

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

September 12, 2024

On September 12, 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 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  
Elisabeth Lardner, Vice Chair  
Staci Alexander  
Steven Bloom  
Michael Cushing  
Nicholas McCoy  
Michael McRoberts  
Joe Mondoro  
Susan Vachal  
Paul Zurawski

ABSENT

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; Mark Buenavista, Director, Design, Development, and Construction (DDC); Marwan Mahmoud, Project Coordinator, DDC; Yuhdie Brownson, Housing Community Developer, DDC; Mohammed Abdel-Kariem, Senior Project Manager, DDC; Linda Hoffman, Director, Policy and Communications (P&C); Brandy Thompson, Management Analyst, P&C; Allyson Pearce, Marketing and Outreach Manager, P&C; Navneet Sohi, Public Information Officer, P&C; Peggy Gregory, Director, Rental Assistance; Jason Chia, Information Technology Manager, Central Services; Callahan Seltzer, Director, Real Estate Finance (REF), Lucinda Metcalf, Senior Portfolio Manager, REF.

Also in attendance was FCRHA Counsel: Patricia McCay and Ryan Wolf, Senior Assistant County Attorneys; Brett Callahan, Lachina Dovodova, Richard Dzubin, Susan Timoner, and Alan Weiss, Assistant County Attorneys.

CITIZEN TIME

The FCRHA Chairman opened citizen time at 7:01 p.m.

Joy Wahler, a citizen from the Franconia District, signed up to speak regarding the FCRHA's need for remote access and residency requirements. Ms. Wahler indicated that there should be better access to FCRHA meetings for the citizens of Fairfax County. In addition, Ms. Wahler stated at a minimum people should be permitted to call in and provide comments by telephone. She stated if telephone access was available, the FCRHA would receive more public comments. Ms. Wahler further stated that in 2024 after surviving a global pandemic greater access to FCRHA meetings can be achieved and requested that the FCRHA make that happen. Ms. Wahler expressed concern regarding the start time and location of FCRHA meetings. She stated that parents and older adults would have a difficult time attending 7:00 p.m. meetings. Additionally, with regional traffic, attending meetings at the Fairfax County Government Center is difficult for citizens who reside in the Franconia District.

Ms. Wahler also expressed concern regarding the lack of residency requirements for affordable housing in Fairfax County. She stated that Fairfax County has studies showing a need for more affordable housing. Fairfax County taxpayer dollars, and sometimes Fairfax County taxpayer-owned property, are being used to create new affordable housing units throughout the County. Yet, the tenants moving into the units are not required to be existing residents of Fairfax County. In 2021, Ms. Wahler recalled asking Tom Fleetwood, Director of HCD about residency requirements. Mr. Fleetwood informed her that there were not any residency requirements at that time, but there was an opportunity for them to be added. Ms. Wahler stated that moving forward she will be attending future FCRHA meetings and advocating for residency requirements until the affordable housing issue is solved for all current County residents.

The Chairman closed citizen time at 7:05 p.m.

#### PUBLIC HEARING

*Proposed Interim Agreement with Franconia Development Partners, a Virginia Limited Liability Company, Whose Members Consist of SCG Development Partners, LLC, a Delaware Limited Liability Company, Good Shepherd Housing & Family Services, Incorporated, a Virginia Nonstock Corporation, and NFP Affordable Housing Corp., a Delaware Nonstock Corporation for the Redevelopment of the Franconia Governmental Center (Franconia District)*

The FCRHA Chairman opened the public hearing at 7:15 p.m. 14 speakers provided testimony during the public hearing. The FCRHA Chairman closed the public hearing at 8:11 p.m.

#### APPROVAL OF MINUTES

**July 18, 2024**

Commissioner McCoy moved to approve the Minutes of the July 18, 2024 FCRHA

Annual Meeting, which Commissioner Bloom seconded. The motion passed with Commissioners Lardner and Vachal abstaining.

ADMINISTRATIVE ITEM

1.

**RESOLUTION NUMBER 26-24**

Approval of Revisions to the Housing Choice Voucher Program Administrative Plan,  
Chapter 7

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the revisions to its Housing Choice Voucher Program Administrative Plan, Chapter 7, as presented to the FCRHA on September 12, 2024.

After discussion, the FCRHA deferred approval of Resolution Number 26-24 to its October 17, 2024 meeting.

ADMINISTRATIVE ITEM

2.

**RESOLUTION NUMBER 27-24**

Approval of Revisions to the Housing Choice Voucher Program Administrative Plan,  
Chapter 11

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the revisions to its Housing Choice Voucher Program Administrative Plan, Chapter 11, as presented to the FCRHA on September 12, 2024.

Commissioner Lardner moved to adopt Resolution Number 27-24, which Commissioner McCoy seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

3.

**RESOLUTION NUMBER 28-24**

Commending Peggy Gregory for Her Years of Service to the Fairfax County  
Redevelopment and Housing Authority

**WHEREAS**, Peggy Gregory has served Fairfax County and the Fairfax County Redevelopment and Housing Authority (FCRHA) as the Division Director of Rental Assistance since May 2019; and

**WHEREAS**, as the Division Director of the Rental Assistance Division she increased the size of the FCRHAs Housing Choice Voucher Program by nearly 350 units dedicated to serving homeless individuals and families, veterans and those with disabilities; and

**WHEREAS**, she negotiated with the Commonwealth of Virginia's Department of Behavioral Health and Developmental Services to triple the number State Rental Assistance Program units administered by the FCHRA to 175, and to launch a new permanent supportive housing program that will serve 300 families in Fairfax County; and

**WHEREAS**, she refined processes and procedures for the FCRHA's Project Based Voucher Program to support the Fairfax County Board of Supervisor's goal to produce 10,000 new units of affordable housing by 2034 and preserve existing affordable units such as those at Creekside Village and Culpepper Gardens; and

**WHEREAS**, she was instrumental to the continued and effective operations of the FCRHA's tenant based rental assistance programs during the COVID-19 pandemic, ensuring that over 5,000 families remained stably housed during a time of severe market instability and economic distress; and

**WHEREAS**, under her leadership, the governing document of the FCRHAs HCV program, the Administrative Plan, was updated to reflect operations during the COVID-19 pandemic and newly implemented federal laws and guidance, ensuring effective and compliant program operations; and

**WHEREAS**, on September 20, 2024, Peggy Gregory will complete her distinguished service with the County after 5 years of service;

**NOW THEREFORE BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority expresses its gratitude to Peggy Gregory for her years of dedicated service to the community and to the FCRHA, and wishes her a healthy, happy and prosperous retirement.

Commissioner Zurawski moved to adopt Resolution Number 28-24, which Commissioner Bloom seconded. The motion passed unanimously.

CLOSED SESSION

Commissioner Cushing moved that the FCRHA go into Closed Session pursuant to Virginia Code Section 2.2-3711(A)(7) for consultation with legal counsel and briefings by staff members regarding actual or probable litigation where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the FCRHA, specifically the following matter:

1. *Mariama Nadira Ali v. Fairfax County Redevelopment and Housing Authority*; HUD Case #03-23-3849-8; Title VI Case No. 03-23-3849-6 (Housing Discrimination Complaint filed with U.S. Department of Housing and Urban Development) (Franconia District);

And pursuant to Virginia Code Section 2.2-3711(A)(3) for the discussion of the disposition of real property for a public purpose and where if those discussions occurred in an open meeting the bargaining position of the FCRHA would be adversely affected, and specifically with regard to the following matter:

1. The Residences at Government Center II Development.

Commissioner Bloom seconded the motion. The FCRHA went into Closed Session at 8:35 p.m.

OPEN SESSION

Commissioner Cushing, in accordance with Virginia Code Section 2.2-3712, 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. Commissioner Bloom seconded the motion.

The FCRHA took the following roll call vote:

AYE

Lenore Stanton, Chairman  
Elisabeth Lardner, Vice Chair  
Staci Alexander  
Steven Bloom  
Michael Cushing  
Nicholas McCoy  
Michael McRoberts  
Joe Mondoro  
Susan Vachal  
Paul Zurawski

NAY

ABSTAIN

The motion carried and the Open Meeting resumed at 8:45 p.m.

CLOSED SESSION ITEM

1.

**RESOLUTION NUMBER 29-24**

Authorization for Fairfax County Redevelopment and Housing Authority to Permit a  
Subsidiary of Lincoln Avenue Capital to Permit Certain Work on the Residences at  
Government Center II Property Before Closing (Braddock District)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority hereby authorizes LACM VA Site, LLC, a subsidiary of Lincoln Avenue Capital, to perform certain limited initial work on the Residences at Government Center II property, consistent with the terms described in the item presented in Closed Session on September 12, 2024, and

BE IT FURTHER RESOLVED that any Assistant Secretary is hereby authorized sign such documents and take such other steps as may be reasonably necessary to effectuate such work.

Commissioner Cushing moved to adopt Resolution Number 29-24, which Commissioner Bloom seconded. The motion passed with Commissioner Vachal abstaining.

BOARD MATTERS

See Attachment 1.

ADJOURNMENT

The FCRHA Chairman adjourned the meeting at 9:01 p.m.

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Lenore Stanton, Chairman

(Seal)

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Thomas Fleetwood, Assistant Secretary