

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

July 17, 2021, Retreat

On July 17, 2021, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the Conference Center at Frying Pan Park, 2709 West Ox Road, Herndon, Virginia.

FCRHA Chair Melissa McKenna called the Meeting of the FCRHA to order at 10:10 a.m. Attendance for all, or part of the meeting, was as follows:

PRESENT

C. Melissa McKenna, Chair
Lenore Kelly, Vice Chair
Broderick Dunn
Kenneth Feng
Richard Kennedy
Roderick Maribojoc
Nicholas McCoy
Kristen Robinson
Rod Solomon

ABSENT

Staci Alexander
Elisabeth Lardner

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Thomas Fleetwood, Director; Thomas Barnett, Deputy Director, Office to Prevent and End Homelessness (OPEH); Amy Ginger, Deputy Director, Operations; Teresa Lepe, Deputy Director, Real Estate, Finance and Development; Ryan Sherriff, Director of Real Estate, Finance and Grants Management; Judith Cabelli, Director, Affordable Housing Development (AHD); Abdi Hamud, Affordable and Workforce Housing Program Administrator, AHD; Mark Buenavista, Director, Design, Development and Construction; Jason Chia, Information Technology Manager, Financial Management and Information Systems and Services; Stephen Knippler, Senior Program Manager, Policy and Compliance; Felicia Dunn, Administrative Assistant, Administration. Also in attendance was FCRHA Counsel: Louis Nuzzo and Ryan Wolf, Assistant County Attorneys.

Welcome

Chair McKenna, Vice Chair Kelly, and Mr. Fleetwood welcomed the Commissioners to the retreat. Throughout the retreat Commissioners were introduced and provided background about themselves.

The FCRHA: A Brief Primer

Mr. Fleetwood gave a presentation on the FCRHA that included a video on the FCRHA;

background on its origins; information on the unique role of the FCRHA, HCD, and the Board of Supervisors; and a review of the FCRHA's mission and vision. Ms. Ginger presented on the FCRHA as a Moving to Work agency. Discussion ensued and included a Commissioner request to know the number of privately-owned housing units developed with FCRHA financing, and conversation on the Fairfax County Affordable Housing Dashboard.

The FCRHA and its Work as a Commission

Mr. Nuzzo showed a video regarding the Virginia Freedom of Information Act and open meetings, and discussed confidentiality and closed session. Mr. Fleetwood followed with a presentation on the roles of the Commissioners and included stating that the Commissioners were bound by anti-discrimination and anti-sexual harassment policies. Mr. Fleetwood also spoke of the duties of the Assistant Secretaries of the FCRHA.

Chair McKenna spoke of how FCRHA meetings follow Robert's Rules of Order; of traditions, such as having the Commissioner who represents the District that is covered in an FCRHA Item be the Commissioner to make the motion on the Item; and of the two FCRHA committees. Chair McKenna began a discussion on the meeting calendar for 2022. No decision was made regarding frequency of meetings in 2022, but staff was asked to provide the Commissioners with a list of Items that had previously gone to the FCRHA for approval but could be done administratively, without FCRHA approval.

The FCRHA and One Fairfax

Chief Equity Officer for Fairfax County, Karla Bruce, presented on the FCRHA and One Fairfax, providing background on racial inequity, on the One Fairfax Policy, and on applying an equity lens to proposed actions. Mr. Fleetwood provided information on the FCRHA's and HCD's efforts regarding One Fairfax, and spoke of disparities identified in the county Analysis of Impediments to Fair Housing Choice. The Commissioners discussed matters relating to One Fairfax, and Mr. Fleetwood stated that staff could compile questions that are submitted by the Commissioners and work with Ms. Bruce for answers that would be provided to them.

HCD 101: The Substance of the Mission

The three HCD Deputy Directors provided information regarding the areas that they lead. Mr. Barnett spoke on the Office to Prevent and End Homelessness (OPEH), including its history, the number of homeless individuals in Fairfax County and the challenges of homelessness, the activities of OPEH, and the 2020 merger of OPEH with HCD. Ms. Lepe presented on the FCRHA/HCD development activities, covering information on the Affordable Dwelling Unit and Workforce Dwelling Unit programs, the Affordable Housing Dashboard, local and federal financing sources, development and renovation of properties, and the First-Time Homebuyers Program. Ms. Ginger

presented on activities in the area of operations including the Housing Choice Voucher Program, the State Rental Assistance Program, HOME Investment Partnerships Program (HOME)-funded Tenant Based Rental Assistance, Rental Housing, and special initiatives and programs including the Home Repair for the Elderly Program. Ms. Ginger stated that operations also included mission support functions such as financial management, information technology, human resources, and public affairs.

A Deeper Dive – Policy Directions Moving Forward on the Project Based Voucher (PBV) Program

Ms. Ginger presented information on PBVs and policy considerations regarding moving forward. Discussion ensued dealing with the possibility of being more aggressive in the number of units receiving PBVs, recognizing that this would mean less Housing Choice Vouchers and households on the waiting list needing to wait longer. Discussion also dealt with whether there should be a specific focus, such as senior housing or a focus on poverty or geography. It was agreed that staff would provide a draft to the Commissioners with potential proposals.

Wrap-Up

Chair McKenna thanked everyone for their attendance at the retreat and thanked staff for the work they did in arranging for the meeting place and for handling the logistics involved in the retreat.

The Chair adjourned the meeting at 3:59 p.m.

(Seal)

C. Melissa McKenna, Chair

Thomas Fleetwood, Assistant Secretary