

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

July 23, 2026

On July 23, 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  
Staci Alexander  
Cynthia Bailey  
Steven Bloom  
Michael Cushing  
Sarah Lennon  
Cindy Marisch  
Joe Mondoro  
Susan Vachal  
Paul Zurawski

ABSENT

Elisabeth Lardner, Vice  
Chair

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); Allyson Pearce, Marketing and Outreach Manager, P&C; Nathaniel Strathearn, Policy and Program Analyst, P&C; Jason Chia, Information Technology Manager, Central Services; Wesley Fontaine, IT Technician, Central Services; Marta Cruz, Director, Human Resources, HCD; Margaret Johnson, Director, Rental Housing; Gentry Alexander, Director, Homeownership; Sean Wiltshire, Program Administrator, Homeownership; Mark Buenavista, Director, Capital Planning & Development (CPD); Marwan Mahmoud, Project Coordinator, CPD; Yudhie Brownson, Project Manager, CPD; Rachel Waldman, Associate Director of Real Estate Finance, Real Estate and Community Development Finance (RECDF); and Jeremy Welsh-Loveman, Real Estate Finance Project Manager, RECDF.

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

PUBLIC COMMENT

The FCRHA Chairman opened public comment at 7:00 p.m. No one signed up in advance and no one in the audience requested to speak. The Chairman closed public comment at 7:00 p.m.

APPROVAL OF MINUTES  
**June 18, 2026**

Commissioner Mondoro moved to approve the Minutes of the June 18, 2026, FCRHA Meeting, which Commissioner Bailey seconded. The motion passed unanimously with Commissioners Alexander, Bloom, Lennon and Vachal abstaining.

ACTION ITEM  
1.

**RESOLUTION NUMBER 21-26**

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

**BE IT RESOLVED THAT** the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the execution of the proposed Comprehensive Agreement between the FCRHA and Franconia Development Partners, LLC to facilitate the development of the former Franconia Governmental Center Property, as outlined in the Action Item presented to the FCRHA at its meeting on July 23, 2026, and

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

Commissioner Bailey moved to adopt Resolution Number 21-26, which Commissioner Bloom seconded. The motion passed with Commissioner Zurawski voting no and Commissioner Vachal abstaining.

ACTION ITEM  
2.

**RESOLUTION NUMBER 22-26**

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)

**WHEREAS**, Franconia Development Partners, LLC submitted a request for financing under the Fiscal Year 2026 Notice of Funding Availability for the development of 120 units at Franconia Governmental Center located at 6121 Franconia Road, Alexandria (the Project); and

**WHEREAS**, at its July 23, 2026 meeting, the Fairfax County Redevelopment and Housing Authority (FCRHA) considered the Franconia Development Partners, LLC request for up to \$12,000,000 in subordinate financing for the Project; and

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

- 1) Providing financing to Franconia Development Partners, LLC for the development of the Project in the amount of up to \$12,000,000, as described in the Action Item presented to the FCRHA on July 23, 2026; and
- 2) The commitment for up to \$12,000,000 in subordinate funding expires on December 31, 2027, unless extended by the sole discretion of FCRHA staff.

**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 July 23, 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 Marisch moved to adopt Resolution Number 22-26, which Commissioner Bloom seconded. The motion passed with Commissioner Zurawski voting no and Commissioner Vachal abstaining.

ADMINISTRATIVE ITEM

1.

**RESOLUTION NUMBER 23-26**

Commending Susan Timoner for Her Years of Service to the Fairfax County Redevelopment and Housing Authority

**WHEREAS** Susan Timoner has diligently provided the FCRHA with critical legal advice in all facets of its operations for over a decade; and

**WHEREAS** many complex and critically-needed affordable housing development projects currently under construction – including The Exchange (formerly Dominion Square) and Indigo (formerly Somos) – would not be underway were it not for Susan’s commitment to advancing the FCRHA’s goal of building 10,000 new affordable units by 2034; and

**WHEREAS** Susan’s legal guidance was likewise key to closing numerous FCRHA loans in support of affordable housing projects, including New Lake Anne, Colvin Woods, and the Beacon Landing permanent supportive housing project; and

**WHEREAS** Susan’s dedication was instrumental in the successful One University project, which was the first post-conversion redevelopment transactions in the United States under the U.S. Department of Housing and Urban Development’s Rental Assistance Demonstration program; and

**WHEREAS** for years Susan has advised the FCRHA on the administration of and updates to the Affordable Dwelling Unit and Workforce Dwelling Unit programs, culminating in the recent overhaul of the WDU program guidelines; and

**WHEREAS** Susan has applied her legal expertise to a broad range of housing matters, from closing countless Community Development Block Grant and HOME Investment Partnership loans to nonprofits to assisting with legal aspects of the FCRHA’s manufactured housing efforts; and

**WHEREAS** Susan has always paired a tireless commitment to meeting the FCRHA’s core objectives with an open and collaborative manner that has made her a valued member of the FCRHA team; and

**WHEREAS**, on August 7, 2026, Susan Timoner will complete her distinguished service with the County after twelve years;

**NOW THEREFORE BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority expresses its gratitude to Susan Timoner for her years of dedicated service to the community and to the FCRHA, and wishes her a healthy, happy and prosperous retirement.

Chair Stanton moved to adopt Resolution Number 23-26, which Commissioner Bailey seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

2.

## **RESOLUTION NUMBER 24-26**

### Approval of Revisions to the Fairfax County Down Payment Loan Program Using Virginia Housing REACH Funds and Delegation of Certain Loan Administration Terms

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the revisions to the Fairfax County Down Payment Loan Program using Virginia Housing REACH Funds, as presented to the FCRHA on July 23, 2026.

**BE IT FURTHER RESOLVED** that the FCRHA delegates to any Assistant Secretary the authority to make future similar program revisions, as presented to the FCRHA on July 23, 2026, and to advise the FCRHA when such changes are effectuated.

Commissioner Mondoro moved to adopt Resolution Number 24-26, which Commissioner Bloom seconded. Following brief discussion regarding the program revisions, the motion passed unanimously.

### INFORMATION ITEMS

1. Proposal Related to Local Real Estate Tax Exemption for Affordable Housing, for Consideration in the 2027 Fairfax County Legislative Program
2. Fairfax County Redevelopment and Housing Authority (FCRHA) Conrad Egan Excellence Awards Program Nomination Process

Brief discussion on the Proposal Related to Local Real Estate Tax Exemption for Affordable Housing, for Consideration in the 2027 Fairfax County Legislative Program ensued, with Commissioner Cushing noting his support for the proposal.

### CLOSED SESSION

Commissioner Cushing moved that the FCRHA go into Closed Session pursuant to Virginia Code Section 2.2-3711(A)(3) for the discussion of the disposition of publicly held real property, where if such discussions occurred in an open meeting the bargaining position or negotiating strategy of the FCRHA would be adversely affected, specifically with regard to 2615 Groveton Street, Alexandria, Virginia, in the Mount Vernon District.

Commissioner Marisch seconded the motion. The motion passed unanimously and the FCRHA went into Closed Session at 7:18 p.m.

OPEN SESSION

Commissioner Cushing, in accordance with Virginia Code Section 2.2-3712, 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. Commissioner Mondoro seconded the motion.

The FCRHA took the following roll call vote:

AYE

NAY

ABSTAIN

Lenore Stanton, Chairman  
Staci Alexander  
Cynthia Bailey  
Steven Bloom  
Michael Cushing  
Sarah Lennon  
Cindy Marisch  
Joe Mondoro  
Susan Vachal  
Paul Zurawski

The motion carried and the Open Meeting resumed at 7:27 p.m.

CLOSED SESSION ITEM

1.

**RESOLUTION NUMBER 25-26**

Authorization to Enter into a Triple Net Lease Agreement with Pathway Homes, Inc. for the Operation of the Groveton Group Home at 2615 Groveton Street, Alexandria, Virginia (Mount Vernon District)

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the execution of a triple net lease agreement between the FCRHA and Pathway Homes, Inc., all consistent with the terms and conditions discussed by the FCRHA in closed session on July 23, 2026; and

**BE IT FURTHER RESOLVED**, that any Assistant Secretary is hereby authorized, on behalf of the FCRHA, 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 25-26, which Commissioner Mondoro seconded. The motion passed unanimously.

BOARD MATTERS  
See Attachment 1.

ADJOURNMENT  
The FCRHA Chairman adjourned the meeting at 7:41 p.m.

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Lenore Stanton, Chairman

(Seal)

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Thomas Fleetwood, Assistant Secretary