

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

March 31, 2022

On March 31, 2022, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in Conference Room 11 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  
Staci Alexander  
Broderick Dunn  
Richard Kennedy  
Elisabeth Lardner  
Roderick Maribojoc  
Nicholas McCoy  
Kristen Robinson  
Rod Solomon

ABSENT

Lenore Stanton, Vice Chair  
Kenneth Feng

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, HCD; Vincent Rogers, Director, Policy & Compliance (P&C); Benjamin Boxer, Marketing and Outreach Manager, P&C; Linda Hoffman, Management Analyst, P&C; Avis C. Wiley, Client Engagement Manager, P&C; Seema Ajrawat, Director, Financial Management and Information Systems and Services (FM-ISS); Mike Trent, Network Analyst, FM-ISS; Elif Ekingen, Finance Specialist, FM-ISS; Tommy Hong, Financial Specialist, FM-ISS; Mark Buenavista, Director, Design, Development and Construction (DD&C); Anwar Iqbal, Senior Project Manager, DD&C; Ryan Sherriff, Director, Real Estate Finance and Grants Management; (REFGM); Debashish Chakravarty, Senior Real Estate Finance Officer, REFGM; Peggy Gregory, Director, Rental Assistance. Also in attendance was FCRHA Counsel: Cynthia Bailey, Deputy County Attorney; Rodger Nayak, Susan Timoner, Alan Weiss, and Ryan Wolf, Assistant County Attorneys.

PRESENTATION

*Fairfax County Fiscal Year 2023 Budget Outlook* – Phil Hagan

At 7:00 p.m., Phil Hagan, Deputy Director, Office of Management and Budget, provided the FCRHA Commissioners with a presentation on the Fairfax County Fiscal Year 2023 Budget Outlook.

### CITIZEN TIME

The FCRHA Chairman opened citizen time at 7:21 p.m. No one signed up in advance and no one in the audience wanted to speak. The Chairman closed citizen time at 7:21 p.m.

### FIRST PUBLIC HEARING

Fairfax County Redevelopment and Housing Authority Fiscal Year 2023 Proposed Budget and the Certification that the FY 2023 Proposed Budget is Consistent with the Adopted FCRHA Strategic Plan for FY 2023

Chairman McKenna informed the Commissioners that although there was not a written public comment period for this topic, one written comment was received from a resident on this issue, and staff sent the comment to all the Commissioners in advance of tonight's meeting.

### SECOND PUBLIC HEARING

Proposed Interim Agreement with Lincoln Avenue Capital (LACM VA), LLC for the development of a property at the intersection of Government Center Parkway and Post Forest Drive called the Residences at Government Center II Multi-Family Housing Residences at the Government Center II Project.

### THIRD PUBLIC HEARING

Proposed Issuance by the Fairfax County Redevelopment and Housing Authority of Multi-family Revenue Bonds (Little River Glen Project).

### APPROVAL OF MINUTES

**February 24, 2022**

Commissioner Kennedy moved to approve the Minutes of the February 24, 2022, FCRHA Meeting, which Commissioner Solomon seconded. The motion passed with Commissioners Alexander, Dunn, McCoy, and Robinson abstaining.

ACTION ITEM

1.

RESOLUTION NUMBER 07-22

Authorization, Subject to the Approval of the Fairfax County Board of Supervisors, for funding in the Amount of \$24,750,000 to Finance the Development of Somos at McLean Metro, McLean, Virginia (Providence District)

**WHEREAS**, SCG Development Partners, LLC (SCG) submitted a request for financing through the Fiscal Year 2022 Notice of Funding Availability (NOFA) process as a source of financing for the development of the approximately 450-unit Somos at McLean Metro, McLean, Virginia (Project); and

**WHEREAS**, the Fairfax County Redevelopment and Housing Authority (FCRHA) wishes to assist SCG to develop the Project in order to produce affordable multifamily rental housing in Fairfax County by providing a loan to SCG in the amount of \$4,050,000.

**WHEREAS**, the FCRHA wishes to provide additional Project support of \$20,700,000 as an equity investment through fee simple ownership of the land.

**NOW, THEREFORE, BE IT RESOLVED** that the FCRHA, subject to approval by the Board of Supervisors with regard to the County funds, hereby authorizes:

- 1) The allocation of NOFA funds in the amount of \$4,050,000 for the purpose of the development of the Project;
- 2) Making a loan to SCG for Project in the amount of \$4,050,000, as described in the Action Item presented to the FCRHA on March 31, 2022; and
- 3) The allocation of additional funding of \$20,700,000 to support the Project as an equity investment through fee simple ownership of the land.

**BE IT FURTHER RESOLVED** that the FCRHA authorizes Thomas E. Fleetwood, Assistant Secretary, or any other Assistant Secretary, to negotiate all loan terms on behalf of the FCRHA and authorizes its Chair, Vice Chair, or any Assistant Secretary to execute all documents, agreements, and instruments necessary or appropriate in connection with the making of the loan for the Project.

Commissioner Solomon moved to adopt Resolution Number 07-22, which Commissioner Dunn seconded. The motion passed unanimously.

ACTION ITEM

2.

RESOLUTION NUMBER 08-22

Authorization to Execute the Proposed Development Agreement with SCG Development Partners, LLC (SCG) for the Development of the Somos at McLean Metro Property (Providence District)

**WHEREAS**, SCG Development Partners, LLC (SCG) requests a Development Agreement to produce approximately 450 affordable multifamily rental units at 1750 Old Meadow Road, McLean (Project); and

**WHEREAS**, the Fairfax County Redevelopment and Housing Authority (FCRHA) wishes to assist SCG to develop the Project by providing a long term ground lease for the Project through the Development Agreement.

**BE IT RESOLVED**, that the FCRHA authorizes the execution of the proposed Development Agreement between the FCRHA and SCG to facilitate the development of the Somos at McLean Metro Property, as outlined in the Action Item presented to the FCRHA at its meeting on March 31, 2022, and

**BE IT FURTHER RESOLVED THAT** the FCRHA authorizes any Assistant Secretary, on behalf of the FCRHA, to negotiate terms on behalf of the FCRHA and authorizes its Chair, Vice Chair, or any Assistant Secretary to execute all documents, agreements, and instruments necessary or appropriate in connection with execution of the Development Agreement for the Project.

Commissioner Solomon moved to adopt Resolution Number 08-22, which Commissioner Alexander seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

1.

RESOLUTION NUMBER 09-22

Certification of the Fairfax County Redevelopment and Housing Authority (FCRHA) Proposed Fiscal Year (FY) 2023 Budget as Consistent with the Adopted FCRHA Strategic Plan for FY 2023

**NOW THEREFORE, BE IT RESOLVED, THAT** the Fairfax County Redevelopment and Housing Authority (FCRHA) certifies, as described in the Administrative Item presented at the March 31, 2022, FCRHA Meeting, that the proposed Fiscal Year (FY) 2023 FCRHA Budget, which has been duly advertised and was the subject of a public hearing on March 31, 2022, in compliance with Virginia Code Section 36-19.2(B), is consistent with the adopted FCRHA Strategic Plan for FY 2023, approved at the February 24, 2022, FCRHA meeting.

Commissioner Dunn moved to adopt Resolution Number 09-22, which Commissioner McCoy seconded. The motion passed unanimously.

#### INFORMATION ITEMS

1. Minutes of the Production, Preservation & Partnerships Committee Meeting – February 23, 2022
2. Fairfax County Redevelopment and Housing Authority Housing Choice Voucher and Other Rental Subsidies Calendar Year 2021 Report

#### CLOSED SESSION

No closed session.

#### BOARD MATTERS

See Attachment 1.

#### ADJOURNMENT

The Chairman adjourned the meeting at 8:04 p.m.

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C. Melissa McKenna, Chairman

(Seal)

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Thomas Fleetwood, Assistant Secretary