

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

March 8, 2018, Meeting

On March 8, 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  
Christopher Craig  
Kevin Greenlief  
Richard Kennedy  
Albert J. McAloon  
Rod Solomon  
Sharisse Yerby

ABSENT

Kenneth Feng  
Willard Jasper

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; 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; 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, Alan Weiss and Christopher Sigler, Assistant County Attorneys.

PRESENTATION

*FCRHA/HCD FY 2019 Advertised Budget - Seema Ajrawat*

At 7:00 p.m., Seema Ajrawat, Director, FM-ISS, HCD, provided the FCRHA Commissioners with a presentation on the FCRHA/HCD FY 2019 Budget.

PUBLIC HEARING

*Fairfax County Redevelopment and Housing Authority Moving to Work Plan for Fiscal Year 2019*

The FCRHA Chair opened the public hearing at 7:30 p.m. No one signed up in advance and no one in the audience wanted to speak. The Chair closed the Public Hearing at 7:31 p.m.

PUBLIC HEARING

*Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing Concerning Issuance of Multifamily Housing Revenue Bonds (Murraygate Village Apartments Project), Series 2018, in an amount not to exceed \$20,000,000 (Lee District)*

The FCRHA Chair opened the public hearing at 7:31 p.m. No one signed up in advance and no one in the audience wanted to speak. The Chair closed the Public Hearing at 7:32 p.m.

CITIZEN TIME

The FCRHA Chair opened Citizen Time at 7:32 p.m. No one signed up in advance and no one in the audience wanted to speak. Accordingly, the Chair closed Citizen Time at 7:32 p.m.

APPROVAL OF MINUTES

**February 1, 2018**

Commissioner Greenlief moved to approve the Minutes of the February 1, 2018, FCRHA Meeting, which Commissioner Jonas seconded. The motion passed with Commissioner Craig recorded as abstaining.

**February 28, 2018 Special Meeting**

Commissioner Jonas moved to approve the Minutes of the February 28, 2018, FCRHA Meeting, which Commissioner Bell seconded. The motion passed with Commissioners Solomon and Craig abstaining.

ACTION ITEMS

1.

**RESOLUTION NUMBER 04-18**

Adoption of the Fairfax County Redevelopment and Housing Authority (FCRHA)  
Strategic Plan for Fiscal Year (FY) 2019

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) adopted a Five-Year Strategic Plan for the period from July 1, 2010, through June 30, 2015; and

WHEREAS, the FCRHA extended its Five-Year Strategic Plan through Fiscal Year (FY) 2018 (June 30, 2018); and

WHEREAS, the FCRHA annually adopts a Strategic Plan – Action Plan outlining how the FCRHA and the Department of Housing and Community Development will meet the goals of the Five-Year Strategic Plan; and

WHEREAS, the Fairfax County Department of Housing and Community Development is in the process of developing a Communitywide Housing Strategic Plan at the request of the Fairfax County Board of Supervisors; and

WHEREAS, rather than adopt the Communitywide Housing Strategic Plan at this time, the FCRHA desires that the elements of the extended Five-Year Strategic Plan be incorporated into one Strategic Plan and Action Plan document to become the FCRHA Strategic Plan for FY 2019;

NOW THEREFORE BE IT RESOLVED that the FCRHA does hereby adopt the FCRHA Strategic Plan for FY 2019, as presented to the FCRHA at its meeting on March 8, 2018.

Commissioner Kennedy moved to adopt Resolution Number 04-18, which Commissioner Jonas seconded. The motion passed unanimously.

2.

**RESOLUTION NUMBER 05-18**

Approval of Fairfax County Redevelopment and Housing Authority (FCRHA) Funding  
Guidelines/Loan Adjustment and Additional Financing Policy

WHEREAS, the Department of Housing and Community Development has evaluated the current FCRHA Refinancing and/or Subordination Policy, adopted by the FCRHA on March 7, 2013, and proposes to rename, amend, and restate the current policy with the proposed FCRHA Funding Guidelines / Loan Adjustment and Additional Financing Policy;

NOW THEREFORE, BE IT RESOLVED that the FCRHA approves the FCRHA Funding Guidelines / Loan Adjustment and Additional Financing Policy in accordance with the Action Item presented on March 8, 2018.

Commissioner Kennedy moved to adopt Resolution Number 05-18, which Commissioner Jonas seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

1.

**RESOLUTION NUMBER 06-18**

Authorization to Advertise a Public Hearing for the Fairfax County Redevelopment and Housing Authority (FCRHA) Fiscal Year (FY) 2019 Proposed Budget and the Certification that the FY 2019 Proposed Budget is Consistent with the Proposed FCRHA Strategic Plan for FY 2019

WHEREAS Section 36-19.2(B) of the Code of Virginia requires that “Before any [housing] authority gives final approval to (i) its budget or (ii) any request for funding for submission to the governing body, the authority shall hold at least one public hearing to receive the views of citizens within the area of operation of the authority.”

NOW THEREFORE, BE IT RESOLVED, THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the scheduling of a public hearing on the Fiscal Year (FY) 2019 Proposed Budget and the certification that the proposed budget is consistent with the proposed FCRHA Strategic Plan for FY 2019. This public hearing will occur at a Special Meeting of the FCRHA on April 4, 2018, as described in the Administrative Item presented to the FCRHA at its meeting on March 8, 2018.

Commissioner Greenleaf moved to adopt Resolution Number 06-18, which Commissioner Bell seconded. The motion passed unanimously.

### INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority Regular Meeting Summary – February 1, 2018
2. Fairfax County Redevelopment and Housing Authority Special Meeting Summary – February 28, 2018
3. Minutes of the Finance Committee Meeting – February 28, 2018
4. FY 2017 Audited Financial Statements for the Fairfax County Redevelopment and Housing Authority, Minerva Fisher and the Single Audit Report
5. Update on Housing Options for Residents of Certain Privately-Owned Affordable Dwelling Unit (ADU) Properties with Expiring Program Restrictions – Brief Presentation
6. Draft Fiscal Year (FY) 2019 Housing Blueprint
7. Fairfax County Redevelopment and Housing Authority Calendar of Meetings – April and May 2018

### CLOSED SESSION

Commissioner Craig 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)(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*, and

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:

- the North Hill Property, Richmond Highway;

Commissioner Kennedy seconded the motion. The FCRHA went into Closed Session at 7:48 p.m.

OPEN SESSION RESUMES

Commissioner Craig 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 Greenlief seconded the motion.

The FCRHA took the following roll call vote:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Robert Schwaninger, Chairman C. Melissa Jonas, Vice Chair Matthew Bell Christopher Craig Kevin Greenlief Richard Kennedy Albert J. McAloon Rod Solomon Sharisse Yerby		

The motion carried and the Open Meeting resumed at 8:23 p.m.

MOTION

1.

MOTION

Motion for FCRHA Approval of ADU Settlement Terms – 12144 Garden Grove Circle, Unit 102, Fairfax, VA - Lakeview Loan Servicing, LLC, v. Laura Schlader, the Fairfax County Redevelopment and Housing Authority and Unit Owners Association of Legato Corner Condominium, Case No. CL-2017-09611 (Fx. Co. Cir. Ct.) (Springfield District)

Commissioner Craig made a motion for the FCRHA to authorize settlement of this matter as discussed in Closed Session on March 8, 2018, and authorize the staff and any Assistant Secretary authorized to take such actions and to execute and deliver such documents as may be reasonably necessary to effectuate such settlement. Commissioner McAloon seconded the motion. The motion passed unanimously.

BOARD MATTERS – See Attachment

ADJOURNMENT

Commissioner Greenlief moved to adjourn the meeting, which Commissioner Bell seconded. The motion passed unanimously and the meeting adjourned at 8:25 p.m.

(Seal)

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Robert Schwaninger, Chairman

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Thomas Fleetwood, Assistant Secretary