

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

April 7, 2021, Special Meeting

On April 7, 2021, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met electronically via Webex because it was not safe to physically assemble a quorum due to the COVID-19 pandemic.

CALL TO ORDER

FCRHA Chair Melissa McKenna called the Meeting of the FCRHA to order at 5:32 p.m. Attendance for all, or part of the meeting, was as follows:

PRESENT

C. Melissa McKenna, Chair  
Lenore Kelly, Vice Chair  
Staci Alexander  
Matthew Bell  
Broderick Dunn  
Kenneth Feng  
Richard Kennedy  
Roderick Maribojoc  
Kristen Robinson  
Rod Solomon

ABSENT

Nicholas McCoy

The remote locations from which each Commissioner testified are:

C. Melissa McKenna, Chair – Herndon, Virginia  
Lenore Kelly, Vice Chair – Fairfax, Virginia  
Staci Alexander – Annandale, Virginia; arrived after meeting start  
Matthew Bell – Washington, D.C.  
Broderick Dunn – Fairfax, Virginia  
Kenneth Feng – Herndon, Virginia  
Richard Kennedy – Reston, Virginia  
Roderick Maribojoc – Fairfax, Virginia  
Kristen Robinson – Falls Church, Virginia  
Rod Solomon – Oakton, Virginia

Also present at the meeting via Webex 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); Benjamin Boxer, Marketing and Outreach Manager, P&C; Stephen Knippler, Senior Program Manager, P&C; Seema Ajrawat, Director, Financial Management and Information Systems and Services (FM-ISS); Jodi Cienki, Administrative Assistant, FM-

ISS; Jason Chia, Information Technology Manager, FM-ISS; George Rodriguez, Information Technician, FM-ISS; Mike Trent, Network Analyst, FM-ISS; Ryan Sherriff, Director, Real Estate Finance and Grants Management (REFGM); Jyotsna Sharma, Associate Director, REFGM; Debashish Chakravarty, Senior Real Estate Finance Officer, REFGM; Margaret Johnson, Director, Rental Housing; Peggy Gregory, Director, Rental Assistance; Judith Cabelli, Director, Affordable Housing Development (AHD); Abdi Hamud, Affordable and Workforce Housing Program Administrator, AHD; Mark Buenavista, Director, Design, Development and Construction (DD&C); Regina Coyle, Planner, DD&C; Diana Pina, Division Director, Office to Prevent and End Homelessness (OPEH); Stephanie Carl, Coordinated Entry Systems Manager, OPEH. Also participating via Webex was FCRHA Counsel: Cynthia A. Bailey, Deputy County Attorney; Alan Weiss and Susan Timoner, Assistant County Attorneys. Public access was achieved because the Webex information for accessing the meeting was properly noticed.

After a complete roll call of the Commission, FCRHA Chair McKenna passed the virtual gavel to Vice Chair Kelly.

#### MOTION

Chair McKenna made a motion that each Commissioner's voice may be adequately heard by each other Commissioner of the FCRHA.

Commissioner Kennedy seconded the motion. The motion passed unanimously.

#### MOTION

Chair McKenna made a motion that the State of Emergency caused by the COVID-19 pandemic makes it unsafe for the FCRHA and the public to physically attend this meeting in person, and the usual procedures cannot be implemented safely or practically. Chair McKenna further moved that the FCRHA conduct this meeting electronically through a dedicated video- and audio-conferencing line, and that the public may access this meeting via the Attendee Link of <https://fairfax.webex.com/fairfax/onstage/g.php?MTID=e16abd80e2891e98f9c9db3dca07122af>, which was included in the public meeting notice; Event Number: 129 484 8711; Event Password: 2021. If unable to join online, the public may still join by calling: United States Toll Free 1-844-621-3956; and entering access code: 129 484 8711.

Commissioner Solomon seconded the motion. The motion passed unanimously.

#### MOTION

Chair McKenna made a motion that all of the matters addressed on the April 7, 2021

agenda relate to the COVID-19 emergency itself, are necessary for continuity in Fairfax County government, and/or are statutorily required or necessary to continue operations and the discharge of the FCRHA's lawful purposes, duties, and responsibilities.

Commissioner Feng seconded the motion. The motion passed unanimously.

Vice Chair Kelly returned the virtual gavel to Chair McKenna.

#### PUBLIC HEARING

*Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing on Bond Issuance for One University (Braddock District)*

This public hearing was held telephonically under the State law during COVID-19 under the State of Emergency orders issued by Governor Ralph Northam during the pandemic crisis.

The FCRHA Chair opened the Public Hearing at 5:37 p.m.

With no one signed up in advance and no one who had accessed the meeting wishing to speak, the Chair closed the Public Hearing at 5:38 p.m.

#### PUBLIC HEARING

*Fairfax County Redevelopment and Housing Authority Fiscal Year 2022 Proposed Budget and the Certification that the FY 2022 Proposed Budget is Consistent with the Adopted FCRHA Strategic Plan for FY 2022*

This public hearing was held telephonically under the State law during COVID-19 under the State of Emergency orders issued by Governor Ralph Northam during the pandemic crisis.

The FCRHA Chair opened the Public Hearing at 5:38 p.m.

With no one signed up in advance and no one who had accessed the meeting wishing to speak, the Chair closed the Public Hearing at 5:39 p.m.

#### ACTION ITEM

1.

## RESOLUTION NUMBER 08-21

Authorization, Subject to the Approval of the Board of Supervisors, to Issue Tax-Exempt Multifamily Housing Revenue Bonds in an Aggregate Amount Not to Exceed \$20,000,000 for One University Senior Apartments (Braddock District)

**WHEREAS**, the Fairfax County Redevelopment and Housing Authority (the "Authority") is a political subdivision of the Commonwealth of Virginia, established pursuant to the Virginia Housing Authority Law, Title 36, Chapter 1, *Code of Virginia*, 1950, as amended (the "Act"), and is authorized thereby to issue its notes and bonds from time to time to fulfill its public purposes within the meaning of the Act; and

**WHEREAS**, pursuant to and in accordance with the Act, the Authority desires to issue and sell its Multifamily Housing Revenue Bonds (One University Senior Apartments Project) in one or more series or subseries pursuant to a plan of finance in the aggregate principal amount not to exceed \$20,000,000 (the "Bonds") on a tax-exempt basis; and

**WHEREAS**, the proceeds of the Bonds will be used, together with other sources, to provide financing for the construction of 120 units for seniors aged 62 and up with incomes not more than 60 percent of AMI in the multifamily housing project known as One University Senior Apartments (the "Senior Project"), located in Fairfax County, on University Drive, Fairfax, Virginia; and

**WHEREAS**, the Senior Project will be owned by One University Senior, LLC; and

**WHEREAS**, the Bonds are and will be limited obligations, payable from the revenues pledged thereto pursuant to the trust indenture pursuant to which the Bonds will be issued; and as required by the Act, the Bonds shall not be a debt of Fairfax County, Virginia, the Commonwealth of Virginia or any political subdivision thereof (other than the Authority) and neither Fairfax County, Virginia, nor the Commonwealth of Virginia or any political subdivision thereof (other than the Authority) will be liable thereon, nor in any event shall the Bonds be payable out of any funds other than those received by the Authority pledged therefore pursuant to the indenture, and the Bonds shall not constitute an indebtedness by the Authority within the meaning of any constitutional or statutory debt limitation or restriction; and

**WHEREAS**, Thomas Fleetwood as Assistant Secretary on behalf of the Authority has executed a Declaration of Intent evidencing the Authority's intent to issue and sell the Bonds in an aggregate principal amount not to exceed \$20,000,000; and

**WHEREAS**, pursuant to Section 147 of the Internal Revenue Code, the Authority is required to hold a public hearing ("TEFRA Hearing") in connection with the issuance of the tax-exempt Bonds; and

**WHEREAS**, the Authority held the TEFRA Hearing on April 7, 2021; and

**WHEREAS**, for the purposes of compliance with Section 147(f) of the Internal Revenue Code of 1986, as amended, the proposed bond issue must be approved by the Fairfax County Board of Supervisors.

**NOW, THEREFORE, BE IT RESOLVED**, that the Authority authorizes all necessary actions be taken in order for the Authority to request the Fairfax County Board of Supervisors to approve the proposed bond issue as described in the Action Item presented to the Authority at its special meeting on April 7, 2021, and submit an application to VADHCD for Private Activity volume cap for the Project.

Commissioner Dunn moved to adopt Resolution Number 08-21, which Commissioner Maribojoc seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

1.

**RESOLUTION NUMBER 09-21**

Certification of the Fairfax County Redevelopment and Housing Authority (FCRHA)  
Proposed Fiscal Year (FY) 2022 Budget as Consistent with the Adopted FCRHA  
Strategic Plan for FY 2022

**NOW THEREFORE, BE IT RESOLVED, THAT** the Fairfax County Redevelopment and Housing Authority (FCRHA) certifies, as described in the Administrative Item presented at the April 7, 2021, FCRHA Special Meeting, that the proposed Fiscal Year (FY) 2022 FCRHA Budget, which has been duly advertised and was the subject of a public hearing on April 7, 2021, in compliance with Virginia Code Section 36-19.2(B) (2017), is consistent with the adopted FCRHA Strategic Plan for FY 2022, approved at the March 18, 2021, FCRHA meeting.

Commissioner Kennedy moved to adopt Resolution Number 09-21, which Commissioner Feng seconded. The motion passed unanimously.

ADJOURNMENT

The Chair adjourned the meeting at 5:42 p.m.

(Seal)

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C. Melissa McKenna, Chair

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Thomas Fleetwood, Assistant Secretary