

Board Matters

January 23, 2025

Motion Regarding the Redevelopment of the Franconia Government Center

Commissioner Zurawski, in advance of the meeting, distributed a written Board Matter (see Attachment A for the full Board Matter) to his colleagues relevant to Resolution Number 30-24, *Authorization to Execute the Proposed Interim Agreement with Franconia Development Partners, LLC (Developer) for the Development of the Franconia Governmental Center Property (Franconia District)*, approved by the FCRHA on October 17, 2024.

Commissioner Zurawski made a motion that any comprehensive agreement with Franconia Development Partners or its successors or assigns regarding the redevelopment of the Franconia Government Center only include units that will be offered to households that have incomes that are between 40% and 80% of AMI. Commissioner Bloom seconded the motion.

Following discussion with input from Tom Fleetwood, Director, HCD, Vice Chair Lardner called the question.

Following further discussion with input from Ryan Wolf, Senior Assistant County Attorney, Chairman Stanton called for the vote. Commissioner Zurawski supported, all other Commissioners opposed, and the motion failed by a 1-8 margin.

Chairman Stanton thanked staff for their efforts over the last year working on the project.

2025 Annual Statement of Economic Interest Fillings

Mr. Fleetwood reminded Commissioners that the deadline to submit their Statement of Economic Interests to Clerk Services is February 3, 2025.

2025 FCRHA Scholarship Program

Mr. Fleetwood thanked Commissioners for their support of the Action Item relevant to the 2025 FCRHA Scholarship Program. Next month, HCD staff will begin accepting applications for 2025. Mr. Fleetwood noted that staff are still seeking Commissioners to serve on the Selection Committee. If interested, Commissioners are asked to reach out to Chairman Stanton. Discussion ensued, with Commissioner Bloom noting the importance of distinguishing traditional students and non-traditional students.

FCRHA Committee of the Whole Meeting

Mr. Fleetwood reminded Commissioners that the next FCRHA Committee of the Whole Meeting will take place on February 12, and it will be an all-virtual meeting. Per the

FCRHA's Policy for All-Virtual Public Meetings, no more than two members of the FCRHA can assemble in one physical location. In addition, there cannot be back-to-back virtual meetings, and no more than 50% of the meetings can be virtual in any one year. Mr. Fleetwood noted that the Committee of the Whole and the FCRHA meetings are counted separately with respect to the all-virtual policy. More information to come.

FCRHA Board Room Dedication

Mr. Fleetwood announced that the FCRHA Board Room will be dedicated to Paulette Whiteside, former FCRHA resident and Fairfax County employee, at the FCRHA's full meeting in February.

FCRHA Board Room Space

Mr. Fleetwood stated that following discussions with Chairman Stanton, staff are looking at the possibility of a nonprofit partner using the FCRHA Board Room space during the work week to provide programming for residents at One University. He noted that this is still under development, but he will keep Commissioners posted on any updates.

Crescent Apartments Property

Mr. Fleetwood noted that on January 21, 2025, the Fairfax County Board of Supervisors voted to transfer the Crescent Apartments property to the FCRHA for future redevelopment. Staff will soon begin executing a resident outreach plan.

Staff Announcements

Mr. Fleetwood congratulated Brandy Thompson for her promotion to Associate Director of Policy effective February 8, 2025.

BOARD MATTER

Franconia Government Center
Commissioner Paul Zurawski
January 23, 2025

At our October 12, 2024, meeting we voted to authorize the FCRHA to sign an interim agreement for the redevelopment of the Franconia Government Center. I voted against this motion because we did not receive commitments from the FCRHA staff that the commitments made to the public would be enshrined in this agreement. The singular purpose of this resolution is to ensure that those commitments will be kept.

As background, numerous meetings were held in 2024 to discuss the future of the Franconia Government Center. At the final meeting, at which multiple FCRHA staff members were present, FCRHA staff made a presentation that detailed the potential resident profile ([see slide 30](#)). The slide clearly defines the upper and lower bound of resident incomes as 40-80% AMI. In addition, staff expounded on this presentation, stating: “For 80% AMI household, that ranges from 86 and a half thousand to about \$123,000 for a household four. So that's been the range of income we're looking at on the high end, and on the low end, that 40% AMI, \$43,000, per household.” A full recording and transcript is [available here](#) and this was stated at minute 38.

During the question and answer period, one of the attendees asked for clarification between workforce and affordable housing and staff responded that it was a semantic difference and that units in the development would be “all serving a workforce.” This was stated at minute at 58. This recording and transcript was done by The Rose Hill Coalition, that has cataloged [additional materials](#) detailing public actions related to the development.

At the meetings I attended, the county staff further announced that they would make available additional information on a county website. Specifically, citizens were encouraged to submit questions after the meeting and staff replies would be posted. The website is [available here](#) and under “Affordable Housing Benefits and Impact” a chart is included with the following language: “The chart below shows the possible range of incomes served”. The highest income listed is \$143,600 and the lowest is \$43,320.

It now appears that the project may include units that serve populations at 30% AMI and below, including units that for those who do not have any income. Departing from the 40%—80% AMI range is at odds with the representations made to the community, and undermines the reputation and credibility of this body.

As a result, I would like to direct staff in its ongoing negotiations with FDP to adhere to the AMI levels originally presented to the community—40% to 80% of AMI. Accordingly, I move that any Comprehensive Agreement with Franconia Development Partners or its successors or assigns regarding the redevelopment of the Franconia Government Center only include units that will be offered to households that have incomes that are between 40% and 80% of the Area Median Income.