

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

February 20, 2025

On February 20, 2025, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the Fairfax County Redevelopment and Housing Authority Board Room, 4530 University Drive, Fairfax, Virginia.

CALL TO ORDER

FCRHA Chairman Lenore Stanton called the Meeting of the FCRHA to order at 7:01 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
Sarah Lennon
Michael McRoberts
Joe Mondoro
Susan Vachal
Paul Zurawski

ABSENT

Nicholas McCoy

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 and Development; Jason Chia, Information Technology Manager, Central Services; Callahan Seltzer, Director, Real Estate & Community Development Finance; Meghan Van Dam, Director, Planning and Inclusionary Housing Programs; Linda Hoffman, Director, Policy and Communications (P&C); Brandy Thompson, Associate Director of Policy, P&C.

Also in attendance was FCRHA Counsel: Ryan Wolf, Senior Assistant County Attorney; and Brett Callahan, Assistant County Attorney.

PUBLIC COMMENT

The FCRHA Chairman opened citizen time at 7:02 p.m. Two individuals signed up to speak during Public Comment; Elaine Anderegg, on behalf of the Franconia Forest HOA, and Joy Wahler, on behalf of the North Franconia Civic Association. The topics discussed included the proposed affordable housing project at the former Franconia Government Center, and the FCRHA's commitment to communication and transparency. The Chairman closed citizen time at 7:11 p.m.

PUBLIC HEARING

Draft Fairfax County Redevelopment and Housing Authority Moving to Work Plan for Fiscal Year 2026

The FCRHA Chairman opened the public hearing at 7:11 p.m. One individual signed up to speak; Joy Wahler, on behalf of the North Franconia Civic Association. The topics discussed included self-sufficiency and work requirements. The Chairman closed the public hearing at 7:14 p.m.

APPROVAL OF MINUTES

January 23, 2025

The FCRHA Chairman noted for the record that Commissioner Zurawski's resolution concerning the Franconia Government Center project would be attached in its entirety to the Minutes of the January 23, 2025 FCRHA meeting.

Commissioner Zurawski moved to approve the Minutes of the January 23, 2025 FCRHA meeting with the amendment noted, which Commissioner Vachal seconded. The motion passed with Commissioners Mondoro and Lennon abstaining.

ADMINISTRATIVE ITEM

1.

RESOLUTION NUMBER 05-25

Commending Cynthia Bailey for Her Years of Service to the
Fairfax County Redevelopment and Housing Authority

WHEREAS, Cynthia Bailey has served Fairfax County and the Fairfax County Redevelopment and Housing Authority (FCRHA) in various positions with the County since 1999, including serving as Deputy County Attorney since 2015; and

WHEREAS, she has served as Counsel to the FCRHA since 2015, developing and leading a top-notch team of attorneys **providing outstanding legal services to the FCRHA and the Department of Housing and Community Development (HCD)**; and

WHEREAS, during her tenure, the FCRHA achieved unprecedented success on a wide variety of legally complex affordable housing transactions which have received national attention and awards, including North Hill, One University, and Ovation at Arrowbrook, among many others; and

WHEREAS, the FCRHA completed the conversion of its entire Public Housing portfolio under the Rental Assistance Demonstration program during her tenure, which required intensive assistance from the Office of the County Attorney; and

WHEREAS, Ms. Bailey was deeply trusted for her expert legal advice and wise counsel by both HCD staff and the FCRHA, making her an indispensable partner in the work of the Authority; and

WHEREAS, in furtherance of her exemplary commitment to public service, she has served in various roles with Leadership Fairfax, including as both Vice Chair and Chair of the Leadership Fairfax board of directors; and

WHEREAS, she was awarded the A. Robert Cherin Award by The Local Government Attorneys of Virginia in 2024. This prestigious statewide recognition honors a local government attorney who has demonstrated distinguished public service and reflects a personal commitment to the highest professional and ethical principles; and

WHEREAS, on January 14, 2025, Cynthia Bailey completed her distinguished service with the County after twenty-five years of service;

NOW THEREFORE BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority expresses its gratitude to Cynthia Bailey for her years of dedicated service to the community and to the FCRHA, and wishes her a healthy, happy and prosperous retirement.

Vice Chair Lardner moved to adopt Resolution Number 05-25, which Commissioner Mondoro seconded. The motion passed with Commissioner Lennon abstaining.

ACTION ITEM

1.

RESOLUTION NUMBER 04-25

Adoption of the Fairfax County Redevelopment and Housing Authority (FCRHA)
Strategic Plan for Fiscal Year (FY) 2026

WHEREAS, the FCRHA annually adopts a Strategic Plan – Action Plan outlining how the FCRHA and the Department of Housing and Community Development will meet annual goals; 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 2026, as presented to the FCRHA at its meeting on February 20, 2025.

Commissioner Zurawski moved to adopt Resolution Number 04-25, which Commissioner Mondoro seconded. After the FCRHA Chairman noted a technical correction made by staff, the motion passed with Commissioner Lennon abstaining.

INFORMATION ITEMS

1. Update of the Workforce Dwelling Unity Policy and Administrative Policy Guidelines

CLOSED SESSION

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

Pursuant to Virginia Code Section 2.2-3711(A)(8) for consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel, specifically the following matter:

1. Legal briefing regarding the fair housing implications of minimum income requirements

Commissioner Bloom seconded the motion. The FCRHA went into Closed Session at 7:23 p.m.

OPEN SESSION

Commissioner Cushing, in accordance with Virginia Code Section 2.2-3712, 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. Commissioner Alexander seconded the motion.

The FCRHA took the following roll call vote:

AYE

Lenore Stanton, Chairman
Elisabeth Lardner, Vice Chair
Steven Bloom

NAY

ABSTAIN

Sarah Lennon

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Michael Cushing
Michael McRoberts
Joe Mondoro
Susan Vachal
Paul Zurawski

The motion carried and the Open Meeting resumed at 7:56 p.m.

BOARD MATTERS
See Attachment 1.

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

Lenore Stanton, Chairman

(Seal)

Thomas Fleetwood, Assistant Secretary