

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

September 14, 2023

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

PRESENT

Lenore Stanton, Chairman  
C. Melissa McKenna, Vice Chair  
Staci Alexander  
Michael Cushing  
LaToya Isaac  
Richard Kennedy  
Elisabeth Lardner  
Nicholas McCoy  
Rod Solomon

ABSENT

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; Anna Shapiro, Deputy Director, Real Estate, Finance & Development; Vincent Rogers, Director, Policy and Compliance (P&C); Linda Hoffman, Associate Director of Policy, P&C; Brandy Thompson, Management Analyst, P&C; Mike Trent, Network Analyst, Financial Management and Information Systems and Services; Mark Buenavista, Director, Design, Development, and Construction; Abdirazak Hamud, Senior Program Manager, Homeownership and Relocation Services; Lucinda Metcalf, Senior Portfolio Manager, Real Estate Finance.

Also in attendance was FCRHA Counsel: Cynthia A. Bailey, Deputy County Attorney; Susan Timoner, Alan Weiss, Brett Callahan, Ryan Wolf, and Emily Smith, Assistant County Attorneys.

MOMENT OF SILENCE

The FCRHA Chairman asked for a moment of silence in remembrance of Commissioner Kenneth Feng (Springfield District) who passed away on September 5, 2023.

CITIZEN TIME

The FCRHA Chairman opened citizen time at 7:02 p.m. No one signed up in advance and no one in the audience wanted to speak. The Chairman closed citizen time at 7:02 p.m.

APPROVAL OF MINUTES  
**July 20, 2023**

Vice Chair McKenna moved to approve the Minutes of the July 20, 2023 FCRHA Annual Meeting, which Commissioner Kennedy seconded. The motion passed with Commissioners Lardner, Solomon, and Isaac abstaining. Commissioner McCoy was not present for this vote and is noted as abstaining.

ACTION ITEM

1.

**RESOLUTION NUMBER 22-23**

Approval of the Metropolitan Washington Regional Fair Housing Plan

**BE IT RESOLVED THAT** the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the Metropolitan Washington Regional Fair Housing Plan, as contained in the Action Item presented to the FCRHA on September 14, 2023, and authorizes its submission to the U.S. Department of Housing and Urban Development.

Vice Chair McKenna moved to adopt Resolution Number 22-23, which Commissioner Kennedy seconded. The motion passed unanimously.

ACTION ITEM

2.

**RESOLUTION NUMBER 23-23**

Authorization to Waive the FCRHA's Rights of First Refusal to Creekside Village Apartments, located at 7979 Janna Lee Avenue, Alexandria, VA, and Allow SCG Development Partners, LLC and AHP Virginia, LLC to Assume the Existing FCRHA Loan (Franconia District)

**WHEREAS**, staff has reviewed proposals from SCG Development Partners LLC and AHP Virginia LLC (the Purchaser) to purchase Creekside Village I and Creekside

Village II Apartments (together, the Property), which triggered the Fairfax County Redevelopment and Housing Authority's (FCRHA) Rights of First Refusal on the Property;

**WHEREAS**, the Purchaser requested to assume the existing loan balances of \$7,588,852.80 (Creekside Village I) and \$5,003,823.76 (Creekside Village II) and pay \$1,500,000 to pay off accrued interest with the remaining going toward the principal balances, resulting in a remaining combined balance of \$11,092,676.56 to be used as a source of financing for the acquisition of Creekside Village Apartments; and

**WHEREAS**, the Fairfax County Redevelopment and Housing Authority (FCRHA) agrees with the assistance of the Purchaser to acquire the Creekside Village Apartments in order to maintain affordable multifamily rental housing in Fairfax County by enabling the assumption of the loan from the Seller.

**NOW, THEREFORE, BE IT RESOLVED** that the FCRHA hereby authorizes:

- 1) To waive its Rights of First Refusal to Creekside Village I and Creekside Village II Apartments thereby allowing the Purchaser to purchase the Property; and
- 2) The assumption of the existing FCRHA loans on Creekside Village I and Creekside Village II Apartments in the combined amount of up to \$11,092,676.56 by SCG Development LLC and AHP Virginia LLC to acquire and renovate the property.

**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.

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

ADMINISTRATIVE ITEM

1.

**RESOLUTION NUMBER 24-23**

Commending C. Melissa McKenna for Her Years of Service as the Dranesville District Commissioner and as Chairman and Vice Chair of the Fairfax County Redevelopment and Housing Authority

**WHEREAS**, from September 2013 through September 2023, C. Melissa McKenna served as Dranesville District Commissioner on the Fairfax County Redevelopment and Housing Authority (FCRHA); and

**WHEREAS**, from July 2017 through December 2020, she served as Vice Chair of the FCRHA; and

**WHEREAS**, from December 2020 through June 2023, she distinguished herself as Chairman of the FCRHA, providing unwavering support and guidance to the FCRHA while navigating through a global pandemic; and

**WHEREAS**, under her leadership the FCRHA closed on several significant housing projects providing safe, decent, affordable housing for many low and moderate income families and individuals, to include The Residences at North Hill Park project in the Mount Vernon District, an affordable housing project that covered four decades in planning, development, and construction; and

**WHEREAS**, from 2018 to 2019 she served as Co-Chair of the Affordable Housing Resources Panel, a Board of Supervisors-appointed group whose recommendations led to a Board goal to develop at least 5,000 new units (later increased to 10,000 units) by the year 2034; and

**WHEREAS**, she played a critical role in a variety of FCRHA policy decisions and development projects affecting residents in the Dranesville District and across Fairfax County, leading the FCHRA to institute new strategies to advance development and preservation efforts and further close the housing gap; and

**WHEREAS**, during her tenure as Chairman, she led the FCRHA in inaugurating the Housing Symposium and establishing a student scholarship program; and

**WHEREAS**, the FCRHA seeks to publicly recognize the commitment and dedication of C. Melissa McKenna, and thank her for her thoughtful leadership and guidance; and

**WHEREAS**, C. Melissa McKenna will complete her distinguished service to the FCRHA;

**NOW, THEREFORE, BE IT RESOLVED**, that the FCRHA expresses its deepest and most sincere appreciation to C. Melissa McKenna for her many years of outstanding service to the citizens of Fairfax County; and

**BE IT FURTHER RESOLVED**, that the FCRHA wishes C. Melissa McKenna great happiness, success, and prosperity in all her future endeavors.

Commissioner Kennedy moved to adopt Resolution Number 24-23, which Commissioner Solomon seconded. The motion passed unanimously.

### INFORMATION ITEMS

1. Summary of the Board of Supervisors' Housing Committee Meeting – August 1, 2023
2. Update on Virginia Freedom of Information Act on Public Meetings

### CLOSED SESSION

Commissioner Cushing moved that the FCRHA go into Closed Session, for the following three items:

1. Pursuant to Virginia Code Section 2.2-3711(A)(3) for the discussion or consideration of the acquisition of real property where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA; specifically:
  - 7516 Snowpea Court, Unit M, Alexandria, Virginia 22306 (Franconia District)
2. Pursuant to Virginia Code Section 2.2-3711(A)(3) for the discussion or consideration of the acquisition of real property where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA, specifically:
  - Property located in the Sully District
3. Pursuant to Virginia Code Section 2.2-3711(A)(7) for the discussion or consideration of the actual or probable litigation in the following two matters:
  - a. Linda Pellegrino v. Fairfax County Redevelopment and Housing Authority, Fairfax County General District Court Case No. GV23013650-00 (Mason District)
  - b. Reston Civic Corp LLC vs. Board of Supervisors of Fairfax County et. al., Fairfax County Circuit Court Case No. CL-2022-0015638

Vice Chair McKenna seconded the motion. The FCRHA went into Closed Session at 7:29 p.m.

OPEN SESSION

Commissioner Cushing 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. Vice Chair McKenna seconded the motion.

The FCRHA took the following roll call vote:

AYE

NAY

ABSTAIN

Lenore Stanton, Chairman  
C. Melissa McKenna, Vice Chair  
Staci Alexander  
Michael Cushing  
LaToya Isaac  
Richard Kennedy  
Elisabeth Lardner  
Nicholas McCoy  
Rod Solomon

The motion carried and the Open Meeting resumed at 7:54 p.m.

CLOSED SESSION ITEM

1.

**RESOLUTION NUMBER 25-23**

Request for Fairfax County Redevelopment and Housing Authority (FCRHA) Approval of Moderate Income Direct Sales (MIDS) Unit Settlement Terms – 7516 Snowpea Court, Unit M, Alexandria, Virginia 22306 (Franconia District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the settlement of the dispute with the lender regarding the Moderate Income Direct Sales unit located at 7516 Snowpea Court, Unit M, Alexandria, Virginia 22306, as described in the Closed Session Item on September 14, 2023, 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 settlement.

Commissioner McCoy moved to adopt Resolution Number 25-23, which Commissioner Lardner seconded. The motion passed unanimously.

CLOSED SESSION ITEM

2.

**RESOLUTION NUMBER 26-23**

Addressing Settlement Proposal Received from Reston Civic Core, LLC in the case of Reston Civic Core, LLC v. Board of Supervisors of Fairfax County, et al.

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby authorizes the County Attorney to address the settlement proposal received from Reston Civic Core, LLC in the case of Reston Civic Core, LLC v. Board of Supervisors of Fairfax County, Virginia, et al. according to the terms and conditions outlined by the County Attorney in Closed Session.

Commissioner Kennedy moved to adopt Resolution Number 26-23, which Vice Chair McKenna seconded. The motion passed unanimously.

BOARD MATTERS

See Attachment 1.

ADJOURNMENT

The Chairman adjourned the meeting at 8:09 p.m.

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Lenore Stanton, Chairman

(Seal)

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Thomas Fleetwood, Assistant Secretary