

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

November 12, 2025

On November 12, 2025, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Whiteside Board Room, 4530 University Drive, Fairfax, Virginia.

CALL TO ORDER

FCRHA Vice Chair Elisabeth Lardner called the Special Meeting of the FCRHA to order at 7:00 p.m. Attendance for all, or part of the meeting, was as follows:

PRESENT

Elisabeth Lardner, Vice Chair
Cynthia Bailey
Steven Bloom
Michael Cushing
Sarah Lennon
Susan Vachal
Paul Zurawski

ABSENT

Lenore Stanton, Chairman
Staci Alexander
Nicholas McCoy
Joe Mondoro

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; Linda Hoffman, Director, Policy and Communications (P&C); Nathaniel Strathearn, Policy and Program Analyst, P&C; Wesley Fontaine, IT Technician, Central Services; Callahan Seltzer, Director, Real Estate and Community Development Finance (RECDF); Rachel Waldman, Associate Director of Real Estate Finance, RECDF; Julie Chen, Senior Real Estate Finance Manager, RECDF; Mark Buenavista, Director, Capital Planning & Development (CPD); Marwan Mahmoud, Project Coordinator, CPD; and Davood Majidian, Project Manager, CPD.

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

PUBLIC HEARING

Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing for Proposed Issuance by the Fairfax County Redevelopment and Housing Authority of Multifamily Revenue Bonds for Kindred Crossing (Mason District)

The FCRHA Vice Chair opened the public hearing at 7:00 p.m. No one signed up in advance and no one in attendance requested to speak. The Vice Chair closed the public hearing at 7:00 p.m.

PUBLIC HEARING

Proposed Interim Agreement with NHP Foundation, a District of Columbia Nonstock Corporation for the Development of Property at 5831 Columbia Pike, Falls Church, Virginia (Mason District)

The FCRHA Vice Chair opened the public hearing at 7:00 p.m. No one signed up in advance and no one in attendance requested to speak. The Vice Chair closed the public hearing at 7:01 p.m.

ACTION ITEM

1.

RESOLUTION NUMBER 20-25

Authorization, Subject to Board of Supervisors Approval, to Issue Tax-Exempt Multifamily Housing Revenue Bonds or Notes in an Amount Not to Exceed \$16,000,000 to Finance the Proposed Kindred Crossing Project (Mason 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 notes and bonds 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 in one or more series or subseries pursuant to a plan of finance in the principal amount not to exceed \$16,000,000 (the “Bonds”) on a tax-exempt basis, for the project known as Kindred Crossing (the “Project”), located at 6163 Leesburg Pike, Falls Church, Virginia, in the Mason District; and

WHEREAS, the proceeds of the Bonds will be loaned to the owner of the Project, Wesley Kindred Crossing LP, to finance, together with other sources, the acquisition, construction and equipping of 95 affordable independent living units for senior households with incomes no more than 60 percent of Area Median Income; and

WHEREAS, the Bonds will be limited obligations, payable from the revenues pledged thereto pursuant to the trust indenture or other agreement pursuant to which the Bonds will be issued; 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 pledged to the Bonds, 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 a principal amount not to exceed \$16,000,000; and

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), the Authority is required to hold a public hearing ("Tax Equity and Fiscal Responsibility Advertisement (TEFRA) Hearing") in connection with the issuance of the Bonds; and

WHEREAS, the Authority held the TEFRA Hearing on November 12, 2025; and

WHEREAS, for the purposes of compliance with Section 147(f) of the Code, 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 November 12, 2025, and submit an application to the Virginia Department of Housing and Community Development for private activity volume cap for the Bonds.

Commissioner Bloom moved to adopt Resolution Number 20-25, which Commissioner Vachal seconded. Following a staff presentation and discussion, the motion passed unanimously.

PRESENTATION

Proposed Interim Agreement with NHP Foundation, a District of Columbia Nonstock Corporation for the Development of Property at 5831 Columbia Pike, Falls Church, Virginia (Mason District)

Mark Buenavista, Director, CPD, and representatives from the NHP Foundation provided the FCRHA Commissioners with a presentation on the proposed East County Part B Redevelopment Interim Agreement.

CLOSED SESSION

Commissioner Cushing moved that the FCRHA go into Closed Session pursuant to Virginia Code Section 2.2-3711(A)(3) for the discussion of the acquisition of real

property for a public purpose, where if such discussions occurred in an open meeting the bargaining position or negotiating strategy of the FCRHA would be adversely affected, and 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 with regard to the following matter:

1. Potential acquisition of certain parcels of real property located in the Providence District.

Commissioner Bloom seconded the motion. The FCRHA went into Closed Session at 7:28 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 Bloom seconded the motion.

The FCRHA took the following roll call vote:

AYE

Elisabeth Lardner, Vice Chair
Cynthia Bailey
Steven Bloom
Michael Cushing
Sarah Lennon
Susan Vachal
Paul Zurawski

NAY

ABSTAIN

The motion carried and the Open Meeting resumed at 7:41 p.m.

BOARD MATTERS

See Attachment 1.

ADJOURNMENT

The FCRHA Chairman adjourned the meeting at 7:48 p.m.

Elisabeth Lardner, Vice Chair

(Seal)

Thomas Fleetwood, Assistant Secretary