

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

March 18, 2021

On March 18, 2021, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met electronically via Webex because it was not safe to physically assemble a quorum due to the COVID-19 pandemic.

CALL TO ORDER

FCRHA Chair 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, Chair
Lenore Kelly, Vice Chair
Staci Alexander
Matthew Bell
Broderick Dunn
Kenneth Feng
Richard Kennedy
Roderick Maribojoc
Nicholas McCoy
Kristen Robinson
Rod Solomon

ABSENT

The remote locations from which each Commissioner testified are:

C. Melissa McKenna, Chair – Herndon, Virginia
Lenore Kelly, Vice Chair – Fairfax, Virginia
Staci Alexander – Annandale, Virginia
Matthew Bell – Alexandria, Virginia
Broderick Dunn – Fairfax, Virginia
Kenneth Feng – Herndon, Virginia
Richard Kennedy – Reston, Virginia
Roderick Maribojoc – Fairfax, Virginia
Nicholas McCoy – Alexandria, Virginia; arrived after meeting start
Kristen Robinson – Falls Church, Virginia
Rod Solomon – Oakton, Virginia

Also present at the meeting via Webex were the following staff of the Department of Housing and Community Development (HCD): Thomas Fleetwood, Director; Amy Ginger, Deputy Director, Operations; Teresa Lepe, Deputy Director, Real Estate, Finance and Development; Vincent Rogers, Director, Policy and Compliance (P&C); Benjamin Boxer, Marketing and Outreach Manager, P&C; Stephen Knippler, Senior

Program Manager, P&C; Seema Ajrawat, Director, Financial Management and Information Systems and Services (FM-ISS); Jason Chia, Information Technology Manager, FM-ISS; Jodi Cienki, Administrative Assistant, FM-ISS; George Rodriguez, Information Technician, FM-ISS; Tommy Hong, Financial Specialist, FM-ISS; Yin Jia, Financial Specialist, FM-ISS; Stuart Stallman, Financial Specialist, FM-ISS; Mike Trent, Network Analyst, FM-ISS; Peggy Gregory, Director, Rental Assistance; Jyotsna Sharma, Associate Director, Real Estate Finance and Grants Management (REFGM); Debashish Chakravarty, Senior Real Estate Finance Officer, REFGM; Michael Pearman, Portfolio Manager, REFGM; Judith Cabelli, Director, Affordable Housing Development; Regina Coyle, Planner, Design, Development and Construction; Felicia Dunn, Administrative Assistant, Administration. Also participating via Webex was FCRHA Counsel: Cynthia A. Bailey, Deputy County Attorney; Alan Weiss, Ryan Wolf, and Susan Timoner, Assistant County Attorneys. Public access was achieved because the Webex information for accessing the meeting was properly noticed.

After a complete roll call of the Commission, FCRHA Chair McKenna passed the virtual gavel to FCRHA Vice Chair Kelly.

MOTION

Chair McKenna made a motion that each Commissioner's voice may be adequately heard by each other Commissioner of the FCRHA.

Commissioner Solomon seconded the motion. The motion passed unanimously.

MOTION

Chair McKenna made a motion that the State of Emergency caused by the COVID-19 pandemic makes it unsafe for the FCRHA and the public to physically attend this meeting in person, and the usual procedures cannot be implemented safely or practically. Chair McKenna further moved that the FCRHA conduct this meeting electronically through a dedicated video- and audio-conferencing line, and that the public may access this meeting via the Attendee Link of <https://fairfax.webex.com/fairfax/onstage/g.php?MTID=e35c228482aa6e5d66ec21d7da6dbb694>, which was included in the public meeting notice; Event Number: 129 044 5337; Event Password: 2021. If unable to join online, the public may still join by calling: Local Webex call in 1-202-860-2110; United States Toll Free 1-844-621-3956; and entering access code: 129 044 5337.

Commissioner Kennedy seconded the motion. The motion passed unanimously.

MOTION

Chair McKenna made a motion that all of the matters addressed on the March 18, 2021 agenda relate to the COVID-19 emergency itself, are necessary for continuity in Fairfax County government, and/or are statutorily required or necessary to continue operations and the discharge of the FCRHA's lawful purposes, duties, and responsibilities.

Commissioner Feng seconded the motion. The motion passed unanimously.

Vice Chair Kelly returned the virtual gavel to Chair McKenna.

CITIZEN TIME

The FCRHA Chair opened citizen time at 7:06 p.m. No one signed up in advance and no one in the audience wanted to speak. The Chair closed citizen time at 7:07 p.m.

PRESENTATION

FCRHA/HCD Fiscal Year 2022 Advertised Budget

Seema Ajrawat, Director, FM-ISS, provided an overview to the Commissioners on the FCRHA/HCD Fiscal Year 2022 Advertised Budget.

ADMINISTRATIVE ITEM

1.

RESOLUTION NUMBER 07-21

Commending Albert J. McAloon for His Years of Service as the Lee District Commissioner to the Fairfax County Redevelopment and Housing Authority

WHEREAS, from July 1995 through January 2021, Albert J. McAloon served diligently as Lee District Commissioner on the Fairfax County Redevelopment and Housing Authority (FCRHA); and

WHEREAS, he distinguished himself as FCRHA Vice Chair for two terms and as a member of the FCRHA Planning and Development (P&D) Committee, the FCRHA Revitalization Committee, and the FCRHA Housing Ownership, Management, and Security Committee, also serving as Chair on the P&D and Revitalization Committees; and

WHEREAS, he was a strong supporter and voice for senior citizens and persons with disabilities in Fairfax County, demonstrated a commitment to housing accessibility,

and was the driving force behind the FCRHA's Housing Accessibility Policy; and

WHEREAS, he played a critical role in a variety of FCRHA policy decisions and development projects affecting residents in the Lee District and across Fairfax County, including the Murraygate Village Apartments rehabilitation project in the Lee District, the FCRHA's designation as a U.S. Department of Housing and Urban Development (HUD) "Moving to Work" agency, and many others; and

WHEREAS, during his tenure, Fairfax County has been recognized for its outstanding work on affordable housing projects by national organizations such as the National Association of Counties and the National Association of Housing and Redevelopment Officials; and

WHEREAS, the FCRHA seeks to publicly recognize the commitment and dedication of Albert J. McAloon, and thank him for his thoughtful leadership and guidance; and

WHEREAS, Albert J. McAloon has completed his distinguished service to the FCRHA;

NOW, THEREFORE, BE IT RESOLVED, that the FCRHA expresses its deepest and most sincere appreciation to Albert J. McAloon for his many years of outstanding service to the citizens of Fairfax County; and

BE IT FURTHER RESOLVED, that the FCRHA wishes Albert J. McAloon great happiness, success and prosperity in all his future endeavors.

C. Melissa McKenna, Chair

March 18, 2021

Vice Chair Kelly moved to adopt Resolution Number 07-21, which Commissioner Feng seconded. The motion passed unanimously.

APPROVAL OF MINUTES
February 18, 2021

Commissioner Kennedy moved to approve the Minutes of the February 18, 2021, FCRHA Meeting, with changes as discussed. Commissioner Alexander seconded the motion. The motion passed unanimously.

ACTION ITEM

1.

RESOLUTION NUMBER 05-21

Authorization, Subject to the Approval of the Fairfax County Board of Supervisors, to Make a Housing Blueprint Loan to Landings II Fort Belvoir LLC, in the Amount of \$3,000,000, to Finance the Acquisition of Landings II Ft. Belvoir, Alexandria, Virginia (Mt. Vernon District)

WHEREAS, Landings II Fort Belvoir, LLC, a Virginia limited liability company, submitted a request for financing under the Housing Blueprint (Blueprint) as a source of financing for the acquisition of the 76-unit Landings II Ft. Belvoir property; and

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) wishes to assist Landings II Fort Belvoir LLC to acquire the 76-unit Landings II Ft. Belvoir property in order to maintain affordable multifamily rental housing in Fairfax County by providing a loan to Landings II Fort Belvoir LLC, in the amount of \$3,000,000 to pay off an acquisition bridge loan that was provided in February by Virginia Housing.

NOW, THEREFORE, BE IT RESOLVED that the FCRHA, subject to approval by the Board of Supervisors, hereby authorizes:

1) Making a loan to Landings II Fort Belvoir LLC, for the payoff of an acquisition bridge loan for the Landings II Ft. Belvoir property, in the amount of \$3,000,000, as described in the Action Item presented to the FCRHA on March 18, 2021; and

2) The allocation of Housing Blueprint funds in the amount of \$3,000,000 for the purpose of paying off an acquisition bridge loan for Landings II Ft. Belvoir.

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 making of the Loan for the acquisition of the 76-unit Landings II Ft. Belvoir property.

After a brief discussion, Commissioner Bell moved to adopt Resolution Number 05-21, which Commissioner Feng seconded. The motion passed unanimously.

2.

RESOLUTION NUMBER 06-21

Adoption of the Fairfax County Redevelopment and Housing Authority (FCRHA)
Strategic Plan for Fiscal Year (FY) 2022

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) adopted a Five-Year Strategic Plan for the period from July 1, 2010, through June 30, 2015; and

WHEREAS, the FCRHA extended its Five-Year Strategic Plan through Fiscal Year (FY) 2018 (June 30, 2018); and

WHEREAS, for FY 2016 through FY 2018, the FCRHA also annually adopted an 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, 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 and the Action Plan into one document; and

WHEREAS, the FCRHA desires to continue implementing an FCRHA 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 2022, as presented to the FCRHA at its meeting on March 18, 2021.

Commissioner Kennedy moved to adopt Resolution Number 06-21, which Commissioner Solomon seconded. The motion passed unanimously.

INFORMATION ITEMS

1. Minutes of the Finance Committee Meeting – March 10, 2021
2. Fairfax County Redevelopment and Housing Authority Housing Choice Voucher and Other Rental Subsidies Calendar Year 2020 Report

BOARD MATTERS – See Attachment

ADJOURNMENT

The Chair adjourned the meeting at 8:30 p.m.

(Seal)

C. Melissa McKenna, Chair

Thomas Fleetwood, Assistant Secretary