

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

December 14, 2023

On December 14, 2023, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in Conference Rooms 9/10 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia.

CALL TO ORDER

FCRHA Chairman Lenore Stanton called the Meeting of the FCRHA to order at 7:05 p.m. Attendance for all, or part of the meeting, was as follows:

PRESENT

Lenore Stanton, Chairman
Elisabeth Lardner, Vice Chair
Staci Alexander
Steven Bloom
Michael Cushing
LaToya Isaac
Richard Kennedy
Rod Solomon
Paul Zurawski

ABSENT

Nicholas McCoy
Kristen Robinson

The remote location from which the following Commissioner participated is:

Steven Bloom – McLean, Virginia

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; Anna Shapiro, Deputy Director, Real Estate Finance & Development; Thomas Barnett, Deputy Director, Office to Prevent and End Homelessness (OPEH); Vincent Rogers, Director, Policy and Compliance (P&C); Linda Hoffman, Associate Director, P&C; Brandy Thompson, Management Analyst, P&C; Meghan Van Dam, Director, Affordable Housing Development (AHD); Brianne Fuller, Associate Director, Preservation, AHD; Laura Lazo, Associate Director, Grants Management (GM), OPEH; Sharon Shields, Program Manager, GM, OPEH; Jason Chia, Information Technology Manager, Financial Management and Information Systems and Services.

Also in attendance was FCRHA Counsel: Patricia McCay and Ryan Wolf, Senior Assistant County Attorneys; Brett Callahan, Susan Timoner, and Alan Weiss, Assistant County Attorneys.

MOTION

Pursuant to the FCRHA's Policy for Remote Participation in Meetings by Electronic Communication, Chairman Stanton noted for the record that there was a physical quorum present at the meeting location and asked for a motion that Commissioner Bloom be permitted to participate remotely in the special meeting due to a medical condition that prevented his physical attendance.

Vice Chair Lardner made the motion, which Commissioner Alexander seconded. The motion passed unanimously.

MOTION

Pursuant to the FCRHA's Policy for Remote Participation in Meetings by Electronic Communication, Chairman Stanton asked for a motion that Commissioner Bloom's voice was clear, audible and at an appropriate volume for the meeting room.

Commissioner Kennedy made the motion, which Commissioner Alexander seconded. The motion passed unanimously.

CITIZEN TIME

The FCRHA Chairman opened citizen time at 7:10 p.m.

Mohamed Youssef signed up to speak regarding hot water issues he is experiencing as a resident of Herndon Harbor House. He explained that despite the building having a centralized hot water system that service all 30 units, hot and cold water gets mixed unexpectedly and involuntarily. Mr. Youssef stated this has been an issue for over two years. Building management is aware of the issue but has been unable to resolve it. Mr. Youssef requested that the Board investigate this matter on behalf of the Herndon Harbor House residents.

The Chairman closed citizen time at 7:12 p.m.

APPROVAL OF MINUTES

October 19, 2023

Commissioner Zurawski moved to approve the Minutes of the October 19, 2023 FCRHA Meeting, which Commissioner Solomon seconded. The motion passed unanimously.

APPROVAL OF MINUTES

November 9, 2023 Special Meeting

Commissioner Zurawski moved to approve the Minutes of the November 9, 2023 FCRHA Special Meeting, which Vice Chair Lardner seconded. The motion passed with Commissioners Alexander and Kennedy abstaining.

ACTION ITEM

1.

RESOLUTION NUMBER 37-23

Award of Federal HOME Investment Partnerships Program (HOME) Funding to a Fairfax County Nonprofit Affordable Housing Organization

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 HOME Investment Partnerships Program Fund, with the following nonprofit organization, as more fully described in the Item presented to the FCRHA at its December 14, 2023, meeting:

- (1) \$342,482 to Good Shepherd Housing and Family Services, Inc. to purchase one 3- or 4-bedroom townhouse in the Hagel Circle neighborhood. Good Shepherd will provide residents with rental housing and services to support their progress toward self-sufficiency. The unit will serve one family of 5 to 8 individuals, that has a household income of up to 60% of AMI and is at a high risk of homelessness or has experienced homelessness.

Vice Chair Lardner moved to adopt Resolution Number 37-23, which Commissioner Zurawski seconded. The motion passed unanimously.

ACTION ITEM

2.

RESOLUTION NUMBER 38-23

Authorization to Amend Certain Loan Terms for Coralain Gardens Apartments, 7435 Arlington Boulevard, Falls Church, VA 22042 (Mason District)

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) has authorized Enterprise Community Development (the Purchaser) to assume the existing loan balance on Coralain Gardens Apartments (the Property) to assist in financing the purchase of the Property and to extend the affordability of the apartments;

WHEREAS, the Purchaser has proposed changes to certain loan terms to assist in their purchase of the Property; and

WHEREAS, the FCRHA agrees to assist the Purchaser to acquire the Coralain Gardens Apartments by authorizing the proposed changes to the loan terms.

NOW, THEREFORE, BE IT RESOLVED that the FCRHA hereby authorizes the amendment of certain loan terms, as more fully described in the Action Item presented to the FCRHA on December 14, 2023 (Action Item), and:

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 assumption of the Loans for the acquisition of the Property, consistent with the Action Item and previous FCRHA authorizations.

Commissioner Alexander moved to adopt Resolution Number 38-23, which Commissioner Kennedy seconded. The motion passed unanimously.

BOARD MATTERS

See Attachment 1.

ADJOURNMENT

The Chairman adjourned the meeting at 7:50 p.m.

Lenore Stanton, Chairman

(Seal)

Thomas Fleetwood, Assistant Secretary