

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

December 4, 2024

On December 4, 2024, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in Conference Rooms 4/5 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia.

CALL TO ORDER

FCRHA Chairman Lenore Stanton called the Special Meeting of the FCRHA to order at 6:03 p.m. Attendance for all, or part of the meeting, was as follows:

PRESENT

Lenore Stanton, Chairman
Elisabeth Lardner, Vice Chair
Steven Bloom
Michael Cushing
Joe Mondoro
Paul Zurawski

ABSENT

Staci Alexander
Nicholas McCoy
Michael McRoberts
Susan Vachal

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; Mark Buenavista, Director, Capital Planning and Development; Linda Hoffman, Director, Policy and Communications (P&C); Brandy Thompson, Management Analyst, P&C; Jason Chia, Information Technology Manager, Central Services; Brittany Choi, Administrative Assistant – Human Resources, Central Services; Laura Lazo, Associate Director, Grants Management (GM); Sharon Shields, Program Manager, GM; and Margaret Johnson, Director, Rental Housing.

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

DRAFT ACTION ITEM FOR DECEMBER 12, 2024

1.

Authorization to: 1) Release Certain Racially Restrictive Covenants from the Franconia Government Center Property (Franconia District); and 2) Release Other Such Covenants, if Identified, on Other Fairfax County Redevelopment and Housing Authority (FCRHA) Properties

FCRHA counsel provided an overview of the request to release racially restrictive covenants from the Franconia Government Center property. Counsel noted that some

racially restrictive covenants that apply to the parcels of the Franconia Government Center had been identified by a professor. In response to that finding, HCD staff is requesting authorization from the FCRHA to release those covenants and others that may be identified on FCRHA properties in the future. There was no discussion among the FCRHA Commissioners regarding this request.

DRAFT ACTION ITEM FOR DECEMBER 12, 2024

2.

Authorization to Terminate Cooperation Agreement at Minerva Fisher (Providence District), with the Fairfax -Falls Church Community Services Board (CSB) and Enter into Direct Landlord Status and Lease Agreement with Community Residences, Inc. (CRi), a non-profit organization

HCD staff provided an overview of the Minerva Fisher property and the request to terminate the cooperation agreement with the CSB. Staff explained that CSB is terminating their oversight of the 12-bed group home operated at Minerva Fisher, a property owned by the FCRHA which houses persons with intellectual and developmental disabilities. CSB is moving away from operating housing, so if approved, the FCRHA would take over landlord status and enter into a lease with CRi directly. Staff further explained that the FCRHA receives revenue on the property through a Housing Assistance Payments (HAP) contract, so there is enough revenue for associated operational costs without any concerns. FCRHA Commissioners and HCD staff discussed the reason for eight individuals being housed at the property despite the HAP contract covering 12 units. Staff clarified that due to the needs of the residents, CRi can only accommodate eight (8) individuals at this time. It was noted that staff has been in discussions with the U.S. Department of Housing and Urban Development regarding the remaining four (4) units, so there may be an opportunity in the future to relocate them.

DRAFT ACTION ITEM FOR DECEMBER 12, 2024

3.

Award of Fiscal Year 2025 Federal Community Development Block Grant Funding to a Fairfax County Nonprofit Affordable Housing Organization

HCD staff provided a summary of the request to award funds from the fiscal year 2025 Community Development Block Grant (CDBG) funding. Staff explained that two proposals were received in response to the Request for Proposals (RFP) issued, but only the proposal from Good Shepherd Housing and Family Services, Inc. (Good Shepherd) was deemed eligible. Good Shepherd will use the funding to acquire three townhouses in the Mason, Braddock or Providence Magisterial Districts to benefit three families who are at high risk of homeless or have experienced homelessness. Staff

noted that if approved, there will be approximately \$500,000 left over which could be carried over into fiscal year 2026 or reallocated for other projects in fiscal year 2025. FCRHA Commissioners requested clarification on the reason for leftover funds for which staff clarified that Good Shepherd requested a funding amount which was less than that made available through the RFP.

DRAFT ADMINISTRATIVE ITEM FOR DECEMBER 12, 2024

1.

Approval of Revisions to the Housing Choice Voucher Program Administrative Plan,
Chapter 7

HCD staff provided an overview of proposed changes to Chapter 7 of the Housing Choice Voucher (HCV) Administrative Plan. Staff noted that information relevant to the proposed revisions was previously discussed with the Commission and was deferred from the FCRHA's last meeting. Staff explained that there are five categories of proposed policy changes which cover a variety of verification requirements for the Housing Choice Voucher program. There was no discussion among the FCRHA Commissioners regarding the proposed revisions to Chapter 7.

DRAFT ADMINISTRATIVE ITEM FOR DECEMBER 12, 2024

2.

Approval of Revisions to the Housing Choice Voucher Program Administrative Plan,
Chapter 17

HCD staff provided an overview of proposed changes to Chapter 17 of the HCV Administrative Plan, which cover the policies for the FCRHA's project-based voucher program. Staff explained that many of the proposed policy changes are driven by the Housing Opportunity Through Modernization Act (HOTMA) and can be implemented immediately. There are seven categories of proposed policy changes which include: policies that are mandated by HOTMA, discretionary policies offered by HOTMA, existing policies modified by HOTMA, non-HOTMA related policy updates, language clarifications, and one new non-HOTMA policy. Staff highlighted one of the proposed changes which includes adopting an owner-based waiting list for Chesterbrook Residences, an assisted living facility, noting that it is very difficult for staff to identify applicants appropriate for the property due to age requirements and services needed. Staff also highlighted several policy changes to the project-based voucher program that would be beneficial to the FCRHA's efforts to develop 10,000 new units of affordable housing. There was no discussion among the FCRHA Commissioners regarding this request.

DRAFT ADMINISTRATIVE ITEM FOR DECEMBER 12, 2024

3.

Establishing the FCRHA Committee of the Whole and 2025 Schedule of Meeting Dates

HCD staff provided an overview of the establishment of the FCRHA Committee of the Whole and the proposed meeting dates. Staff explained that the item formalizes the structure and meeting dates of a proposed Committee of the Whole for the FCRHA as requested by Chair Stanton in a Board Matter at the October 10, 2024, meeting of the FCRHA. The Committee would allow for more robust discussion among Commissioners for non-routine items and allow more time for staff to respond to questions from the Commissioners. Staff noted that the proposed Committee of the Whole would be comprised of all Commissioners and no action would be taken on any items. All Committee meetings would be open to the public, comply with the Virginia Freedom of Information Act, and follow the FCRHA's adopted all-virtual and remote participation policies. There was no discussion among the FCRHA Commissioners regarding the proposed Committee or the schedule of meeting dates.

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4.

Adoption of the Fairfax County Redevelopment and Housing Authority Rules of Procedure

HCD staff provided a summary of the proposed FCRHA Rules of Procedure, which will govern the operation of meetings of the FCRHA including meetings of the proposed Committee of the Whole. Staff noted that if approved, the Rules of Procedure would provide greater transparency, clarity, and consistency on protocols which are modeled after those used by the Fairfax County Board of Supervisors (BOS). It was highlighted that staff are currently evaluating ways to make FCRHA meetings and the provision of public comment and testimony more accessible to all members of the community, the feasibility of posting audio recordings of the meetings, as well as alternate methods for the submission of public testimony for both public comment and public hearings. FCRHA Commissioners and counsel discussed whether there was a requirement to live stream FCRHA meetings via video or audio. FCRHA Commissioners requested to modify certain language in the Rules of Procedures relevant to the Conduct of Business to further enhance access to members of the public.

DRAFT ADMINISTRATIVE ITEM FOR DECEMBER 12, 2024

5.

Establishing the Schedule of Meeting Dates for Calendar Year 2025 for the Fairfax County Redevelopment and Housing Authority

HCD staff provided an overview of the proposed schedule of meeting dates for calendar year 2025 for the FCRHA, noting that there are 10 regularly scheduled meeting dates being proposed. Staff explained that the FCRHA By-Laws require that its meeting dates be adopted no later than the last meeting on the currently approved schedule which will be held on December 12, 2024. The FCRHA's Annual Meeting will be held in July 2025 as required by the FCRHA By-Laws. Staff noted that holidays, religious and cultural observances, and the Fairfax County Board of Supervisor meeting schedule were considered in planning the calendar. FCRHA Commissioners requested that staff send calendar invites to all Commissioners for all Committee of the Whole and FCRHA meetings in advance.

ADJOURNMENT

The FCRHA Chairman adjourned the meeting at 6:25 p.m.

Lenore Stanton, Chairman

(Seal)

Thomas Fleetwood, Assistant Secretary