

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

July 18, 2024 – Annual Meeting

On July 18, 2024, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in Conference Rooms 9/10 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia.

CALL TO ORDER

FCRHA Chairman Lenore Stanton called the Annual Meeting of the FCRHA to order at 7:00 p.m. Attendance for all, or part of the meeting, was as follows:

PRESENT

Lenore Stanton, Chairman  
Staci Alexander  
Steven Bloom  
Michael Cushing  
LaToya Isaac  
Nicholas McCoy  
Michael McRoberts  
Joe Mondoro  
Paul Zurawski

ABSENT

Elisabeth Lardner, Vice Chair

The remote location from which the following Commissioner participated is:

LaToya Isaac – Fairfax, Virginia  
Michael McRoberts – Denver, Colorado

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; Erin Kozanecki, Director of Central Services; Jason Chia, Information Technology Manager, Central Services; Marta Cruz, Human Resources Director, Central Services; Linda Hoffman, Associate Director of Policy, Policy and Communications (P&C); Brandy Thompson, Management Analyst, P&C; Mark Buenavista, Director, Design, Development, and Construction; and Laura Lazo, Associate Director, Grants Management (GM).

Also in attendance was FCRHA Counsel: Cynthia Bailey, Deputy County Attorney; Ryan Wolf, Senior Assistant County Attorney; Brett Callahan, Lachina Dovodova, Susan Timoner, and Alan Weiss, Assistant County Attorneys.

MOTION

Pursuant to the FCRHA's Policy for Remote Participation in Meetings by Electronic

Communication, Chairman Stanton noted for the record that there was a physical quorum present at the meeting location and asked for a motion that Commissioners Isaac and McRoberts be permitted to participate remotely in the meeting.

Commissioner Bloom made the motion, which Commissioner Cushing seconded. The motion passed unanimously.

#### MOTION

Pursuant to the FCRHA's Policy for Remote Participation in Meetings by Electronic Communication, Chairman Stanton asked for a motion that Commissioners Issac and McRoberts' voices were adequately heard in the meeting location.

Commissioner Zurawski made the motion, which Commissioner Bloom seconded. The motion passed unanimously.

#### CITIZEN TIME

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

#### ELECTION OF OFFICERS

Chairman Stanton passed the gavel to Commissioner McCoy to conduct the election of the Chairman. Nominations were opened for Chairman of the FCRHA. A nomination was made by Commissioner Alexander to nominate Commissioner Stanton as Chairman of the FCRHA. With no other nominations presented, Commissioner McCoy moved to close the nominations. A vote was taken and passed unanimously to re-elect Commissioner Stanton as Chairman of the FCRHA.

Commissioner McCoy returned the gavel to Chairman Stanton, who then opened the floor to nominations for Vice Chair. A nomination was made by Commissioner McCoy to nominate Commissioner Lardner as Vice Chair of the FCRHA. With no other nominations presented, Chairman Stanton moved to close the nominations. A vote was taken and passed unanimously to re-elect Commissioner Lardner as Vice Chair of the FCRHA.

#### APPROVAL OF MINUTES

**June 13, 2024**

Commissioner McCoy moved to approve the Minutes of the June 13, 2024 FCRHA Meeting, which Commissioner Bloom seconded. The motion passed with Commissioners Alexander, Isaac, and Zurawski abstaining.

ACTION ITEM

1.

**RESOLUTION NUMBER 24-24**

Authorization to Allow Pathway Homes, Inc. to Place Subordinate Liens on Properties That Secure Fairfax County Redevelopment and Housing Authority Loans

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Chair, Vice Chair, or any Assistant Secretary of the FCRHA to:

1. execute subordination agreements with Pathway Homes, Inc. and the Virginia Department of Housing and Community Development, substantially in the form attached to the Item presented to the FCRHA at its July 18, 2024, meeting; and
2. allow Pathway Homes, Inc. to place subordinate liens on five properties securing FCRHA loans as more fully described in the Item presented to the FCRHA at its July 18, 2024, meeting.

Commissioner Zurawski moved to adopt Resolution Number 24-24, which Commissioner McCoy seconded. The motion passed unanimously.

ACTION ITEM

2.

**RESOLUTION NUMBER 25-24**

Authorization to Make a Predevelopment Loan to LACM VA Site, LLC, a Subsidiary of Lincoln Avenue Capital, in an Amount Up to \$600,000, for the Residences at Government Center II Development (Braddock District)

**WHEREAS**, Lincoln Avenue Capital (LAC) was selected to construct and operate the 279-unit affordable housing (Project) of the Residences at Government Center II development located at 12000 Government Center Parkway, Fairfax, Virginia; and

**WHEREAS**, the Fairfax County Redevelopment and Housing Authority (FCRHA) wishes to assist LAC in the development of the Project to produce affordable multifamily rental housing in Fairfax County by providing loans to LACM VA Site, LLC, a subsidiary of LAC; and

**WHEREAS**, LAC seeks a predevelopment loan in the amount of up to \$600,000 to fund the removal and relocation of telecommunications cables running through the

Government Center Property prior to financial closing and site construction.

**NOW, THEREFORE, BE IT RESOLVED** that the FCRHA hereby authorizes making a loan in the amount up to \$600,000 to LACM VA Site, LLC for predevelopment activities necessary for the Project, as generally described in the Action Item presented to the FCRHA on July 18, 2024.

**BE IT FURTHER RESOLVED** that the FCRHA authorizes any Assistant Secretary to negotiate and finalize loan terms on behalf of the FCRHA in substantial conformance with the Action Item presented to the FCRHA on July 18, 2024, and authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents, agreements, and instruments reasonably necessary or appropriate in connection with the making of the predevelopment loans for the Project.

Commissioner Isaac moved to adopt Resolution Number 25-24, which Commissioner Alexander seconded. After discussion, Commissioners Alexander, McCoy, and Zurawski opposed, Commissioner Bloom abstained, and all other Commissioners supported the motion, which passed by a 6-3 margin.

#### INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority (FCRHA) Conrad Egan Excellence Awards Program Nomination Process
2. Summary of the Board of Supervisors' Housing Committee Meeting – June 18, 2024

#### BOARD MATTERS

See Attachment 1.

#### ADJOURNMENT

The FCRHA Chairman adjourned the meeting at 7:38 p.m.

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Lenore Stanton, Chairman

(Seal)

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Thomas Fleetwood, Assistant Secretary