

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

September 30, 2021

On September 30, 2021, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia.

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  
Kenneth Feng  
Richard Kennedy  
Elisabeth Lardner  
Roderick Maribojoc  
Nicholas McCoy  
Rod Solomon

ABSENT

Staci Alexander  
Broderick Dunn  
Kristen Robinson

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Thomas Fleetwood, Director; Thomas Barnett, Deputy Director, Office to Prevent and End Homelessness (OPEH); Amy Ginger, Deputy Director, Operations; Vincent Rogers, Director, Policy and Compliance (P&C); Benjamin Boxer, Marketing and Outreach Manager, P&C; Stephen Knippler, Senior Program Manager, P&C; Seema Ajrawat, Director, Financial Management and Information Systems and Services (FM-ISS); Mike Trent, Network Analyst, FM-ISS; Ryan Sherriff, Director, Real Estate Finance and Grants Management (REFGM); Debashish Chakravarty, Senior Real Estate Finance Officer, REFGM; Michael Pearman, Portfolio Manager, REFGM; Mark Buenavista, Director, Design, Development and Construction; Peggy Gregory, Director, Rental Assistance; Margaret Johnson, Director, Rental Housing; Judith Cabelli, Director, Affordable Housing Development (AHD); Abdi Hamud, Affordable and Workforce Housing Program Administrator, AHD; Diana Pina, Division Director, Programs, OPEH. Also in attendance was FCRHA Counsel: Cynthia A. Bailey, Deputy County Attorney; Alan Weiss and Susan Timoner, Assistant County Attorneys.

PRESENTATION

*Emergency Housing Vouchers*

Peggy Gregory, Director, Rental Assistance, and Diana Pina, Division Director, Programs, OPEH, provided a presentation on Emergency Housing Vouchers.

#### CITIZEN TIME

The FCRHA Chair opened citizen time at 7:18 p.m. No one signed up in advance and no one in the audience wanted to speak. The Chair closed citizen time at 7:18 p.m.

#### APPROVAL OF MINUTES

**July 15, 2021**

Commissioner Kennedy moved to approve the Minutes of the July 15, 2021, FCRHA Meeting, which Commissioner Feng seconded. The motion passed with Commissioner Lardner and Commissioner McCoy abstaining.

#### **July 17, 2021 Retreat**

Vice Chair Kelly moved to approve the Minutes of the July 17, 2021, FCRHA Retreat, which Commissioner McCoy seconded. The motion passed with Commissioner Lardner abstaining.

#### ACTION ITEM

1.

#### **RESOLUTION NUMBER 31-21**

#### Authorization to Exercise the Option to Purchase Three Affordable Dwelling Units (ADUs) at Commonwealth Place at Westfields – Phase III (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 three ADUs to the FCRHA for purchase.

**BE IT RESOLVED** that the FCRHA hereby authorizes the purchase of three ADUs at the Commonwealth Place at Westfields development; and

**BE IT FURTHER RESOLVED** that the FCRHA hereby authorizes a total purchase price not to exceed \$630,105 from Fund 500-C50800, CDBG Fund, Project 1380102-2022 FCRHA and County Rehab or Acquisitions, for the acquisition of the three ADUs at the Commonwealth Place at Westfields development; 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 September 30, 2021.

Vice Chair Kelly moved to adopt Resolution Number 31-21, which Commissioner Maribojoc seconded. The motion passed unanimously.

2.

### **RESOLUTION NUMBER 32-21**

Authorization of: 1) Settlement with the Fairfax-Falls Church Community Services Board (CSB) for Past Due Rents at Wedgewood Apartments; and 2) Termination of Memorandum of Understanding with CSB concerning Wedgewood Apartments (Mason District)

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Director of the Department of Housing and Community Development to 1) execute the necessary steps to settle and reconcile due payment of \$500,000 in satisfaction of all amounts owed by CSB to the FCRHA; and 2) the termination of the November 9, 2010, MOU between the FCRHA and CSB.

After a discussion Commissioner Kennedy moved to adopt Resolution Number 32-21, which Vice Chair Kelly seconded. The motion passed unanimously.

### INFORMATION ITEM

1. Calendar Year 2020 Audited Financial Statements for Fairfax County Redevelopment and Housing Authority-Controlled Partnerships and Unit Owners Associations

### CLOSED SESSION

Commissioner Feng 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 or disposition of real property for a public purpose, where discussion in an open meeting would adversely affect the bargaining position of the FCRHA, specifically:
  - a. One University located in the Braddock District
  - b. Property located in the Providence District
  - c. Dominion Square Tysons Property located in the Hunter Mill District
  - d. Property located in the Providence District.
  
2. Pursuant to Virginia Code Sections 2.2-3711(A)(6) for the discussion or consideration of the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the governmental unit would be adversely affected, specifically:
  - a. Property located in the Lee District.

Vice Chair Kelly seconded the motion. The FCRHA went into Closed Session at 7:46 p.m.

#### OPEN SESSION

Commissioner Feng 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. Commissioner Kennedy seconded the motion.

The FCRHA took the following roll call vote:

AYE

C. Melissa McKenna, Chair  
Lenore Kelly, Vice Chair  
Kenneth Feng  
Richard Kennedy  
Elisabeth Lardner  
Roderick Maribojoc  
Nicholas McCoy  
Rod Solomon

NAY

ABSTAIN

The motion carried and the Open Meeting resumed at 8:27 p.m.

BOARD MATTERS – See Attachment

ADJOURNMENT

The Chair adjourned the meeting at 8:33 p.m.

(Seal)

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C. Melissa McKenna, Chair

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Thomas Fleetwood, Assistant Secretary