

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

May 20, 2021

On May 20, 2021, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met electronically via Webex because it was not safe to physically assemble a quorum due to the COVID-19 pandemic.

CALL TO ORDER

FCRHA Chair Melissa McKenna 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

C. Melissa McKenna, Chair
Lenore Kelly, Vice Chair
Staci Alexander
Broderick Dunn
Elisabeth Lardner
Roderick Maribojoc
Nicholas McCoy
Kristen Robinson
Rod Solomon

ABSENT

Kenneth Feng
Richard Kennedy

The remote locations from which each Commissioner testified are:

C. Melissa McKenna, Chair – Herndon, Virginia
Lenore Kelly, Vice Chair – Fairfax, Virginia
Staci Alexander – Annandale, Virginia
Broderick Dunn – Fairfax, Virginia
Elisabeth Lardner – Mount Vernon District
Roderick Maribojoc – Fairfax, Virginia
Nicholas McCoy – Alexandria, Virginia; arrived after meeting start
Kristen Robinson – Falls Church, Virginia
Rod Solomon – Oakton, Virginia

Also present at the meeting via Webex were the following staff of the Department of Housing and Community Development (HCD): Thomas Fleetwood, Director; Teresa Lepe, Deputy Director, Real Estate, Finance and Development; Vincent Rogers, Director, Policy and Compliance (P&C); Benjamin Boxer, Marketing and Outreach Manager, P&C; Linda Hoffman, Management Analyst, P&C; Stephen Knipler, Senior Program Manager, P&C; Seema Ajrawat, Director, Financial Management and Information Systems and Services (FM-ISS); Jason Chia, Information Technology Manager, FM-ISS; George Rodriguez, Information Technician, FM-ISS; Mike Trent, Network Analyst, FM-ISS; Peggy Gregory, Director, Rental Assistance; Debashish

Chakravarty, Senior Real Estate Finance Officer, 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 (DD&C); Regina Coyle, Planner, DD&C; Margaret Johnson, Director, Rental Housing; Carol Erhard, Director, Homeownership and Relocation Services. Also participating via Webex was FCRHA Counsel: Alan Weiss, Ryan Wolf, and Susan Timoner, Assistant County Attorneys. Public access was achieved because the Webex information for accessing the meeting was properly noticed.

After a complete roll call of the Commission, FCRHA Chair McKenna passed the virtual gavel to FCRHA Vice Chair Kelly.

MOTION

Chair McKenna made a motion that each Commissioner's voice may be adequately heard by each other Commissioner of the FCRHA.

Commissioner Solomon seconded the motion. The motion passed unanimously.

MOTION

Chair McKenna made a motion that the State of Emergency caused by the COVID-19 pandemic makes it unsafe for the FCRHA and the public to physically attend this meeting in person, and the usual procedures cannot be implemented safely or practically. Chair McKenna further moved that the FCRHA conduct this meeting electronically through a dedicated video- and audio-conferencing line, and that the public may access this meeting via the Attendee Link of <https://fairfax.webex.com/fairfax/onstage/g.php?MTID=e4a32cbe40fa9bd42cfdcae90c2f25f88>, which was included in the public meeting notice; Event Number: 173 776 5260; Event Password: 2021. If unable to join online, the public may still join by calling: Local Webex call in 1-202-860-2110; United States Toll Free 1-844-621-3956; and entering access code: 173 776 5260.

Commissioner Maribojoc seconded the motion. The motion passed unanimously.

MOTION

Chair McKenna made a motion that all of the matters addressed on the May 20, 2021 agenda relate to the COVID-19 emergency itself, are necessary for continuity in Fairfax County government, and/or are statutorily required or necessary to continue operations and the discharge of the FCRHA's lawful purposes, duties, and responsibilities.

Commissioner Maribojoc seconded the motion. The motion passed unanimously.

Vice Chair Kelly returned the virtual gavel to Chair McKenna.

CITIZEN TIME

The FCRHA Chair opened citizen time at 7:06 p.m. While one person had signed up in advance to speak, that person was not in attendance during Citizen Time. No one in the audience wanted to speak. The Chair closed citizen time at 7:08 p.m.

APPROVAL OF MINUTES

April 15, 2021

Commissioner Solomon moved to approve the Minutes of the April 15, 2021, FCRHA Meeting, which Vice Chair Kelly seconded. The motion passed with Commissioner Alexander and Commissioner Lardner abstaining.

ACTION ITEM

1.

RESOLUTION NUMBER 16-21

Approval to Submit the Fairfax County Redevelopment and Housing Authority Moving to Work Plan for Fiscal Year 2022 to the U.S. Department of Housing and Urban Development

BE IT RESOLVED THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the submission to the U.S. Department of Housing and Urban Development of the Moving to Work Plan for Fiscal Year 2022, as contained in the Action Item presented to the FCRHA on May 20, 2021 and authorizes the FCRHA Chairman to sign the HUD-promulgated Moving to Work Certifications of Compliance for the Plan.

Vice Chair Kelly moved to adopt Resolution Number 16-21, which Commissioner Solomon seconded. The motion passed with Commissioner Lardner abstaining.

2.

RESOLUTION NUMBER 17-21

Adoption of the Fiscal Year (FY) 2022 Consolidated Fairfax County
Redevelopment and Housing Authority/Department of Housing and Community
Development Operating and Capital Budget Plan

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) adopts the FY 2022 Consolidated FCRHA/Department of Housing and Community Development (HCD) Operating and Capital Budget plan for those funds appropriated by the FCRHA as presented to the FCRHA at its May 20, 2021 meeting; and

BE IT FURTHER RESOLVED, that the FCRHA acknowledges the Operating and Capital budget plan and the FCRHA's requests for those funds appropriated by Fairfax County as presented to the FCRHA at its May 20, 2021 meeting.

Commissioner Maribojoc moved to adopt Resolution Number 17-21, which Commissioner Dunn seconded. The motion passed with Commissioner Lardner abstaining.

3.

RESOLUTION NUMBER 18-21

Authorization to Exercise the Option to Purchase One Affordable Dwelling Unit at
Commonwealth Place at Westfields (Sully District)

WHEREAS, Section 2-802 of the Fairfax County Zoning Ordinance requires developers to provide Affordable Dwelling Units (ADUs) in new residential developments affordable to households whose incomes are 70 percent or less of the Area Median Income (AMI) and Section 2-810 (2) of the Fairfax County Zoning Ordinance provides the option for the Fairfax County Redevelopment and Housing Authority (FCRHA) to purchase up to one-third of the ADUs.

WHEREAS, the Commonwealth Place at Westfields development is offering one ADU to the FCRHA for purchase.

BE IT RESOLVED that the FCRHA hereby authorizes the purchase of one ADU at the Commonwealth Place at Westfields; and

BE IT FURTHER RESOLVED that the FCRHA hereby authorizes a total purchase price not to exceed \$210,035 from Fund 400-C40300, Housing Trust Fund, Project HF-000093, ADU Acquisitions and Rehab, for the acquisition of the one ADU at the Commonwealth Place at Westfields; and

BE IT FURTHER RESOLVED that the FCRHA authorizes its Chair, Vice Chair, or any Assistant Secretary to execute all documents and agreements and to take any other steps necessary or appropriate in connection with the purchase of the unit as described in the Action Item presented to the FCRHA on May 20, 2021.

Vice Chair Kelly moved to adopt Resolution Number 18-21, which Commissioner Maribojoc seconded. The motion passed with Commissioner Lardner abstaining.

4.

RESOLUTION NUMBER 19-21

Authorization to Exercise the Option to Purchase Two Affordable Dwelling Units at Pender Oaks (Sully District)

WHEREAS, Section 2-802 of the Fairfax County Zoning Ordinance requires developers to provide Affordable Dwelling Units (ADUs) in new residential developments affordable to households whose incomes are 70 percent or less of the Area Median Income (AMI) and Section 2-810 (2) of the Fairfax County Zoning Ordinance provides the option for the Fairfax County Redevelopment and Housing Authority (FCRHA) to purchase up to one-third of the ADUs.

WHEREAS, the Pender Oaks development is offering two ADUs to the FCRHA for purchase.

BE IT RESOLVED that the FCRHA hereby authorizes the purchase of two ADUs at the Pender Oaks; and

BE IT FURTHER RESOLVED that the FCRHA hereby authorizes a total purchase price not to exceed \$468,120 from Fund 400-C40300, Housing Trust Fund, Project HF-000093, ADU Acquisitions and Rehab, for the acquisition of the two ADUs at the Pender Oaks; and

BE IT FURTHER RESOLVED that the FCRHA authorizes its Chair, Vice Chair, or any Assistant Secretary to execute all documents and agreements and to take any other steps necessary or appropriate in connection with the purchase of the units as

described in the Action Item presented to the FCRHA on May 20, 2021. Vice Chair Kelly moved to adopt Resolution Number 19-21, which Commissioner Solomon seconded. The motion passed with Commissioner Lardner abstaining.

ADMINISTRATIVE ITEM

1.

RESOLUTION NUMBER 20-21

Approval of First-Time Homebuyers (FTHB) and Workforce Dwelling Unit (WDU) Program Priority for Residents Relocated from Rental Assistance Demonstration-Project-Based Voucher (RAD-PBV) or Fairfax County Rental Program (FCRP) Properties due to Redevelopment or Renovation

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the First-Time Homebuyers and Workforce Dwelling Unit Program priority for relocating residents in Rental Assistance Demonstration-Project-Based Voucher or Fairfax County Rental Program units, as presented to the FCRHA at its meeting on May 20, 2021.

After a brief discussion Commissioner Maribojoc moved to adopt Resolution Number 20-21, which Commissioner Alexander seconded. The motion passed with Commissioner Lardner abstaining.

INFORMATION ITEMS

1. Minutes of the Housing Ownership, Management, and Security Committee Meeting – May 12, 2021
2. Minutes of the Production, Preservation & Partnerships Committee Meeting – May 12, 2021
3. Opening the Waiting List for the Rental Assistance Demonstration-Project Based Voucher (RAD-PBV) Units
4. Updates to the Housing Choice Voucher Administrative Plan, Chapter 8: Housing Quality Standards and Rent Reasonableness Determinations
5. Application for Virginia Housing Fiscal Year 2022 Sponsoring Partnerships and Revitalizing Communities Program Allocation

CLOSED SESSION

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

1. Pursuant to Virginia Code Sections 2.2-3711(A)(3), for discussion and consideration of the acquisition of real property for a public purpose, where discussion in an open meeting would adversely affect the bargaining position of the FCRHA, specifically:
 - a. Property located in the Mount Vernon District known as the Kramer Property.
 - b. Property located in the Hunter Mill District known as Dominion Square Tysons.
2. Pursuant to Virginia Code Sections 2.2-3711(A)(7) for consultation with legal counsel regarding probable litigation, where such consultation in an open meeting would adversely affect the negotiating or litigating posture of the FCRHA, specifically:

8304 Bark Tree Court, Springfield, VA 22153 (Mount Vernon District)

Commissioner Robinson seconded the motion. The FCRHA went into Closed Session at 7:26 p.m.

OPEN SESSION

Chair McKenna conducted a roll call and the following Commissioners were present:

C. Melissa McKenna, Chair
Lenore Kelly, Vice Chair
Staci Alexander
Broderick Dunn
Elisabeth Lardner
Roderick Maribojoc
Nicholas McCoy
Kristen Robinson
Rod Solomon

FCRHA Chair McKenna passed the virtual gavel to Vice Chair Kelly.

MOTION

Chair McKenna made a motion that each Commissioner's voice may be adequately heard by each other Commissioner of the FCRHA.

Commissioner Solomon seconded the motion. The motion passed unanimously.

Vice Chair Kelly returned the virtual gavel to Chair McKenna.

Commissioner Maribojoc moved that the members of the Fairfax County Redevelopment and Housing Authority 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 Fairfax County Redevelopment and Housing Authority during Closed Session. Vice Chair Kelly seconded the motion.

The FCRHA took the following roll call vote:

AYE

C. Melissa McKenna, Chair
Lenore Kelly, Vice Chair
Staci Alexander
Broderick Dunn
Elisabeth Lardner
Roderick Maribojoc
Nicholas McCoy
Kristen Robinson
Rod Solomon

NAY

ABSTAIN

The motion carried and the Open Meeting resumed at 7:52 p.m.

RESOLUTION NUMBER 21-21

Request for Fairfax County Redevelopment and Housing Authority (FCRHA) Approval of Moderate Income Direct Sales (MIDS) Unit Settlement Terms – 8304 Bark Tree Court, Springfield, Virginia 22153 (Mount Vernon District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the settlement of the dispute with the lender regarding the Moderate Income Direct Sales unit located at 8304 Bark Tree Court, Springfield, Virginia 22153, as described in the Closed Session Item on May 20, 2021, and

BE IT FURTHER RESOLVED that staff and any Assistant Secretary are hereby authorized to take such actions and to execute and deliver such documents as may be reasonably necessary to effectuate such settlement.

Commissioner Lardner moved to adopt Resolution Number 21-21, which Vice Chair Kelly seconded. The motion passed unanimously.

BOARD MATTERS – See Attachment

ADJOURNMENT

The Chair adjourned the meeting at 8:00 p.m.

(Seal)

C. Melissa McKenna, Chair

Thomas Fleetwood, Assistant Secretary