner Kennedy seconded. The motion passed unanimously.

BOARD MATTERS
See Attachment 1.

ADJOURNMENT
The Chairman adjourned the meeting at 8:53 p.m.

C. Melissa McKenna, Chairman

(Seal)

Thomas Fleetwood, Assistant Secretary