

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

September 27, 2018

On September 27, 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 7:01 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

ABSENT

Kenneth Feng
Sharisse Yerby

Note: Ezra Rosser was appointed as an At-Large Commissioner by the Board of Supervisors on September 25, 2018. 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); Aseem Nigam, Director, Real Estate Finance and Grants Management (REFGM); Jyotsna Sharma, Associate Director, REFGM; Michael Pearman, Portfolio Manager, REFGM; Rex Peters, Associate Director, Design, Development and Construction (DDC); Abdi Hamud, Affordable and Workforce Housing Program Manager, DDC; Carol Erhard, Director, Homeownership; Ash Bhatia, Acting Director, Asset Management (AM); Derek Dubard, Housing Community Developer, AM; Vincent Rogers, Director, FCRHA Policy, Reporting and Communications (PRC); Steve Knippler, Senior Program Manager, FCRHA PRC; Elisa Johnson, Associate Director, FCRHA PRC; Matthew Graham, Management Analyst, FCRHA PRC; Mike Trent, Network Analyst, FM-ISS; Jeremy Bilowus, Information Technology Technician, FM-ISS; Jodi Cienki, FCRHA Assistant. Also in attendance was FCRHA Counsel: Cynthia A. Bailey, Deputy County Attorney; Alan Weiss, Susan Timoner and Ryan Wolf, Assistant County Attorneys.

PUBLIC HEARING

Proposed Interim Agreement with ONE UNIVERSITY DEVELOPMENT PARTNERS, LLC for the Redevelopment of the One University Properties (Braddock District)

The FCRHA Chair opened the Public Hearing at 7:01 p.m. No one signed up in advance and no one in the audience wanted to speak. The Chair closed the Public Hearing at 7:02 p.m.

PRESENTATION

Update on FCRHA Waiting Lists – Rental Assistance Demonstration (RAD) and Housing Choice Voucher

At 7:02 p.m., Vincent Rogers, Director, FCRHA PRC, HCD, provided the FCRHA Commissioners with a presentation on the Status of the FCRHA Waiting Lists (RAD Project Based Voucher (PBV) and Housing Choice Voucher) which highlighted Information Item 5. He also provided a brief update on the Housing Choice Voucher waiting list.

CITIZEN TIME

The FCRHA Chair opened citizen time at 7:08. Mr. Jiri Strakos, a pre-qualified applicant on the First-Time Homebuyers certified eligibility list, spoke of his concerns regarding the rules and regulation changes that occurred sometime after the Spring of 2018, that give priority to applicants with more family members. With no one else in the audience wishing to speak, the Chair closed citizen time at 7:14.

APPROVAL OF MINUTES

July 19, 2018

Commissioner Craig moved to approve the Minutes of the July 19, 2018, FCRHA Meeting, which Commissioner Bell seconded. The motion passed.

September 19, 2018 Special Meeting

Commissioner Craig moved to approve the Minutes of the September 19, 2018, FCRHA Meeting, which Commissioner Greenlief seconded. The motion passed with Commissioner Solomon abstaining.

ACTION ITEMS

1.

RESOLUTION NUMBER 28-18

Authorization, Subject to Approval by the Board of Supervisors, to: 1) Issue Tax-Exempt and/or Taxable Bonds in an Amount not to Exceed \$30,000,000; and 2) Submit an

Application to Virginia Department of Housing and Community Development for Tax-Exempt Bond Allocation for Parkwood Apartments (Mason District)

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) (the "Authority") is a political subdivision of the Commonwealth of Virginia, established pursuant to the Virginia Housing Authority Law, Title 36, Chapter 1, Code of Virginia, 1950, as amended (the "Act"), and is authorized thereby to issue its notes and bonds from time to time to fulfill its public purposes within the meaning of the Act; and

WHEREAS, pursuant to and in accordance with the Act, the Authority desires to issue and sell its tax-exempt and taxable Multifamily Housing Revenue Bonds (Parkwood Apartments) in one or more series designated by the year issued and in the aggregate principal amount not to exceed \$30,000,000 (the "Bonds"); and

WHEREAS, Parkwood Venture LP, a Virginia limited partnership, is currently the owner of a 221-unit multifamily housing project, which is to be expanded by an addition of four new units, for a total of 225 units for low-income residents known as Parkwood Apartments (the "Project"), located at 6304 Vista Drive, Falls Church, VA in the Mason District, conveniently located close to a bus transit and a few blocks from the heavily traveled Leesburg Pike, which provides access to shopping centers, major employers and within five miles of several highways and interstates; and

WHEREAS, the proceeds of the Bonds will be used in part to provide financing to the Owner for the acquisition of Project; and

WHEREAS, the Bonds are and will be limited obligations, payable from the revenues pledged thereto pursuant to the Trust Indenture pursuant to which the Bonds will be issued; and as required by the Act, the Bonds shall not be a debt of Fairfax County, Virginia, the Commonwealth of Virginia or any political subdivision thereof (other than the Authority) and neither Fairfax County, Virginia, nor the Commonwealth of Virginia or any political subdivision thereof (other than the Authority) will be liable thereon, nor in any event shall the Bonds be payable out of any funds other than those received by the Authority pledged pursuant to the Indenture, and the Bonds shall not constitute an indebtedness by the Authority within the meaning of any constitutional or statutory debt limitation or restriction; and

WHEREAS, Thomas E. Fleetwood, as Assistant Secretary on behalf of the Authority, executed a Declaration of Intent on July 13, 2018, evidencing its intent to issue and sell the Bonds in an aggregate principal amount not to exceed \$30,000,000; and

WHEREAS, for the purposes of compliance with Section 147(f) of the Internal Revenue Code of 1986, as amended, the proposed bond issue must be approved by the Fairfax County Board of Supervisors;

NOW, THEREFORE, BE IT RESOLVED, that Authority authorizes all necessary actions be taken in order for the Authority to (i) request the Fairfax County Board of Supervisors to approve the proposed bond issue as described in the item presented to the Authority at its meeting on September 27, 2018, and (ii) submit an application to VADHCD for the tax-exempt bond allocation for the Project.

Commissioner Greenlief moved to adopt Resolution Number 28-18, which Commissioner Jonas seconded. The motion passed unanimously.

RESOLUTION NUMBER 29-18

Authorization to Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing Prior to Bond Issuance

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) proposes to finance the redevelopment of Parkwood Apartments, a 225-unit independent affordable rental facility according to the financing plan presented to the FCRHA at its meeting on September 27, 2018; and

WHEREAS, one source of funds for the development of Parkwood Apartments is proposed to be multifamily revenue bonds in an amount not to exceed \$30,000,000; and

WHEREAS, the issuance of bonds requires that a federally-mandated Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing be held by the government entity issuing those bonds, in this case the FCRHA, prior to issuance;

NOW THEREFORE BE IT RESOLVED that the FCRHA authorizes a TEFRA Hearing be held as described in the item presented to the FCRHA at its meeting on September 27, 2018.

Commissioner Greenlief moved to adopt Resolution Number 29-18, which Commissioner Solomon seconded. The motion passed unanimously.

RESOLUTION NUMBER 30-18

Authorization, Subject to the Approval of the Fairfax County Board of Supervisors, to Make Housing Blueprint Loan to Parkwood Venture LP, in the Amount of \$2,545,923, to Finance the Rehabilitation of 6034 Vista Drive, Falls Church, Virginia 22041, Also to be Known as Parkwood Apartments (Mason District)

WHEREAS, Parkwood Venture LP, a Virginia limited partnership, submitted a request for financing under the Housing Blueprint (Blueprint) as a source of financing for the rehabilitation of the 221-units and to add four new units to Parkwood Apartments (total of 225 units); and

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) wishes to assist Parkwood Venture LP to rehabilitate the 221-unit Parkwood Apartments and add four new units (total of 225 units) in order to preserve multifamily rental housing in Fairfax County and add four additional units by providing a loan to Parkwood Venture LP, in the amount of \$2,545,923;

NOW, THEREFORE, BE IT RESOLVED that the FCRHA, subject to approval by the Board of Supervisors, hereby authorizes:

1) Making loan to Parkwood Venture LP, for the Parkwood Apartments project in the amount of \$2,545,923, as described in the Action Item presented to the FCRHA on September 27, 2018; and

2) The allocation of Housing Blueprint funds in the amount of \$2,545,923 for the purpose of the Parkwood Apartments loan.

BE IT FURTHER RESOLVED that the FCRHA authorizes Thomas E. Fleetwood, Assistant Secretary, or any Assistant Secretary to negotiate all loan terms on behalf of the FCRHA and authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents, agreements, and instruments necessary or appropriate in connection with the making of the loan for the rehabilitation of the 221-unit Parkwood Apartments and add four new units (total of 225 units).

Commissioner Kennedy moved to adopt Resolution Number 30-18, which Commissioner Jonas seconded. The motion passed unanimously.

2.

RESOLUTION NUMBER 31-18

Approval of Proposed Workforce Dwelling Unit Purchase Policy

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby adopts the Workforce Dwelling Unit (WDU) Purchase Policy as presented to the FCRHA on September 27, 2018, subject to the delegation of

authority to administer and regulate the sale and rental of WDUs by the Fairfax County Board of Supervisors at its October 16, 2018, meeting.

Commissioner Jonas moved to adopt Resolution Number 31-18, which Commissioner Bell seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

1.

RESOLUTION NUMBER 32-18

Commending Willard O. Jasper for His Years of Service as an At-Large Commissioner to the Fairfax County Redevelopment and Housing Authority

WHEREAS, from June 1997 through August 2018, Willard O. Jasper served diligently as an At-Large Commissioner on the Fairfax County Redevelopment and Housing Authority (FCRHA); and

WHEREAS, he distinguished himself over the years as Vice Chair of the FCRHA and Chair of the FCRHA's Housing Ownership, Management and Security Committee; and

WHEREAS, he played a critical role in a variety of FCRHA policy decisions affecting residents across Fairfax County, including implementation of the Housing Blueprint, the FCRHA's designation as a U.S. Department of Housing and Urban Development (HUD) "Moving to Work" agency, and many others; and

WHEREAS, he served on the Consolidated Community Funding Advisory Committee (CCFAC) and the CCFAC/FCRHA Working Advisory Group that provided recommendations for the use of federal funding under Fairfax County's Consolidated Plan Action Plan; and

WHEREAS, during his tenure, the FCRHA continued to be recognized as one of the finest housing authorities in the United States, consistently receiving "High Performer" ratings from HUD and national awards for excellence from the National Association of Counties and the National Association of Housing and Redevelopment Officials; and

WHEREAS, the FCRHA seeks to publicly recognize the commitment and dedication of Willard O. Jasper, and thank him for his thoughtful leadership and guidance; and

WHEREAS, Willard O. Jasper has completed his distinguished service to the FCRHA;

NOW, THEREFORE, BE IT RESOLVED, that the FCRHA expresses its deepest and most sincere appreciation to Willard O. Jasper for his many years of outstanding service to the citizens of Fairfax County; and

BE IT FURTHER RESOLVED, that the FCRHA wishes Willard O. Jasper great happiness, success, and prosperity in all his future endeavors.

Commissioner McAloon moved to adopt Resolution Number 32-18, which Commissioner Solomon seconded. The motion passed unanimously.

INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority Annual Meeting Summary - July 19, 2018
2. Fairfax County Redevelopment and Housing Authority Special Meeting Summary – September 19, 2018
3. Minutes of the Housing Ownership, Management and Security Committee Meeting - September 19, 2018
4. Minutes of the Finance Committee Meeting - September 19, 2018
5. Update on the Opening of the Rental Assistance Demonstration (RAD) Waitlist - Brief Presentation
6. Update on the Murraygate Village Apartments Refinancing and Rehabilitation Project (Lee District) - Brief Presentation
7. Sale of Founders Ridge (FR) Unit at 6196 Les Dorsen Lane, Alexandria, VA 22315 In the Extended Control Period (Lee District) - Brief Presentation
8. Lender Foreclosures of Affordable Dwelling Unit (ADU) at 8406 Jovin Circle, Springfield, VA 22153 (Mount Vernon District) and Home Equity Loan Program Unit at 541 Florida Avenue #T1, Herndon, VA 20170 (Dranesville District) - Brief Presentation
9. Fairfax County Redevelopment and Housing Authority Calendar of Meetings - October and November 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)(3) for the discussion or consideration of the disposition of real property where discussion in an open meeting would adversely affect the bargaining or negotiating strategy of the FCRHA, namely, the following projects:

- One University
- North Hill

Commissioner McAloon seconded the motion. The FCRHA went into Closed Session at 7:41 p.m.

OPEN SESSION

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 by the motion to convene Closed Session were heard, discussed or considered by the FCRHA during Closed Session. Commissioner Kennedy 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		

The motion carried and the Open Meeting resumed at 8:03 p.m.

BOARD MATTERS – See Attachment

ADJOURNMENT

Chairman Schwaninger closed the meeting at 8:06 p.m.

(Seal)

Robert Schwaninger, Chairman

Thomas Fleetwood, Assistant Secretary