

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

March 7, 2019

On March 7, 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  
Matthew Bell  
Christopher Craig  
Kenneth Feng  
Kevin Greenlief  
Richard Kennedy  
Albert J. McAloon  
Ezra Rosser  
Rod Solomon

ABSENT

Sharisse Yerby

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. Mr. Daniel Chambers spoke to the Commissioners about concerns related to the Shadowood Condominium Association (SCA).

With no one else in the audience wishing to speak the Chair closed citizen time at 7:06 p.m.

### PUBLIC HEARING

*Draft Fairfax County Redevelopment and Housing Authority Moving to Work Plan for Fiscal Year 2020*

The FCRHA Chair opened the Public Hearing at 7:06 p.m. With no one signed up in advance and no one in the audience wishing to speak the Chair closed the Public Hearing at 7:07 p.m.

### PRESENTATIONS

*FCRHA/HCD Fiscal Year 2020 Advertised Budget*

Seema Ajrawat, Director, FM-ISS, provided an overview to the Commissioners on the FCRHA/HCD Fiscal Year 2020 Advertised Budget.

*Fairfax County Redevelopment and Housing Authority Fiscal Year 2018 Annual Report*

Ashley Montgomery, Director of Public Affairs, FCRHA PRC, spoke briefly about the Fairfax County Redevelopment and Housing Authority Fiscal Year 2018 Annual Report.

### APPROVAL OF MINUTES

**January 31, 2019**

Commissioner Jonas moved to approve the Minutes of the January 31, 2019, FCRHA Meeting, which Commissioner Bell seconded. The motion passed with Commissioners Feng, Solomon and Greenlief abstaining.

### ACTION ITEMS

1.

### **RESOLUTION NUMBER 09-19**

Adoption of One Fairfax Racial and Social Equity Resolution

**WHEREAS**, Fairfax County takes pride as a great place to live, learn, work, and play; and,

**WHEREAS**, Fairfax County is the largest and strongest economy in the Washington Metropolitan area and one of the strongest in the nation; and,

**WHEREAS**, the Fairfax County Redevelopment and Housing Authority and staff are committed to providing excellent services for every resident of Fairfax; and,

**WHEREAS**, Fairfax County government has established a vision of safe and caring communities, livable spaces, connected people and places, healthy economies, environmental stewardship, and a culture of engagement and corporate stewardship; and the Fairfax County Redevelopment and Housing Authority has established goals of preserving and expanding housing opportunities, supporting initiatives that benefit the residents of Fairfax, and generating housing options and homeownership opportunities for those who work in Fairfax, in order to give residents a sense of ownership in housing policies and programs through open communication, to commit to a strong, cooperative relationship with other Fairfax County boards, commissions, authorities, businesses, and the broader community, and to commit to strategic and innovative solutions for meeting changing community needs and challenges; and,

**WHEREAS**, Fairfax County embraces its growing diverse population and recognizes it as a tremendous economic asset, while recognizing that racial and social inequities still exist; and,

**WHEREAS**, achieving racial and social equity are integral to Fairfax County's future economic success, as illustrated in the Equitable Growth Profile and highlighted as a goal in the Strategic Plan to Facilitate the Economic Success of Fairfax County; and,

**WHEREAS**, we define Racial Equity as the development of policies, practices and strategic investments to reverse racial disparity trends, eliminate institutional racism, and ensure that outcomes and opportunities for all people are no longer predictable by race; and

**WHEREAS**, we utilize the term Social Equity to consider the intersection and compounding effects of key societal issues such as poverty, English as a second language, disability, etc. with race and ethnicity; and,

**WHEREAS**, as servants of the public, we are committed to the definition of social equity adopted by the National Academy of Public Administration – “the fair, just and equitable management of all institutions servicing the public directly or by contract; the fair, just and equitable distribution of public services and implementation of public policy;

and the commitment to promote fairness, justice, and equity in the formation of public policy;” and,

**WHEREAS**, it is essential to identify and address institutional and systemic barriers that exist and understand that these barriers may impede access to opportunities for achieving the visions and goals set forth by county leaders; and,

**WHEREAS**, an extensive body of research has established that a community’s access to an interconnected web of opportunities shapes the quality of life for all; and,

**WHEREAS**, to truly create opportunity, we need to understand and improve our work through a racial and social equity lens from the very core of the organization outward, focusing intentionally and deliberately towards sustainable structural changes; and,

**WHEREAS**, a growing number of local jurisdictions across the United States are adopting intentional equity strategies and see equity as an economic growth model;

**NOW, THEREFORE, BE IT RESOLVED** that “One Fairfax” can only be realized with an intentional racial and social equity policy at its core for all publicly delivered services. A racial and social equity policy provides both the direction and means to eliminate disparities, working together to build a vibrant and opportunity-rich society for all; and,

**BE IT FURTHER RESOLVED** that the FCRHA adopts this resolution and directs the development of a racial and social equity implementation strategy to advance opportunities and achieve equity that includes intentional collective leadership, community engagement, equity tools, and infrastructure to support and sustain systemic changes, and shared accountability so collectively, we will realize “One Fairfax,” a community where everyone can participate and prosper.

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Robert Schwaninger, Chairman

March 7, 2019

After a brief discussion, Commissioner Bell moved to adopt Resolution Number 09-19, which Commissioner Feng seconded. The motion passed unanimously.

2.

## **RESOLUTION NUMBER 10-19**

Adoption of the Fairfax County Redevelopment and Housing Authority (FCRHA)  
Strategic Plan for Fiscal Year (FY) 2020

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) adopted a Five-Year Strategic Plan for the period from July 1, 2010, through June 30, 2015; and

WHEREAS, the FCRHA extended its Five-Year Strategic Plan through Fiscal Year (FY) 2018 (June 30, 2018); and

WHEREAS, the FCRHA annually adopts a Strategic Plan – Action Plan outlining how the FCRHA and the Department of Housing and Community Development will meet the goals of the Five-Year Strategic Plan; and

WHEREAS, for FY 2019, the FCRHA adopted the FCRHA Strategic Plan for FY 2019, which incorporated the elements of the extended FCRHA Five-Year Strategic Plan into one Strategic Plan and Action Plan document; and

WHEREAS, the FCRHA desires to continue implementing an FCRHA Strategic Plan that contains a detailed action plan of projects to be undertaken during the fiscal year;

NOW THEREFORE BE IT RESOLVED that the FCRHA does hereby adopt the FCRHA Strategic Plan for FY 2020, as presented to the FCRHA at its meeting on March 7, 2019.

After a brief presentation, Commissioner Kennedy moved to adopt Resolution Number 10-19, which Commissioner Jonas seconded. The motion passed unanimously.

3.

**RESOLUTION NUMBER 11-19**

Authorization to Execute the Proposed Interim Agreement with APAH Oakwood LLC for  
the Development of the Oakwood Senior Housing Property (Lee District)

BE IT RESOLVED, THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the execution of the proposed Interim Agreement between the FCRHA and APAH Oakwood, LLC to effectuate the Development of the Oakwood Senior Affordable Housing Property, as outlined in the Action Item presented to the FCRHA at its meeting on March 7, 2019, and

BE IT FURTHER RESOLVED THAT the FCRHA authorizes any Assistant Secretary, on behalf of the Authority, to take any other action as may be necessary or appropriate to comply therewith or in furtherance of the purposes thereof.

Commissioner McAloon moved to adopt Resolution Number 11-19, which Commissioner Greenlief seconded. The motion passed unanimously.

ADMINISTRATIVE ITEMS

1.

**RESOLUTION NUMBER 12-19**

Authorization to Advertise a Public Hearing for the Fairfax County Redevelopment and Housing Authority (FCRHA) Fiscal Year (FY) 2020 Proposed Budget and Certification that the FY 2020 Proposed Budget is Consistent with the Proposed FCRHA Strategic Plan for FY 2020

WHEREAS Section 36-19.2(B) of the Code of Virginia requires that “Before any [housing] authority gives final approval to (i) its budget or (ii) any request for funding for submission to the governing body, the authority shall hold at least one public hearing to receive the views of citizens within the area of operation of the authority.”

NOW THEREFORE, BE IT RESOLVED, THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the scheduling of a public hearing on the Fiscal Year (FY) 2020 Proposed Budget and on the certification that the proposed budget is consistent with the proposed FCRHA Strategic Plan for FY 2020. This public hearing will occur at a Special Meeting of the FCRHA on April 3, 2019, as described in the Administrative Item presented to the FCRHA at its meeting on March 7, 2019.

Commissioner Jonas moved to adopt Resolution Number 12-19, which Commissioner Kennedy seconded. The motion passed unanimously.

2.

**RESOLUTION NUMBER 13-19**

Approval of Changes to the Fairfax County Redevelopment and Housing Authority (FCRHA) Administrative Regulations Concerning the Sale of Affordable Dwelling Units (ADUs)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes changes to the Administrative Regulations Concerning the Sale and Rental of Affordable Dwelling Units, First-Time Homebuyers Program resale policy and preferences as described in the Administrative Item presented to the FCRHA on March 7, 2019; and

BE IT FURTHER RESOLVED that staff is hereby authorized to take such actions as may be reasonably necessary to implement these changes and/or exercise such delegated authority.

Commissioner Jonas moved to adopt Resolution Number 13-19, which Commissioner Greenlief seconded. The motion passed unanimously.

#### INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority Meeting Summary – January 31, 2019
2. Minutes of the Housing Ownership, Management and Security Committee Meeting – February 27, 2019
3. Minutes of the Finance Committee Meeting – February 27, 2019
4. Minutes of the Planning and Development Committee Meeting – February 27, 2019
5. Update on the Use of Project-Based Subsidies at Arrowbrook Centre Apartments (Dranesville District)
6. FY 2018 Audited Financial Statements for the Fairfax County Redevelopment and Housing Authority, and the Single Audit Report – Brief Presentation
7. Fairfax County Redevelopment and Housing Authority Calendar of Meetings –April and May 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)(3), for discussion and consideration of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA, namely:

- 3920 Penderview Drive, Unit #24, Providence District
- 10851 Murray Downs Court, Hunter Mill District
- North Hill Project, Mount Vernon District
- One University, Braddock District
- Oakwood Development, Lee District

Pursuant to Virginia Code Section 2.2-3711(A)(7), for consultation with legal counsel regarding actual litigation, specifically, the case styled *FCRHA v. Valentine et al.*; Case No. CL-2018-0009782 regarding property located in the Mount Vernon District.

Pursuant to Virginia Code Section 2.2-3711(A)(8), for consultation with legal counsel regarding the Reauthorization of Amended Articles of Incorporation of the FCRHA Housing Assistance Corporation that requires the provision of legal advice.

Commissioner McAloon seconded the motion. The FCRHA went into Closed Session at 8:00 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 McAloon seconded the motion.

The FCRHA took the following roll call vote:

#### AYE

Robert Schwaninger, Chairman  
C. Melissa Jonas, Vice Chair  
Matthew Bell  
Christopher Craig  
Kenneth Feng  
Kevin Greenlief  
Richard Kennedy  
Albert J. McAloon  
Ezra Rosser  
Rod Solomon

#### NAY

#### ABSTAIN

The motion carried and the Open Meeting resumed at 8:34 p.m.



RESOLUTIONS

1.

**RESOLUTION NUMBER 14-19**

Fairfax County Redevelopment and Housing Authority Option to Purchase the Property at 3920 Penderview Drive, Unit 324, Fairfax, VA 22033 (Providence District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) declines the option to purchase of the Property at 3920 Penderview Drive, Unit 324, Fairfax, VA (Providence District) and allow the owner to proceed with a sale to a third party as discussed in the Closed Session on March 7, 2019, and

BE IT FURTHER RESOLVED that staff and any Assistant Secretary are hereby authorized to take such actions and to execute and deliver such documents as may be reasonably necessary to effectuate such sale.

Commissioner Kennedy moved to adopt Resolution Number 14-19, which Commissioner Solomon seconded. The motion passed unanimously.

2.

**RESOLUTION NUMBER 15-19**

Fairfax County Redevelopment and Housing Authority (FCRHA) Authorization to Negotiate Terms Regarding the Affordable Dwelling Unit at 10851 Murray Downs Court, Reston, VA 20194 (Hunter Mill District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Office of the County Attorney to take the actions discussed in closed session related to the Affordable Dwelling Unit (ADU) at 10851 Murray Downs Court, Reston, VA 20194 (Hunter Mill District); and

BE IT FURTHER RESOLVED that staff and any Assistant Secretary are hereby authorized to take any actions and to execute and deliver any documents as may be reasonably necessary to effectuate such actions.

Commissioner Solomon moved to adopt Resolution Number 15-19, which Commissioner Kennedy seconded. The motion passed unanimously.

BOARD MATTERS – See Attachment

ADJOURNMENT

Commissioner Craig moved to adjourn the meeting, which was seconded by Commissioner Jonas. The motion passed unanimously and the meeting adjourned at 8:43 p.m.

(Seal)

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Robert Schwaninger, Chairman

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Thomas Fleetwood, Assistant Secretary