

MEETING AGENDA

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

Thursday, January 22, 2026

**Fairfax County Redevelopment and Housing Authority Whiteside Board Room
4530 University Drive, Fairfax, VA 22030**

7:00 p.m. – CALL TO ORDER

CITIZEN TIME

APPROVAL OF MINUTES December 18, 2025

ACTION ITEM

1. Resolution Number 01-26	Authorization to Execute the Proposed Interim Agreement with True Ground Housing Partners for the Development of the Dulles Greene Property (Dranesville District)
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CLOSED SESSION

BOARD MATTERS

ADJOURNMENT

Fairfax County is committed to a policy of nondiscrimination in all County programs, services and activities and will provide reasonable accommodations upon request. To request special accommodations call 703-246-5000 (select menu option 8), or TTY 711.

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

December 18, 2025

On December 18, 2025, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Whiteside Board Room, 4530 University Drive, Fairfax, Virginia.

CALL TO ORDER

FCRHA Chairman Lenore Stanton called the Meeting of the FCRHA to order at 7:01 p.m. Attendance for all, or part of the meeting, was as follows:

PRESENT

Lenore Stanton, Chairman
Elisabeth Lardner, Vice Chair
Staci Alexander
Cynthia Bailey
Steven Bloom
Michael Cushing
Sarah Lennon
Joe Mondoro
Paul Zurawski

ABSENT

Nicholas McCoy
Susan Vachal

The remote location from which the following Commissioner participated is:

Staci Alexander – Washington, D.C.

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; Anna Shapiro, Deputy Director, Real Estate Finance and Development; Linda Hoffman, Director, Policy and Communications (P&C); Allyson Pearce, Marketing and Outreach Manager, P&C; Nathaniel Strathearn, Policy and Program Analyst, P&C; Erin Kozanecki, Director, Central Services; Jason Chia, Information Technology Manager, Central Services; Betty Barnuevo, Finance Manager, Central Services; Callahan Seltzer, Director, Real Estate and Community Development Finance (RECDF); Gentry Alexander, Director, Homeownership; Mark Buenavista, Director, Capital Planning & Development (CPD); Marwan Mahmoud, Project Coordinator, CPD; Davood Majidian, Project Manager, CPD; and Kim Callahan, Project Coordinator, CPD.

Also in attendance were FCRHA Counsel: Ryan Wolf, Senior Assistant County Attorney; Brett Callahan, Susan Timoner and Tyler Prout, Assistant County Attorneys.

FCRHA Meeting
December 18, 2025
Page 2

Remote Participation:

Motion

Pursuant to the FCRHA Policy for the Remote Participation of Members, Chairman Stanton noted for the record that there was a physical quorum present at the meeting location and asked for a motion that Commissioner Alexander be permitted to participate remotely in the meeting due to a **personal matter conflicting work obligation** that precluded her physical attendance.

Vice Chair Lardner made the motion, which Commissioner Bailey seconded. The motion passed unanimously.

Motion

Pursuant to the FCRHA Policy for the Remote Participation of Members, Chairman Stanton asked for a motion that Commissioner Alexander's voice was clear, audible and at an appropriate volume for the meeting room.

Vice Chair Lardner made the motion, which Commissioner Mondoro seconded. The motion passed unanimously.

PUBLIC COMMENT

The FCRHA Chairman opened public comment at 7:03 p.m. No one signed up in advance and no one in the audience requested to speak. The Chairman closed public comment at 7:03 p.m.

PUBLIC HEARING

Proposed Interim Agreement with True Ground Housing Partners, a Nonprofit Real Estate Developer, for the Development of Property at 13500 Dulles Greene Drive, Herndon, Virginia (Dranesville District)

Mark Buenavista, Director, CPD, and representatives from True Ground Housing Partners provided the FCRHA Commissioners with a presentation on the proposed Dulles Greene Drive Redevelopment Interim Agreement.

The FCRHA Chairman opened the public hearing at 7:17 p.m. No one signed up in advance and no one in attendance requested to speak. The Chairman closed the public hearing at 7:17 p.m.

APPROVAL OF MINUTES

October 16, 2025

Commissioner Bailey moved to approve the Minutes of the October 16, 2025, FCRHA Meeting, which Commissioner Zurawski seconded. The motion passed with

FCRHA Meeting
December 18, 2025
Page 3

Commissioner Lennon abstaining.

November 12, 2025, Special Meeting

Commissioner Bailey moved to approve the Minutes of the November 12, 2025, FCRHA Special Meeting, which Commissioner Bloom seconded. The motion passed with Chair Stanton, Commissioners Alexander and Mondoro abstaining.

ACTION ITEM

1.

RESOLUTION NUMBER 21-25

Authorization to Execute the Proposed Interim Agreement with Columbia Crossroads 4 Limited Partnership and Columbia Crossroads 9 Limited Partnership for the Development of the East County Property Part B (Mason District)

BE IT RESOLVED, THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the execution of the proposed Interim Agreement between the FCRHA and Columbia Crossroads 4 & 9 Limited Partnership to facilitate the development of the East County Part B affordable housing project, as outlined in the Action Item presented to the FCRHA at its meeting on December 18, 2025, and

BE IT FURTHER RESOLVED THAT the FCRHA authorizes any Assistant Secretary, on behalf of the FCRHA, to take any other action as may be reasonably necessary or appropriate to comply therewith or in furtherance of the purposes thereof.

Commissioner Bailey moved to adopt Resolution Number 21-25, which Commissioner Bloom seconded. The motion passed unanimously.

ACTION ITEM

2.

RESOLUTION NUMBER 22-25

Approval to Increase the Maximum Amount of Community Development Block Grant (CDBG) Down Payment Assistance for First-Time Homebuyers

BE IT RESOLVED THAT the Fairfax County Redevelopment and Housing

FCRHA Meeting
December 18, 2025
Page 4

Authority (FCRHA) approves an increase to the maximum amount of CDBG Down Payment Assistance for First-Time Homebuyers to \$20,000, as described in the Action Item presented to the FCRHA on December 18, 2025; and

BE IT FURTHER RESOLVED THAT any Assistant Secretary may take such additional steps as reasonably necessary to implement this program change.

Commissioner Bailey moved to adopt Resolution Number 22-25, which Commissioner Bloom seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

1.

RESOLUTION NUMBER 23-25

Establishing the Schedule of Meeting Dates for Calendar Year 2026 for the
Fairfax County Redevelopment and Housing Authority

BE IT RESOLVED that the regular meetings and the Annual Meeting of the Fairfax County Redevelopment and Housing Authority for January through December 2026 will be held at the Fairfax County Redevelopment and Housing Authority Whiteside Board Room, located at 4530 University Drive, Fairfax, VA 22030, at 7:00 p.m., on the following dates unless the Chairman, or in the Chairman's absence, the Vice Chair, shall authorize a different time or location.

January	22
February	19
March	19
April	<i>No Meeting</i>
May	14
June	18
July	23
August	<i>Recess</i>
September	17 ANNUAL MEETING
October	15
November	<i>No Meeting</i>
December	17

BE IT FURTHER RESOLVED that the meetings of the Fairfax County Redevelopment and Housing Authority Committee of the Whole for

FCRHA Meeting
 December 18, 2025
 Page 5

January through December 2026 will be held at the Fairfax County Redevelopment and Housing Authority Whiteside Board Room, located at 4530 University Drive, Fairfax, VA 22030, at 6:00 p.m., on the following dates unless the Chairman, or in the Chairman's absence, the Vice Chair, shall authorize a different time or location:

January	14
February	11
March	11
<i>April</i>	<i>No Meeting</i>
May	6
June	10
July	15
<i>August</i>	<i>Recess</i>
September	9
October	7
November	<i>No Meeting</i>
December	9

Commissioner Mondoro moved to adopt Resolution Number 23-25, which Commissioner Bloom seconded. Following discussion on the constraints with establishing the meeting calendar, the motion passed unanimously.

INFORMATION ITEMS

1. FY 2025 Audited Financial Statements for the Fairfax County Redevelopment and Housing Authority and the Single Audit Report
2. Fiscal Year 2024 Audited Financial Statements for Fairfax County Redevelopment and Housing Authority-Controlled Partnerships and Unit Owners Associations
3. FY 2025 Tenant Accounts Receivable Write-offs

Discussion ensued, with input from Amy Ginger, Deputy Director, Operations, and Erin Kozanecki, Director, Central Services, regarding challenges with the audit process, agency consequences and recourse should audit issues persist, and the costs and number of tenants served in relation to the FY 2025 Tenant Accounts Receivable Write-offs.

CLOSED SESSION

Commissioner Cushing moved that the FCRHA go into Closed Session pursuant to Virginia Code Section 2.2-3711(A)(3) for the discussion of the acquisition of real property for a public purpose, where if such discussions occurred in an open meeting the bargaining position or negotiating strategy of the FCRHA would be adversely

FCRHA Meeting
December 18, 2025
Page 6

affected, specifically with regard to the potential acquisition of certain real property located in the Providence District; and pursuant to Virginia Code Section 2.2-3711(A)(7) for consultation with legal counsel pertaining to actual litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body, specifically with regard to the following matter:

- 1. *Sparkle Painting Co. Inc. vs. Fairfax Properties I, LLC; et al.*, Case No.: CL2025-0009968 (Fairfax County Circuit Court) (Braddock District)

Commissioner Bailey seconded the motion. The FCRHA went into Closed Session at 7:43 p.m.

OPEN SESSION

Commissioner Cushing, in accordance with Virginia Code Section 2.2-3712, 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.

Commissioner Mondoro seconded the motion.

The FCRHA took the following roll call vote:

AYE

Lenore Stanton, Chairman
Elisabeth Lardner, Vice Chair
Staci Alexander
Cynthia Bailey
Steven Bloom
Michael Cushing
Sarah Lennon
Joe Mondoro
Paul Zurawski

NAY

ABSTAIN

The motion carried and the Open Meeting resumed at 8:05 p.m.

CLOSED SESSION ITEM

1.

RESOLUTION NUMBER 24-25

Authorization to Acquire Development Site in the Providence District and Approval of
Initial Development Agreement (Providence District)

FCRHA Meeting
December 18, 2025
Page 7

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority authorizes the acquisition of certain real property located in the Providence District and the execution of the related Interim Development Agreement, all consistent with the terms discussed by the FCRHA in closed session on December 18, 2025; and

BE IT FURTHER RESOLVED, that any Assistant Secretary is hereby authorized, on behalf of the FCRHA, to execute and deliver any agreements or other documents and to take such other steps as may be reasonably necessary in connection therewith.

Commissioner Mondoro moved to adopt Resolution Number 24-25, which Commissioner Bailey seconded. The motion passed unanimously.

BOARD MATTERS
See Attachment 1.

ADJOURNMENT
The FCRHA Chairman adjourned the meeting at 8:10 p.m.

Lenore Stanton, Chairman

(Seal)

Thomas Fleetwood, Assistant Secretary

Attachment 1

Board Matters

December 18, 2025

Happy Holidays

Commissioner Bailey wished everyone a wonderful holiday. Later in the meeting, Chair Stanton presented a Board Matter acknowledging staff and Commissioners for their work and wished everyone a happy holiday.

Office to Prevent and End Homelessness Research Process

Commissioner Zurawski requested a report on the research and community outreach process for the Office to Prevent and End Homelessness.

FCRHA Commissioner Training

Chairman Stanton reminded Commissioners of the discussion for formal training opportunities during the September 20, 2025, FCRHA Commissioner Retreat. Chair Stanton requested staff to research training opportunities, including online training and seminars, for Commissioners.

FCRHA Meeting Reminders

Director Fleetwood reminded Commissioners that the next FCRHA Committee of the Whole meeting is scheduled for January 14, 2026. The next FCRHA meeting is scheduled for January 22, 2026.

FCRHA Strategic Plan Outcomes Report for Fiscal Year 2025

Director Fleetwood stated that the FCRHA Strategic Plan Outcomes Report for fiscal year 2025 is available online at FCRHA.org with an accompanying page of highlights.

2026 Legislative Session

Director Fleetwood stated the Virginia General Assembly will begin its session on January 14, 2026, and will meet for 60 days. Staff, as done in the past, will keep the Commissioners up to date of any significant actions that effect the FCRHA's work.

Items Approved by the Board of Supervisors

Director Fleetwood noted the recent Board of Supervisors approval of a Comprehensive Plan Amendment, Zoning Ordinance Amendment, and relocation guidelines pertaining to the manufactured housing communities in the County during the Board's December 9, 2025, meeting. Director Fleetwood stated that the approvals are a significant step in ensuring manufactured home communities remain affordable and further recognized HCD staff for their work and efforts over the years.

Commissioner Information Sessions

Director Fleetwood stated that staff anticipate hosting quarterly information sessions for FCRHA Commissioners beginning in the Spring. Director Fleetwood noted the sessions will take place during scheduled FCRHA Committee of the Whole meetings and topics will be selected with Commissioner input. More information to follow.

Annual Statement of Economic Interests

Director Fleetwood informed the Commissioners that the Fairfax County Department of Clerk Services has sent the Statements of Economic Interest forms. He asked Commissioners to complete and return the forms as soon as possible. Failure to return the forms by the deadline would put the FCRHA at risk for an audit finding.

FCRHA Commissioner Appreciation

Director Fleetwood, on behalf of staff, thanked the Commissioners for their work and support in 2025 and wished all a happy holiday season.

FCRHA Agenda Item
January 22, 2026

ACTION - 1

RESOLUTION NUMBER: 01-26: Authorization to Execute the Proposed Interim Agreement with True Ground Housing Partners for the Development of the Dulles Greene Property (Dranesville District)

ISSUE:

Fairfax County Redevelopment and Housing Authority (FCRHA) authorization is requested to execute the proposed Interim Agreement (Interim Agreement) with True Ground Housing Partners, formerly known as Arlington Partnership for Affordable Housing or APAH, (Developer) to develop affordable housing on the combined FCRHA-owned Dulles Greene property, and an adjacent parcel proposed to be acquired subject to land use approvals, under the provisions of Public Private Education Facilities and Infrastructure Act of 2002, as amended (PPEA).

RECOMMENDATION:

FCRHA approval of the Interim Agreement.

TIMING:

Immediate.

RELATION TO FCRHA STRATEGIC PLAN:

This project supports the FCRHA mission to preserve, expand, and facilitate affordable housing opportunities in Fairfax County.

BACKGROUND:

On October 24, 2023, following a public hearing, the Board of Supervisors of Fairfax County, Virginia (Board) authorized conveyance of a certain 9.63-acre property located at 13500 Dulles Greene Road, Herndon, in the Dranesville District, having Fairfax County Tax Map number 0161 01 0011B (the Property) to the FCRHA in fee simple. The deed memorializing the transfer to the FCRHA will be recorded prior to entering into the Interim Agreement.

In December 2024, the Fairfax County Department of Procurement and Material Management (DPMM) issued a “Request for Proposal” (RFP) pursuant to the Virginia Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA) to construct affordable housing units on the Property. The RFP included the following evaluation criteria: affordability, offeror qualifications, design/development, community outreach, finance plan, and public benefit. An evaluation team, including staff from the Department of Housing and Community Development (HCD), Department of Planning and Development (DPD), and Department of Transportation (DOT) evaluated the three

FCRHA Agenda Item
January 22, 2026

submitted proposals. After a preliminary evaluation of all submitted proposals, the evaluation team prepared one round of written clarification questions and conducted oral interviews with the three offerors. Upon completion of the selection process, the evaluation team selected Developer as the successful offeror and began negotiations as to the form of an Interim Agreement under the PPEA.

Selected Developer: The Developer is a nonprofit developer founded in 1989 and has 23 affordable residential communities (over 2800 units) in its portfolio across Virginia, Maryland, and DC and has another 1,500 units in the pipeline. They have financed projects previously with Virginia Housing. The Developer currently is the developer of The Exchange at Spring Hill Station project for development of two twenty-story multifamily buildings located in Tysons Corner providing 516 units. The Developer is committed to developing high-quality affordable housing to support healthy, diverse communities.

Interim Agreement: The Interim Agreement, if approved by the FCRHA at its meeting on January 22, 2026, will grant a limited revocable agency to the Developer to submit, as agent of the FCRHA, applications for land use and site plan approvals, at the Developer's sole cost. See form of Interim Agreement attached hereto as Attachment 2. The Interim Agreement, if approved, will also obligate the Developer to engage in community outreach, as described more below. The Interim Agreement does not constitute the final terms of any eventual development but does give the parties the legal authority to begin the PPEA process which may lead to a detailed Comprehensive Agreement.

Summary of the Development Proposal: The Developer's development proposal includes acquisition of an adjacent parcel of the County-owned Dulles Greene site and provides for construction of approximately 435 housing units on the combined parcels targeting low- and moderate-income persons, with an average income of up to 60% of the Area Median Income (AMI), subject to available funding requirements. The Developer will transfer the title to the adjacent parcel to the FCRHA after the entitlement process and simultaneously with closing. The proposed development will be subject to a long-term ground lease with the FCRHA and available financing. The selected proposal can be viewed at the County website: [Dulles Greene Property Redevelopment | Procurement and Material Management](#)

Land Use Approvals and Timing:

Given the complexity of the land use and rezoning process and the need to meet the Virginia Housing Low-Income Housing Tax Credit (LIHTC) application filing deadline, it is necessary to approve the Interim Agreement promptly to allow the Developer the exclusive right to pursue the land use approvals ahead of the LIHTC application filing.

Community Outreach: The Developer provided a comprehensive community outreach strategy consisting of early engagement with neighboring communities and local community organizations. The Developer's team will also coordinate early meetings with the Dranesville District Supervisor to solicit their feedback in advance of filing any

FCRHA Agenda Item
January 22, 2026

zoning applications. In addition, the Developer's team will maintain close communication and have regular meetings with HCD staff.

PPEA Timing: The Interim Agreement must be approved through a statutorily prescribed process. Specifically, the FCRHA must conduct a public hearing on the proposed Interim Agreement - which occurred at the FCRHA's December 18, 2025, meeting - and then can approve the Interim Agreement only at a subsequent meeting that is at least 30 days after the public hearing.

If the FCRHA approves the Interim Agreement, staff will begin negotiating the Comprehensive Agreement, which will define the proposed project and will be informed by the land use, community outreach, and funding requirements. The Interim Agreement does not obligate the FCRHA to move forward with the development if a Comprehensive Agreement cannot be negotiated. Any potential Comprehensive Agreement also will require a public hearing at least 30 days prior to any public meeting where the FCRHA may vote on entering into a Comprehensive Agreement.

STAFF IMPACT:

Leading up to the approval of the Interim Agreement, staff has spent considerable time working with the Developer and the Office of the County Attorney on the form of Interim Agreement.

FISCAL IMPACT:

Apart from the cost of staff time, there is no fiscal impact to enter into the Interim Agreement with the Developer for the redevelopment of Dulles Greene.

ENCLOSED DOCUMENTS:

Attachment 1: Resolution Number 01-26

Attachment 2: Interim Agreement

Attachment 3: Public Hearing Presentation to FCRHA

STAFF:

Thomas Fleetwood, Director, Department of Housing and Community Development (HCD)

Amy Ginger, Deputy Director, Operations, HCD

Anna Shapiro, Deputy Director, Real Estate Finance and Development, HCD

Mark Buenavista, Director, Capital Planning and Development Division (CPD), HCD

Marwan Mahmoud, Associate Director, CPD, HCD

Davood Majidian, Project Manager, CPD, HCD

ASSIGNED COUNSEL:

FCRHA Agenda Item
January 22, 2026

Ryan Wolf, Senior Assistant County Attorney
Brett Callahan, Assistant County Attorney

Attachment 1

RESOLUTION NUMBER 01-26

**Authorization to Execute the Proposed Interim Agreement with True Ground Housing
Partners for the Development of the Dulles Greene Property (Dranesville District)**

BE IT RESOLVED, THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the execution of the proposed Interim Agreement between the FCRHA and True Ground Housing Partners to facilitate the development of the Dulles Greene affordable housing project, as outlined in the Action Item presented to the FCRHA at its meeting on January 22, 2026, and

BE IT FURTHER RESOLVED THAT the FCRHA authorizes any Assistant Secretary, on behalf of the FCRHA, to take any other action as may be reasonably necessary or appropriate to comply therewith or in furtherance of the purposes thereof.

Attachment 2

**INTERIM AGREEMENT
(DULLES GREENE)**

THIS INTERIM AGREEMENT (this “**Agreement**”) is made and entered into as of the day of January 2026 (the “**Effective Date**”), by and between the **FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**, a political subdivision of the Commonwealth of Virginia (the “**FCRHA**”), and **TRUE GROUND HOUSING PARTNERS**, a nonprofit real estate developer.

RECITALS

R-1. The FCRHA is the fee simple owner of a certain 9.63-acre property located at 13500 Dulles Greene Drive, in the Dranesville District, having Fairfax County Tax Map number 0161 01 0011B, and being further described on Exhibit A attached hereto and made a part hereof (the “**Property**”).

R-2. On October 24, 2023, following a public hearing the Board of Supervisors of Fairfax County, Virginia (the “**Board**”) authorized conveyance of the Property to the FCRHA to facilitate its development as affordable housing, subject to the continuing use by Capital Cricket of the existing cricket field until construction of the affordable housing development begins.

R-3. In December 2024, the FCRHA and the Fairfax County Department of Housing and Community Development (“**HCD**”) issued a request for proposals (the “**RFP**”) to develop the Property as affordable housing pursuant to provisions of the Public Private Education Facilities and Infrastructure Act of 2002, as amended, Virginia Code Ann. §§ 56-575.1 - 56-575.18, and the Guidelines adopted by the FCRHA with respect thereto (collectively, the “**PPEA**”).

R-4. True Ground Housing Partners submitted one of three proposals received in May 2025. (True Ground Housing Partners is referred to herein as “**Developer**,” and together with the FCRHA, collectively the “**Parties**.”)

R-5. The Selection Advisory Committee under the RFP (the “**SAC**”) evaluated all of the submitted proposals under the RFP evaluation criteria and determined it advisable to enter into negotiations with the Developer as the top ranked proposal.

R-6. Developer’s proposed development (the “**Project**”) is anticipated to provide for construction of approximately 435 affordable housing units in two buildings, with surface and structured parking, located on the Property and an adjacent 1.5433-acre parcel of land, located in the Dranesville District, having Fairfax County Tax Map number 0161 01 0011A (the “**Adjacent Property**”). The Project is subject to the acquisition of the Adjacent Property pursuant to a certain Purchase and Sales Agreement (“**PSA**”) between Developer and the owner(s) of the Adjacent Property.

R-7. In recognition of the complexity of the proposed Project and the need to commence certain design and zoning related work promptly in order to meet deadlines for applicable low-income housing funding sources, the Parties desire to enter into this Agreement in order for

Developer to (i) initiate community outreach and collaboration, (ii) begin working with Fairfax County staff on the various elements of the proposed Project, and (iii) begin the zoning and land use approvals process prior to execution of a comprehensive agreement for the proposed Project.

R-8. Notwithstanding that the Parties do not have a comprehensive agreement regarding the Project and with full recognition that the Parties may be unsuccessful in negotiating and entering into a comprehensive agreement regarding the Project, the FCRHA has agreed to allow Developer the right, at Developer's sole risk and expense, to access the Property and to pursue the Land Use Approvals (as defined herein) with respect to the Property and the Project in accordance with the terms hereof.

NOW, THEREFORE, in consideration of the Recitals, which are hereby incorporated into this Agreement by reference, the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Term of Agreement. This Agreement will commence on the Effective Date and, unless otherwise terminated in accordance with the terms of Section 8 below, will terminate upon the execution by the Parties hereto of a comprehensive agreement for the Project ("Comprehensive Agreement") in accordance with the terms of the PPEA.

2. Milestone Schedule. Promptly following the Effective Date, Developer, working in close coordination with the FCRHA, will develop a schedule identifying each milestone in the Land Use Approvals process and the date by which each such milestone is anticipated to be met (the "Land Use Approvals Milestone Schedule").

3. Community Outreach.

a. From and after the Effective Date, Developer, working in close coordination with the FCRHA, will develop a comprehensive community outreach program to engage community stakeholders (the "Community Outreach Program"). The Community Outreach Program will identify the strategy for engaging community stakeholders, identify the specific actions to be undertaken by Developer to implement such strategy, and include a schedule for undertaking such actions.

b. The Community Outreach Program will provide for community outreach sessions that are flexible in format, including a mix of both virtual and in-person meetings. To the extent reasonably required to ensure meaningful participation by residents within the community, translation and/or interpretation services will be provided by Developer as needed. Developer will prepare presentations, lead outreach sessions, and include relevant development team subject matter experts to participate as needed.

c. The Community Outreach Program will provide for community outreach and stakeholder engagement sessions to begin prior to filing a zoning application and to continue through the Land Use Approvals process, design, permitting, and construction.

d. The Developer should not file a zoning application until the Community Outreach Program is approved by FCRHA staff AND any outreach activities planned to take place before zoning application are conducted.

4. Designation of Developer as Agent.

a. The FCRHA hereby designates Developer as its agent for the limited purpose of pursuing the Land Use Approvals with respect to the Property and the Project, subject to the terms and conditions set forth in this Agreement, and Developer hereby accepts such designation.

b. The FCRHA agrees that Developer, as the FCRHA's agent, is authorized to commence land use planning, design, and other work activities necessary to file a zoning application, as well as such other land use applications, including if necessary, a Comprehensive Plan amendment, as the Parties mutually deem appropriate, with respect to the Property, the Adjacent Property, and the Project (the "**Land Use Approvals**").

c. Developer hereby acknowledges and agrees that the agency created hereby is temporary and will immediately terminate upon any termination of this Agreement in accordance with the terms of Section 8 below. Upon such termination of the agency created hereby, Developer will immediately cease all work with respect to the Land Use Approvals and, thereafter, Developer will have no further duty, obligation, or right to pursue the Land Use Approvals on behalf of the County.

d. The Developer will obtain all appropriate authorizations from the owner(s) of the Adjacent Property to serve as its agent for the purpose of pursuing the Land Use Approvals with respect to the Adjacent Property and the Project. Such authorization may not in any way restrict the Parties' ability to develop the Project nor be contingent upon the owner(s) of the Adjacent Property having authority to provide input nor approve any aspect of the Project. The Developer is responsible for ensuring the owner(s) of the Adjacent Property reasonably cooperate with Developer in pursuit of the Land Use Approvals.

5. Agreement Regarding Land Use Approval Process.

a. Developer will consult and coordinate with the FCRHA designated PPEA review and negotiation team (the "**PPEA Team**") regarding the design of the Project and regarding all submissions to be made in connection with the Land Use Approvals. Unless this provision is otherwise in writing waived or modified by the FCRHA, or its designee, Developer will provide the PPEA Team a copy of all submissions to be made in connection with the Land Use Approvals for the PPEA Team's review and approval a minimum of ten (10) business days prior to Developer's anticipated filing with or submission of the same to the applicable governmental agencies. Approval of such submission will be in the PPEA Team's reasonable discretion; provided, however, that the PPEA Team's approval of any and all such submissions will not be unreasonably withheld, conditioned, or delayed, on the basis of County comments that do not reasonably reflect refinement of the scope and substance of prior approved submissions. If the PPEA Team fails to notify Developer in writing of either its approval or disapproval of any such

submissions within ten (10) business days after its receipt of the request from Developer, then Developer may proceed with the submission; however, such submission will not be deemed to be approved by the PPEA Team. Any PPEA Team approval of submissions by Developer will be in the PPEA Team's capacity as an advisory body to the FCRHA as landowner and will not be construed to imply approval by Fairfax County, nor will it be construed as requiring any future approvals by the FCRHA.

b. The FCRHA will reasonably cooperate with Developer in the pursuit of the Land Use Approvals.

c. It is further acknowledged and understood that the Land Use Approvals will require the execution of proffered conditions and concurrence with development conditions by Developer and FCRHA. Developer and the FCRHA will consult and coordinate as to the substance of such proffered conditions and development conditions. The FCRHA's approval and execution of proffered conditions will be in the FCRHA's sole and absolute discretion; provided, however, that such approval and execution will not be unreasonably withheld, conditioned, or delayed with respect to proffered conditions that are reasonably related to elements of Land Use Approval submissions previously approved by the FCRHA. Developer will be solely responsible for all compliance with such proffered conditions if it proceeds with the Project.

d. In performing its obligations hereunder, Developer will at all times comply with, and cause its submissions in connection with the Land Use Approvals to comply with Fairfax County requirements in its governmental and regulatory capacity and the requirements of this Agreement.

e. Developer will be responsible for all costs associated with the Land Use Approvals and the FCRHA will not be obligated to reimburse Developer for any costs associated with the Land Use Approvals. Upon any termination of this Agreement pursuant to Section 8(c), Developer will (i) assign all of its rights and interests (if any) in and to any obtained Land Use Approvals, and deliver originals or copies of any and all other publicly-available documents related to the same to the FCRHA, and (ii) assign to the FCRHA all of its rights and interests to, and provide and deliver to the FCRHA, any and all publicly-submitted work product produced by Developer and its contractors and consultants associated with the Land Use Approvals and the Project, together with any third-party consents necessary therefor (collectively, the foregoing will be referred to as the **"Work Product"**).

6. Access and Maintenance.

a. Except as otherwise provided herein, during the term of this Agreement, Developer and its agents may access the Property upon at least 5 business days' prior notice to the FCRHA for purposes of conducting its initial due diligence, including engineering studies, surveying, soil core samples, traffic counts, and otherwise as may be reasonably necessary to perform its obligations under this Agreement. Developer's notice will include a description of the due diligence work to be performed on the Property, the proposed date and time and/or dates and times for the performance of such due diligence work, and, to the extent such due diligence work involves any invasive testing, Developer's proposed plan for restoration of that portion of the

Property impacted by such testing. Developer, at its own expense, will restore to its original condition, as nearly as possible, any land that is disturbed by Developer through any work carried out under this Agreement. Developer will promptly clean up mud, dirt, and debris on the Property resulting from Developer's activities. If a spill or dumping of materials occurs, Developer will immediately clean up the materials. It is understood however that any drilling of test borings will generate spoils which may be reused to backfill the drill holes. Any equipment used, installed, or stored at the Property by or on behalf of Developer will be at Developer's sole risk. Any equipment left on the Property overnight must be properly secured from vandalism. Developer will be responsible for compliance with all applicable laws, regulations, and any environmental impact assessment requirements. The FCRHA will have the right to have agents of the FCRHA accompany Developer on the Property. Developer's access to conduct the foregoing investigations will be between the hours of 7:00 a.m. and 9:00 p.m. on weekdays and from 9:00 a.m. to 9:00 p.m. weekends and County holidays. Developer will notify and coordinate access with Davood Majidian, Fairfax County Department of Housing and Community Development: 703-324-8553; davood.majidian@fairfaxcounty.gov. If the FCRHA and Developer have entered into an earlier agreement regarding Developer's ability to access the Property, then such earlier agreement is incorporated into this Agreement by reference, except to the extent as may be modified by this Agreement.

b. Prior to the start of construction, the Property may be used as an interim cricket field serving the community. If it becomes reasonably necessary, the Developer and the PPEA Team will coordinate the commencement of construction and establish a termination date for the cricket field use. Until the cricket field use is terminated, such use is scheduled by Neighborhood and Community Services and the cricket field is maintained by the Capital Cricket Premier League. Developer will ensure that its due diligence activities described above on the Property do not interfere with the cricket field use on the Property, including, but not limited to scheduling such due diligence activities to avoid conflicts with reasonably anticipated or scheduled cricket field activities nor install or storing equipment at the Property without confirming such equipment will not interfere with the cricket field use.

c. Developer will be responsible for the construction of the remaining segment of Dulles Greene Drive to meet VDOT's standards as a planned public street per the County's Urban Street Standards.

d. Given that a significant portion of the Dulles Greene site lies within the Resource Protection Area, Developer plans to treat, enhance, and maintain the RPA to ensure environmental compliance.

e. Developer will be responsible for obtaining any access to the Adjacent Property for initial due diligence, described above, or other access as may be reasonable or necessary for the Land Use Approvals. Developer will additionally ensure any such access permits agents of the FCRHA accompany Developer on the Access Property.

7. Acquisition of Adjacent Property.

a. The Project as proposed by Developer requires acquisition of the Adjacent Property. Developer is under a PSA with the owner(s) of the Adjacent Property for that purpose.

b. Developer will be responsible for all costs associated with the PSA and the FCRHA will not be obligated to reimburse Developer for any costs associated with the PSA.

c. It is anticipated by the Parties that title to the Adjacent Parcel will ultimately be vested in the name of the FCRHA, however the Parties have not yet agreed as to terms, and such an agreement will be memorialized in a subsequent contract.

d. The Developer will be responsible for all costs associate with any acquisition delays, financing issues, or failure to obtain marketable title of the Adjacent Property, including but not limited to, closing delays, failure to close, failure of title, failure to obtain financing, unforeseen conditions, additional Land Use Approvals, and redesign costs. This provision will survive any termination of this Agreement pursuant to Section 8(c).

8. Termination.

a. The FCRHA may terminate this Agreement and the agency granted to Developer, at any time and for any reason. The FCRHA will give written notice to Developer if the FCRHA elects to terminate this Agreement whereon this Agreement will immediately terminate except for Developer's obligations with regard to the indemnification set forth in Section 10.

b. If the Parties are unable to reach agreement upon the terms and conditions of the Comprehensive Agreement by 11:59 p.m. eastern time on January 31, 2028 (or such later date as may be mutually agreed upon, in writing, by the Parties), this Agreement will automatically terminate as of such date and the parties hereto will have no further rights or obligations hereunder except for Developer's obligations with regard to the indemnification set forth in Section 10.

c. Developer may also terminate this Agreement at an earlier date if it reasonably determines that the Project is infeasible. Thereafter, the Parties hereto will have no further rights or obligations hereunder, except for Developer obligations with regard to the Work Product, as described in Section 5(e), Section 7(d), and the indemnification set forth in Section 10.

9. Insurance. Developer will maintain a commercial general liability insurance policy insuring the FCRHA, its agents, contractors, subcontractors, and invitees, as well as Fairfax County, against any liability arising out of Developer's activities under this Agreement. The insurance will be maintained for personal injury and property damage liability adequate to protect the FCRHA and Fairfax County against liability for injury or death of any person in connection with the Land Use Approvals or the use, operation and condition of the Property, in an amount not less than \$1,000,000 per occurrence. Prior to entering the Property, Developer will provide the FCRHA a Certificate of Insurance evidencing this insurance and showing the FCRHA and Fairfax County as additional insureds.

10. **Indemnification.** Developer will indemnify and save harmless the FCRHA, its officers, employees and visitors and Fairfax County, its officers, employees, and visitors, from and against any claims, loss, cost, damages, or liability of any kind caused by Developer, its agents, contractors, subcontractors, or invitees, in connection with the work performed under this Agreement, or failure to perform such work, including without limitation the obligations set forth in Sections 5(e) and 7(d) (“**Claims**”), provided that such Claims were not the result of gross negligence or fraud caused by the FCRHA. This provision will survive the termination of this Agreement.

11. **Miscellaneous.**

a. The FCRHA and Developer will continue to negotiate certain other documents necessary to complete the Comprehensive Agreement and to effectuate the Project.

b. An “**Assignment**” will mean (i) any assignment, in whole or in part, by Developer of its right or interest in this Agreement, or (ii) any direct or indirect change in control of Developer (other than any such change in connection with the directors and officers of True Ground Housing Partners), in both cases whether voluntary, by operation of law, or otherwise. An Assignment will be void without the prior written consent of the FCRHA, which it may grant in its sole discretion. Notwithstanding the foregoing, the FCRHA will not unreasonably withhold, condition, or delay its consent to an Assignment to an affiliate of Developer or True Ground Housing Partners.

c. This Agreement and any dispute, controversy, or proceeding arising out of or relating to this Agreement (whether in contract, tort, common or statutory law, equity or otherwise) will be governed by Virginia law, without regard to conflict of law principles of Virginia or of any other jurisdiction that would result in the application of laws of any jurisdiction other than those of Virginia.

d. Should any provision of this Agreement require judicial interpretation, the Parties hereby agree and stipulate that the court interpreting or considering same will not apply the presumption that the terms hereof will be more strictly construed against a Party by reason of any rule or conclusion of law that a document should be construed more strictly against the Party who itself or through its agents prepared the same, it being agreed that all Parties hereto have participated in the preparation of this Agreement and that each Party had full opportunity to consult legal counsel of its choice before its execution of this Agreement.

e. This Agreement may be executed in two or more counterparts, each of which will constitute one and the same instrument. This Agreement may be executed as facsimile or .pdf originals, and each copy of this Agreement bearing the facsimile or .pdf transmitted signature of any party’s authorized representative will be deemed to be an original.

f. No person or other entity will be a third-party beneficiary of this Agreement, except Fairfax County and its officers, employees, agents, and visitors.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the Effective Date.

[SIGNATURES ON FOLLOWING PAGES]

FCRHA:

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY, a political subdivision of the Commonwealth of Virginia

By:

Thomas E. Fleetwood, Assistant Secretary

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

DEVELOPER:

TRUE GROUND HOUSING PARTNERS, a
nonprofit real estate developer

By: _____
Printed Name: _____
Title: _____

EXHIBIT A – PROPERTY DESCRIPTION

Land Bay 5, Dulles Greens, as the same appears duly dedicated, platted, subdivided and recorded in Deed Book 11624 at Page 1819, among the land records of Fairfax County, Virginia. According to Deed of Conveyance dated April 2, 2001, and recorded May 23, 2001, in Deed Book 11925 at Page 926, title is vested in: The Board of Supervisors of Fairfax County, Virginia, a body corporate and politic.

Attachment 3



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Dulles Greene Redevelopment

INTERIM AGREEMENT
PUBLIC HEARING
DECEMBER 18, 2025

FAIRFAX COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY



Goals of the PPEA Process

The Public-Private Education Facilities and Infrastructure Act (“PPEA”) allows the public to partner with a private entity to:

- Provide projects in a **timely** or **cost-effective** fashion
- Share in development **risks** and add **value** to development process
- Lead to **efficiency** improvements in the public entities’ processes or delivery of services
- **Leverage private debt, equity investments, or other economic resources** that may not otherwise be available to the public sector



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Dulles Greene PPEA Interim Agreement

- **FCRHA to Enter into an Interim Agreement with True Ground Housing Partners**
- **To Develop Affordable Multi-Family Residential Housing on the Combined County-Owned Dulles Greene Site and Adjacent Parcel**
- **Under the Public-Private Education Facilities and Infrastructure Act (“PPEA”)**

Development:

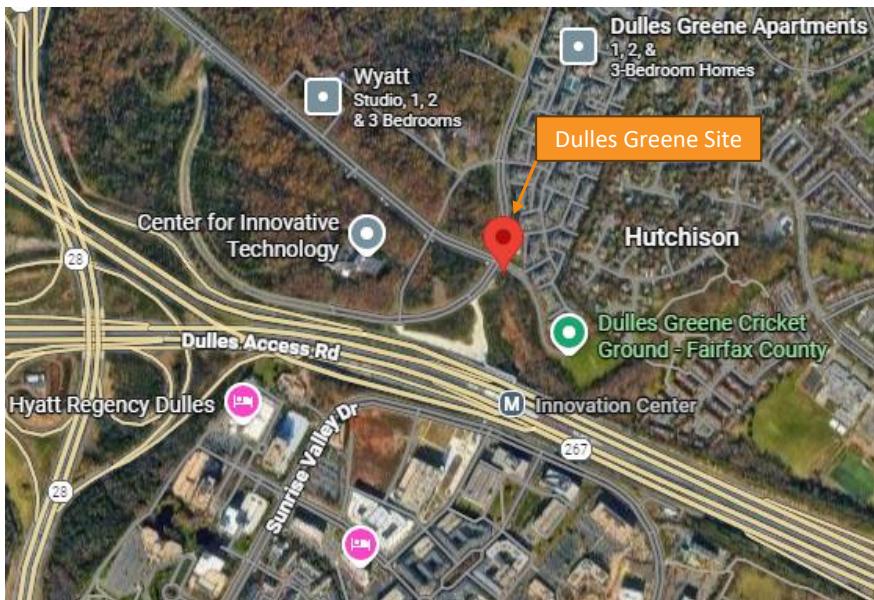
- Acquisition of adjacent parcel
- Approximately 435 residential units
- Serving households average 60% AMI
- Build out of Dulles Greene Drive
- Integrate Sustainable Design Principles
- EarthCraft Gold certification or equivalent
- Minimum 10% fully accessible units,
- Additional 5% accessible for individuals with hearing and/or visual impairments
- Open/Green space requirements, community rooms, and onsite resident services
- Maintain the RPA to ensure environmental compliance



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Site Vicinity & Zoning



9.6-acre, two-thirds of the land situated within a Resource Protection Area (RPA)

Site located off Dulles Access Rd, Near Innovation Center Metro Station

Property is well served by transit and located close to public services, educational, and retail amenities

Site

Zoned Planned Development Housing (PDH-20) with a Comprehensive Plan Base designation for Mixed Uses

Developer to pursue any land use and entitlement actions as necessary

Land Use & Zoning



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Anticipated PPEA Timeline

December 2024	<ul style="list-style-type: none">Initial Community Outreach: Virtual
December 2024	<ul style="list-style-type: none">Request for Proposals (RFP) issued under PPEA Solicited Proposal Process
May - Oct 2025	<ul style="list-style-type: none">Proposal Submission, Review, and Selection
November 2025	<ul style="list-style-type: none">Potential developer notified to negotiate the Interim Agreement
November 2025	<ul style="list-style-type: none">Redacted proposal from potential developer posted on County website
December 2025	<ul style="list-style-type: none">Proposed Interim Agreement – FCRHA Public Hearing
January 2026	<ul style="list-style-type: none">FCRHA Decision on Interim Agreement – FCRHA would enter into agreement with selected developer to negotiate on future redevelopment and designate the developer as its agent for the limited purpose of pursuing land use and zoning approvals.



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Development Process & Engagement Opportunities

Initial Community Outreach

December 2024

Virtual

RFP
Issued
Dec
2024

Developer Selected
to Negotiate
Interim Agreement
Nov 2025

Dec 18, 2025
FCRHA Public Hearing:
Interim Agreement

Winter 2026
Community
Outreach &
Entitlements

Jan 22, 2026
FCRHA: Decision on
Interim Agreement

Community Outreach

Design, Entitlement, Permitting, Finance, Construction

FCRHA Public Hearing:
Comprehensive
Agreement

FCRHA: Decision
on Comprehensive
Agreement

Land Use Process (Planning Commission & BOS): Comprehensive Plan Amendment and Zoning



*Representative timeline not to scale with approximate relationships



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Introduction to True Ground Housing Partners



Dulles Greene



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About True Ground

- **Mission-driven**, award-winning, nonprofit affordable housing developer
- **Combines** real estate development with a CORES-certified resident services program
- **Owns** 2,800+ apartments with 2,000+ units in pipeline
- **Focused** on 30% to 60% Area Median Income, including 10% Permanent Supportive Housing (PSH)
- **Operates** throughout the DC region with projects in 5 jurisdictions

- **Mission:** We exist to provide quality affordable housing and resident-centered programming to help our residents make the most of their home
- **Vision:** Everyone deserves a place to call home — a foundation to live their dreams.
- **Values:** Excellence, Integrity, Collaboration, Innovation, Compassion, Impact, Racial Equity



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Adjacent Parcel Consolidation

The consolidation of Parcel 11B with Parcel 11A will enable the development to:

- Deliver 435 affordable units
- Remain sensitive to neighborhood context
- Enhance urban park space
- Generate a total buildable area of 4.4 acres



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Development Overview

- Project Overview
 - 435 Units – 100% Affordable at or below 60% of AMI located within 2 buildings:
 - Dulles Greene North: 210 units
 - Dulles Greene South: 225 units
 - 1-bedroom, 2-bedroom 3-bedroom units, 4-bedroom units.
 - Parking : 310 Spaces
- Amenities
 - Onsite Leasing and Resident Services
 - Multipurpose, Lounge, and Fitness Rooms
 - Private Courtyard (Playground and grilling stations)
 - Bike Storage
 - LEED/EarthCraft Certification
 - Mail and Package Rooms
 - Business Center
 - Publicly-accessible urban park space and trail to metro



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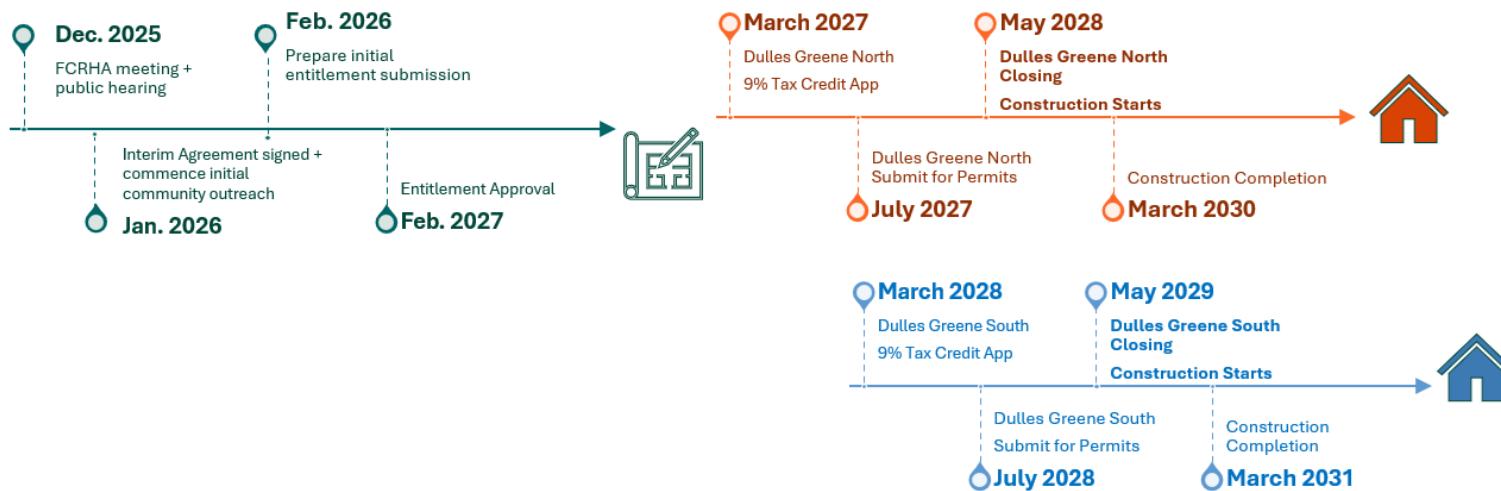
Dulles Greene Project Team



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Schedule



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Community Engagement

Early and ongoing meetings with key stakeholders and civic associations:

- Dranesville District Supervisor
- Planning Commissioner
- Dranesville Herndon Staff Aide
- Dulles Regional Chamber of Commerce
- Reflection Homes Association
- Dulles Green Apartments
- And more



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Dulles Greene



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Thank You



Jordi Fabian, Senior Project Manager
jfabian@truegroundhousing.org

Haley Norris, Director of Real Estate Development
hnorris@truegroundhousing.org



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