

Minutes of the Fairfax County Redevelopment and Housing Authority Committee of the Whole Meeting – January 15, 2025

A meeting of the Fairfax County Redevelopment and Housing Authority (FCRHA) Committee of the Whole (Committee) was held on January 15, 2025, at the FCRHA Board Room, 4530 University Drive, Fairfax, Virginia 22030.

FCRHA Chairman Lenore Stanton called the FCRHA Committee meeting to order at 6:00 p.m. Attendance for all, or part of the Committee meeting, was as follows:

Present

Lenore Stanton, Chairman  
Elisabeth Lardner, Vice Chair  
Staci Alexander  
Steven Bloom  
Michael Cushing  
Nicholas McCoy  
Michael McRoberts  
Susan Vachal  
Paul Zurawski

Absent

Joe Mondoro

The remote location from which the following Commissioner participated is:

Steven Bloom – Washington, D.C.

Staff of the Department of Housing and Community Development (HCD) in attendance were: 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); Brandy Thompson, Management Analyst, P&C; Jason Chia, Information Technology Manager, Central Services; Callahan Seltzer, Director, Real Estate & Community Development Finance (RECDF); and Alexanne Yi, Senior Real Estate Finance Officer, RECDF.

Office of the County Attorney staff in attendance were: Ryan Wolf, Senior Assistant County Attorney; and Brett Callahan, Richard Dzubin and Susan Timoner, Assistant County Attorneys.

Remote Participation:

Pursuant to the FCRHA Policy for the Remote Participation of Members, Chairman Stanton noted for the record that there was a physical quorum present at the meeting location and asked for a motion that Commissioner Bloom be permitted to participate remotely in the meeting due to a personal matter that precluded his physical attendance.

Motion

Commissioner Zurawski made the motion, which Vice-Chair Lardner seconded. The motion passed unanimously.

Pursuant to the FCRHA Policy for the Remote Participation of Members, Chairman Stanton asked for a motion that Commissioner Bloom's voice was clear, audible and at an appropriate volume for the meeting room.

Motion

Commissioner McRoberts made the motion, which Vice-Chair Lardner seconded. The motion passed unanimously.

**Draft Action Item:** Authorization, Subject to Board of Supervisors Approval, to Make Loans to Affiliates of Wellington Development Partners of up to \$9,400,000 to Finance the Development of Agape Chantilly House Phase One (Sully District)

HCD staff gave a presentation on the financing structures requested by Wellington Development Partners (WDP) for the development Agape Chantilly House Phase One. Following the presentation, there was a discussion on the level of competitiveness for the 9 percent Low Income Housing Tax Credits, the level of service to be provided at the development, the interest rate on FCRHA loans, and Virginia Housing's REACH Virginia Program.

**Draft Action Item:** Approval of Modifications to the Fairfax County Redevelopment and Housing Authority Student Scholarship Program

HCD staff provided an overview of the proposed modifications to the FCRHA Student Scholarship Program. Staff explained the process for which eligible scholarship applications are scored and ranked relative to one another and that currently there is no distinction made between traditional students and non-traditional students. Staff further discussed the proposed modification to divide the program into two categories (traditional and non-traditional students). FCRHA Commissioners and HCD staff discussed aspects of the overall scholarship program to include the number of applications received, eligibility criteria, and the type of postsecondary educational institutions for which awardees can attend.

**Draft Administrative Item:** Approval of Chapter 19 of the Housing Choice Voucher Program Administrative Plan

HCD staff provided an overview of Chapter 19 of the Housing Choice Voucher (HCV)

Administrative Plan. Staff explained that Chapter 19 is a brand-new chapter to the HCV Administrative Plan and was recently added by staff's third-party provider to outline the special provisions relevant to special purpose vouchers. There was no discussion among the Committee regarding the proposed adoption of Chapter 19 to the HCV Administrative Plan.

Enclosed Documents:  
Attachment – Board Matters

Adjournment:  
The FCRHA Committee meeting adjourned at 6:48 p.m.

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Lenore Stanton, Chairman

(Seal)

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Thomas Fleetwood, Assistant Secretary