

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

April 11, 2019

On April 11, 2019, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia.

CALL TO ORDER

FCRHA Chair Robert Schwaninger 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

Robert Schwaninger, Chairman
C. Melissa Jonas, Vice Chair
Christopher Craig
Kenneth Feng
Richard Kennedy
Albert J. McAloon
Ezra Rosser
Rod Solomon
Sharisse Yerby

ABSENT

Matthew Bell
Kevin Greenlief

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; Hossein Malayeri, Deputy Director, Real Estate, Finance and Development; Seema Ajrawat, Director, Financial Management and Information Systems and Services (FM-ISS); Stuart Stallman, Financial Specialist, FM-ISS; Aseem Nigam, Director, Real Estate Finance and Grants Management (REFGM); Jyotsna Sharma, Associate Director, REFGM; Carol Erhard, Director, Homeownership; Ahmed Rayyan, Director, Design, Development and Construction (DDC); Tony Esse, Associate Director, DDC; Vincent Rogers, Director, FCRHA Policy, Reporting and Communications (PRC); Elisa Johnson, Associate Director, FCRHA PRC; Ashley Montgomery, Director of Public Affairs, FCRHA PRC; Matthew Graham, Management Analyst, FCRHA PRC; Steve Knippler, Senior Program Manager, FCRHA PRC; Jodi Cienki, FCRHA Assistant; Mike Trent, Network Analyst, FM-ISS; Jeremy Bilowus, Information Technology Technician, FM-ISS. Also in attendance was FCRHA Counsel: Cynthia A. Bailey, Deputy County Attorney; Alan Weiss, Ryan Wolf and Susan Timoner, Assistant County Attorneys.

CITIZEN TIME

The FCRHA Chair opened citizen time at 7:00 p.m. Lieutenant Colonel Deborah Snyder, U.S. Army, retired, CEO of Operation Renewed Hope Foundation, spoke briefly

about the foundation and how they would like to help the FCRHA raise awareness about the lack of affordable housing in Fairfax County. Their website is www.operationrenewedhopefoundation.org. With no one else in the audience wishing to speak, the Chair closed citizen time at 7:03 p.m.

APPROVAL OF MINUTES

March 7, 2019

Commissioner Kennedy moved to approve the Minutes of the March 7, 2019, FCRHA Meeting, which Commissioner Jonas seconded. The motion passed with Commissioner Yerby abstaining and Commissioner Feng not present at the time of the vote.

March 27, 2019 Special Meeting

Commissioner McAloon moved to approve the Minutes of the March 27, 2019, FCRHA Special Meeting, which Commissioner Kennedy seconded. The motion passed with Commissioners Jonas, Craig, Solomon and Yerby abstaining and Commissioner Feng not present at the time of the vote.

April 3, 2019 Special Meeting

Commissioner McAloon moved to approve the Minutes of the April 3, 2019, FCRHA Special Meeting, which Commissioner Jonas seconded. The motion passed with Commissioners Schwaninger and Yerby abstaining and Commissioner Feng not present at the time of the vote.

ADMINISTRATIVE ITEM

1.

RESOLUTION NUMBER 20-19

Commending Kris Miracle for Her Years of Service to the Fairfax County Redevelopment and Housing Authority

WHEREAS, Kris Miracle has served Fairfax County and the Fairfax County Redevelopment and Housing Authority (FCRHA) in various positions with the County since 2004, including serving as Director, Administration for the Department of Housing and Community Development (HCD) since 2012; and

WHEREAS, as the Director of Administration, she was an indispensable partner to the Director and Deputy Directors in every aspect of organizational performance and

supported the senior leadership in countless ways as HCD began to modernize through more efficient use of resources and streamlined processing and procedures; and

WHEREAS, she has been a knowledgeable and adept leader in Human Resources, particularly with respect to navigating and maximizing the Fairfax County procedures and structures; and

WHEREAS, she managed key personnel and organizational issues with exceptional finesse and expertise, and her guidance and leadership mitigated risk to HCD and set the organization on a path for future success; and

WHEREAS, she has been a vital part of the agency recruitment, employee recognition, and staff development processes, ensuring that staff were knowledgeable of and had access to County trainings and bringing training opportunities to both staff at the Pender Drive office and those at HCD's other locations; and

WHEREAS, she was involved in the human resources aspects of HCD's Continuity of Operations Plan and served as the Deputy Emergency Action Committee Leader for implementation of the FCRHA/HCD Emergency Action Plan, ensuring that all staff were knowledgeable of emergency signals, actions, and evacuation procedures; and

WHEREAS, due to the confidential nature of the majority of her work, she has been an "unsung hero" at HCD and the FCRHA, with her expertise and experience, combined with her common sense, practical work approach serving as an invaluable resource to HCD and the FCRHA; and

WHEREAS, she was honored with the Conrad Egan Award for Leadership in 2018; and

WHEREAS, on May 10, 2019, Kris Miracle will complete her distinguished service with the County after fourteen years of service;

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

Robert Schwaninger, Chairman

April 11, 2019

Commissioner Jonas moved to adopt Resolution Number 20-19, which Commissioner McAloon seconded. The motion passed unanimously.

ACTION ITEMS

1.

RESOLUTION NUMBER 18-19

Award of \$2,527,522 in Federal Community Development Block Grant Program Funds,
to Four Fairfax County Nonprofit Housing Organizations

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Chairman, Vice Chairman, 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 with the following nonprofit organizations, consistent with and subject to the approval of the Fairfax County Board of Supervisors, as more fully described in the item presented to the FCRHA at its April 11, 2019, meeting:

- (1) Habitat for Humanity NOVA in the amount of \$150,000 in funding for the pre-development and site-work to create an affordable homeownership unit for a family with a household income at or below 50 percent of Area Median Income (AMI), subject to underwriting by the HCD Loan Underwriting Committee; and
- (2) Operation Renewed Hope Foundation in the amount of \$582,274 to acquire and rehabilitate two affordable rental units that will serve up to two families or four individuals with incomes at or below 50 percent of AMI, subject to underwriting by the HCD Loan Underwriting Committee; and
- (3) Pathway Homes, Inc. in the amount of \$837,897 to acquire five one-bedroom condominium units to provide affordable housing and supportive services to individuals who are homeless or precariously housed with incomes at or below 30 percent of AMI and who have special needs related to mental illness, co-occurring substance abuse disorders and intellectual disorders, subject to underwriting by the HCD Loan Underwriting Committee; and
- (4) Wesley Housing Development Corporation in the amount of \$957,351 for the pre-development and site-work of the 40 units in the Arden Community Building A that have restricted incomes at or below 40 percent and 50 percent of AMI, subject to underwriting by the HCD Loan Underwriting Committee.

Commissioner Jonas moved to adopt Resolution Number 18-19, which Commissioner Kennedy seconded. The motion passed unanimously.

2.

RESOLUTION NUMBER 19-19

Approval to Submit to the U.S. Department of Housing and Urban Development the
Fairfax County Redevelopment and Housing Authority Moving to Work Plan for
Fiscal Year 2020

BE IT RESOLVED THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the submission to the U.S. Department of Housing and Urban Development of the Moving to Work Plan for Fiscal Year 2020, as contained in the Action Item presented to the FCRHA on April 11, 2019, and authorizes the FCRHA Chairman to sign the Moving to Work Certifications of Compliance for the Plan.

Commissioner Kennedy moved to adopt Resolution Number 19-19, which Commissioner Jonas seconded. The motion passed unanimously.

INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority Meeting Summary – March 7, 2019
2. Fairfax County Redevelopment and Housing Authority Special Meeting Summary – March 27, 2019
3. Fairfax County Redevelopment and Housing Authority Special Meeting Summary – April 3, 2019
4. Minutes of the Housing Ownership, Management and Security Committee Meeting – April 3, 2019
5. Minutes of the Finance Committee Meeting – April 3, 2019
6. Fairfax County Redevelopment and Housing Authority Housing Choice Voucher and Other Rental Subsidies Calendar Year 2018 Report – Brief Discussion
7. Moderate Income Direct Sales (MIDS) Program Information
8. Draft Fiscal Year (FY) 2019 Housing Blueprint – Brief Discussion
9. Fairfax County Redevelopment and Housing Authority Calendar of Meetings – May and June 2019

CLOSED SESSION

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

Pursuant to Virginia Code Section 2.2-3711(A)(8), for consultation with legal counsel regarding recent comments about the Shadowood Condominium Association that require the provision of legal advice.

Commissioner Jonas seconded the motion. The FCRHA went into Closed Session at 7:23 p.m.

OPEN SESSION

Commissioner Craig 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 during Closed Session. Commissioner Kennedy seconded the motion.

The FCRHA took the following roll call vote:

AYE

Robert Schwaninger, Chairman
C. Melissa Jonas, Vice Chair
Christopher Craig
Kenneth Feng
Richard Kennedy
Albert J. McAloon
Ezra Rosser
Rod Solomon
Sharisse Yerby

NAY

ABSTAIN

The motion carried and the Open Meeting resumed at 7:35 p.m.

BOARD MATTERS – See Attachment

ADJOURNMENT

Commissioner Jonas moved to adjourn the meeting, which was seconded by Commissioner Yerby. The motion passed unanimously and the meeting adjourned at 7:40 p.m.

(Seal)

Robert Schwaninger, Chairman

Thomas Fleetwood, Assistant Secretary