

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

February 23, 2023

On February 23, 2023, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the HCD Conference Room, First Floor of the Fairfax County Department of Housing and Community Development, 3700 Pender Drive, Fairfax, Virginia.

CALL TO ORDER

FCRHA Chairman Melissa McKenna called the Special 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
Staci Alexander
Kenneth Feng
Richard Kennedy
Elisabeth Lardner
Roderick Maribojoc
Nicholas McCoy
Kristen Robinson

ABSENT

Lenore Stanton, Vice Chair
Broderick Dunn
Rod Solomon

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Thomas Fleetwood, Director; Thomas Barnett, Deputy Director, Office to Prevent and End Homelessness; Anna Shapiro, Deputy Director, Real Estate, Finance & Development; Vincent Rogers, Director, Policy & Compliance (P&C); Brandy Thompson, Management Analyst, P&C; Avis C. Wiley, Client Engagement Manager, P&C; Mike Trent, Network Analyst, Financial Management and Information Systems and Services; Bree Fuller, Associate Director, Affordable Housing and Development; Marwan Mahmoud, Project Coordinator, Design, Development and Construction; Debashish Chakravarty, Associate Director, Real Estate Finance (REF); Julie Chen, Senior Real Estate Finance Manager, REF; Margaret Johnson, Director, Rental Housing.

Office of the County Attorney staff in attendance: Cynthia Bailey, Deputy County Attorney; Alan Weiss and Brett Callahan, Assistant County Attorneys.

ACTION ITEM

1.

RESOLUTION NUMBER 04-23

Adoption of the Fairfax County Redevelopment and Housing Authority (FCRHA)
Strategic Plan for Fiscal Year (FY) 2024

WHEREAS, for FY 2019, the FCRHA adopted the FCRHA Strategic Plan for FY 2019, which incorporated the elements of the extended FCRHA Five-Year Strategic Plan into one Strategic Plan and Action Plan document; and

WHEREAS, the FCRHA annually adopts a Strategic Plan – Action Plan outlining how the FCRHA, and the Department of Housing and Community Development will meet the goals of the Five-Year Strategic Plan; and

WHEREAS, the FCRHA desires to continue implementing a Strategic Plan that contains a detailed action plan of projects to be undertaken during the fiscal year;

NOW THEREFORE BE IT RESOLVED that the FCRHA does hereby adopt the FCRHA Strategic Plan for FY 2024, as presented to the FCRHA at its special meeting on February 23, 2023.

Commissioner Lardner moved to adopt Resolution Number 04-23, which Commissioner Maribojoc seconded. The motion passed unanimously.

ACTION ITEM

2.

RESOLUTION NUMBER 05-23

Authorization to Make a Loan to an affiliate of Wesley Housing Development Corporation of Northern Virginia in an Aggregate Amount of \$5,600,000, to Finance the Lamb Center Development at 9640 Fairfax Boulevard, Fairfax City, Virginia

WHEREAS, Wesley Housing Development Corporation of Northern Virginia (Wesley Housing), a nonprofit corporation, submitted a request for subordinate financing through the Fiscal Year 2023 Notice of Funding Availability process as a source of financing for the development of the 54-unit Lamb Center Development at 9640 Fairfax Boulevard, Fairfax City, Virginia (Project); and

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) wishes to assist Wesley Housing to develop the Project in order to produce permanent supportive housing units within the City of Fairfax by providing gap financing loans to Wesley Housing in the amount of \$5,600,000.

NOW, THEREFORE, BE IT RESOLVED that the FCRHA hereby authorizes making gap financing loans to Wesley Housing for the Project in an aggregate amount of \$5,600,000, as described in the Action Item presented to the FCRHA on February 23, 2023; and

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 gap financing loans for the Project.

Commissioner Kennedy moved to adopt Resolution Number 05-23, which Commissioner Alexander seconded. The motion passed unanimously.

ACTION ITEM

3.

RESOLUTION NUMBER 06-23

Authorization to (1) Authorization to Proceed with the Partial Land Sale of Castellani Meadows from the Fairfax County Redevelopment and Housing Authority (FCRHA) for Public Street Purposes and (2) Execute a Deed of Dedication and Conveyance and Grading Agreement and Temporary Construction Easement and Such Other Necessary Agreements Between the FCRHA and the County (Sully District)

WHEREAS, as part of the Route 28 road widening project, the Board of Supervisors of Fairfax County, Virginia has informed the FCRHA that 2,446 square feet of property that is part of Castellani Meadows is needed for public street purposes and 3,262 square feet of property that is part of Castellani Meadows is needed for grading and a temporary construction easement; and

WHEREAS, based on appraisals done by the Virginia Department of Transportation and the FCRHA, the parties have determined that the fair market value for the affected property is \$195,475.

NOW THEREFORE, BE IT RESOLVED THAT the FCRHA authorizes the dedication of 2,446 square feet of property to the County for public street purposes and the temporary use of 3,262 square feet of property for grading a construction easement purposes, as outlined in the Action Item presented to the FCRHA at its special meeting on February 23, 2023; and

BE IT ALSO RESOLVED that the FCRHA authorizes any Assistant Secretary, on behalf of the FCRHA, to execute and deliver any agreements or other documents in connection therewith and to take any other action as may be reasonably necessary or appropriate to comply therewith or in furtherance of the purposes thereof.

Commissioner McCoy moved to adopt Resolution Number 06-23, which Commissioner Robinson seconded. The motion passed unanimously.

ACTION ITEM

4.

RESOLUTION NUMBER 07-23

Authorization to Execute Extended Right of Entry Agreement with The Michaels Development Company I, LP, to Allow for Commencement of Site Preparation Activities by Early March 2023 for the Development of The Lodge at Autumn Willow in Fairfax (Springfield District)

WHEREAS, Autumn Willow 9, LLC and Autumn Willow 4, LLC, both Virginia limited liabilities companies, responsible for development known as The Lodge at Autumn Willow, submitted a request for an Extended Right of Entry to allow for commencement of site preparation activities by early March 2023 and prior to financial closing; and

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) wishes to assist Autumn Willow 9, LLC and Autumn Willow 4, LLC in the development of the 150-unit Lodge at Autumn Willow project in order to produce independent living senior housing in Fairfax County.

NOW, THEREFORE, BE IT RESOLVED that the FCRHA hereby authorizes execution of an Extended Right of Entry Agreement with The Michaels Development Company I, LP in substantially the form presented to the FCRHA at its meeting on

February 23, 2023, to allow for commencement of site preparation activities by early March 2023 for the development of The Lodge at Autumn Willow in the Springfield District.

Commissioner Feng moved to adopt Resolution Number 07-23, which Commissioner Kennedy seconded. Commissioner McCoy abstained and the motion passed.

CLOSED SESSION:

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

1. Pursuant to Virginia Code Section 2.2-3711(A)(3) for the discussion or consideration of the acquisition or disposition of real property where discussion in open session would adversely affect the bargaining position of the FCRHA in connection with the following:
 - Real property in the Mason District known as Coralain Gardens
 - Real property in the Sully District
2. Pursuant to Virginia Code Section 2.2-3711(A)(8) for consultation with legal counsel regarding legal advice relative to several deeds acquired from the Fairfax County Board of Supervisors, specifically:
 - The Autumn Willow project located in the Springfield District
 - Residences at Government Center II, located in the Braddock District
 - West Ox, located in the Sully District; and
 - Franconia Government Center located in the Franconia District
3. Pursuant to Virginia Code Section 2.2-3711(A)(7) for the discussion or consideration of the litigation styled *Reston Civic Core v. FCRHA, et al.*, Fairfax County Circuit Court No. 2022-15638

Commissioner Kennedy seconded the motion. The FCRHA went into Closed Session at 7:20 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 McCoy seconded the motion.

The FCRHA took the following roll call vote:

AYE

C. Melissa McKenna, Chairman
Staci Alexander
Kenneth Feng
Richard Kennedy
Elisabeth Lardner
Roderick Maribojoc
Nicholas McCoy
Kristen Robinson

NAY

ABSTAIN

The motion carried and the Open Meeting resumed at 8:02 p.m.

MOTION

Commissioner Feng moved that the Fairfax County Redevelopment and Housing Authority approve the pursuit of acquiring certain properties in the Sully District based upon the terms and conditions outlined in closed session. The motion was seconded by Commissioner McCoy. The motion passed unanimously.

MOTION

Commissioner Alexander moved that the Fairfax County Redevelopment and Housing Authority approve the possible designation of the right of first refusal for the property known as Coralain Gardens, based upon the terms and conditions outlined in closed session. The motion was seconded by Commissioner McCoy. The motion passed unanimously.

CLOSED SESSION ITEM

1.

RESOLUTION NUMBER 08-23

Authorization to Execute Releases of Possibility of Reversionary Interests with Regard to Various Properties that have been or may have been or May be Conveyed by the Board of Supervisors to the Fairfax County Redevelopment and Housing Authority for the Purpose of Advancing Affordable Housing in Fairfax County, Virginia

WHEREAS, At a regular meeting of the Board of the Fairfax County Redevelopment and Housing Authority, held at 3700 Pender Drive, Fairfax, Virginia on February 23, 2023, at which meeting a quorum was present and voting, the following resolution was adopted.

AUTHORITY OF THOMAS FLEETWOOD OR OTHER ASSISTANT SECRETARIES
TO EXECUTE RELEASES OF POSSIBILITY OF REVERSIONARY INTERESTS

NOW, THEREFORE, BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes Thomas E. Fleetwood or any other Assistant Secretary of the FCRHA to execute, on behalf of the FCRHA, releases of the possibility of reversionary interests with regard to various properties that have been or may be conveyed by the Board of Supervisors of Fairfax County, Virginia to the FCRHA for the purpose of advancing affordable housing in Fairfax County, Virginia.

Commissioner McCoy moved to adopt Resolution Number 08-23, which Commissioner Robinson seconded. The motion passed unanimously.

BOARD MATTERS

Attachment 1.

ADJOURNMENT

The Chairman adjourned the meeting at 8:07 p.m.

C. Melissa McKenna, Chairman

(Seal)

Thomas Fleetwood, Assistant Secretary