

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

April 12, 2018, Meeting

On April 12, 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
Kevin Greenlief
Richard Kennedy
Albert J. McAloon
Sharisse Yerby

ABSENT

Christopher Craig
Kenneth Feng
Willard Jasper
Rod Solomon

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; Seema Ajrawat, Director, Financial Management and Information Systems and Services (FM-ISS); Stuart Stallman, Financial Specialist, FM-ISS; Carol Erhard, Director, Homeownership and Relocation; Leo LeDuc, Director, Property Management; Nicole Wickliffe, Director, Asset Management; Ash Bhatia, Housing Community Developer, Asset Management; Aseem Nigam, Director, Real Estate, Finance and Grants Management (REFGM); Laura Lazo, Associate Director, REFGM; Vincent Rogers, Director, FCRHA Policy, Reporting and Communications (PRC); Elisa Johnson, Associate Director, FCRHA PRC; Steve Knippler, Senior Program Manager, FCRHA PRC; Matthew Graham, Management Analyst, FCRHA PRC; Ashley Montgomery, Director of Public Affairs, FCRHA PRC; Mary Lou Thompson, Financial Specialist; Mike Trent, Network Analyst, FM-ISS; Jodi Cienki, FCRHA Assistant. Also in attendance was FCRHA Counsel: Cynthia A. Bailey, Deputy County Attorney; Susan Timoner, Ryan Wolf and Alan Weiss, Assistant County Attorneys.

PRESENTATIONS

PRESENTATION: Draft Fiscal Year (FY) 2019 Housing Blueprint

At 7:00 p.m., Matthew Graham, Management Analyst, FCRHA PRC, HCD, provided the FCRHA Commissioners with a presentation on the Draft Fiscal Year (FY) 2019 Housing Blueprint.

PRESENTATION: Communitywide Housing Strategic Plan

At 7:14 p.m., Vincent Rogers, Director, FCRHA PRC, HCD and Shelley Murphy, Representative for the Affordable Housing Advisory Committee, provided the FCRHA Commissioners with a presentation on the Communitywide Housing Strategic Plan.

CITIZEN TIME

The FCRHA Chair opened Citizen Time at 7:28 p.m. Carol Erhard, Director, Homeownership and Relocation, presented a written letter, which was sent to her from Fatima Saine, regarding an issue that the Commissioners would be discussing in closed session. With no one else in the audience wishing to speak, the Chair closed Citizen Time at 7:29 p.m.

APPROVAL OF MINUTES

March 8, 2018

Commissioner Kennedy moved to approve the Minutes of the March 8, 2018, FCRHA Meeting, which Commissioner Jonas seconded. The motion passed unanimously.

April 4, 2018 Special Meeting

Commissioner Kennedy moved to approve the Minutes of the April 4, 2018, FCRHA Special Meeting, which Commissioner Jonas seconded. The motion passed with Commissioner Yerby recorded as abstaining.

ACTION ITEM

1.

RESOLUTION NUMBER 09-18

Fairfax County Redevelopment and Housing Authority (FCRHA) Authorization for (1) the Director of the Department of Housing and Community Development to Execute a Memorandum of Understanding with the Department of Public Works and Environmental Services (DPWES) to Provide Design and Construction Administration Services for Housing Projects and (2) the Director of DPWES or Designee to Execute Future Construction Contracts on Behalf of the FCRHA

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes (1) the Director of the Department of Housing and Community Development to execute the Memorandum of Understanding with the Department of Public Works and Environmental Services (DPWES) and (2) the Director of DPWES or designee to execute future construction contracts on behalf of the FCRHA including the

FCRHA in its capacity as the managing general partner of a limited partnership established by the FCRHA, as presented to the FCRHA at its meeting on April 12, 2018.

Commissioner McAloon moved to adopt Resolution Number 09-18, which Commissioner Greenlief seconded. The motion passed unanimously.

INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority Regular Meeting Summary – March 8, 2018
2. Fairfax County Redevelopment and Housing Authority Special Meeting Summary – April 4, 2018
3. Minutes of the Planning and Development Committee Meeting – April 4, 2018
4. Cornerstones Housing Corporation's (CHC) Deed of Trust Amended Due to an Equity Share Issue
5. Opening the Waiting List for the Fairfax County Rental Program (FCRP) Rental Assistance Demonstration (RAD) Program Units – Brief Discussion
6. Update on the Communitywide Housing Strategic Plan
7. Implementation of the Housing Quality Standards Biennial Inspection Process
8. Fairfax County Redevelopment and Housing Authority Calendar of Meetings – May and June 2018

CLOSED SESSION

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

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

- 6196 Les Dorson Lane, Alexandria, Virginia
- 10851 Murray Downs Court, Reston, Virginia
- 3983 Pinehurst Greens Drive, Fairfax, Virginia
- the North Hill Property, Richmond Highway, Alexandria, Virginia; and

Pursuant to Virginia Code Section 2.2-3711(19) for the discussion of information, in which its disclosure would jeopardize the safety or security of any person, governmental facility, building, or structure or persons using such facility as set forth in Virginia Code Section 2.2-3705.2(14):

- 7417 Fordson Road, Alexandria, Virginia

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 an open meeting would adversely affect the negotiating or litigating posture of the public body, namely:

- *Lakeview Loan Servicing LLC v. Schlader*, Case No. CL-2017-09611; and
- *The Unit Owners Association of Fair Lakes Condominium v. Laleh Zohori, et. al*, Case No. CL-2017-13569

Commissioner Jonas seconded the motion. The FCRHA went into Closed Session at 7:45 p.m.

OPEN SESSION RESUMES

Commissioner Greenlief 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 during Closed Session. Commissioner McAloon seconded the motion.

The FCRHA took the following roll call vote:

AYE
Robert Schwaninger, Chairman
C. Melissa Jonas, Vice Chair
Matthew Bell
Kevin Greenlief
Richard Kennedy
Albert J. McAloon
Sharisse Yerby

NAY

ABSTAIN

The motion carried and the Open Meeting resumed at 8:15 p.m.

RESOLUTIONS

1.

RESOLUTION NUMBER 10-18

Fairfax County Redevelopment and Housing Authority (FCRHA) Authorization to Bid/Purchase the Founders Ridge Unit at 6196 Les Dorson Lane, Alexandria, VA 22315 at Foreclosure (Lee District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes purchase of the Founders Ridge unit at 6196 Les Dorson Lane, Alexandria, VA 22315 (Lee District) pursuant to the terms and conditions discussed with the County Attorney in Closed Session on April 12, 2018, 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 purchase.

Commissioner McAloon moved to adopt Resolution Number 10-18, which Commissioner Kennedy seconded. The motion passed unanimously.

2.

RESOLUTION NUMBER 11-18

Fairfax County Redevelopment and Housing Authority (FCRHA) Authorization to Bid/Purchase at the Foreclosure of the Affordable Dwelling Unit at 10851 Murray Downs Court, Reston, VA 20194 (Hunter Mill District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes purchase of the Affordable Dwelling Unit (ADU) at 10851 Murray Downs Court, Reston, VA 20194 (Hunter Mill District) pursuant to the terms and conditions discussed with the County Attorney in Closed Session on April 12, 2018, 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 purchase.

Commissioner Kennedy moved to adopt Resolution Number 11-18, which Commissioner Jonas seconded. The motion passed unanimously.

3.

RESOLUTION NUMBER 12-18

Authorization to (1) Transfer Ownership of Mount Vernon Gardens Apartments from the Fairfax County Redevelopment and Housing Authority (FCRHA) to Fairfax County and (2) Enter into a Lease Agreement and Memorandum of Understanding Between the FCRHA and Fairfax County (Lee District)

WHEREAS, the Fairfax County Redevelopment and Housing Authority will transfer ownership of the multi-family project known as Mount Vernon Gardens located at 7417 Fordson Road, Alexandria, Virginia, Lee District, to Fairfax County; and

WHEREAS, the FCRHA will enter into a lease agreement with Fairfax County for twenty-three (23) affordable residential use units at buildings 7417 and 7421 Fordson Road, Alexandria, Virginia; and

WHEREAS, the County is expected to own and operate the eleven (11) units at Mount Vernon Gardens apartments for housing services that the FCRHA is not able to provide (the County Use); and

WHEREAS, the County's ownership of the property will revert to the FCRHA if the County is no longer using the 11 units for the County Use.

NOW THEREFORE, BE IT RESOLVED THAT the FCRHA authorizes, subject to the approval of the Board of Supervisors, the transfer of ownership of Mount Vernon Gardens to the County and the simultaneous leaseback of the property, less 11 units, to the FCRHA; and

BE IT ALSO RESOLVED that the FCRHA authorizes Thomas Fleetwood, Assistant Secretary, and any Assistant Secretary, on behalf of the FCRHA, to execute and deliver any agreements or other documents in connection therewith.

Commissioner McAloon moved to adopt Resolution Number 12-18, which Commissioner Greenlief seconded. The motion passed unanimously.

4.

RESOLUTION NUMBER 13-18

Request for Fairfax County Redevelopment and Housing Authority (FCRHA) Approval of Affordable Dwelling Unit (ADU) Settlement Terms – 12624 Fair Crest Court, Unit 101,

Fairfax, VA - The Unit Owners Association of Fair Lakes Condominium v. Laleh Zohori aka Lalch Zohori, Shahrouz Sharifaie Arabi aka Shahrouz Sharifaie-Arabi, Citifinancial Mortgage Company, Inc., Equity Trustees, LLC, and the Fairfax County Housing and Redevelopment Authority, Case No. CL-2017-13569 (Fx. Co. Cir. Ct.) (Springfield District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes proceeding with this matter as set forth under the terms and conditions outlined by the Office of the County Attorney in Closed Session on April 12, 2018, and

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

Commissioner Bell moved to adopt Resolution Number 13-18, which Commissioner McAloon seconded. The motion passed unanimously.

5.

RESOLUTION NUMBER 14-18

Fairfax County Redevelopment and Housing Authority (FCRHA) Authorization to Modify the Loan on the Affordable Dwelling Unit (ADU) at 3983 Pinehurst Greens Drive, Fairfax, VA 22033 (Sully District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes a modification of the FCRHA loan on the Affordable Dwelling Unit (ADU) at 3983 Pinehurst Greens Drive, Fairfax, VA 22033 (Sully District) on the terms as discussed in the Closed Session, 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 change.

Commissioner Greenlief moved to adopt Resolution Number 14-18, which Commissioner Jonas seconded, as modified. The motion passed unanimously.

BOARD MATTERS – See Attachment

ADJOURNMENT

Commissioner Bell moved to adjourn the meeting, which Commissioner Jonas seconded. The motion passed unanimously and the meeting adjourned at 8:20 p.m.

(Seal)

Robert Schwaninger, Chairman

Thomas Fleetwood, Assistant Secretary