

Minutes of the Fairfax County Redevelopment and Housing Authority Committee of the Whole Meeting – February 11, 2026

A meeting of the Fairfax County Redevelopment and Housing Authority (FCRHA) Committee of the Whole (Committee) was held on February 11, 2026, at the FCRHA Whiteside Board Room, 4530 University Drive, Fairfax, Virginia 22030.

FCRHA Commissioner Joe Mondoro called the FCRHA Committee meeting to order at 6:00 p.m. and moved to appoint Commissioner Cushing as Chairman pro tem due to the absence of Chairman Stanton and Vice Chair Lardner. Commissioner Bailey seconded the motion, which passed unanimously, with Commissioners Alexander, Bloom, and Zurawski having not yet arrived.

Attendance for all, or part of the Committee meeting, was as follows:

Present

Michael Cushing, Chairman Pro Tem
Staci Alexander (arrived at 6:18 p.m.)
Cynthia Bailey
Steven Bloom (arrived at 6:30 p.m.)
Sarah Lennon
Joe Mondoro
Susan Vachal
Paul Zurawski (arrived at 6:02 p.m.)

Absent

Lenore Stanton, Chairman
Elisabeth Lardner, Vice Chair
Nicholas McCoy

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; Linda Hoffman, Director, Policy and Communications (P&C); Brandy Thompson, Associate Director of Policy, P&C; Nathaniel Strathearn, Policy and Program Analyst, P&C; Wesley Fontaine, IT Technician, Central Services; Mark Buenavista, Director, Capital Planning & Development (CPD); Valerie Piper, Capital Project Coordinator, CPD; Erin Kozanecki, Director, Central Services; Rachel Waldman, Associate Director of Real Estate Finance (RECDF); Jeremy Welsh-Loveman, Real Estate Finance Project Manager, RECDF; Matt LaBorde, Engagement and Outreach Manager, Real Estate Finance and Development; Meghan Van Dam, Director, Planning and Inclusionary Housing (PIH); Lucinda Metcalf, Associate Director of Housing Preservation, PIH; Margaret Johnson, Director, Rental Housing; Gentry Alexander, Director, Homeownership; and Sean Wiltshire, Program Administrator, Homeownership.

Also in attendance were FCRHA Counsel: Ryan Wolf, Senior Assistant County Attorney and Susan Timoner, Assistant County Attorney.

Staff Presentation

HCD staff gave a presentation on the *Fairfax County Redevelopment and Housing Authority Portfolio Briefing Update*. Staff noted the growing backlog of capital needs across the nation’s public housing portfolio; the cash management strategies being applied to FCRHA-owned properties; and long-range plans to maintain FCRHA-owned property viability while addressing routine maintenance needs. Staff also noted the types of properties and families served throughout the FCRHA portfolio. HCD staff further discussed the age and life cycle of certain communities, noting the need for a capital plan and the categorization of priorities among properties within the FCRHA portfolio. Staff concluded the presentation by noting the importance of developing a capital plan to preserve assets.

Following the presentation, there were discussions on development opportunities, the average tenancy of families residing in FCRHA-owned properties, funding opportunities to support capital needs, and the long-term financial viability of properties based on rents and the income level of tenants.

Approval of Minutes:

Commissioner Zurawski moved to approve the Minutes of the December 10, 2025, FCRHA Committee Meeting, which Commissioner Vachal seconded. The motion passed with Commissioner Mondoro abstaining, Commissioner Bloom having not yet arrived.

Draft Action Item:

Authorization of Subordinate Financing Up to \$2,000,000 to a Subsidiary of Enterprise Community Development for the Renovation of Coralain Gardens and to Amend Related Existing Loan Documents (Mason District)

HCD staff gave a presentation on the authorization of subordinate financing of up to \$2,000,000 to one or more subsidiaries of Enterprise Community Development (ECD) for the renovation of Coralain Gardens Apartments in the Mason District and to amend current loan documents to facilitate the renovations. Staff provided a history of the property and noted the need for additional financing. Staff further noted the renovations will increase the efficiency and quality of the units and will also allow ECD to pursue both 4% and 9% Low Income Housing Tax Credits (LIHTC).

Following the presentation by staff, there was discussion on the FCRHA’s underwriting policy and risks associated with providing funds at the beginning of construction, the scope and need of renovations, concerns regarding the affordability timeline of the property and the proposed developer fee.

Draft Action Item:

Authorization to Extend the Maturity Date of Loans

between Morris Glen Limited Partnership and the Fairfax County Redevelopment and Housing Authority (Franconia District)

HCD staff gave a presentation on the authorization to extend the maturity date of loans between Morris Glen Limited Partnership (Partnership) and the FCRHA to March 31, 2029. Staff noted the Partnership does not have sufficient cash flow or reserves to fund the loans at maturity and extending the loan maturity date will allow for the sustained economic viability of Morris Glen, a 60-unit senior, independent living community. Additionally, the extension of the loans will allow for the funding of the operating commitments of the property while allowing for further review of the property's financial status.

Following the presentation by staff, there was a brief discussion regarding the opportunity for longer loan extensions and possible financial burdens associated with extending the loans.

Draft Action Item: *Adoption of the Fairfax County Redevelopment and Housing Authority Fiscal Year 2027 Strategic Plan*

HCD staff gave a presentation on the draft FCRHA Strategic Plan for Fiscal Year 2027, noting that the FCRHA is asked to adopt its annual strategic plan in coordination with the County's budget process. Staff noted the draft Strategic Plan is organized by HCD's Lines of Business and highlighted the four strategic areas outlined in the draft plan, noting that a brief description of key programs and anticipated outcomes are provided for each strategic area. It was also noted that information pertaining to the FY 2027 advertised budget would be updated once the County Executive presents the advertised budget on February 17, 2026. There was no discussion among the Committee.

Draft Action Item: *Authorization, Subject to Board of Supervisors Approval, to Make Loans to Affiliates of Wellington Development Partners up to \$8,100,000 to Finance the Development of Agape Chantilly House Phase Two (Sully District)*

HCD staff gave a presentation on the authorization of subordinate financing of up to \$8,100,000, subject to approval by the Fairfax County Board of Supervisors, to Wellington Development Partners (DWP) for the development of Agape Chantilly House Phase Two in the Sully District. Staff provided a description of the property and background on DWP, noting the property will consist of 81 units of affordable housing serving seniors up to 60 percent of Area Median Income (AMI) for a 99-year affordability period. Staff further noted the design of the project will meet National Green Building Standards, Virginia Housing Universal Design requirements and will include nine ADA-compliant units. It was also noted that the project will leverage several additional

funding sources, including 4% and 9% Low Income Housing Tax Credit (LIHTC).

Following the presentation, there was a brief discussion to clarify the LIHTC selection process and the risk of FCRHA proposed developments competing for consideration.

Draft Action Item: *FCRHA Authorization to Administer Loans of up to \$50,000 to First-time Homebuyers Using Virginia Housing REACH Funds*

HCD staff gave a presentation on the approval and authorization to create a loan program of up to \$50,000 for eligible first-time homebuyers with incomes up to 80% of the Area Median Income (AMI) using Virginia Housing REACH Funds. Staff provided background on the Memorandum of Understanding (MOU) with Virginia Housing, noting the FCRHA can receive up to \$7.5 million in Virginia Housing REACH funds to support access to affordable homeownership in Fairfax County. Staff detailed the allowable uses of the funds, participant eligibility requirements, and loan repayment requirements.

Following the presentation, there was discussion on the available funding, families eligible to be served in the program, marketing efforts, the term of the loans offered to participants, and the underwriting process for applicants.

Adjournment:

The FCRHA Committee meeting adjourned at 7:09 p.m.

Michael Cushing, Chairman Pro Tem

(Seal)

Thomas Fleetwood, Assistant Secretary