

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

November 18, 2021

On November 18, 2021, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia.

CALL TO ORDER

FCRHA Chairman 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, Chairman  
Lenore Kelly, Vice Chair  
Staci Alexander  
Broderick Dunn  
Kenneth Fent  
Richard Kennedy  
Roderick Maribojoc  
Kristen Robinson  
Rod Solomon

ABSENT

Elisabeth Lardner  
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; Vincent Rogers, Director, Policy and Compliance (P&C); Benjamin Boxer, Marketing and Outreach Manager, P&C; Linda Hoffman, Management Analyst, P&C; Avis C. Wiley, Client Engagement Manager, P&C; Mike Trent, Network Analyst, Financial Management and Information Systems and Services (FM-ISS); Ryan Sherriff, Director, Real Estate Finance and Grants Management (REFGM); Debashish Chakravarty, Senior Real Estate Finance Officer, REFGM; Michael Pearman, Portfolio Manager, REFGM; Mark Buenavista, Director, Design, Development and Construction (DDC); Peggy Gregory, Director, Rental Assistance; Margaret Johnson, Director, Rental Housing. Also in attendance was FCRHA Counsel: Cynthia A. Bailey, Deputy County Attorney; Susan Timoner, Alan Weiss, and Ryan Wolf, Assistant County Attorneys

CITIZEN TIME

The FCRHA Chairman opened citizen time at 7:00 p.m. No one signed up in advance and no one in the audience wanted to speak. The Chairman closed citizen time at 7:00 p.m.

PUBLIC HEARING

The FCRHA Chairman opened the first public hearing time at 7:01 p.m. for the Amended Fiscal Year 2022 Moving to Work Plan. No one signed up in advance and no one in the audience wanted to speak. The Chairman closed the public hearing time at 7:01 p.m.

The FCRHA Chairman opened the second public hearing time at 7:02 p.m. for the Tax and Fiscal Responsibility Act (TEFRA) on Multifamily Revenue Bond Issuance for the Lodge at Autumn Willow by the FCRHA. No one signed up in advance and no one in the audience wanted to speak. The Chairman closed the public hearing time at 7:02 p.m.

APPROVAL OF MINUTES  
**October 21, 2021**

Commissioner Kennedy moved to approve the Minutes of the October 21, 2021, FCRHA Meeting, which Commissioner Dunn seconded. The motion passed with Commissioners Feng and Maribojoc abstaining.

ACTION ITEM

1.

**RESOLUTION NUMBER 35-21**

Authorization to Acquire the Limited Partner Interests in Gum Springs Glen Limited Partnership (GSGLP) from Enterprise Housing Partners X Limited Partnership and to Convey a Portion of the General Partner Interests in GSGLP to FCRHA Redevelopment and Housing Assistance Corporation (Mount Vernon District)

**BE IT RESOLVED THAT** the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the acquisition of the Limited Partner interests in Gum Springs Glen Limited Partnership from Enterprise Housing Partners X Limited Partnership and the conveyance of 0.0049% of the General Partner interests in GSGLP to the FCRHA Redevelopment and Housing Assistance Corporation, as described in the Action Item presented to the FCRHA on November 18, 2021; and

**BE IT FURTHER RESOLVED** that any Assistant Secretary may execute such documents and take such other actions as may be reasonably necessary to effectuate these transactions.

After a presentation by Margaret Johnson, Director, Rental Housing Division and comments from Ryan Wolf, Assistant County Attorney, Commissioner Solomon moved to adopt Resolution Number 35-21, which Commissioner Feng seconded. The motion passed unanimously.

2.

### **RESOLUTION NUMBER 36-21**

Authorization, Subject to the Approval of the Fairfax County Board of Supervisors, to Issue Multifamily Housing Revenue Bonds or Notes in an Aggregate Amount Not to Exceed \$17,000,000 to Finance the 75-Unit Four Percent Low-Income Housing Tax Credits Portion of the Proposed 150-Unit Lodge at Autumn Willow, Fairfax, Virginia (Springfield District)

**WHEREAS** the Fairfax County Redevelopment and Housing Authority (the “Authority”) is a political subdivision of the Commonwealth of Virginia, established pursuant to the Virginia Housing Authority Law, Title 36, Chapter 1, *Code of Virginia*, 1950, as amended (the “Act”), and is authorized thereby to issue its bonds, notes and other obligations from time to time to fulfill its public purposes within the meaning of the Act; and

**WHEREAS** pursuant to and in accordance with the Act, in order to finance the multifamily project described below, the Authority desires to issue and sell its multifamily housing revenue bonds, notes or similar obligations in one or more series or subseries pursuant to a common plan of finance in the aggregate principal amount not to exceed \$17,000,000 (the “Bonds”) on a tax-exempt basis; and

**WHEREAS** the proceeds of the Bonds will be used to make a loan to Autumn Willow Four, LLC (the “Borrower”) to provide financing for the acquisition, construction, and equipping of a 75-unit affordable senior multifamily housing project (the “Autumn Willow Four Project”), which corresponds to the portion being also funded by four percent low-income housing tax credits (LIHTC) of the larger multifamily housing development to be known as The Lodge at Autumn Willow, located in Fairfax County, on Autumn Willow Drive, Fairfax, Virginia; and

**WHEREAS** the Autumn Willow Four Project will be owned by the Borrower; and

**WHEREAS** the Bonds are and will be limited obligations of the Authority, payable from the revenues pledged therefor pursuant to the Bond documents; and as required by the Act, the Bonds shall not be a debt of Fairfax County, Virginia, the Commonwealth of Virginia or any political subdivision thereof (other than the Authority) and neither Fairfax County, Virginia, nor the Commonwealth of Virginia or any political subdivision thereof (other than the Authority) will be liable thereon, nor in any event shall the Bonds

be payable out of any funds other than those received by the Authority pledged therefor pursuant to the Bond documents, and the Bonds shall not constitute an indebtedness by the Authority within the meaning of any constitutional or statutory debt limitation or restriction; and

**WHEREAS** Thomas Fleetwood as Assistant Secretary on behalf of the Authority executed a Declaration of Intent evidencing the Authority's intent to issue and sell the Bonds in an aggregate principal amount not to exceed \$17,000,000; and

**WHEREAS** pursuant to Section 147 of the Internal Revenue Code, the Authority is required to hold a public hearing ("Tax Equity and Fiscal Responsibility Advertisement (TEFRA) Hearing") in connection with the contemplated issuance of the Bonds on a tax-exempt basis; and

**WHEREAS** the Authority held the TEFRA Hearing on November 18, 2021; and

**WHEREAS**, for the purposes of compliance with Section 147(f) of the Internal Revenue Code of 1986, as amended, the proposed bond issue must also be approved by the Fairfax County Board of Supervisors.

**NOW, THEREFORE, BE IT RESOLVED** that the Authority authorizes all necessary actions be taken in order for the Authority to request the Fairfax County Board of Supervisors to approve the proposed bond issue as described in the Action Item presented to the Authority at its meeting on November 18, 2021, and submit an application to VADHCD for Private Activity volume cap for the Autumn Willow Four Project.

After a presentation by Ryan Sheriff, Director, REFGM who was accompanied by Debashish Chakravarty, Senior Real Estate Finance Officer, REFGM, Commissioner Feng moved to adopt Resolution Number 36-21, which Commissioner Dunn seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

1.

**RESOLUTION NUMBER 37-21**

Approval of Revisions to the Housing Choice Voucher (HCV) Administrative Plan (1) to Implement the Emergency Housing Voucher (EHV) Program and (2) to Adopt Temporary COVID-19 Waivers for Certain HCV and EHV Program Requirements

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves revisions to the Housing Choice Voucher Program

Administrative Plan to implement the Addendum Temporary Policy Supplement – Emergency Housing Vouchers (EHVs) and adopt Temporary COVID-19 Waivers for certain HCV and EHV program requirements, as presented to the FCRHA at its meeting on November 18, 2021.

After a presentation and response to questions regarding HUD waivers and the Enhanced Vouchers, Commissioner Kennedy moved to adopt Resolution Number 37-21, which Commissioner Alexander seconded. The motion passed unanimously.

#### INFORMATION ITEM

1. County Prevailing Wage Ordinance and Project Labor Agreement.
2. Re-Application for Virginia Housing Fiscal Year 2022 Sponsoring Partnerships and Revitalizing Communities (SPARC) Program Allocation

#### CLOSED SESSION

Commissioner Feng moved that the Fairfax County Redevelopment and Housing Authority (“FCRHA”) go into Closed Session, for the following:

1. Pursuant to Virginia Code Section 2.2-3711(A)(3), for discussion and consideration of the acquisition or disposition of real property for a public purpose, where discussion in an open meeting would adversely affect the bargaining position of the FCRHA, specifically:
  - a. One University located in the Braddock District
  - b. Dominion Square Tysons Property located in the Hunter Mill District
  - c. 1750 Old Meadow located in the Providence District
  - d. Property located in the Mount Vernon District
2. Pursuant to Virginia Code Section 2.2-3711(A)(39) for discussion of proprietary information provided by private business pursuant to a promise of confidentiality from a public body used for business development and retention, regarding real property located in the Lee District

Commissioner Alexander seconded the motion. The FCRHA went into Closed Session at 7:33 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 were heard, discussed, or considered by the Fairfax County Redevelopment and Housing Authority. Commissioner Kennedy seconded the motion.

The FCRHA took the following roll call vote:

AYE

C. Melissa McKenna, Chairman  
Lenore Kelly, Vice Chair  
Staci Alexander  
Broderick Dunn  
Kenneth Feng  
Richard Kennedy  
Roderick Maribojoc  
Kristen Robinson  
Rod Solomon

NAY

ABSTAIN

The motion carried and the Open Meeting resumed at 7:49 p.m.

CLOSED SESSION ITEM

5.

**RESOLUTION NUMBER 38-21**

Authorization for FCRHA to Act as Monitoring Agent for Affordable Units at Multifamily Residential Real Property in Connection with Loan from Subordinate Lender (Lee District)

**BE IT RESOLVED**, that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes staff to negotiate and enter into a monitoring agreement for the monitoring the affordability requirements imposed by the subordinate lender on the multifamily residential rental property located in the Lee District and described in the Closed Session Item presented to the FCRHA at its meeting on November 18, 2021, so long as the agreement conforms to the provisions described in the Closed Session Item; and

**BE IT FURTHER RESOLVED** that any Assistant Secretary may execute such documents and take such other actions as may be reasonably necessary to effectuate such agreement.

Commissioner Solomon moved to adopt Resolution Number 38-21, which Commissioner Feng seconded. The motion passed unanimously.

BOARD MATTERS

See Attachment 1.

ADJOURNMENT

The Chairman adjourned the meeting at 7:55 p.m.

(Seal)

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C. Melissa McKenna, Chairman

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Thomas Fleetwood, Assistant Secretary