

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

April 15, 2021

On April 15, 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 7:01 p.m. Attendance for all, or part of the meeting, was as follows:

PRESENT

C. Melissa McKenna, Chair
Lenore Kelly, Vice Chair
Matthew Bell
Broderick Dunn
Kenneth Feng
Richard Kennedy
Roderick Maribojoc
Nicholas McCoy
Kristen Robinson
Rod Solomon

ABSENT

Staci Alexander

The remote locations from which each Commissioner testified are:

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

Also present at the meeting via Webex were the following staff of the Department of Housing and Community Development (HCD): Thomas Fleetwood, Director; 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; Linda Hoffman, Management Analyst, 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; Mike Trent, Network Analyst, FM-ISS; Peggy Gregory, Director, Rental Assistance; Ryan Sherriff, Director, Real Estate Finance and Grants Management (REFGM); Jyotsna Sharma, Associate Director, REFGM; Debashish Chakravarty, Senior Real Estate Finance Officer, REFGM; Judith Cabelli, Director, Affordable Housing Development (AHD); Abdi Hamud, Affordable and Workforce Housing Program Administrator, AHD; Mark Buenavista, Director, Design, Development and Construction (DD&C); Regina Coyle, Planner, DD&C; Margaret Johnson, Director, Rental Housing; Stephanie Carl, Coordinated Entry Systems Manager, Office to Prevent and End Homelessness. Also participating via Webex was FCRHA Counsel: Cynthia A. Bailey, Deputy County Attorney; Alan Weiss 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 Bell 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/q.php?MTID=e770febb8e9e80b3681512d7fb178b8c5>, which was included in the public meeting notice; Event Number: 129 545 1131; Event Password: 2021. If unable to join online, the public may still join by calling: United States Toll Free 1-844-621-3956; and entering access code: 129 545 1131.

Commissioner Kennedy seconded the motion. The motion passed unanimously.

MOTION

Chair McKenna made a motion that all of the matters addressed on the April 15, 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 Kennedy seconded the motion. The motion passed unanimously.

Vice Chair Kelly returned the virtual gavel to Chair McKenna.

PRESENTATION

Fairfax County Fiscal Year 2022 Budget Outlook - Chief Financial Officer Joseph Mondoro

At 7:06 p.m., Chief Financial Officer, Joseph Mondoro, provided the FCRHA Commissioners with a presentation on the Fiscal Year 2022 Budget Outlook.

CITIZEN TIME

The FCRHA Chair opened citizen time at 7:26 p.m. No one signed up in advance and no one in the audience wanted to speak. The Chair closed citizen time at 7:27 p.m.

PUBLIC HEARING

Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing on Bond Issuance for Oakwood Senior Apartments, Alexandria, Virginia (Lee District)

This public hearing was held electronically via Webex under the State law during the COVID-19 pandemic. It was held under the State of Emergency orders issued by Governor Ralph Northam during the pandemic crisis.

The FCRHA Chair opened the Public Hearing at 7:28 p.m.

With no one signed up in advance and no one who had accessed the meeting wishing to speak, the Chair closed the Public Hearing at 7:28 p.m.

PUBLIC HEARING

Draft Fairfax County Redevelopment and Housing Authority Moving to Work Plan for Fiscal Year 2022

This public hearing was held electronically via Webex under the State law during the COVID-19 pandemic. It was held under the State of Emergency orders issued by Governor Ralph Northam during the pandemic crisis.

The FCRHA Chair opened the Public Hearing at 7:28 p.m.

With no one signed up in advance and no one who had accessed the meeting wishing to speak, the Chair closed the Public Hearing at 7:28 p.m.

APPROVAL OF MINUTES
March 18, 2021

Commissioner Dunn moved to approve the Minutes of the March 18, 2021, FCRHA Meeting, which Commissioner Maribojoc seconded. The motion passed unanimously.

April 7, 2021 Special Meeting

Commissioner Bell moved to approve the Minutes of the April 7, 2021, FCRHA Special Meeting, which Commissioner Kennedy seconded. The motion passed with Commissioner McCoy abstaining.

ADMINISTRATIVE ITEM

1.

RESOLUTION NUMBER 15-21

Commending Ahmed Rayyan for His Years of Service to the Fairfax County
Redevelopment and Housing Authority

WHEREAS, Ahmed Rayyan has served Fairfax County and the Fairfax County Redevelopment and Housing Authority (FCRHA) since 2016 as the Director of the Design, Development and Construction Division; and

WHEREAS, he displayed commitment to the mission of the FCRHA striving to produce and maintain affordable housing for the community using his knowledge and experience in the areas of engineering, project management, and development; and

WHEREAS, he led his team in a number of FCRHA renovation projects, including the Lincolnia Residences and Adult Care Residence and the recent completion of the Murraygate Village Apartments, successfully addressing challenges and consistently identifying solutions; and

WHEREAS, he played a critical role in a number of successful public-private partnership projects, including The Residences at the Government Center, Lewinsville Center Redevelopment, The Residences at North Hill, One University, Oakwood Senior

Apartments, and the most recent Autumn Willow Senior Apartments, coordinating with developers to ensure the projects met the needs for the community; and

WHEREAS, he was an effective leader of his team working collaboratively to solve issues and dedicated not only to providing quality end products, but providing a high level of service throughout the process by effective listening and communicating to all; and

WHEREAS, on April 2, 2021, Ahmed Rayyan completed his distinguished service with the Department of Housing and Community Development after over five years of service;

NOW THEREFORE BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority expresses its gratitude to Ahmed Rayyan for his years of dedicated service to the community and to the FCRHA, and wishes him great happiness, success and prosperity in all his future endeavors.

C. Melissa McKenna, Chairman

April 15, 2021

Commissioner Feng moved to adopt Resolution Number 15-21, which Commissioner Dunn seconded. The motion passed unanimously.

ACTION ITEM

1.

RESOLUTION NUMBER 10-21

Authorization, Subject to the Approval of the Board of Supervisors, to Issue Multifamily Housing Revenue Bonds or Notes in an Aggregate Amount Not to Exceed \$20,000,000 to Finance the 79-Unit Oakwood North Portion of the 150-Unit Oakwood Senior Apartments, Alexandria, Virginia (Lee 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, the Authority desires to issue and sell its Multifamily Housing Revenue Bonds or Notes (Oakwood Senior Apartments Project) in one or more series or subseries pursuant to a plan of finance in the aggregate principal amount not to exceed \$20,000,000 (the “Bonds”) on a tax-exempt basis; and

WHEREAS, the proceeds of the Bonds will be used to make a loan to the Oakwood North Four LP (the “Borrower”) specified below to provide financing for the construction of the 79-unit Oakwood North Portion (“Oakwood North Four Project”) of a 150-unit affordable multifamily housing project known as Oakwood Senior Apartments, located in Fairfax County, on South Van Dorn Street, Alexandria, Virginia; and

WHEREAS, the Oakwood North 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 \$20,000,000; 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 April 15, 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 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 April 15, 2021, and submit an application to VADHCD for Private Activity volume cap for Oakwood North Four Project.

After a brief presentation, Commissioner McCoy moved to adopt Resolution Number 10-21, which Vice Chair Kelly seconded. The motion passed unanimously.

2.

RESOLUTION NUMBER 11-21

Approval of Updated 2021 Affordable Dwelling Unit Purchase Guidelines

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) “2003 Affordable Dwelling Unit (ADU) Purchase Guidelines” (2003 Purchase Guidelines) outline the process for evaluating ADUs offered to the FCRHA for purchase by a developer under the ADU Program; and

WHEREAS, the FCRHA desires to replace the 2003 Purchase Guidelines with the Updated “2021 ADU Purchase Guidelines” (2021 Purchase Guidelines).

NOW, THEREFORE, BE IT RESOLVED that the FCRHA hereby adopts the 2021 Affordable Dwelling Unit Purchase Guidelines as described in the Action Item and attachments presented to the FCRHA at its meeting on April 15, 2021.

Commissioner Dunn moved to adopt Resolution Number 11-21, which Vice Chair Kelly seconded. The motion passed with Commissioner Feng opposed.

3.

RESOLUTION NUMBER 12-21

Authorization to Execute Thirty-One New Service Agreements to the Cox Communications Service Agreement Approved in FCRHA Resolution 29-19 With Cox Communications for Video, High Speed Internet, Digital Phone Services to Certain Properties Owned or Managed by the Fairfax County Redevelopment and Housing Authority

WHEREAS, the Fairfax County Redevelopment and Housing Authority (“the Authority”) is the Managing General Partner or Owner of thirty-one (31) properties located in 14500 -6161 Barros Dr., Centerville, 7911-7953 Fordson Rd, Alexandria, 2975 Camellia Drive, Alexandria, 4110 Legato Rd, Fairfax, 7950 Andrus Ct, Alexandria, 7911 Fordson Rd, Alexandria, 4151 Castle Cary Ln, Fairfax, 7200 Tavenner Ln, Alexandria, 5517 La Cross Ct, Fairfax, 12100 Garden Grove Cir, Fairfax, 3924 Penderview Dr, Fairfax, VA, 7087 Spring Garden Dr, Springfield, 7302 Glenwood Mews Ct, Alexandria, 4710 N. Chambliss St, Alexandria, 6504 Potomac Ave, Alexandria, 8404 Dampier Ct Springfield, 4219 Americana Dr, Annandale, 3700 Pender Dr, Fairfax, 14801 Rydell Rd, Centreville, 7805 Enola St, McLean, 2233 Briarcliff Ct, Vienna, 7945 Audubon Ave, Alexandria, 7997 Audubon Ave, Alexandria, 14047 Keepers Park, Centreville, 7705 Donnybrook Ct, Annandale, 2902 Willston Pl, Falls Church, 6440 Burwell St, Springfield, 5800 St Gregorys Ln, Alexandria, 7419 Little River Square, Annandale, 4351-4385 Americana Dr, Annandale, 7417 Fordson Rd, Alexandria

NOW THEREFORE BE IT RESOLVED that the Authority hereby authorizes its Chairman, Vice Chairman, or any Assistant Secretary to execute the service agreements as described in the Action Item presented to the Authority at its meeting on April 15, 2021, as well as any other documents necessary to effectuate the purposes thereof.

Commissioner Kennedy moved to adopt Resolution Number 12-21, which Commissioner Feng seconded. The motion passed unanimously.

4.

RESOLUTION NUMBER 13-21

Authorization to Exercise the Option to Purchase Ten Affordable Dwelling Units at the Atrium at MetroWest (Providence District)

WHEREAS, Section 2-802 of the Fairfax County Zoning Ordinance requires developers to provide Affordable Dwelling Units (ADUs) in new residential developments affordable to households whose income is 70 percent or less of the Area Median Income (AMI) and Section 2-810 (2) of the Fairfax County Zoning Ordinance provides the option for the Fairfax County Redevelopment and Housing Authority (FCRHA) to purchase up to one-third of the ADUs.

WHEREAS, the Atrium MetroWest development is offering ten units for purchase in the age-restricted community for residents 55 years of age or older.

BE IT RESOLVED that the FCRHA hereby authorizes the purchase of ten ADUs at the Atrium at MetroWest, with five units to be purchased on or before June 30, 2021, and the remaining five units to be purchased after July 1, 2021, contingent on Board of Supervisors approval of the FY 2022 Budget; and

BE IT FURTHER RESOLVED that the FCRHA hereby authorizes a total purchase price not to exceed \$2,083,867 from Fund 400-C40300, Housing Trust Fund, Project HF-000093, ADU Acquisitions and Rehab, for the acquisition of the ten ADUs at the Atrium at MetroWest; and

BE IT FURTHER RESOLVED that the FCRHA authorizes its Chairman, Vice Chairman, or any Assistant Secretary to execute all documents and agreements and to take any other steps necessary or appropriate in connection with the purchase of the units as described in the Action Item presented to the FCRHA on April 15, 2021.

After a brief discussion Commissioner Solomon moved to adopt Resolution Number 13-21, which Commissioner Kennedy seconded. The motion passed unanimously.

5.

RESOLUTION NUMBER 14-21

Authorization to Apply to Virginia Housing for Grant Funding in an Amount up to \$30,000 for the Harmony Place Community (Lee District)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes staff in partnership with Northern Virginia Affordable Housing Alliance to draft and submit two grant applications to the Virginia Housing Community Impact Program to fund the following services to assist the residents of the Harmony Place Community, as more fully described in the Item presented to the FCRHA at its April 15, 2021, meeting:

- 1) Community Impact Market Analysis Grant - \$15,000
 - Community-engaged development, execution, and analysis of a community needs assessment.
- 2) Community Impact Multi-Cultural Materials Grant - \$15,000
 - Support services and materials to reduce barriers to resident participation in community engagement.

After a brief discussion Commissioner McCoy moved to adopt Resolution Number 14-21, which Commissioner Bell seconded. The motion passed unanimously.

INFORMATION ITEMS

1. Minutes of the Housing Ownership, Management, and Security Committee Meeting – April 7, 2021
2. Minutes of the Finance Committee Meeting – April 7, 2021
3. Summary of the Board of Supervisors’ Housing Committee Meeting – April 6, 2021

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 Sections 2.2-3711(A)(3), for discussion and consideration of the acquisition of real property for a public purpose, where discussion in an open meeting would adversely affect the bargaining position of the FCRHA, specifically: property located in the Mount Vernon District at 7835 Richmond Highway.
2. Pursuant to Virginia Code Sections 2.2-3711(A)(7) for consultation with legal counsel regarding existing litigation, where such consultation in an open meeting would adversely affect the negotiating or litigating posture of the FCRHA, specifically:

Great Falls Crossing Community Association, Inc. v. Alan Mandelblat, Board of Supervisors of Fairfax County, and Fairfax County Department of Housing and Community Development, Case No. CL-2021-0004351 (Fx. Co. Cir. Ct.) (Hunter Mill District)

Vice Chair Kelly seconded the motion. The FCRHA went into Closed Session at 7:56 p.m.

OPEN SESSION

Chair McKenna conducted a roll call and the following Commissioners were present:

C. Melissa McKenna, Chair
Lenore Kelly, Vice Chair
Matthew Bell
Broderick Dunn
Kenneth Feng
Richard Kennedy
Roderick Maribojoc
Nicholas McCoy
Kristen Robinson
Rod Solomon

FCRHA Chair McKenna passed the virtual gavel to Commissioner Dunn.

MOTION

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

Commissioner Feng seconded the motion. The motion passed unanimously.

Commissioner Dunn returned the virtual gavel to Chair McKenna.

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 during Closed Session. Commissioner Kennedy seconded the motion.

The motion carried and the Open Meeting resumed at 8:30 p.m.

Later in the meeting the FCRHA took the following roll call vote on the motion that that 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 Fairfax County Redevelopment and Housing Authority during Closed Session.

AYE

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

NAY

ABSTAIN

Commissioner McCoy was absent when this roll call vote was taken.

MOTION

Commissioner Bell made a motion that the Fairfax County Redevelopment and Housing Authority approve amending the Purchase and Sale Agreement for certain real property located at 7835 Richmond Highway in the Mount Vernon District based on the terms and conditions outlined in Closed Session, and delegate to the Assistant Secretary the authority to execute the necessary amendment and any other related documents.

Commissioner Feng seconded the motion. The motion passed unanimously.

BOARD MATTERS – See Attachment

ADJOURNMENT

The Chair adjourned the meeting at 8:41 p.m.

(Seal)

C. Melissa McKenna, Chair

Thomas Fleetwood, Assistant Secretary