

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

July 19, 2018, Annual Meeting

On July 19, 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  
C. Melissa Jonas, Vice Chair  
Matthew Bell  
Christopher Craig  
Kenneth Feng  
Kevin Greenlief  
Richard Kennedy  
Albert J. McAloon  
Rod Solomon  
Sharisse Yerby

ABSENT

Willard Jasper

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); Grace Highman, Housing Services Specialist, Homeownership and Relocation; Sharon Shields, Housing Community Developer, Homeownership and Relocation; Aseem Nigam, Director, Real Estate Finance and Grants Management (REFGM); Laura Lazo, Associate Director, Grants Management, REFGM; Beverly Moses, Housing Community Developer, REFGM; Ahmed Rayyan, Director, Design, Development and Construction (DDC); Rex Peters, Associate Director, DDC; Vincent Rogers, Director, FCRHA Policy, Reporting and Communications (PRC); Steve Knippler, Senior Program Manager, FCRHA PRC; Mike Trent, Network Analyst, FM-ISS; Jeremy Bilowus, Information Technology Technician, FM-ISS; Jodi Cienki, FCRHA Assistant. Also in attendance was FCRHA Counsel: Cynthia A. Bailey, Deputy County Attorney; Ryan Wolf and Susan Timoner, Assistant County Attorneys.

ELECTION OF OFFICERS

FCRHA Chair Robert Schwaninger handed the gavel to Vice Chair Jonas to conduct the election of the Chair. Nominations were opened for Chairman of the FCRHA. A

nomination was made by Commissioner Kennedy to nominate Commissioner Schwaninger as Chairman of the FCRHA. With no other nominations presented, Vice Chair Jonas moved to close the nominations with Commissioner Solomon seconding the motion. A vote was taken and passed unanimously to elect Commissioner Schwaninger as Chair of the FCRHA.

FCRHA Vice Chair Melissa Jonas handed the gavel to Chairman Schwaninger, who then opened the floor to nominations for Vice Chair. A nomination was made by Commissioner Solomon to nominate Commissioner Jonas as Vice Chair of the FCRHA. With no other nominations presented, Chairman Schwaninger moved to close the nominations with Commissioner McAloon seconding the motion. A vote was taken and passed unanimously to elect Commissioner Jonas as Vice Chair of the FCRHA.

#### CITIZEN TIME

The FCRHA Chair opened Citizen Time at 7:02 p.m. Ms. Stephanie Clarke spoke to the Commissioners regarding the First-Time Homebuyers program and an action that was taken during the June 14, 2018 FCHRA meeting authorizing staff to purchase the Moderate Income Direct Sales (MIDS) Property owned by her mother.

Mr. Jim Edmondson spoke to the Commissioners regarding the terms of the use of subordinated debt provided by the FCRHA in Low Income Housing Tax Credit transactions. With no one else in the audience wishing to speak, the Chair closed Citizen Time at 7:14 p.m.

#### APPROVAL OF MINUTES

**June 14, 2018**

Commissioner Kennedy moved to approve the Minutes of the June 14, 2018, FCRHA Meeting, which Commissioner Bell seconded. The motion passed unanimously with Commissioners Jonas and Solomon abstaining.

#### ACTION ITEMS

1.

#### **RESOLUTION NUMBER 25-18**

Authorization to Enter into Contracts and Make Deferred Loans Using Federal Community Development Block Grant Funds to the Following Non-Profit Organizations:  
(1) Pathway Homes, Inc. (\$450,000); and (2) Good Shepherd Housing and Family Services, Inc. (\$254,500)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Chairman, Vice Chairman, Secretary, or any Assistant Secretary of the FCRHA to negotiate, execute and deliver contracts, loans and any other necessary or appropriate documents or agreements, in accordance with the applicable federal regulations for the use of Community Development Block Grant Funds, consistent with the approvals of the Fairfax County Board of Supervisors, as more fully described in the Item presented to the FCRHA at its July 19, 2018 meeting, between the FCRHA and:

(1) Pathway Homes, Inc. in the amount of \$450,000 for the acquisition and renovation of one (1) or more housing units, subject to underwriting by the Fairfax County Department of Housing and Community Development's (HCD) Loan Underwriting Committee, which unit(s) will be used to provide affordable rental housing for households at or below 30 percent of the Area Median Income (AMI), for persons with mental illnesses and/or substance use disorders, or mild intellectual disabilities who are homeless, unstably housed or ready to step down from more intensive levels of care; and

(2) Good Shepherd Housing and Family Services, Inc. in the amount of \$254,500 for the acquisition and renovation of two (2) or more housing units, subject to underwriting by the Loan Underwriting Committee, which will be used to provide affordable rental housing for households at or below 50 percent of AMI.

Commissioner Greenleaf moved to adopt Resolution Number 25-18, which Commissioner Kennedy seconded. The motion passed unanimously.

#### INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority Regular Meeting Summary – June 14, 2018
2. Minutes of the Finance Committee Meeting – July 11, 2018
3. Fairfax County Redevelopment and Housing Authority (FCRHA) Conrad Egan Excellence Awards Program Nomination Process
4. Calendar Year 2017 Audited Financial Statements for the Partnerships
5. FY 2018 Carryover Review Summary - Brief Presentation
6. Application for Virginia Housing Development Authority Fiscal Year 2019 Community Homeownership Revitalization Program Set Aside Allocation

7. Fairfax County Redevelopment and Housing Authority Calendar of Meetings –  
August and September 2018

CLOSED SESSION

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

Pursuant to Virginia Code Sections 2.2-3711(A)(7) and –3711(A)(8), for consultation with legal counsel pertaining to actual or probable litigation and that require the provision of legal advice, where discussion in an open meeting would adversely affect the negotiating or litigating posture of the FCRHA, namely:

- 8357 Claremont Woods Drive, Unit B, Alexandria
- *FCRHA v. Colette Valentine, et al.*, Case No. CL-2018-0009782 (Mount Vernon District)
- *Wilmington Savings Fund Society, FSB, v. FCRHA, et al.*, Case No. CL-2018-0007324 (Sully District)
- *FCRHA v. Hyun Suk Kim, et al.*, Case No. CL-2017-14651 (Braddock District)

Pursuant to Virginia Code Section 2.2-3711(A)(3) for the discussion or consideration of the disposition of real property where discussion in an open meeting would adversely affect the bargaining or negotiating strategy of the FCRHA, namely, the following projects:

- One University
- North Hill
- Oakwood

Commissioner Feng seconded the motion. The FCRHA went into Closed Session at 7:27 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 by 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 C. Melissa Jonas, Vice Chair Matthew Bell Christopher Craig Kenneth Feng Kevin Greenlief Richard Kennedy Albert J. McAloon Rod Solomon Sharisse Yerby		

The motion carried and the Open Meeting resumed at 8:22 p.m.

RESOLUTION

1.

**RESOLUTION NUMBER 26-18**

Authorization to Take Legal Action Regarding First-Time Homebuyers Unit Located at  
8357 Claremont Woods Drive, Unit B, Alexandria, VA 22309  
(Mount Vernon District)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority authorizes the Office of the County Attorney to file and maintain a legal action regarding the First-Time Homebuyers Unit located at 8357 Claremont Woods Drive, Unit B, Alexandria, VA 22039, and further authorizes staff to assist such litigation, all as discussed in Closed Session on July 19, 2018.

Commissioner Bell moved to adopt Resolution Number 26-18, which Commissioner Feng seconded. The motion passed unanimously.

CLOSED SESSION

Commissioner Solomon moved that the FCRHA go back into Closed Session, pursuant to Virginia Code Section 2.2-3711(A)(8) for the provision of legal advice specifically with regard to the property located at 8901 Waldren Way. Commissioner Jonas seconded the motion. The FCRHA went into Closed Session at 8:22 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 re-convene the second Closed Session were heard, discussed or considered by the FCRHA during the second Closed Session. Commissioner Greenlief seconded the motion.

The FCRHA took the following roll call vote:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Robert Schwaninger, Chairman		
C. Melissa Jonas, Vice Chair		
Matthew Bell		
Christopher Craig		
Kenneth Feng		
Kevin Greenlief		
Richard Kennedy		
Albert J. McAloon		
Rod Solomon		
Sharisse Yerby		

The motion carried and the Open Meeting resumed at 8:37 p.m.

BOARD MATTERS – See Attachment

ADJOURNMENT

Commissioner Bell moved to adjourn the meeting, which was seconded. The motion passed unanimously and the meeting adjourned at 8:45 p.m.

(Seal)

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Robert Schwaninger, Chairman

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Thomas Fleetwood, Assistant Secretary