

Minutes of the Fairfax County Redevelopment and Housing Authority Committee of the Whole Meeting – July 15, 2026

A meeting of the Fairfax County Redevelopment and Housing Authority (FCRHA) Committee of the Whole (Committee) was held on July 15, 2026, at the FCRHA Whiteside Board Room, 4530 University Drive, Fairfax, Virginia 22030.

FCRHA Chairman Lenore Stanton called the FCRHA Committee meeting to order at 6:00 p.m. Attendance for all, or part of the Committee meeting, was as follows:

Present

Lenore Stanton, Chairman
Staci Alexander (arrived at 6:07 p.m.)
Michael Cushing
Cindy Marisch
Susan Vachal
Paul Zurawski

Absent

Elisabeth Lardner, Vice Chair
Cynthia Bailey
Steven Bloom
Sarah Lennon
Joe Mondoro

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 and Development; Linda Hoffman, Director, Policy and Communications (P&C); Nathaniel Strathearn, Policy and Program Analyst, P&C; Wesley Fontaine, IT Technician, Central Services; Mark Buenavista, Director, Capital Planning & Development (CPD); Marwan Mahmoud, Project Coordinator, CPD; Yudhie Brownson, Project Manager, CPD; Callahan Seltzer, Director, Real Estate and Community Development Finance (RECDF); Rachel Waldman, Associate Director of Real Estate Finance, RECDF; and Jeremy Welsh-Loveman, Real Estate Finance Project Manager, RECDF.

Also in attendance were FCRHA Counsel: Ryan Wolf, Senior Assistant County Attorney; and Brett Callahan, Assistant County Attorney.

Staff Presentation

HCD Staff gave a presentation on the *Virginia General Assembly 2026 Session – Update on New Legislation*. Staff provided an overview of the Virginia General Assembly, the impact of the Dillon Rule on local jurisdictions, and the County's lobbying role and establishment of County policy positions. Staff noted new laws relevant to affordable housing and the FCRHA, highlighting legislation pertaining to the Virginia Freedom of Information Act (VFOIA), landlord-tenant issues, affordable housing preservation, manufactured housing, land use and development, and development and real estate finance. Staff concluded the presentation by noting the County's successful implementation of new legislative requirements along with ongoing discussions regarding exercising new local authority and preparation for the 2027 Virginia General

Assembly session.

Following the presentation, there was discussion regarding how new legislation would impact affordable housing program policies, communication mechanisms to notify tenants of new legislative changes, clarification on non-profit tax exemptions and the impact of VFOIA legislation on FCRHA meetings.

[NOTE: Commissioner Alexander arrived at the meeting during the Staff Presentation.]

Approval of Minutes:

Commissioner Zurawski moved to approve the Minutes of the June 10, 2026, FCRHA Committee Meeting, which Commissioner Alexander seconded. The motion passed with Commissioner Cushing abstaining.

Draft Action Item:

Authorization to Execute the Proposed Comprehensive Agreement with Franconia Development Partners, LLC for the Development of the Former Franconia Governmental Center Property (Franconia District)

HCD staff provided an overview on the authorization to execute the proposed Comprehensive Agreement with Franconia Development Partners, LLC (Developer) for the Development of the former Franconia Governmental Center property in the Franconia District. Staff noted that the proposed agreement is the next phase of the Public Private Education Facilities and Infrastructure Act of 2002 (PPEA) process which defines the responsibilities and conditions that must be satisfied by the FCRHA and Developer before financial closing. Staff further noted that the FCRHA, as owner of the property, retains the responsibility for preparing the site for redevelopment, reviewing project milestones, approving project plans, and negotiating the future ground lease.

Following the presentation by staff, there was discussion regarding concerns with eviction practices of affordable housing development partners and project financial statement audit practices.

Draft Action Item:

Authorization, Subject to Board of Supervisors Approval, to Make Loans to Franconia Development Partners, LLC of up to \$12,000,000 to Finance the Development of the Former Franconia Governmental Center (Franconia District)

HCD staff gave a presentation on the authorization, subject to approval by the Fairfax County Board of Supervisors, to make loans to Franconia Development Partners, LLC of up to \$12,000,000 to finance the development of the former Franconia Governmental

Center in the Franconia District. Staff provided an overview of the planned development and detailed the affordability levels of the property. Staff noted that in addition to the proposed FCRHA loan of up to \$12,000,000, the project is expected to be financed using 4% Low Income Housing Tax Credits (LIHTC), Virginia Housing First Mortgage, Virginia Housing Subordinate Mortgage, Virginia Department of Housing and Community Development (DHCD) Affordable and Special Needs Housing (ASNH) funds, and a deferred developer fee. Staff further noted approval of the proposed loan would support the application for the DHCD ASNH funding program.

Following the presentation, there was discussion regarding uncertainties with contingent financing of the project, the length and terms of the ground lease, and the use of 4% LIHTC in the project.

Adjournment:

The FCRHA Committee meeting adjourned at 6:44 p.m.

Lenore Stanton, Chairman

(Seal)

Thomas Fleetwood, Assistant Secretary