

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

February 19, 2026

On February 19, 2026, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Whiteside Board Room, 4530 University Drive, Fairfax, Virginia.

CALL TO ORDER

FCRHA Chairman Lenore Stanton 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 Stanton, Chairman  
Elisabeth Lardner, Vice Chair  
Cynthia Bailey  
Michael Cushing  
Sarah Lennon  
Joe Mondoro  
Paul Zurawski

ABSENT

Staci Alexander  
Steven Bloom  
Nicholas McCoy  
Susan Vachal

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Thomas Fleetwood, Director; Anna Shapiro, Deputy Director, Real Estate Finance and Development; Linda Hoffman, Director, Policy and Communications (P&C); Brandy Thompson, Associate Director of Policy, P&C; Nathaniel Strathearn, Policy and Program Analyst, P&C; Jason Chia, Information Technology Manager, Central Services; Mark Buenavista, Director, Capital Planning & Development (CPD); Callahan Seltzer, Director, Real Estate and Community Development Finance (RECDF); Rachel Waldman, Associate Director of Real Estate Finance, RECDF; Jeremy Welsh-Loveman, Real Estate Finance Project Manager, RECDF; Laura Lazo, Associate Director, Grants Management (GM), RECDF; Sherryn Craig, Program Manager, GM, RECDF; Meghan Van Dam, Director, Planning and Inclusionary Housing (PIH); Lucinda Metcalf, Associate Director of Housing Preservation, PIH; Gentry Alexander, Director, Homeownership; and Sean Wiltshire, Program Administrator, Homeownership.

Also in attendance were FCRHA Counsel: Ryan Wolf, Senior Assistant County Attorney.

PUBLIC COMMENT

The FCRHA Chairman opened public comment at 7:01 p.m. One individual signed up to speak during public comment regarding individuals experiencing homelessness and in

support of the FCRHA's housing development efforts. The name of the speaker was Jerry Poje, who spoke on behalf of the Unitarian Universalist Congregation of Fairfax. The Chairman closed public comment at 7:07 p.m.

#### PUBLIC HEARING

*Draft Fairfax County Redevelopment and Housing Authority Moving to Work Plan for Fiscal Year 2027*

The FCRHA Chairman opened the public hearing at 7:07 p.m. No one signed up in advance and no one in attendance requested to speak. The Chairman closed the public hearing at 7:07 p.m.

#### APPROVAL OF MINUTES

**January 22, 2026**

Commissioner Mondoro moved to approve the Minutes of the January 22, 2026, FCRHA Meeting, which Commissioner Bailey seconded. The motion passed unanimously.

#### ACTION ITEM

1.

### **RESOLUTION NUMBER 03-26**

Authorization of Subordinate Financing Up to \$2,000,000 to a Subsidiary of Enterprise Community Development for the Renovation of Coralain Gardens and to Amend Related Existing Loan Documents (Mason District)

**NOW, THEREFORE, BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby authorizes:

One or more loans of, in the aggregate, up to \$2,000,000.00 to one or more subsidiaries of Enterprise Community Development (ECD) for renovation of Coralain Gardens Apartments, subject to approval by the Board of Supervisors of Fairfax County, Virginia;

The allocation and adjustment of terms of the FCRHA's existing loan to an ECD affiliate to facilitate the renovation, at the discretion of any Assistant Secretary; and

The extension of the deadline for ECD to secure full financing for the renovations,

as consistent with the terms presented in the item brought to the FCRHA on February 19, 2026.

**BE IT FURTHER RESOLVED** that the FCRHA authorizes any Assistant Secretary to execute all documents, agreements, and instruments and to take such other steps as may be reasonably necessary or appropriate in connection with the making of the supplemental loan for the Project.

Commissioner Mondoro moved to adopt Resolution Number 03-26, which Vice Chair Lardner seconded. Following discussion regarding financing risks associated with the project, preservation risks and the need for renovations, the motion passed with Commissioner Zurawski voting no.

ACTION ITEM

2.

**RESOLUTION NUMBER 04-26**

Authorization to Extend the Maturity Date of Loans between Morris Glen Limited Partnership and the Fairfax County Redevelopment and Housing Authority (Franconia District)

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA), as lender under three certain loans to Morris Glen Limited Partnership, and also as the managing general partner and limited partner of this limited partnership, hereby authorizes the extension of the maturity date to March 31, 2029, as described in the Action Item presented to the FCRHA on February 19, 2026; and

**BE IT FURTHER RESOLVED** that any Assistant Secretary is hereby authorized, on behalf of the FCRHA and the partnership, to execute and deliver any agreement or documents and to take such other steps as may be reasonably necessary in connection therewith.

Commissioner Zurawski moved to adopt Resolution Number 04-26, which Commissioner Bailey seconded. The motion passed unanimously.

ACTION ITEM

3.

**RESOLUTION NUMBER 05-26**

Adoption of the Fairfax County Redevelopment and Housing Authority Fiscal Year 2027  
Strategic Plan

**WHEREAS**, the FCRHA annually adopts a Strategic Plan outlining how the FCRHA and the Department of Housing and Community Development will meet annual goals; and

**WHEREAS**, the FCRHA desires to continue implementing a Strategic Plan that contains a detailed 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 2027, as presented to the FCRHA at its meeting on February 19, 2026.

Commissioner Bailey moved to adopt Resolution Number 05-26, which Commissioner Mondoro seconded. The motion passed unanimously.

ACTION ITEM

4.

**RESOLUTION NUMBER 06-26**

Authorization, Subject to Board of Supervisors Approval, to Make Loans to Affiliates of Wellington Development Partners of up to \$8,100,000 to Finance the Development of Agape Chantilly House Phase Two (Sully District)

**WHEREAS**, Wellington Development Partners (WDP) submitted a request for financing under the Fiscal Year 2026 Notice of Funding Availability for the development of 81 units at Agape Chantilly House Phase Two located at 3870 Centerview Drive, Chantilly (the Project); and

**WHEREAS**, at its February 19, 2026 meeting, the Fairfax County Redevelopment and Housing Authority (FCRHA) considered WDP's request for up to \$8,100,000 in subordinate financing for the Project; and

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

1) Providing financing to WDP for the development of the Project in the amount of up to \$8,100,000, as described in the Action Item presented to the FCRHA on February 19, 2026; and

2) Adjustment of the total Project loan amount between the four percent and nine percent LIHTC financing structures, as needed, as long as the total FCRHA subordinate debt does not exceed \$8,100,000.

**BE IT FURTHER RESOLVED** that the FCRHA authorizes any Assistant Secretary to negotiate and finalize loan terms and associated documents on behalf of the FCRHA in substantial conformance with the Action Item presented to the FCRHA on February 19, 2026, and authorizes its Chair, Vice Chair or any Assistant Secretary to execute all documents, agreements, and instruments reasonably necessary or appropriate in connection with issuing the FCRHA loan(s) for the Project.

Commissioner Bailey moved to adopt Resolution Number 06-26, which Commissioner Mondoro seconded. The motion passed unanimously.

#### ACTION ITEM

5.

#### **RESOLUTION NUMBER 07-26**

##### FCRHA Authorization to Administer Loans of up to \$50,000 to First-time Homebuyers Using Virginia Housing REACH Funds

**BE IT RESOLVED THAT** the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the creation and administration of a loan program to administer subordinate financing of up to \$50,000 to eligible Fairfax County first-time homebuyers, as outlined in the Action Item presented to the FCRHA at its meeting on February 19, 2026; and

**BE IT FURTHER RESOLVED THAT** any Assistant Secretary may take such additional steps as reasonably necessary to implement this program.

Commissioner Bailey moved to adopt Resolution Number 07-26, which Commissioner Mondoro seconded. The motion passed unanimously.

#### INFORMATION ITEM

1. Fiscal Year 2027 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)

Discussion ensued, with input from Sherryn Craig, Program Manager, Grants Management, regarding concerns with funding from the U.S. Department of Housing and Urban Development and the relation between the funding allocation and the County's Consolidated Community Funding Pool (CCFP).

BOARD MATTERS

See Attachment 1.

ADJOURNMENT

The FCRHA Chairman adjourned the meeting at 7:43 p.m.

---

Lenore Stanton, Chairman

(Seal)

---

Thomas Fleetwood, Assistant Secretary