

Minutes of the Fairfax County Redevelopment and Housing Authority Committee of the Whole All-Virtual Meeting – December 10, 2025

A meeting of the Fairfax County Redevelopment and Housing Authority (FCRHA) Committee of the Whole (Committee) was held virtually on December 10, 2025, via Microsoft Teams.

FCRHA Chairman Lenore Stanton called the FCRHA Committee meeting to order at 6:00 p.m. Attendance for all, or part of the Committee meeting, was as follows:

Present

Lenore Stanton, Chairman
Elisabeth Lardner, Vice Chair
Staci Alexander
Cynthia Bailey
Steven Bloom
Michael Cushing
Sarah Lennon
Nicholas McCoy
Susan Vachal
Paul Zurawski

Absent

Joe Mondoro

The remote location from which the following Commissioners participated was:

Lenore Stanton, Chairman – Reston, Virginia
Elisabeth Lardner, Vice Chair – Alexandria, Virginia
Staci Alexander – Annandale, Virginia
Cynthia Bailey – Oakton, Virginia
Steven Bloom – McLean, Virginia
Michael Cushing – McLean, Virginia
Sarah Lennon – Fairfax, Virginia
Nicholas McCoy – Alexandria, Virginia
Susan Vachal – Oakton, Virginia
Paul Zurawski – Reston, Virginia

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; Linda Hoffman, Director, Policy and Communications (P&C); Nathaniel Strathearn, Policy and Program Analyst, P&C; Jason Chia, Information Technology Manager, Central Services; Wesley Fontaine, IT Technician, Central Services; Callahan Seltzer, Director, Real Estate and Community Development Finance (RECDF); Gentry Alexander, Director, Homeownership; Marwan Mahmoud, Project Coordinator, Capital Planning & Development (CPD); and Davood Majidian, Project Manager, CPD.

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

All-Virtual Public Meeting:

Pursuant to the FCRHA Policy for All-Virtual Public Meetings, Chairman Stanton noted for the record that there was a physical quorum present. Chairman Stanton passed the virtual gavel to Vice Chair Lardner.

Motion

Chairman Stanton made the motion that the FCRHA Committee of the Whole certify for the record that each Commissioner's voice was adequately heard by each other Commissioner of this Committee.

Commissioners Zurawski seconded the motion. The motion passed unanimously.

Motion

Chairman Stanton made the motion that the FCRHA Committee of the Whole will hold an all-virtual public meeting because other circumstances warrant the holding of an all-virtual public meeting, including, but not limited to, the convenience of an all-virtual meeting.

Commissioner McCoy seconded the motion. The motion passed unanimously.

Motion

Chairman Stanton made the motion that the all-virtual public meeting comports with this Body's previously adopted Policy for All-Virtual Public Meetings.

Commissioner McCoy seconded the motion. The motion passed unanimously.

Motion

Chairman Stanton made the motion that the FCRHA Committee of the Whole conduct this meeting electronically through a dedicated video- and audio-conferencing line, and that the public may access this meeting by calling 1-571-429-5982 and entering access code 413207732#.

Commissioners Zurawski seconded the motion. The motion passed unanimously.

Approval of Minutes:

Commissioner Bailey moved to approve the Minutes of the October 8, 2025, FCRHA Committee Meeting, which Commissioner Cushing seconded. The motion passed with Commissioners Alexander, Lennon, McCoy, and Vachal abstaining.

- Draft Action Item:** *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)

HCD staff gave a presentation on the authorization to execute an Interim Agreement with Columbia Crossroads 4 Limited Partnership and Columbia Crossroads 9 Limited Partnership to develop affordable housing on the FCRHA-owned East County Part B property in the Mason District under the provisions of the Public-Private Education Facilities and Infrastructure Act of 2002. Staff noted the development envisions 160 affordable housing units with a focus on households earning up to 60 percent of the Area Median Income. Staff further noted that the Interim Agreement will enable pre-development activities to commence and does not commit the FCRHA to a final development.

Following the presentation, there was a brief discussion regarding community input on the project, the need to meet the Qualified Census Tract (QCT) application filing deadline, and the frequency that QCT maps are updated.

2. Draft Action Item: *Approval to Increase the Maximum Amount of Community Development Block Grant (CDBG) Down Payment Assistance for First-Time Homebuyers*

HCD staff presented information on the request for the FCRHA to approve an increase to the maximum allowable loan of the Fairfax County's CDBG Down Payment Assistance (DPA) Program to \$20,000 for eligible low-and moderate-income first-time homebuyers. Staff noted the changes in the housing market and increased costs associated with purchasing a home from when the DPA Program was first approved and implemented in 2019. The proposed increase would maximize utilization of DPA program funding with no impact on alternate programs or CDBG funding.

Following the presentation, there was a brief discussion in support of the item and clarification on proposed changes from the current program.

Adjournment:

The FCRHA Committee meeting adjourned at 6:24 p.m.

Lenore Stanton, Chairman

(Seal)

Thomas Fleetwood, Assistant Secretary