

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

December 15, 2022

On December 15, 2022, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in Conference Rooms 2/3 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 Feng
Richard Kennedy
Elisabeth Lardner
Roderick Maribojoc
Kristen Robinson
Rod Solomon

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 & Development; Vincent Rogers, Director, Policy and Compliance (P&C); Linda Hoffman, Associate Director of Policy, P&C; Brandy Thompson, Management Analyst, P&C; Avis C. Wiley, Client Engagement Manager, P&C; Meghan Van Dam, Director, Affordable Housing Development (AHD); Grace Highman, Affordable and Workforce Housing Program Administrator, AHD; Seema Ajrawat, Director, Financial Management and Information Systems and Services (FM-ISS); Jodi Cienki, Administrative Assistant, FM-ISS; Mike Trent, Network Analyst, FM-ISS; Mark Buenavista, Director, Design, Development and Construction (DDC); Anwar Iqbal, Community Developer, DDC; Debashish Chakravarty, Associate Director, Real Estate Finance and Grants Management (REFGM); Laura Lazo, Associate Director, REFGM; Stephen Knippler, Senior Program Manager, REFGM; Peggy Gregory, Director, Rental Assistance, Margaret Johnson, Director, Rental Housing.

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

ADMINISTRATIVE ITEM

1.

RESOLUTION NUMBER 43-22

Commending Seema Ajrawat for Her Years of Service to the Fairfax County
Redevelopment and Housing Authority

WHEREAS, Seema Ajrawat has served Fairfax County and the Fairfax County Redevelopment and Housing Authority (FCRHA) in various positions with the County since 1994, including serving as Division Director, Financial Management and Information Systems and Services (FM-ISS) for the Department of Housing and Community Development (HCD) since 2016; and

WHEREAS, as the Division Director of FM-ISS, she led the Division in significant achievements that improved HCD efficiency and effectiveness in meeting the mission of the FCRHA; and

WHEREAS, she was instrumental to the success of several development and rehabilitation projects including Mount Vernon Gardens, Murraygate, and North Hill; and

WHEREAS, she worked closely with senior leadership at HCD and the Department of Management and Budget to align projects and spending, reducing the amount of staff time needed for financial operations; and

WHEREAS, her strategic approach to audits, informed by a deep understanding of government financial requirements, reduced the number of audit findings in recent years; and

WHEREAS, she worked diligently with the Department of Finance and HCD Divisions to improve how HCD prepared for, participated in and responded to the numerous financial audit requirements; and

WHEREAS, under her leadership, HCD Information Systems and Security improved several processes, including data security and data loss prevention; and

WHEREAS, she was honored with the Conrad Egan Award for Leadership in 2020; and

WHEREAS, on January 13, 2023, Seema Ajrawat will complete her distinguished service with the County after 28 years;

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

Commissioner Feng moved to adopt Resolution Number 43-22, which Commissioner Solomon seconded. The motion passed unanimously.

ACKNOWLEDGEMENT OF NEW STAFF

Chairman McKenna asked Tom Fleetwood, Director, HCD, to introduce new staff in attendance at meeting. HCD Director, Tom Fleetwood, first extended a farewell to Mark Buenavista, Director, Design, Development and Construction, as he will be leaving Fairfax County. Tom Fleetwood acknowledged the great work that Mark Buenavista has contributed to the organization and wished him well. HCD Director Fleetwood also recognized and welcomed new staff: Brandy Thompson, Management Analyst, P&C; and Meghan Van Dam, Director, Affordable Housing Development. Deputy County Attorney, Cynthia Bailey welcomed Brett Callahan, Assistant County Attorney.

PRESENTATION

Overview of the Proposed Fairfax County Redevelopment and Housing Authority Student Scholarship Program.

Linda Hoffman, Associate Director of Policy, P&C, provided a presentation on the proposed FCRHA Student Scholarship Program.

CITIZEN TIME

The FCRHA Chairman opened citizen time at 7:33 p.m. No one signed up in advance and no one in the audience wanted to speak. The Chairman closed citizen time at 7:33 p.m.

PUBLIC HEARING

The FCRHA Chairman opened the public hearing time at 7:34 p.m. No one signed up in advance and no one in the audience wanted to speak. The Chairman closed the public hearing time at 7:34 p.m.

APPROVAL OF MINUTES

October 20, 2022

Commissioner Solomon moved to approve the Minutes of the October 20, 2022 FCRHA Meeting, which Commissioner Feng seconded. The motion passed with Commissioners Dunn and Robinson abstaining.

APPROVAL OF MINUTES
December 7, 2022 Special Meeting

Commissioner Kennedy moved to approve the Minutes of the December 7, 2022 FCRHA Special Meeting, which Commissioner Robinson seconded. The motion passed with Vice Chair Stanton and Commissioners Alexander and Solomon abstaining.

ACTION ITEM
1.

RESOLUTION NUMBER 41-22

Award of Federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) Funding to Fairfax County Nonprofit Affordable Housing Organizations

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Chairman, Vice Chair, or any Assistant Secretary of the FCRHA to negotiate, execute and deliver contracts, loans and any other necessary or appropriate documents or agreements, in accordance with the applicable federal regulations for the use of Community Development Block Grant and HOME Investment Partnerships Program Funds, with the following nonprofit organizations, as more fully described in the Item presented to the FCRHA at its December 15, 2022, meeting:

- (1) \$890,776 to Good Shepherd Housing and Family Services, Inc. to acquire four condominium units for families who have experienced homelessness or are at a high risk of homelessness with incomes at or below 60 percent of Area Median Income (AMI);
- (2) \$316,236 to Operation Renewed Hope Foundation to acquire a single-family property for up to two families or four individuals who are veterans who are homeless or at risk of homelessness with household incomes at or below 60% of AMI;

- (3) \$1,170,000 to Pathway Recovery, Inc. to acquire six condominiums to provide affordable housing and supportive services to six individuals who have experienced homelessness or are precariously housed and have special needs related to serious mental illness, with incomes at or below 30 percent of AMI.

Commissioner Maribojoc moved to adopt Resolution Number 41-22, which Commissioner Alexander seconded. The motion passed unanimously.

ACTION ITEM

2.

RESOLUTION NUMBER 42-22

Authorization to Exercise the Option to Purchase Seven Affordable Dwelling Units
(Springfield and Sully Districts)

WHEREAS, Article 5, Section 5101.5.F of the Fairfax County Zoning Ordinance requires developers to provide Affordable Dwelling Units (ADUs) in new residential developments affordable to households whose incomes are 70 percent or less of the Area Median Income (AMI) and Section 5101.8.A(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; and

WHEREAS, the ADUs at Foster's Glen, Enclave at Fair Lakes and Park at Fair Oaks will provide affordable rental opportunities to otherwise underserved households.

BE IT RESOLVED that the FCRHA hereby authorizes the purchase of five ADUs at the Foster's Glen development, one ADU at the Enclave at Fair Lakes development and one ADU at the Park at Fair Oaks development; and

BE IT FURTHER RESOLVED that the FCRHA hereby authorizes a total purchase price not to exceed \$1,747,100 from Fund 500-C50800, CDBG Fund, Project 1380102 FCRHA and County Rehab or Acquisitions, for the acquisition of seven ADUs; and

BE IT FURTHER RESOLVED that the FCRHA hereby authorizes a total not to exceed \$85,642 from Fund 400-C40300, HTF, Project HF-000093, ADU Acquisitions, and Rehab, for contingencies and carrying costs of the seven ADUs; and

BE IT FURTHER RESOLVED that the FCRHA authorizes its Chair, Vice Chair, 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 December 15, 2022.

Vice Chair Stanton moved to adopt Resolution Number 42-22, which Commissioner Feng seconded. The motion passed unanimously.

INFORMATION ITEMS

1. Minutes of the Housing Ownership, Management, and Security Committee Meeting – December 7, 2022
2. Minutes of the Production, Preservation & Partnerships Committee Meeting – December 7, 2022
3. Summary of the Board of Supervisors' Housing Committee Meeting – September 30, 2022
4. Summary of the Board of Supervisors' Housing Committee Meeting – November 22, 2022
5. Fairfax County Redevelopment and Housing Authority Strategic Plan Status Report on Fiscal Year 2022

CLOSED SESSION

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

1. Legal – Reston Civic Core, LLC v. Board of Supervisors of Fairfax County, Bryan Hill, Fairfax County Department of Procurement and Material Management, Lee Ann Pender, Fairfax County Department of Housing and Community Development, Tom Fleetwood, and Fairfax County Redevelopment and Housing Authority, CL-2022-0015638 (Fx. Co. Cir. Ct.)

Commissioner Kennedy seconded the motion. The FCRHA went into Closed Session at 7:42 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 during Closed Session. 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
Elisabeth Lardner
Roderick Maribojoc
Kristen Robinson
Rod Solomon

NAY

ABSTAIN

The motion carried and the Open Meeting resumed at 7:53 p.m.

BOARD MATTERS

See Attachment 1.

ADJOURNMENT

The Chairman adjourned the meeting at 7:58 p.m.

(Seal)

C. Melissa McKenna, Chairman

Thomas Fleetwood, Assistant Secretary