

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

January 23, 2025

On January 23, 2025, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the Fairfax County Redevelopment and Housing Authority Board Room, 4530 University Drive, Fairfax, Virginia.

CALL TO ORDER

FCRHA Chairman Lenore Stanton 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

Lenore Stanton, Chairman  
Elisabeth Lardner, Vice Chair  
Staci Alexander  
Steven Bloom  
Michael Cushing  
Nicholas McCoy  
Michael McRoberts  
Susan Vachal  
Paul Zurawski

ABSENT

Joe Mondoro

The remote location from which the following Commissioner participated is:

Staci Alexander – Palo Alto, California

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Thomas Fleetwood, Director; Anna Shapiro, Deputy Director, Real Estate Finance and Development; Jason Chia, Information Technology Manager, Central Services; Callahan Seltzer, Director, Real Estate & Community Development Finance (RECFD); Alexanne Yi, Senior Real Estate Finance Officer, RECFD; Laura Lazo, Associate Director, Grants Management (GM); Sherryn Craig, Program Manager, GM; Linda Hoffman, Director, Policy and Communications (P&C); Brandy Thompson, Management Analyst, P&C; and Mark Buenavista, Director, Capital Planning & Development (CPD); Marwan Mahmoud, Project Coordinator, CPD; Kim Callahan, Associate Development Director, CPD; and Valerie Piper, Capital Project Coordinator, CPD.

Also in attendance was FCRHA Counsel: Ryan Wolf, Senior Assistant County Attorney; Susan Timoner, and Richard Dzubin, Assistant County Attorneys.

**MOTION**

Pursuant to the FCRHA's Policy for Remote Participation in Meetings by Electronic Communication, Chairman Stanton noted for the record that there was a physical quorum present at the meeting location and asked for a motion that Commissioner Alexander be permitted to participate remotely in the meeting.

Commissioner Zurawski made the motion, which Commissioner Bloom seconded. The motion passed unanimously.

**MOTION**

Pursuant to the FCRHA's Policy for Remote Participation in Meetings by Electronic Communication, Chairman Stanton asked for a motion that Commissioner Alexander's voice was adequately heard in the meeting location.

Commissioner McRoberts made the motion, which Commissioner Zurawski seconded. The motion passed unanimously.

**CITIZEN TIME**

The FCRHA Chairman opened citizen time at 7:02 p.m. Eleven individuals signed up to speak during Citizen Time regarding the Franconia Government Center. The Chairman closed citizen time at 7:37 p.m.

**APPROVAL OF MINUTES**

**December 12, 2024**

Commissioner Zurawski moved to approve the Minutes of the December 12, 2024 FCRHA Meeting, which Commissioner McRoberts seconded. The motion passed with Commissioners Alexander and Vachal abstaining.

**ACTION ITEM**

1.

**RESOLUTION NUMBER 01-25**

Authorization, Subject to Board of Supervisors Approval, to Make Loans to Affiliates of Wellington Development Partners of up to \$9,400,000 to Finance the Development of Agape Chantilly House Phase One (Sully District)

**WHEREAS**, Wellington Development Partners (WDP) submitted a request for financing under the Fiscal Year 2025 Notice of Funding Availability for the development

of 101 units at Agape Chantilly House Phase One located at 3870 Centerview Drive, Chantilly (the Project); and

**WHEREAS**, at its January 23, 2025 meeting, the Fairfax County Redevelopment and Housing Authority (FCRHA) considered WDP's request for up to \$9,400,000 in subordinate financing for the Project; and

**NOW, THEREFORE, BE IT RESOLVED** that the FCRHA authorizes:

- 1) Providing financing to WDP for the development of the Project in the amount of up to \$9,400,000, as described in the Action Item presented to the FCRHA on January 23, 2025; and
- 2) Adjustment of the total Project loan amount between the four percent and nine percent LIHTC financing structures, as needed, as long as the total FCRHA subordinate debt does not exceed \$9,400,000.

**BE IT FURTHER RESOLVED** that the FCRHA authorizes any Assistant Secretary to negotiate and finalize loan terms and associated documents on behalf of the FCRHA in substantial conformance with the Action Item presented to the FCRHA on January 23, 2025, and authorizes its Chair, Vice Chair or any Assistant Secretary to execute all documents, agreements, and instruments reasonably necessary or appropriate in connection with issuing the FCRHA loan(s) for the Project.

Commissioner Bloom moved to adopt Resolution Number 01-25, which Vice Chair Lardner seconded. The motion passed unanimously.

ACTION ITEM  
2.

**RESOLUTION NUMBER 02-25**

Approval of Modifications to the Fairfax County Redevelopment and Housing Authority  
Student Scholarship Program

**BE IT RESOLVED THAT** the Fairfax County Redevelopment and Housing Authority (FCRHA) approves modifications to the student scholarship program, as outlined in the Action Item presented to the FCRHA on January 23, 2025.

Commissioner McCoy moved to adopt Resolution Number 02-25, which Commissioner Bloom seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

1.

**RESOLUTION NUMBER 03-25**

Approval of Chapter 19 of the Housing Choice Voucher Program Administrative Plan

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves Chapter 19 for inclusion in its Housing Choice Voucher Program Administrative Plan, as presented to the FCRHA on January 23, 2025.

Commissioner Zurawski moved to adopt Resolution Number 03-25, which Commissioner McCoy seconded. The motion passed unanimously.

INFORMATION ITEMS

1. Summary of the Board of Supervisors' Housing Committee Meeting – November 26, 2024
2. Fiscal Year 2026 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 FCRHA Chairman adjourned the meeting at 8:18 p.m.

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Lenore Stanton, Chairman

(Seal)

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Thomas Fleetwood, Assistant Secretary