

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

December 13, 2018

**NOTE:** Prior to convening its December 13, 2018, Meeting, the Fairfax County Redevelopment and Housing Authority (FCRHA) hosted the annual Conrad Egan Excellence Awards Ceremony. Named for former FCRHA Chair Conrad Egan, Excellence Awards were presented as follows: for Achievement, Tony Esse, Associate Director, Design, Development and Construction; for Service, Felicia Thompson, Administrative Assistant, Administration; for Leadership, Laura Lazo, Associate Director, Real Estate, Finance and Grants Management and Kris Miracle, Director, Administration; for Collaboration, the Centreville Fire Team including Elisa Johnson, Samantha Gallo and Jon Miskell and the RAD Waitlist Reopening Core Team including Vincent Rogers, Elisa Johnson, Ashley Montgomery, Steve Knippler, Navneet Sohi, Larry Belkov, Leo LeDuc, Russell Lee and Bryant Sanders.

On December 13, 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 7:03 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  
Kenneth Feng  
Kevin Greenlief  
Richard Kennedy  
Albert J. McAloon  
Ezra Rosser  
Rod Solomon  
Sharisse Yerby

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; Hossein Malayeri, Deputy Director, Real Estate Finance and Development; Stuart Stallman, Financial Specialist, Financial Management and Information Systems and Services (FM-ISS); Leo LeDuc, Director, Property Management (PM); Toni Clemons-Porter, Associate Director, PM; Ahmed Rayyan, Director, Design, Development and Construction; Aseem Nigam, Director, Real Estate Finance and Grants Management (REFGM); Laura Lazo, Associate Director, REFGM;

Michael Pearman, Housing Community Developer, REFGM; Kehinde Walker, Senior Program Manager, REFGM; Carol Erhard, Director, Homeownership; Vincent Rogers, Director, FCRHA Policy, Reporting and Communications (PRC); Matthew Graham, Management Analyst, FCRHA PRC; Ashley Montgomery, Director of Public Affairs, FCRHA PRC; Mike Trent, Network Analyst, FM-ISS; Jeremy Bilowus, Information Technology Technician, FM-ISS. 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 Fourth Amendment to Interim Agreement with CHPPENN I, LLC for the Redevelopment of the North Hill Property (Mount Vernon District)*

The FCRHA Chair opened the Public Hearing at 7:03 p.m. No one signed up in advance and no one in the audience wanted to speak. The Chair closed the Public Hearing at 7:03 p.m.

### CITIZEN TIME

The FCRHA Chair opened citizen time at 7:03 p.m. No one signed up in advance and no one in the audience wanted to speak. The Chair closed citizen time at 7:03 p.m.

### APPROVAL OF MINUTES

#### **November 1, 2018**

Commissioner Jonas moved to approve the Minutes of the November 1, 2018, FCRHA Meeting, which Commissioner Bell seconded. The motion passed unanimously with Commissioner Craig not present at the time of the vote.

#### **December 5, 2018, Special Meeting**

Commissioner Kennedy moved to approve the Minutes of the December 5, 2018, FCRHA Special Meeting, which Commissioner Greenlief seconded. The motion passed with Commissioners Jonas, Feng, Solomon and Yerby recorded as abstaining and Commissioner Craig not present at the time of the vote.

ACTION ITEMS

1.

**RESOLUTION NUMBER 43-18**

Award of \$2,147,082 in Federal Community Development Block Grant Program Funds, and HOME Investment Partnerships Program Funds (including HOME Community Housing Development Organization Program Funds) to Four Fairfax County Nonprofit Housing Organizations

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Chairman, Vice Chairman, or any Assistant Secretary of the FCRHA to negotiate, execute and deliver contracts, loans and any other necessary or appropriate documents or agreements, in accordance with the applicable federal regulations for the use of Community Development Block Grant and Home Investment Partnerships Funds, with the following non-profit organizations, consistent with and subject to the approval of the Fairfax County Board of Supervisors, as more fully described in the item presented to the FCRHA at its December 13, 2018, meeting:

- (1) Habitat for Humanity NOVA in the amount of \$319,000 to rehabilitate an existing unit to create a permanent, affordable home for an elderly beneficiary with a household income at or below 30 percent of Area Median Income (AMI); and the development and construction of two detached single-family affordable units to create permanent, affordable homeownership opportunities for two families with household incomes at or below 30 percent of AMI, subject to underwriting by the HCD Loan Underwriting Committee; and
- (2) Marian Homes, Inc. in the amount of \$450,000 to acquire and renovate a single-family home to provide community living for five individuals with intellectual disabilities served by Chimes and the Fairfax-Falls Church Community Service Board and who need specialized residential accommodation with incomes at or below 30 percent of AMI, subject to underwriting by the HCD Loan Underwriting Committee; and
- (3) Cornerstones Housing Corporation, Inc. in the amount of \$336,000 to acquire two scattered site townhouse or condominium units located in Reston, Herndon and/or Centreville. One of the units will serve an elderly household with an income at or below 30 percent of AMI and the remaining unit will serve a household with an income at or below 50 percent of AMI, subject to underwriting by the HCD Loan Underwriting Committee; and
- (4) Pathway Homes, Inc. in the amount of \$1,042,082 to acquire six one-bedroom condominium units to provide affordable housing and supportive services to individuals who are homeless or precariously housed with incomes at or below 30 percent of AMI and who have special needs related to mental illness,

co-occurring substance abuse disorders and intellectual disorders, subject to underwriting by the HCD Loan Underwriting Committee.

Commissioner Greenlief moved to adopt Resolution Number 43-18, which Commissioner Jonas seconded. The motion passed unanimously with Commissioner Craig not present at the time of the vote.

2.

### **RESOLUTION NUMBER 44-18**

#### Authorization to Release a Portion of a Deed of Trust Lien Associated with the Strawbridge Square Apartments (Mason District)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the release of a portion of a deed of trust lien securing an FCRHA loan with regard to property commonly known as Strawbridge Square, upon payment to the FCRHA of \$77,392.37, and as more fully described in the Action Item presented to the FCRHA at its December 13, 2018 meeting. This action is subject to formal approval of the transaction by the U.S. Department of Housing and Urban Development in accordance with the applicable federal regulations for the use of Community Development Block Grant Section 108 Funds. The Chairman, Vice Chairman, or any Assistant Secretary of the FCRHA are authorized to execute all appropriate documentation consistent with this action.

Commissioner Kennedy moved to adopt Resolution Number 44-18, which Commissioner Feng seconded. The motion passed unanimously with Commissioner Craig not present at the time of the vote.

#### ADMINISTRATIVE ITEM

1.

### **RESOLUTION NUMBER 45-18**

#### Approval of Revisions to the Housing Choice Voucher Program Administrative Plan to Add a Mainstream Voucher Preference

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the revision of Chapter 4, Applications, Waiting List, and Tenant Selection, of its Housing Choice Voucher Program Administrative Plan to create

a local preference for households that qualify for Mainstream vouchers, as presented to the FCRHA at its meeting on December 13, 2018.

Commissioner Jonas moved to adopt Resolution Number 45-18, which Commissioner Kennedy seconded. The motion passed unanimously with Commissioner Craig not present at the time of the vote.

### INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority Meeting Summary – November 1, 2018
2. Fairfax County Redevelopment and Housing Authority Special Meeting Summary – December 5, 2018
3. Minutes of the Housing Ownership, Management and Security Committee Meeting – December 5, 2018
4. Minutes of the Finance Committee Meeting – December 5, 2018
5. Fairfax County Redevelopment and Housing Authority Strategic Plan; Status Report on Fiscal Year 2018 Action Plan – Brief Presentation
6. Update on the Opening of the Housing Choice Voucher Waitlist – Brief Presentation
7. Fiscal Year 2019 Housing Choice Voucher Payment Standards – Brief Presentation
8. Increase in the Virginia Housing Development Authority (VHDA) Loan Made to MVH Partners, LP, the Owner of Mount Vernon House Apartments, in the Amount of \$350,000, for Repairs to the Courtyard Breezeways, as Permitted Under the Terms of the Fairfax County Redevelopment and Housing Authority Housing Blueprint Loan (Mount Vernon District)
9. Minor Variation Request of the Proffer and Generalized Development Plan for Braddock Glen Section B (Braddock Glen District) – Brief Presentation

### MOTION

Commissioner Craig made a motion that the FCRHA appoint Evan Braff as its agent for the limited purpose of filing and pursuing Application No. 89-A-001-2 47A1, which seeks a Minor Variation to the existing zoning for the Braddock Glen property. Commissioner Feng seconded the motion. The motion passed unanimously.

10. Investor-Proposed Amendment to the Limited Partnership Agreement (LPA) for Gum Springs Glen Limited Partnership and New IRS Partnership Tax Audit Rules

11. Fairfax County Redevelopment and Housing Authority Calendar of Meetings –  
January and February 2019

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 properties or projects:

- 13645 Clarendon Springs Court
- One University
- North Hill

Commissioner Kennedy seconded the motion. The FCRHA went into Closed Session at 7:33 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 in the motion to convene Closed Session were heard, discussed or considered by the FCRHA during Closed Session. Commissioner Jonas seconded the motion.

The FCRHA took the following roll call vote:

AYE

Robert Schwaninger, Chairman  
C. Melissa Jonas, Vice Chair  
Matthew Bell  
Christopher Craig  
Kenneth Feng  
Kevin Greenlief  
Richard Kennedy  
Albert J. McAloon  
Ezra Rosser  
Rod Solomon  
Sharisse Yerby

NAY

ABSTAIN

The motion carried and the Open Meeting resumed at 7:48 p.m.

RESOLUTION

1.

**RESOLUTION NUMBER 46-18**

Authorization for Fairfax County Redevelopment and Housing Authority to Exercise  
Right of Repurchase on Homebuyer Equity Loan Program (HELP) Property at 13645  
Clarendon Springs Court, Centreville, VA 20121 (Sully District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes purchase of the Homebuyer Equity Loan Program (HELP) Property at 13645 Clarendon Springs Court, Centreville, VA 20121 (Sully District) on the terms and conditions as discussed in the Closed Session on December 13, 2018, and

BE IT FURTHER RESOLVED that staff and any Assistant Secretary are hereby authorized to take such actions and to execute and deliver such documents as may be reasonably necessary to effectuate such purchase.

Commissioner Greenlief moved to adopt Resolution Number 46-18, which Commissioner Bell seconded. The motion passed unanimously.

BOARD MATTERS – See Attachment

ADJOURNMENT

Commissioner Feng moved to adjourn the meeting, which was seconded by Commissioner Jonas. The motion passed unanimously and the meeting adjourned at 8:00 p.m.

(Seal)

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Robert Schwaninger, Chairman

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Thomas Fleetwood, Assistant Secretary