

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

January 21, 2021

On January 21, 2021, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met electronically via Webex because it was not safe to physically assemble a quorum due to the COVID-19 pandemic.

CALL TO ORDER

FCRHA Vice Chair Lenore Kelly 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

Lenore Kelly, Vice Chair
Staci Alexander
Matthew Bell
Broderick Dunn
Kenneth Feng
Richard Kennedy
Roderick Maribojoc
Albert J. McAloon
Kristen Robinson
Rod Solomon

ABSENT

C. Melissa McKenna, Chair

The remote locations from which each Commissioner testified are:

Lenore Kelly, Vice Chair – Fairfax, Virginia
Staci Alexander – Annandale, Virginia
Matthew Bell – Alexandria, Virginia
Broderick Dunn – Burke, Virginia
Kenneth Feng – Herndon, Virginia
Richard Kennedy – Reston, Virginia
Roderick Maribojoc – Fairfax, Virginia
Albert J. McAloon – Springfield, Virginia
Kristen Robinson – Falls Church, Virginia
Rod Solomon – Oakton, Virginia

Also present at the meeting via Webex were the following staff of the Department of Housing and Community Development (HCD): Thomas Fleetwood, Director; Amy Ginger, Deputy Director, Operations; Teresa Lepe, Deputy Director, Real Estate, Finance and Development; Vincent Rogers, Director, Policy and Compliance (P&C); Benjamin Boxer, Marketing and Outreach Manager, P&C; Stephen Knippler, Senior Program Manager, P&C; Seema Ajrawat, Director, Financial Management and Information Systems and Services (FM-ISS); Stuart Stallman, Financial Specialist, FM-

ISS; Jason Chia, Information Technology Manager, FM-ISS; George Rodriguez, Information Technician, FM-ISS; Mike Trent, Network Analyst, FM-ISS; Jyotsna Sharma, Associate Director, Real Estate Finance and Grants Management (REFGM); Debashish Chakravarty, Senior Real Estate Finance Officer, REFGM; Michael Pearman, Portfolio Manager, REFGM; Laura Lazo, Associate Director, Real Estate Finance and Grants Management (REFGM); Beverly Moses, Senior Program Manager, REFGM; Margaret Johnson, Director, Rental Housing; Peggy Gregory, Director, Rental Assistance; Regina Coyle, Planner, Design, Development and Construction. Also participating via Webex was FCRHA Counsel: Cynthia A. Bailey, Deputy County Attorney; Alan Weiss and Ryan Wolf, Assistant County Attorneys. Public access was achieved because the Webex information for accessing the meeting was properly noticed.

After a complete roll call of the Commission, FCRHA Vice Chair Kelly passed the virtual gavel to Commissioner Kennedy.

MOTION

Vice Chair Kelly made a motion that each Commissioner's voice may be adequately heard by each other Commissioner of the FCRHA.

Commissioner McAloon seconded the motion. The motion passed unanimously.

MOTION

Vice Chair Kelly made a motion that the State of Emergency caused by the COVID-19 pandemic makes it unsafe for the FCRHA and the public to physically attend this meeting in person, and the usual procedures cannot be implemented safely or practically. Vice Chair Kelly further moved that the FCRHA conduct this meeting electronically through a dedicated video- and audio-conferencing line, and that the public may access this meeting via the Attendee Link of <https://fairfax.webex.com/fairfax/onstage/g.php?MTID=e616eee4c295068de5e8998e69a0e58f9>, which was included in the public meeting notice; Event Number: 179 679 6487; Event Password: 2021. If unable to join online, the public may still join by calling: Local Webex call in 1-202-860-2110; United States Toll Free 1-844-621-3956; and entering access code: 179 679 6487.

Commissioner McAloon seconded the motion. The motion passed unanimously.

MOTION

Vice Chair Kelly made a motion that all of the matters addressed on the January 21, 2021

agenda relate to the COVID-19 emergency itself, are necessary for continuity in Fairfax County government, and/or are statutorily required or necessary to continue operations and the discharge of the FCRHA's lawful purposes, duties, and responsibilities.

Commissioner Solomon seconded the motion. The motion passed unanimously.

Commissioner Kennedy returned the virtual gavel to Vice Chair Kelly.

CITIZEN TIME

The FCRHA Vice Chair opened citizen time at 7:05 p.m. No one signed up in advance and no one in the audience wanted to speak. The Vice Chair closed citizen time at 7:05 p.m.

APPROVAL OF MINUTES

December 17, 2020

Commissioner Bell moved to approve the Minutes of the December 17, 2020, FCRHA Meeting, which Commissioner Kennedy seconded. The motion passed unanimously.

January 13, 2021 Special Meeting

Commissioner Kennedy moved to approve the Minutes of the January 13, 2021, FCRHA Special Meeting, which Commissioner Bell seconded. The motion passed unanimously.

ACTION ITEM

1.

RESOLUTION NUMBER 01-21

Authorization, Subject to the Approval of the Fairfax County Board of Supervisors, to Make a Housing Blueprint Loan to the Autumn Willow Project, in the Amount of \$4,450,000, to Finance the Development of The Lodge at Autumn Willow, Fairfax, Virginia (Springfield District).

WHEREAS, Autumn Willow 9, LLC and Autumn Willow 4, LLC, both Virginia limited liability companies, submitted requests for financing under the Housing Blueprint (Blueprint) as a source of financing for the development of the 150-unit Lodge at Autumn Willow; and

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) wishes to assist Autumn Willow 9, LLC and Autumn Willow 4, LLC to develop the 150-unit Lodge at Autumn Willow project in order to produce senior multifamily rental housing in Fairfax County by providing a loan to Autumn Willow 4, LLC, in the amount of \$4,450,000, such amount may be adjusted between the two LLCs, provided the aggregate amount is \$4,450,000.

NOW, THEREFORE, BE IT RESOLVED that the FCRHA, subject to approval by the Board of Supervisors, hereby authorizes:

- 1) Making a loan to Autumn Willow 4, LLC, for the Lodge at Autumn Willow project in the amount of \$4,450,000, respectively, as described in the Action Item presented to the FCRHA on January 13, 2021; and
- 2) The allocation of Housing Blueprint funds in the amount of \$4,450,000 for the purpose of the development of the Lodge at Autumn Willow.
- 3) The FCRHA recognizes that the loan amount between the two LLCs may change, however the aggregate amount will remain at \$4,450,000.

BE IT FURTHER RESOLVED that the FCRHA authorizes Thomas E. Fleetwood, Assistant Secretary, or any Assistant Secretary to negotiate all loan terms on behalf of the FCRHA and authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents, agreements, and instruments necessary or appropriate in connection with the making of the Loan for the development of the 150-unit Lodge at Autumn Willow.

After a discussion, Commissioner Feng moved to adopt Resolution Number 01-21, which Commissioner Bell seconded. The motion passed unanimously.

2.

RESOLUTION NUMBER 02-21

Fairfax County Redevelopment and Housing Authority (FCRHA) Authorization to Prepay the Outstanding Castellani Meadows Project (FHA-Insured Mortgage) Multifamily Housing Revenue Bonds, Series 1998A (Sully District)

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) is a political subdivision of the Commonwealth of Virginia, established pursuant to the Virginia Housing Authority Law, Chapter 1, Title 36, Code of Virginia of 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 FCRHA issued and sold its Multifamily Housing Revenue Bonds (Castellani Meadows Project) Series 1998 A and Series 1998 B in the original aggregate principal amount of \$1,700,000 (the Bonds); and

WHEREAS, the proceeds of the Bonds were used to provide financing for the development of a 24-unit multifamily housing project known as Castellani Meadows (the Project), located in Fairfax County, Virginia at the intersection of Centreville Road and Upper Ridge Drive, Centreville, Virginia; and

WHEREAS, the Project is owned by Castellani Meadows Limited Partnership (the Partnership), a Virginia Limited Partnership; and

WHEREAS, the FCRHA is the Managing General Partner and Limited Partner of the Partnership and FCRHA Redevelopment and Housing Assistance Corporation is the Co-General Partner of the Partnership; and

WHEREAS, the FCRHA has deemed it beneficial to prepay the outstanding principal amount of the Bonds;

NOW THEREFORE BE IT RESOLVED that the FCRHA authorizes the prepayment of the Bonds as described in the Item presented to the FCRHA at its meeting on January 21, 2021.

BE IT FURTHER RESOLVED that the FCRHA authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents and instruments necessary or appropriate to effectuate the prepayment of the Bonds.

After a brief discussion Commissioner Kennedy moved to adopt Resolution Number 02-21, which Commissioner Solomon seconded. The motion passed unanimously.

INFORMATION ITEMS

1. Minutes of the Finance Committee Meeting – January 13, 2021
2. Fairfax County Redevelopment and Housing Authority Fiscal Year 2020 Portfolio Report
3. Fiscal Year 2022 Community Development Block Grant (CDBG) and HOME

Investment Partnerships Program (HOME) Funding Allocations Recommended by the Consolidated Community Funding Advisory Committee (CCFAC) and Fairfax County Redevelopment and Housing Authority (FCRHA) Working Advisory Group (WAG)

BOARD MATTERS – See Attachment

ADJOURNMENT

Commissioner Feng moved to adjourn the meeting, which was seconded by Commissioner Kennedy. The motion passed unanimously and the meeting adjourned at 7:57 p.m.

(Seal)

Lenore Kelly, Vice Chair

Thomas Fleetwood, Assistant Secretary