

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

July 20, 2023

On July 20, 2023, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in Conference Rooms 9/10 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia.

CALL TO ORDER

FCRHA Chairman McKenna called the Annual Meeting of the FCRHA to order at 7:41 p.m. Attendance for all, or part of the meeting, was as follows:

PRESENT

C. Melissa McKenna, Chairman
Lenore Stanton, Vice Chair
Kenneth Feng
Richard Kennedy
Michael Cushing
Kristen Robinson

ABSENT

Staci Alexander
Elisabeth Lardner
LaToya Isaac
Rod Solomon
Nicholas McCoy

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; Anna Shapiro, Deputy Director, Real Estate, Finance & Development; Vincent Rogers, Director, Policy and Compliance (P&C); Linda Hoffman, Associate Director of Policy, P&C; Brandy Thompson, Management Analyst, P&C; Allyson Pearce, Marketing and Outreach Manager, P&C; Mike Trent, Network Analyst, Financial Management and Information Systems and Services; Debashish Chakravarty, Associate Director, Real Estate Finance (REF); Julie Chen, Senior Real Estate Finance Manager, REF; Meghan Van Dam, Director, Affordable Housing Development (AHD); Brianne Fuller, Associate Director, Preservation, AHD; Margaret Johnson, Director, Rental Housing; and Marta Cruz, Director, Administration.

Also in attendance was FCRHA Counsel: Cynthia A. Bailey, Deputy County Attorney; Patricia McCay, Senior Assistant County Attorney; Susan Timoner, Alan Weiss, Brett Callahan, and Ryan Wolf, Assistant County Attorneys.

ELECTION OF OFFICERS

FCRHA Chairman McKenna handed the gavel to Vice Chair Stanton to conduct the election of the Chair. Nominations were opened for Chair of the FCRHA. A nomination was made by Chairman McKenna to nominate Vice Chair Stanton as Chairman of the FCRHA. With no other nominations presented, Vice Chair Stanton moved to close the nominations. A vote was taken and passed unanimously to elect Vice Chair Stanton as Chairman of the FCRHA.

Chair Stanton returned the gavel to Commissioner McKenna, who then opened the floor to nominations for Vice Chair. A nomination was made by Chair Stanton to nominate Commissioner McKenna as Vice Chair of the FCRHA. With no other nominations presented, Commissioner McKenna moved to close the nominations. A vote was taken and passed unanimously to elect Commissioner McKenna as Vice Chair of the FCRHA.

CITIZEN TIME

Vice Chair McKenna opened citizen time at 7:46 p.m. No one signed up in advance and no one in the audience wanted to speak. Vice Chair McKenna closed citizen time at 7:46 p.m.

APPROVAL OF MINUTES

June 15, 2023

Chair Stanton moved to approve the Minutes of the June 15, 2023 FCRHA Meeting, which Commissioner Robinson seconded. The motion passed with Commissioners Kennedy and Cushing abstaining.

ACTION ITEM

1.

RESOLUTION NUMBER 17-23

Authorization to Terminate Lease Agreement at Sojourn House, Group Home, (Springfield District), with Fairfax County-Falls Church Community Services Board (CSB) and Enter into Direct Landlord Status and Lease Agreement with the Fairfax County Redevelopment and Housing Authority (FCRHA) and Managed by the Fairfax County Department of Housing and Community Development (HCD)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the termination of the lease agreement for Sojourn House Group Home (Springfield District) between Fairfax County-Falls Church Community Services Board (CSB) and the FCRHA and relinquishment by CSB to the Department of Housing and Community Development (HCD) of all management, maintenance and financial oversight to DHCD along with CSB submitting \$908,268.78 to DHCD for the future maintenance and capital needs along with the remaining mortgage balance as outlined in the Administrative Action Item presented to the FCRHA at its meeting on July 20, 2023;

AND FURTHER authorizes entry of a direct lease agreement for Sojourn House Group Home (Springfield District) with the current subtenant.

Commissioner Feng moved to adopt Resolution Number 17-23, which Commissioner Kennedy seconded. The motion passed unanimously.

ACTION ITEM

2.

RESOLUTION NUMBER 18-23

Adoption of Fairfax County Redevelopment and Housing Authority Position Statements for Consideration in the 2024 Fairfax County Legislative Program

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) adopts two legislative positions as outlined in the accompanying item for consideration by the Fairfax County Board of Supervisors for the 2024 Legislative Program at its July 20, 2023, meeting. Specifically, the FCRHA approves the submission of the following position statements to the Fairfax County Board of Supervisors: (1) support for the federal Affordable Housing Credit Improvement Act and (2) support to lift the Virginia Department of Housing and Community Development's annual bond cap.

After discussion, Commissioner Kennedy moved to adopt Resolution Number 18-23, amending the resolution to include support for other similar federal legislation currently before the U.S. Congress that enhances tax credits or other financing tools for affordable housing development, which Chair Stanton seconded. The motion passed unanimously.

ACTION ITEM

3.

RESOLUTION NUMBER 19-23

Authorization to Assign the FCRHA's Right of First Refusal and to Permit Assumption of the Existing FCRHA Loan to Facilitate the Acquisition and Renovation of Coralain Gardens Apartments, 7435 Arlington Boulevard, Falls Church, VA 22042 (Mason District)

WHEREAS, staff has reviewed proposals from various housing providers to assume the FCRHA's Right of First Refusal to Coralain Gardens Apartments and determined Enterprise Community Development's proposal to be the most clearly in favor of the FCRHA's interests;

WHEREAS, Enterprise Community Development (the Purchaser) requested to assume an existing FCRHA loan with a balance of \$4,490,290.82 as of March 2023, as a source of financing for the acquisition of Coralain Gardens Apartments; and

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) agrees with the assistance of the Purchaser to acquire the Coralain Gardens Apartments in order to maintain affordable multifamily rental housing in Fairfax County by enabling the assumption of the loan.

NOW, THEREFORE, BE IT RESOLVED that the FCRHA hereby authorizes:

- 1) The assignment of its Right of First Refusal on Coralain Gardens Apartments to Enterprise Community Development.
- 2) The assumption of the existing FCRHA loan on the Coralain Gardens Apartments, by Enterprise Community Development to facilitate the acquisition and renovation of the property.
- 3) HCD staff to proceed with an alternative proposal if necessary, if the terms of the alternative conform to those requirements as described in the Action Item presented to the FCRHA on July 25, 2023.

BE IT FURTHER RESOLVED that the FCRHA authorizes Thomas E. Fleetwood, Assistant Secretary, or any Assistant Secretary to negotiate all transaction terms on behalf of the FCRHA and authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents, agreements, and instruments reasonably necessary or appropriate in connection with the assignment of the ROFR and/or the assumption of the loan for the acquisition of Coralain Gardens Apartments.

Commissioner Kennedy moved to adopt Resolution Number 19-23, which Commissioner Feng seconded. The motion passed unanimously.

ACTION ITEM

4.

RESOLUTION NUMBER 20-23

Authorization, Subject to the Approval of the Fairfax County Board of Supervisors, to Fund up to \$8,000,000 of the Acquisition Costs of the Telestar Court Redevelopment (Providence District)

WHEREAS, Merrifield Housing, LLC (Tenant)– a joint venture of Conifer Realty, LLC and Joseph Browne Development Associates – submitted a request for financial assistance for the redevelopment of the 80-unit Telestar Court project located at 2990 Telestar Court, Falls Church, Virginia (Project); and

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) wishes to assist Tenant in the redevelopment of the Project to produce affordable multifamily rental housing in Fairfax County by providing funding in the amount of up to \$8,000,000 toward the acquisition costs of the Project site.

NOW, THEREFORE, BE IT RESOLVED that the FCRHA, subject to approval by the Fairfax County Board of Supervisors, hereby authorizes making an expenditure for the acquisition and redevelopment of the Project in the amount of up to \$8,000,000, as described in the Action Item presented to the FCRHA on July 20, 2023; and

BE IT FURTHER RESOLVED that the FCRHA authorizes Thomas E. Fleetwood, Assistant Secretary, or any other Assistant Secretary, to negotiate all terms on behalf of the FCRHA and authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents, agreements, and instruments reasonably necessary or appropriate in connection with expending up to \$8,000,000 for the Project.

Commissioner Kennedy moved to adopt Resolution Number 20-23, which Chair Stanton seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

1.

RESOLUTION NUMBER 21-23

Authorization to Apply for Grant Funding from the U.S. Department of Housing and Urban Development for Housing Mobility-Related Services

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes Department of Housing and Community Development staff to apply for grant funding on behalf of the FCRHA from the U.S. Department of

Housing and Urban Development (HUD) for housing mobility-related services pursuant to HUD's Notice of Funding Opportunity FR-6700-N-87, as presented to the FCRHA at its meeting on July 20, 2023.

Chair Stanton moved to adopt Resolution Number 21-23, which Commissioner Kennedy seconded. The motion passed unanimously.

INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority (FCRHA) Conrad Egan Excellence Awards Program Nomination Process
2. FY 2023 Carryover Review Summary

CLOSED SESSION

Commissioner Feng moved that the FCRHA go into Closed Session, for the following discussion:

1. Pursuant to Virginia Code Section 2.2-3711(A)(7) for the discussion or consideration of the actual or probable litigation as follows:
 - a. Sandra Barksdale v. Fairfax County Redevelopment and Housing Authority, Fairfax County Circuit Court Case No. CL-2023-0008656 (Hunter Mill District)
 - b. Reston Civic Corp LLC vs. Board of Supervisors of Fairfax County et. al., Fairfax County Circuit Court Case No. CL-2022-0015638

Commissioner Kennedy seconded the motion. The FCRHA went into Closed Session at 8:19 p.m.

OPEN SESSION

Commissioner Feng 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 Robinson seconded the motion.

The FCRHA took the following roll call vote:

AYE

Lenore Stanton, Chair

NAY

ABSTAIN

C. Melissa McKenna, Vice Chair
Kenneth Feng
Richard Kennedy
Michael Cushing
Kristen Robinson

The motion carried and the Open Meeting resumed at 8:24 p.m.

BOARD MATTERS
See Attachment 1.

ADJOURNMENT
Vice Chair McKenna adjourned the meeting at 8:35 p.m.

Lenore Stanton, Chairman

(Seal)

Thomas Fleetwood, Assistant Secretary