

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

January 30, 2020

On January 30, 2020, 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 7:00 p.m. Attendance for all, or part of the meeting, was as follows:

PRESENT

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

ABSENT

Matthew Bell

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; Teresa Lepe, Deputy Director, Real Estate, Finance and Development; Vincent Rogers, Director, Policy and Compliance (P&C); Elisa Johnson, Associate Director, P&C; Benjamin Boxer, Marketing and Outreach Manager, P&C; Stephen Knippler, Senior Program Manager, P&C; Mohamed Ghiwane, Project Manager, Design, Development, and Construction; Peggy Gregory, Director, Rental Assistance; Samantha Gallo, PROGRESS Center Program Manager, Rental Assistance; Laura Lazo, Associate Director, Real Estate Finance and Grants Management (REFGM); Jyotsna Sharma, Associate Director, REFGM; Beverly Moses, Senior Program Manager, REFGM; Debashish Chakravarty, Senior Real Estate Finance Officer, REFGM; Seema Ajrawat, Director, Financial Management and Information Systems and Services (FM-ISS); Jason Chia, Information Technology Manager, FM-ISS; Stuart Stallman, Financial Specialist, FM-ISS; Mike Trent, Network Analyst, FM-ISS; Carol Erhard, Director, Homeownership; Margaret Johnson, Director, Rental Housing; Santiago Sanchez, Asset Manager, Rental Housing. Also in attendance was FCRHA Counsel: Cynthia A. Bailey, Deputy County Attorney; Alan Weiss, Ryan Wolf and Susan Timoner, Assistant County Attorneys.

### PUBLIC HEARING

*Public Hearing on the Proposed Comprehensive Agreement with Arlington Partnership for Affordable Housing (APAH) for the Development of the Oakwood Senior Housing Property (Lee District)*

The FCRHA Chair opened the Public Hearing at 7:00 p.m. With no one signed up in advance and no one in the audience wishing to speak, the Chair closed the Public Hearing at 7:00 p.m.

### CITIZEN TIME

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

### PRESENTATION

*Presentation by George Mason University on Health Assessment of FCRHA Residents*

Dr. Ali A. Weinstein, Director, Center for the Study of Chronic Illness and Disability at George Mason University provided the FCRHA Commissioners with a presentation on the Health Assessment of FCRHA Residents.

### APPROVAL OF MINUTES

**December 12, 2019**

Commissioner Jonas moved to approve the Minutes of the December 12, 2019, FCRHA Meeting, which Commissioner Kennedy seconded. The motion passed unanimously.

### ACTION ITEM

1.

#### **RESOLUTION NUMBER 01-20**

Authorization to Extend the Maturity Date of the Loan between Morris Glen L.P. and the Fairfax County Redevelopment and Housing Authority (Lee District)

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority, as lender under a \$681,380.55 loan to Morris Glen L.P., and also as the managing general partner of this limited partnership, hereby authorizes the extension of the maturity date to March 31, 2026, as described in the Action Item presented to the FCRHA on January 30, 2020.

After a brief discussion, Commissioner McAloon moved to adopt Resolution Number 01-20, which Commissioner Jonas seconded. The motion passed unanimously.

2.

## **RESOLUTION NUMBER 02-20**

Authorization, Subject to the Approval of the Fairfax County Board of Supervisors, to Make a Housing Blueprint Loan to Arlington Partnership for Affordable Housing Oakwood, LLC, in the Amount of \$5,250,000, to Finance the Development of Oakwood Apartments, Alexandria, Virginia (Lee District).

**WHEREAS**, Arlington Partnership for Affordable Housing Oakwood, LLC, a Virginia limited liability company, submitted a request for financing through negotiations during the Public-Private Education and Infrastructure Act (PPEA) process for the Blueprint Loan as a source of financing for the development of the 150-unit Oakwood Apartments; and

**WHEREAS**, the Fairfax County Redevelopment and Housing Authority (FCRHA) wishes to assist Arlington Partnership for Affordable Housing Oakwood, LLC to develop the 150-unit Oakwood Apartments project in order to produce affordable senior rental housing in Fairfax County by providing a loan to Arlington Partnership for Affordable Housing Oakwood, LLC, in the amount of \$5,250,000.

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

- 1) Making a loan to Arlington Partnership for Affordable Housing Oakwood, LLC, for the Oakwood Apartments project in the amount of \$5,250,000, as described in the Action Item presented to the FCRHA on January 30, 2020; and
- 2) The allocation of Blueprint funds in the amount of \$5,250,000 for the purpose of the development of Oakwood Apartments.

**BE IT FURTHER RESOLVED** that the FCRHA authorizes Thomas E. Fleetwood, Assistant Secretary, or any other 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 development of the 150-unit Oakwood Apartments.

After a discussion, Commissioner McAloon moved to adopt Resolution Number 02-20, which Commissioner Kennedy seconded. The motion passed unanimously.

3.

### **RESOLUTION NUMBER 03-20**

Approval of the Proposed Comprehensive Agreement with One University Development Partners, LLC for the Redevelopment of the One University Properties (Braddock District)

**BE IT RESOLVED, THAT** the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the proposed Comprehensive Agreement with One University Development Partners, LLC pertaining to the redevelopment of the FCRHA-owned One University properties in the Braddock District under the provisions of the Public-Private Education Facilities and Infrastructure Act of 2002, as described in the Action Item presented to the FCRHA at its meeting on January 30, 2020; and

**BE IT FURTHER RESOLVED, THAT** the FCRHA authorizes any Assistant Secretary, on behalf of the FCRHA, to execute and deliver the proposed Comprehensive Agreement and to take any other action as may be reasonably necessary or appropriate to comply therewith or in furtherance of the purposes thereof.

After a brief discussion, Commissioner Craig moved to adopt Resolution Number 03-20, which Commissioner Jonas seconded. The motion passed unanimously.

4.

### **RESOLUTION NUMBER 04-20**

Adoption of a Revised Moderate Income Definition Policy for Rental Housing Owned or Operated by the Fairfax County Redevelopment and Housing Authority

**WHEREAS**, the Fairfax County Redevelopment and Housing Authority (FCRHA) owns and operates “residential buildings” within the meaning of Section 36-47 of the Code of Virginia as rental housing; and

**WHEREAS**, Section 36-47 of the Code of Virginia requires residential buildings owned and/or operated by the FCRHA to be occupied solely by “persons and families of low and moderate income” as determined by the FCRHA using the criteria set forth in definition of “persons and families of low and moderate income” in Section 36-55.26 of

the Code of Virginia; and

**WHEREAS**, on July 27, 2006, the FCRHA adopted Resolution Number 58-06, which defined “moderate income” to include persons and families having income above 60 percent of the Area Median Income and up to and including 100 percent of the Area Median Income, as published annually as the median income of the Washington-Arlington-Alexandria, DC-VA-MD HMFA (HUD Fair Market Rent Area) by the United States Department of Housing and Urban Development, and as adjusted for family size, as the FCRHA policy for FCRHA residential buildings owned and/or operated as rental properties;

**BE IT HEREBY RESOLVED** that the FCRHA amends its “moderate income” definition for continued occupancy to exempt from the maximum income limit of 100 percent of the Area Median Income, (1) properties that have been financed with Low-Income Housing Tax Credits, (2) properties operated by the FCRHA as group homes, and (3) Woodley Hills Estates, as described in the Action Item presented to the FCRHA on January 30, 2020.

Commissioner Kennedy moved to adopt Resolution Number 04-20, which Commissioner Jonas seconded. The motion passed unanimously.

5.

#### **RESOLUTION NUMBER 05-20**

Authorization to Sign Memorandum of Agreement (MOA) with  
The SkillSource Group, Inc.

**BE IT RESOLVED THAT** the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby authorizes any Assistant Secretary or his/her designee to sign the Memorandum of Agreement with The SkillSource Group, Inc., as described in the Action Item presented to the FCRHA at its meeting on January 30, 2020.

**BE IT FURTHER RESOLVED THAT**, following full execution of the MOA, staff is authorized to take such actions as reasonably necessary to comply with the terms of the MOA.

After a brief discussion, Commissioner Jonas moved to adopt Resolution Number 05-20, which Commissioner Kennedy seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

1.

**RESOLUTION NUMBER 06-20**

Approval of Adoption of Emergency Transfer Plans for the Fairfax County  
Redevelopment and Housing Authority's Project Based Rental Assistance (PBRA)  
Program Units and the Housing Choice Voucher (HCV) and Project-Based Voucher  
Assistance Programs

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the adoption of the Emergency Transfer Plans for the Project-Based Rental Assistance (PBRA) and the Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) assistance programs, as presented to the FCRHA at its meeting on January 30, 2020.

Commissioner Kennedy moved to adopt Resolution Number 06-20, which Commissioner Jonas seconded. The motion passed unanimously.

2.

**RESOLUTION NUMBER 07-20**

Approval of Family Unification Voucher Program Memorandum of Understanding,  
Required for Submission for Additional Family Unification Program Vouchers

**BE IT RESOLVED THAT** the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby authorizes the FCRHA Assistant Secretary to sign the Memorandum of Understanding for the Family Unification Program Vouchers as described in the Administrative Item presented to the FCRHA at its meeting on January 30, 2020.

Commissioner Jonas moved to adopt Resolution Number 07-20, which Commissioner McAloon seconded. The motion passed with Commissioner Feng abstaining.

### INFORMATION ITEMS

1. Minutes of the Housing Ownership, Management, and Security Committee Meeting – January 22, 2020
2. Minutes of the Finance Committee Meeting – January 22, 2020
3. Fairfax County Redevelopment and Housing Authority Fiscal Year 2019 Portfolio Report
4. Fiscal Year 2021 Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) Funding Allocations Recommended by the Consolidated Community Funding Advisory Committee (CCFAC) and Fairfax County Redevelopment and Housing Authority (FCRHA) Working Advisory Group (WAG)
5. FY 2019 Tenant Accounts Receivable Write-offs
6. State Rental Assistance Program Contract Modification
7. Application for Virginia Housing Development Authority Fiscal Year 2020 Community Sponsoring Partnerships and Revitalizing Communities Program Allocation

### 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 discussion and consideration of the acquisition or disposition of real property, and where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA:

- North Hill (Mount Vernon District)
- Update on the acquisition of real property for a public purpose (Lee District)

Pursuant to Virginia Code Section 2.2-3711(A)(8) for legal advice in consultation with legal counsel, specifically:

- Parkwood (Mason District)
- the delegation of authorization to advertise a public hearing to the director of HCD; and

- protection of the attorney-client privilege and confidentiality relative to Closed Session of December 4, 2019.

Commissioner Kennedy seconded the motion. The FCRHA went into Closed Session at 7:53 p.m.

#### OPEN SESSION

Commissioner Craig 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 FCRHA during Closed Session.

The FCRHA took the following roll call vote:

#### AYE

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

#### NAY

#### ABSTAIN

The motion carried and the Open Meeting resumed at 8:42 p.m.

#### RESOLUTION

1.

#### **RESOLUTION NUMBER 08-20**

Delegation of Authority to Advertise and Schedule Public Hearings to the Director of the Fairfax County Department of Housing and Community Development

**BE IT HEREBY RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) delegates its authority to advertise and schedule public hearings to the Director of the Fairfax County Department of Housing and Community



Development, as described in the Closed Session Item presented to the FCRHA on January 30, 2020.

Commissioner Jonas moved to adopt Resolution Number 07-20, which Commissioner Feng seconded. The motion passed unanimously.

2.

**RESOLUTION NUMBER 09-20**

Renunciation of Breach of Confidentiality Regarding Closed Session on December 4, 2019, and Unequivocal Assertion That the Fairfax County Redevelopment and Housing Authority Had Not Waived Attorney-Client Privilege

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) renounces the breach of confidentiality regarding Closed Session on December 4, 2019; and

**BE IT FURTHER RESOLVED** that the FCRHA unequivocally asserts that it has not waived the attorney-client privilege relative to any matters that were discussed in Closed Session on December 4, 2019.

Commissioner Jonas moved to adopt Resolution Number 09-20, which Commissioner McAloon seconded. The motion passed unanimously.

BOARD MATTERS – See Attachment

ADJOURNMENT

The Chairman adjourned the meeting, at 8:57 p.m.

(Seal)

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Robert Schwaninger, Chairman

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Thomas Fleetwood, Assistant Secretary