

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

December 12, 2019

On December 12, 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  
Kenneth Feng  
Lenore Kelly  
Richard Kennedy  
Albert J. McAloon  
Ezra Rosser  
Rod Solomon  
Sharisse Yerby

ABSENT

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, Deputy Director, Real Estate, Finance and Development; Vincent Rogers, Director, Policy and Compliance (P&C); Elisa Johnson, Associate Director, P&C; Benjamin Boxer, Marketing and Outreach Manager, P&C; Stephen Knippler, Senior Program Manager, P&C; Ahmed Rayyan, Director, Design, Development, and Construction (DDC); Rex Peters, Associate Director, DDC; Mohamed Ghiwane, Project Manager, DDC; Warren Campbell, Housing Community Developer, DDC; Peggy Gregory, Director, Rental Assistance; Laura Lazo, Associate Director, Real Estate Finance and Grants Management (REFGM); Jyotsna Sharma, Associate Director, REFGM; Beverly Moses, Senior Program Manager, REFGM; Stuart Stallman, Financial Specialist, Financial Management and Information Systems and Services (FM-ISS); Mike Trent, Network Analyst, FM-ISS. Also in attendance was FCRHA Counsel: Cynthia A. Bailey, Deputy County Attorney; Alan Weiss, Ryan Wolf and Susan Timoner, Assistant County Attorneys.

PUBLIC HEARINGS

*Public Hearing on the Proposed Comprehensive Agreement with Arlington Partnership*

*for Affordable Housing (APAH) for the Development of the Oakwood Senior Housing Property (Lee District)*

FCRHA Chairman Schwaninger handed the gavel to Vice Chair Melissa Jonas.

#### MOTION

Chairman Schwaninger made a motion that the Fairfax County Redevelopment and Housing Authority defer the Public Hearing on the Proposed Comprehensive Agreement with Arlington Partnership for Affordable Housing (APAH) for the Development of the Oakwood Senior Housing Property (Lee District) to a date certain of January 30, 2020. Commissioner Craig seconded the motion. The motion passed unanimously.

Vice Chair Jonas handed the gavel to Chairman Schwaninger.

*Public Hearing on the Proposed Comprehensive Agreement with One University Development Partners, LLC for the Redevelopment of the One University Properties (Braddock District)*

The FCRHA Chair opened the Public Hearing at 7:01 p.m. Bill Barfield, Fairfax County Federation of Citizens Associations, spoke in objection to the dormitory portion of the One University Properties project. Mr. Barfield referenced letters that expressed this opposition, and Chairman Schwaninger requested that copies of these letters be provided to the HCD Director or the County Attorney for possible distribution. With no one else in the audience wishing to speak, the Chair closed the Public Hearing at 7:07 p.m.

#### CITIZEN TIME

The FCRHA Chair opened citizen time at 7:07 p.m. No one signed up in advance and no one in the audience wanted to speak. The Chair closed citizen time at 7:07 p.m.

#### APPROVAL OF MINUTES

##### **October 24, 2019**

Commissioner Jonas moved to approve the Minutes of the October 24, 2019, FCRHA Meeting, which Commissioner Yerby seconded. The motion passed with Commissioners Feng, Kennedy, and Solomon abstaining.

##### **November 14, 2019 Special Meeting**

Commissioner Bell moved to approve the Minutes of the November 14, 2019, FCRHA Special Meeting, which Commissioner Feng seconded. The motion passed with

Commissioner Jonas and Commissioner Solomon abstaining.

### **December 4, 2019 Special Meeting**

Commissioner Feng moved to approve the Minutes of the December 4, 2019, FCRHA Special Meeting, which Commissioner Jonas seconded. The motion passed with Commissioner Solomon and Commissioner Yerby abstaining.

### ACTION ITEM

1.

### **RESOLUTION NUMBER 51-19**

Award of \$2,366,875 in Federal Community Development Block Grant Program Funds and HOME Investment Partnerships Program Funds (including HOME Community Housing Development Organization Program Funds) to Three Fairfax County Nonprofit Housing Organizations

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Chairman, Vice Chairman, or any Assistant Secretary of the FCRHA to negotiate, execute and deliver contracts, loans and any other necessary or appropriate documents or agreements, in accordance with the applicable federal regulations for the use of Community Development Block Grant and HOME Investment Partnerships Program Funds, with the following nonprofit organizations, as more fully described in the item presented to the FCRHA at its December 12, 2019, meeting:

- (1) \$277,400 to Good Shepherd Housing and Family Services to acquire and renovate two (2) 2-bedroom condominium units within Alexandria. Residents would be provided rental housing as well as services to support their progress toward self-sufficiency. These units will serve two families who have experienced homelessness with incomes at or below 50 percent of Area Median Income (AMI), subject to underwriting by the Department of Housing and Community Development (HCD) Loan Underwriting Committee; and
- (2) \$470,000 to Marian Homes, Inc. to acquire and renovate a single-family home to provide community living for five individuals with household incomes at or below 30 percent of AMI with intellectual disabilities. Community Development Block Grant funds will be used exclusively for the acquisition of this unit, subject to underwriting by the HCD Loan Underwriting Committee, and

- (3) \$1,619,475 to Pathway Homes, Inc. to acquire ten (10) 1-bedroom units of affordable rental housing to provide affordable housing and supportive services to individuals who have experienced homelessness or are precariously housed and have special needs related to mental illness, co-occurring substance abuse disorders and intellectual disorders with incomes at or below 30 percent of AMI, subject to underwriting by the HCD Loan Underwriting Committee.

Commissioner Bell moved to adopt Resolution Number 51-19, which Commissioner Feng seconded. The motion passed unanimously.

2.

### **RESOLUTION NUMBER 52-19**

Authorization to Modify the Terms of the Contracts for Deferred Loans to Good Shepherd Housing and Family Services, Inc. (\$590,900) for Use of Federal Community Development Block Grant Funds

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the modification of its FY2020 CCFP CDBG award to Good Shepherd Housing and Family Services, Inc. (Good Shepherd), originally made on June 13, 2019, to require the acquisition of four (4) units instead of six (6) units with the FY 2020 funds; and

**BE IT FURTHER RESOLVED** that the FCRHA authorizes the Chairman, Vice Chairman, Secretary, or any Assistant Secretary of the FCRHA to negotiate, execute and deliver such documents as reasonably necessary to so modify the existing agreements with Good Shepherd.

After a brief presentation, Commissioner Bell moved to adopt Resolution Number 52-19, which Commissioner Solomon seconded. The motion passed unanimously.

### ADMINISTRATIVE ITEM

1.

## **RESOLUTION NUMBER 53-19**

### Approval of Revisions to the Housing Choice Voucher Program Administrative Plan - Chapter 18: Rental Assistance Demonstration Vouchers

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the revision of Chapter 18, Rental Assistance Demonstration Vouchers, of its Housing Choice Voucher Program Administrative Plan, as presented to the FCRHA at its meeting on December 12, 2019.

After a brief presentation and discussion, Commissioner Jonas moved to adopt Resolution Number 53-19, which Commissioner Kennedy seconded. The motion passed unanimously.

### INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority Meeting Summary – October 24, 2019
2. Fairfax County Redevelopment and Housing Authority Special Meeting Summary – November 14, 2019
3. Fairfax County Redevelopment and Housing Authority Special Meeting Summary – December 4, 2019
4. Minutes of the Housing Ownership, Management, and Security Committee Meeting – December 4, 2019
5. Minutes of the Finance Committee Meeting – December 4, 2019
6. Fairfax County Redevelopment and Housing Authority Strategic Plan: Status Report on Fiscal Year 2019 Plan
7. Update on Fairfax County Rental Program Rent Analysis

### 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 acquisition or disposition of real property, and where discussion in

an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA, and for matters requiring the provision of legal advice in consultation with legal counsel pursuant to Virginia Code Section 2.2-3711(A)(8):

- Acquisition of real property for a public purpose, which is located in the Lee District
- North Hill (Mount Vernon District)
- Autumn Willow (Springfield District)
- Oakwood (Lee District)
- One University (Braddock District)

Commissioner McAloon seconded the motion. The FCRHA went into Closed Session at 7:23 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  
Kenneth Feng  
Lenore Kelly  
Richard Kennedy  
Albert J. McAloon  
Ezra Rosser  
Rod Solomon  
Sharisse Yerby

NAY

ABSTAIN

The motion carried and the Open Meeting resumed at 7:55 p.m.

BOARD MATTERS – See Attachment

FCRHA Chairman Schwaninger handed the gavel to Vice Chair Melissa Jonas.

MOTION

During Board Matters Chairman Schwaninger made a motion that Thomas E. Fleetwood, Assistant Secretary, FCRHA, be authorized to act on behalf of the FCRHA to advertise and schedule a Tax Equity and Fiscal Responsibility Act (TEFRA) hearing with respect to the supplemental bond issue for the rehabilitation of the Murraygate Village Apartments.

Commissioner Bell seconded the motion. The motion passed unanimously.  
[The TEFRA hearing will take place at the FCRHA's next regular meeting on January 30, 2020.]

ADJOURNMENT

The Chairman adjourned the meeting, at 8:03 p.m.

(Seal)

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Robert Schwaninger, Chairman

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Thomas Fleetwood, Assistant Secretary