

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

June 14, 2018, Meeting

On June 14, 2018, 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
Matthew Bell
Christopher Craig
Kenneth Feng
Kevin Greenlief
Richard Kennedy
Albert J. McAloon
Sharisse Yerby

ABSENT

C. Melissa Jonas, Vice Chair
Willard Jasper
Rod Solomon

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; Hossein Malayeri, Deputy Director, Real Estate, Finance and Development; Kris Miracle, Director, Administration; Seema Ajrawat, Director, Financial Management and Information Systems and Services (FM-ISS); Russell Lee, Director, Rental Services (RS); Bryant Sanders, Housing Services Specialist, RS; Janelle Beverly, Management Analyst, RS; Carol Erhard, Director, Homeownership and Relocation; Leo LeDuc, Director, Property Management (PM); Toni Clemons-Porter, Associate Director, Senior Housing & Assisted Living, PM; Nicole Wickliffe, Director, Asset Management; Derek Dubard, Housing Community Developer, Asset Management; Ash Bhatia, Housing Community Developer, Asset Management; Vincent Rogers, Director, FCRHA Policy, Reporting and Communications (PRC); Elisa Johnson, Associate Director, FCRHA PRC; Steve Knippler, Senior Program Manager, FCRHA PRC; Mike Trent, Network Analyst, FM-ISS; Jodi Cienki, FCRHA Assistant. Also in attendance was FCRHA Counsel: Cynthia A. Bailey, Deputy County Attorney; Ryan Wolf, Alan Weiss and Christopher Sigler, Assistant County Attorneys.

PRESENTATION

Update on the Opening of the Rental Assistance Demonstration Wait List

At 7:00 p.m., Vincent Rogers, Director, FCRHA PRC, HCD, provided the FCRHA Commissioners with a presentation on the Opening of the Rental Assistance Demonstration Wait List.

CITIZEN TIME

The FCRHA Chair opened Citizen Time at 7:09 p.m. With no one signed up to speak and no one else in the audience wishing to speak, the Chair closed Citizen Time at 7:09 p.m.

APPROVAL OF MINUTES

April 12, 2018

Commissioner McAloon moved to approve the Minutes of the April 12, 2018, 2018, FCRHA Meeting, which Commissioner Kennedy seconded. The motion passed unanimously with Commissioners Craig and Feng abstaining.

ACTION ITEMS

1.

RESOLUTION NUMBER 15-18

Adoption of the Fiscal Year (FY) 2019 Consolidated Fairfax County Redevelopment and Housing Authority/Department of Housing and Community Development Operating and Capital Budget Plan

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) adopts the FY 2019 Consolidated FCRHA/Department of Housing and Community Development (HCD) Operating and Capital Budget plan for those funds appropriated by the FCRHA as presented to the FCRHA at its June 14, 2018 meeting; and

BE IT FURTHER RESOLVED, that the FCRHA acknowledges the Operating and Capital budgets and the FCRHA's requests for those funds appropriated by Fairfax County as presented to the FCRHA at its June 14, 2018 meeting.

Commissioner Greenlief moved to adopt Resolution Number 15-18, which Commissioner Kennedy seconded. The motion passed unanimously.

2.

RESOLUTION NUMBER 16-18

Fairfax County Redevelopment and Housing Authority (FCRHA) Approval of a Group Home Prime Lease Template for Certain FCRHA Properties Leased to the Fairfax-Falls Church Community Services Board (CSB); Authorization to Enter into New Prime Leases with CSB using the Group Home Prime Lease Template; and Approval of a Sublease Template between the CSB and Subtenant Service Providers

NOW THEREFORE BE IT RESOLVED THAT, the Fairfax County Redevelopment and Housing Authority (FCRHA) approves Prime Lease and Sublease Templates for use with Group Home Properties (Group Homes) leased by the FCRHA to the Fairfax-Falls Church Community Services Board (CSB), at Bath Street, Rolling Road, Leland House, Patrick Street, Minerva Fisher, and Beacon Hill, as presented to the FCRHA on June 14, 2018,

BE IT FURTHER RESOLVED THAT, the FCRHA approves entering into new Prime Leases of the Group Homes with the CSB, effective upon expiration of each Prime Lease, or, if sooner, at the time the CSB enters into a new Sublease with a service provider approved by the FCRHA all in accordance with the item presented to the FCRHA on June 14, 2018;

BE IT FURTHER RESOLVED THAT that the FCRHA authorizes the use of the Sublease Templates for group homes with programs for mental health, intellectual disabilities and substance abuse disorders leased to the CSB;

BE IT ALSO RESOLVED that the FCRHA authorizes Thomas Fleetwood, Assistant Secretary, and any other Assistant Secretary, on behalf of the FCRHA, to execute and deliver any agreements or other documents in connection with the foregoing approvals.

Commissioner Craig moved to adopt Resolution Number 16-18, which Commissioner McAloon seconded. The motion passed unanimously.

3.

RESOLUTION NUMBER 17-18

Fairfax County Redevelopment and Housing Authority (FCRHA) Consent for the Fairfax-Falls Church Community Services Board (CSB) to Enter into a Sublease Agreement with Gateway Homes, Inc. for 2504 Patrick Street, Vienna, VA 22180

(Providence District) and 2605 Beacon Hill Road, Alexandria, VA 22306 (Mount Vernon District).

BE IT HEREBY RESOLVED THAT that the Fairfax County Redevelopment and Housing Authority (FCRHA) consents to subleases between the Fairfax-Falls Church Community Services Board and Gateway Homes, Inc., to support a program for adults with Serious Mental Illness (SMI) and/or co-occurring behavioral health diagnosis at the Beacon Hill and Patrick Street Group Homes, as presented to the FCRHA on June 14, 2018.

Commissioner Craig moved to adopt Resolution Number 17-18, which Commissioner Feng seconded. The motion passed unanimously.

4.

RESOLUTION NUMBER 18-18

Adoption of Fairfax County Redevelopment and Housing Authority (FCRHA) Policy Concerning Participation in Homeowner Association (HOA) Elections

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) adopts a policy that determines how the FCRHA will vote in elections for (1) the Reston Association, and (2) all other homeowner association (HOA) elections for which the FCRHA is authorized to vote in HOA elections, as described in the Action Item presented to the FCRHA on June 14, 2018.

Commissioner Craig moved to adopt Resolution Number 18-18, which Commissioner McAloon seconded. The motion passed unanimously.

ADMINISTRATIVE ITEMS

1.

RESOLUTION NUMBER 19-18

Approval of Revisions to the Housing Choice Voucher Program Administrative Plan

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the revision of Chapter 4, Applications, Waiting List, and Tenant Selection, Chapter 5, Briefings and Voucher Issuance, and Chapter 18, Rental Assistance Demonstration Vouchers, of its Housing Choice Voucher Program

Administrative Plan, as presented to the FCRHA at its meeting on June 14, 2018, subject, as applicable, to approval by the U.S. Department of Housing and Urban Development of the FCRHA's FY 2019 Moving to Work (MTW) Plan.

After a brief presentation by Amy Ginger, Deputy Director, Operations, Commissioner Kennedy moved to adopt Resolution Number 19-18, which Commissioner Bell seconded. The motion passed with Commissioner Feng abstaining.

2.

RESOLUTION NUMBER 20-18

Approval of Changes to the First-Time Homebuyers (FTHB) Program Resale Policy

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes changes to the First-Time Homebuyers Program resale policy and preferences as described in the Administrative Item presented to the FCRHA on June 14, 2018; and

BE IT FURTHER RESOLVED that staff is hereby authorized to take such actions as may be reasonably necessary to implement these changes and/or exercise such delegated authority.

Commissioner Greenlief moved to adopt Resolution Number 20-18, which Commissioner McAloon seconded. The motion passed unanimously.

3.

RESOLUTION NUMBER 21-18

Certification of Commitment to Revise Chapter 4 of the Housing Choice Voucher Administrative Plan to Create a Preference for Mainstream Voucher Households, Subject to Award of New Mainstream Vouchers from the U.S. Department of Housing and Urban Development to the Fairfax County Redevelopment and Housing Authority

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes staff to include a certification statement in the FCRHA's Mainstream Voucher application to U.S. Department of Housing and Urban Development (HUD), as described in the Administrative Item presented to the FCRHA on June 14, 2018; and

BE IT FURTHER RESOLVED, that the FCRHA authorizes any Assistant Secretary to effectuate any Memorandums of Understanding with other partner agencies that are relevant for the Mainstream Voucher application, as described in the Administrative Item presented to the FCRHA on June 14, 2018; and

BE IT FURTHER RESOLVED, that the FCRHA certifies that it will revise its Housing Choice Voucher Administrative Plan to create a preference for households that qualify for Mainstream Vouchers, subject to the FCRHA receiving an award of Mainstream Vouchers from HUD.

Commissioner Greenlief moved to adopt Resolution Number 21-18, which Commissioner Kennedy seconded. The motion passed unanimously.

INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority Regular Meeting Summary – April 12, 2018
2. Minutes of the Housing Ownership, Management and Security Committee Meeting – June 6, 2018
3. Minutes of the Finance Committee Meeting – June 6, 2018
4. Summary of the Board of Supervisors' Health, Housing & Human Services Committee Meeting – May 8, 2018
5. Braddock Glen Space Usage Update (Braddock District)
6. Housing Assistance for Residents Affected by Fire at Forest Glen Senior Apartments (Sully District)
7. Lender Foreclosure of Homebuyers Equity Loan Program Property at 6209 Bella Drive, Centreville, VA 20121 (Sully District)
8. Fairfax County Redevelopment and Housing Authority Calendar of Meetings – July and August 2018

CLOSED SESSION

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

I. Pursuant to Virginia Code Section 2.2-3711(A)(3), for discussion and consideration of the acquisition of real property for a public purpose where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA, namely:

- 8189 Cockburn Court, Lorton
- 8901 Waldren Way, Lorton
- 10851 Murray Downs, Reston

II. Pursuant to Virginia Code Section 2.2-3711(A)(3), for discussion and consideration of the disposition of publicly held real property, namely:

- The North Hill Property, Richmond Highway, Alexandria

III. Pursuant to Virginia Code Section 2.2-3711(A)(7), for consultation with legal counsel pertaining to actual litigation, where such consultation in an open meeting would adversely affect the negotiating or litigation posture of the FCRHA, namely:

- *FCRHA v. Hyun Suk Kim, et al.*, (4379 Americana Drive, Unit 203, Annandale)
- *Wilmington Savings Fund Society, et al., v. FCRHA, et al.*, (14142 Darkwood Circle, Centreville)

IV. Pursuant to Virginia Code Sections 2.2-3711(A)(1) and (A)(8), for consultation with counsel regarding legal matters at Woodley Hills that require the provision of legal advice; and the discussion of the performance of divisions within HCD that will necessarily involve the performance of specific individuals.

Commissioner Bell seconded the motion. The FCRHA went into Closed Session at 7:28 p.m.

OPEN SESSION RESUMES

Commissioner Craig moved that the members of the FCRHA 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 FCRHA during Closed Session. Commissioner McAloon seconded the motion.

The FCRHA took the following roll call vote:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Robert Schwaninger, Chairman		
Matthew Bell		
Christopher Craig		
Kenneth Feng		
Kevin Greenlief		
Richard Kennedy		
Albert J. McAloon		
Sharisse Yerby		

The motion carried and the Open Meeting resumed at 8:19 p.m.

RESOLUTIONS

1.

RESOLUTION NUMBER 22-18

Request for Fairfax County Redevelopment and Housing Authority (FCRHA) Approval of Affordable Dwelling Unit (ADU) Settlement Terms – 4379 Americana Drive, Unit 203, Annandale, VA - The Fairfax County Redevelopment and Housing Authority v. Hyun Suk Kim, Professional Foreclosure Corporation of Virginia, Trustees and Wells Fargo Bank, N.A., Case No. CL-2017-14651 (Fx. Co. Cir. Ct.) (Braddock District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes proceeding with this matter as set under the terms and conditions outlined by the Office of the County Attorney in Closed Session on June 14, 2018, and

BE IT FURTHER RESOLVED that staff and any Assistant Secretary are authorized to take such actions and to execute and deliver such documents as may be reasonably necessary to effectuate such settlement or purchase at foreclosure.

Commissioner Craig moved to adopt Resolution Number 22-18, which Commissioner Feng seconded. The motion passed unanimously.

2.

RESOLUTION NUMBER 23-18

Request for Fairfax County Redevelopment and Housing Authority (FCRHA) Approval of Affordable Dwelling Unit (ADU) Settlement Terms – 8189 Cockburn Court, Lorton, Virginia 22079 (Mount Vernon District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the settlement of the dispute with the lender regarding the Affordable Dwelling Unit located at 8189 Cockburn Court, Lorton, Virginia 22079, as described in the Closed Session Item on June 14, 2018, and

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 settlement or purchase at foreclosure.

Commissioner Bell moved to adopt Resolution Number 23-18, which Commissioner Greenlief seconded. The motion passed unanimously.

3.

RESOLUTION NUMBER 24-18

Authorization for Fairfax County Redevelopment and Housing Authority (FCRHA) to Exercise Right of Repurchase on Moderate Income Direct Sales (MIDS) Property at 8901 Waldren Way, Lorton, Virginia 22079 (Mount Vernon District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes purchase of the Moderate Income Direct Sales (MIDS) Property at 8901 Waldren Way, Lorton, Virginia 22079 (Mount Vernon District) on the terms and conditions as discussed in the Closed Session on June 14, 2018, and

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.

Commissioner Bell moved to adopt Resolution Number 24-18, which Commissioner Feng seconded. The motion passed unanimously.

BOARD MATTERS – See Attachment

ADJOURNMENT

Commissioner Bell moved to adjourn the meeting, which Commissioner Kennedy seconded. The motion passed unanimously and the meeting adjourned at 8:28 p.m.

(Seal)

Robert Schwaninger, Chairman

Thomas Fleetwood, Assistant Secretary