

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

December 16, 2021

On December 16, 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 Chairman 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, Chairman  
Lenore Kelly, Vice Chair  
Staci Alexander  
Broderick Dunn  
Kenneth Feng  
Richard Kennedy  
Roderick Maribojoc  
Rod Solomon

ABSENT

Elisabeth Lardner  
Nicholas McCoy  
Kristen Robinson

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; Vincent Rogers, Director, Policy and Compliance (P&C); Benjamin Boxer, Marketing and Outreach Manager, P&C; Linda Hoffman, Management Analyst, P&C; Avis C. Wiley, Client Engagement Manager, P&C; Mike Trent, Network Analyst, Financial Management and Information Systems and Services (FM-ISS); Ryan Sherriff, Director, Real Estate Finance and Grant Management (REFGM); Debashish Chakravarty, Senior Real Estate Finance Officer, REFGM; Steven Knippler, Senior Program Manager, REFGM; Mark Buenavista, Director, Design, Development and Construction (DD&C); Tony Esse, Associate Director, DD&C; Anwar Iqbal, Senior Project Manager, DD&C; Judith Cabelli, Director, Affordable Housing Development (AHD); Abdi Hamud, Senior Program Manager, AHD; Office of the County Attorney staff in attendance: Cynthia Bailey, Deputy County Attorney; Susan Timoner, Alan Weiss and Ryan Wolf, Assistant County Attorneys.

CITIZEN TIME

The FCRHA Chairman opened citizen time at 7:00 p.m. No one signed up in advance and no one in the audience wanted to speak. The Chairman closed citizen time at 7:01 p.m.

APPROVAL OF MINUTES

**November 18, 2021**

Commissioner Feng moved to approve the Minutes of the November 18, 2021, FCRHA Meeting, which Commissioner Alexander seconded. The motion passed unanimously.

APPROVAL OF MINUTES

**December 8, 2021**

Commissioner Feng moved to approve the Minutes of the December 8, 2021, FCRHA Special Meeting, which Commissioner Dunn seconded. The motion passed with Commissioner Maribojoc abstaining from the vote.

ACTION ITEM

1.

**RESOLUTION NUMBER 39-21**

Authorization to Execute the Proposed Interim Agreement with Cornerstones Housing Corporation for the Development of a Property at the Intersection of West Ox Road and US Route 50 (Sully District)

**BE IT RESOLVED, THAT** the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the execution of the proposed Interim Agreement between the FCRHA and with Cornerstones Housing Corporation to facilitate the development of the West Ox Property at US Route 50 and West Ox Road, as outlined in the Action Item presented to the FCRHA at its meeting on December 16, 2021, and

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

Vice Chair Kelly moved to adopt Resolution Number 39-21, which Commissioner Kennedy seconded. The motion passed unanimously.

2.

**RESOLUTION NUMBER 40-21**

Award of Federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) Funding to Fairfax County Nonprofit Affordable Housing Organizations

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Chairman, Vice Chair, 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 Program Funds, with the following nonprofit organizations, as more fully described in the Item presented to the FCRHA at its December 16, 2021, meeting:

- (1) \$426,000 to Good Shepherd Housing and Family Services, Inc. to acquire two condominium units for families who have experienced homelessness or are at a high risk of homelessness with incomes at or below 60 percent of Area Median Income (AMI);
- (2) \$2,100,000 to Pathway Recovery, Inc. to acquire 12 condominiums to provide affordable housing and supportive services to 12 individuals who have experienced homelessness or are precariously housed and have special needs related to serious mental illness, with incomes at or below 30 percent of AMI.

There was no discussion on the motion. Commissioner Kennedy moved to adopt Resolution Number 40-21, which Commissioner Solomon seconded. The motion passed unanimously.

3.

### **RESOLUTION NUMBER 41-21**

Approval to Submit the Fairfax County Redevelopment and Housing Authority  
Amended Moving to Work Plan for Fiscal Year 2022 to the  
U.S. Department of Housing and Urban Development

**BE IT RESOLVED THAT** the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the submission to the U.S. Department of Housing and Urban Development of the Amended Moving to Work Plan for Fiscal Year 2022, as contained in the Action Item presented to the FCRHA on December 16, 2021. Commissioner Kennedy moved to adopt Resolution Number 41-21, which Commissioner Solomon seconded. The motion passed unanimously.

4.

**RESOLUTION NUMBER 42-21**

Authorization to Exercise the Option to Purchase Two Affordable Dwelling Units at Pender Oaks – Phase III (Sully District)

**WHEREAS**, Section 5101.2 (formerly 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 5101.8(A)(2) (formerly 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 Pender Oaks development is offering two ADUs to the FCRHA for purchase. BE IT RESOLVED that the FCRHA hereby authorizes the purchase of two ADUs at the Pender Oaks development; and BE IT FURTHER RESOLVED that the FCRHA hereby authorizes a total purchase price not to exceed \$468,120 from Fund 400-C40300, Housing Trust Fund, Project HF-000093, ADU Acquisitions, and Rehab, for the acquisition of the two ADUs at the Pender Oaks 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 December 16, 2021

Vice Chair Kelly moved to adopt Resolution Number 42-21, which Commissioner Alexander seconded. The motion passed unanimously.

5.

**RESOLUTION NUMBER 43-21**

Authorization, Subject to the Approval of the Fairfax County Board of Supervisors, for funding in the Amount of \$43,051,534, to Finance the Development of Dominion Square West Phase I, Tysons, Virginia (Hunter Mill District)

**WHEREAS**, Arlington Partnership for Affordable Housing, Inc. (APAH) submitted a request for financing through the Fiscal Year 2022 Notice of Funding Availability (NOFA) process as a source of financing for the development of the 175-unit Dominion Square West Phase I (Project); and

**WHEREAS**, the Fairfax County Redevelopment and Housing Authority (FCRHA) wishes to assist APAH to develop the Project in order to produce affordable multifamily rental housing in Fairfax County by providing a loan to APAH in the amount of \$22,081,534.

**WHEREAS**, the FCRHA wishes to provide additional Project support of \$20,970,000 as an equity investment through fee simple ownership of the land.

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

- 1) The allocation of NOFA funds in the amount of \$22,081,534 for the purpose of the development of the Project;
- 2) Making a loan to APAH for Project in the amount of \$22,081,534, as described in the Action Item presented to the FCRHA on December 16, 2021; and
- 3) The allocation of additional funding of \$20,970,000 to support the Project as an equity investment through fee simple ownership of the land.

**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 Chair, Vice Chair, or any Assistant Secretary to execute all documents, agreements, and instruments necessary or appropriate in connection with the making of the loan for the Project.

Commissioner Kennedy moved to adopt Resolution Number 43-21, which Commissioner Feng seconded. The motion passed unanimously.

#### INFORMATION ITEM

1. Minutes of the Housing Ownership, Management, and Security Committee Meeting – December 8, 2021
2. Minutes of the Production, Preservation & Partnerships Committee Meeting – December 8, 2021
3. Fairfax County Redevelopment and Housing Authority Strategic Plan: Status Report on Fiscal Year 2021 Plan
4. Summary of the Board of Supervisors' Housing Committee Meeting – November 23, 2021

Based on HCD's presentations at the Board of Supervisors' Housing Committee Meeting on November 23, 2021, Commissioner Kennedy requested an opportunity for a more substantive discussion at a future FCRHA meeting on how to increase affordable homeownership opportunities. Commissioner Kennedy's question was related to the presentation that Director Fleetwood provided to the Board of Supervisor's Housing Committee regarding a pilot community land trust model. The model would use County-owned vacant or underutilized sites that could be used to develop affordable for-sale homes. Director Fleetwood confirmed that further information will be provided to the Commissioners in the first quarter of 2022.

### CLOSED SESSION

Commissioner Feng moved that the Fairfax County Redevelopment and Housing Authority go into Closed Session, for the following:

1. Pursuant to Virginia Code Section 2.2-3711(A)(6) for the discussion of the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the FCRHA would be adversely affected, specifically:
  - a. Harmony Place located in the Lee District.
2. Pursuant to Virginia Code Section 2.2-3711(A)(3) for the discussion or consideration of the acquisition of real property for a public purpose, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA, specifically:
  - a. Dominion Square Tysons Property located in the Hunter Mill District
  - b. 1750 Old Meadow Road located in the Providence District
  - c. 2950 Eskridge Road located in the Providence District

Commissioner Kennedy seconded the motion. The FCRHA went into Closed Session at 7:13 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 was heard, discussed, or considered by the Fairfax County Redevelopment and Housing Authority. Commissioner Kennedy seconded the motion.

The FCRHA took the following roll call vote:

AYE

C. Melissa McKenna, Chairman  
Lenore Kelly, Vice Chair  
Staci Alexander  
Broderick Dunn  
Kenneth Feng  
Richard Kennedy  
Roderick Maribojoc  
Kristen Robinson  
Rod Solomon

NAY

ABSTAIN

The motion carried and the Open Meeting resumed at 7:40 p.m.

CLOSED SESSION ITEM

3.

**RESOLUTION 45-21**

Fairfax County Redevelopment and Housing Authority Authorization Property  
Acquisition of a Property at 1750 Old Meadow Road (Providence District)

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority authorizes staff to proceed with the process of acquiring real property located at 1750 Old Meadow Road in the Providence District, dependent on available funding, which will be used for the development of affordable housing, based on the terms and conditions outlined in Closed Session of the December 16, 2021, FCRHA meeting. The Assistant Secretary, or his duly authorized designee, is authorized to execute any documents required for the execution of this transaction.

Commissioner Solomon moved to adopt Resolution Number 45-21, which Commissioner Dunn seconded. The motion passed unanimously.

2.

**RESOLUTION 44-21**

Authorization to Acquire 2950 Eskridge Road, Tax Map Number 49-3 ((41)),  
parcel B, (Providence District)

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority authorizes the execution of a purchase contract for certain real property located at 2950 Eskridge Road, Tax Map Number 49-3 ((41)), parcel B, in the Providence District, on the terms as discussed in Closed Session on December 16, 2021; and

**BE IT FURTHER RESOLVED** that any Assistant Secretary, or a duly authorized designee thereof, is authorized to execute any documents and take any further actions reasonably required to effectuate the acquisition.

Commissioner Solomon moved to adopt Resolution Number 44-21, which Commissioner Kennedy seconded. The motion passed unanimously.

**BOARD MATTERS**

See Attachment 1.

**ADJOURNMENT**

The Chairman adjourned the meeting at 8:13 p.m.

(Seal)

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C. Melissa McKenna, Chairman

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Thomas Fleetwood, Assistant Secretary