

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

February 22, 2024

On February 22, 2024, 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 Vice Chair Elisabeth Lardner 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  
Staci Alexander  
Steven Bloom  
Michael Cushing  
LaToya Isaac  
Rod Solomon  
Paul Zurawski

ABSENT

Nicholas McCoy  
Kristen Robinson

The remote location from which the following Commissioner participated is:

Lenore Stanton – Reston, Virginia

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, Associate Director of Policy, Policy and Compliance (P&C); Brandy Thompson, Management Analyst, P&C; Margaret Johnson, Director, Rental Housing; Abdirazak Hamud, Senior Program Manager, Homeownership and Relocation Services; Jason Chia, Information Technology Manager, Financial Management and Information Systems and Services.

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

MOTION

Pursuant to the FCRHA's Policy for Remote Participation in Meetings by Electronic Communication, Vice Chair Lardner noted for the record that there was a physical quorum present at the meeting location and asked for a motion that Chairman Stanton be permitted to participate remotely in the special meeting due to a medical condition

that prevented her physical attendance.

Commissioner Isaac made the motion, which Commissioner Solomon seconded. The motion passed unanimously.

#### MOTION

Pursuant to the FCRHA's Policy for Remote Participation in Meetings by Electronic Communication, Vice Chair Lardner asked for a motion that Chairman Stanton's voice was clear, audible and at an appropriate volume for the meeting room.

Commissioner Zurawski made the motion, which Commissioner Isaac seconded. The motion passed unanimously.

#### CITIZEN TIME

The FCRHA Vice Chair opened citizen time at 7:02 p.m. No one signed up in advance and no one in the audience wanted to speak. The Vice Chair closed citizen time at 7:03 p.m.

#### PUBLIC HEARING

*The Draft Fairfax County Redevelopment and Housing Authority Moving to Work Plan for Fiscal Year 2025*

The FCRHA Vice Chair opened the public hearing at 7:03 p.m. No one signed up in advance and no one in the audience wanted to speak. The Vice Chair closed the public hearing at 7:03 p.m.

#### APPROVAL OF MINUTES

**January 25, 2024**

Commissioner Alexander moved to approve the Minutes of the January 25, 2024 FCRHA Meeting, which Commissioner Zurawski seconded. The motion passed unanimously.<sup>1</sup>

#### ACTION ITEM

1.

### **RESOLUTION NUMBER 07-24**

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<sup>1</sup> Resolution Number 03-24 contained a scrivener's error which was corrected by a unanimous vote at the FCRHA meeting on February 22, 2024.

Adoption of the Fairfax County Redevelopment and Housing Authority (FCRHA)  
Strategic Plan for Fiscal Year (FY) 2025

**WHEREAS**, the FCRHA annually adopts a Strategic Plan – Action 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 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 2025, as presented to the FCRHA at its meeting on February 22, 2024.

Commissioner Solomon moved to adopt Resolution Number 07-24, which Commissioner Isaac seconded. The motion passed unanimously.

INFORMATION ITEMS

1. Summary of Findings from the 2023 FCRHA Resident Survey

CLOSED SESSION

Commissioner Cushing moved that the FCRHA go into Closed Session for the following:

Pursuant to Virginia Code Section 2.2-3711(A)(7) for consultation with legal counsel and briefings by staff members regarding actual or probable litigation where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the FCRHA, specifically the following matters:

1. Erin Costello v. FCRHA et. al, HUD Case # 03-23-3906-8, Section 504 Case # 03-23-3906-4, ADA Case # 03-23-3609-D (Mount Vernon District);
2. Linda Pelligrino v. Edgewood Management Corp. and the FCRHA, Fairfax County Circuit Court #CL-2023-0012958 (Mason District);
3. Jacqueline Humphries v. Hayden, JLB McLean LLC, et. al, United State District Court, Eastern District of Virginia, Alexandria Division, 1:23-CV-01744 (Providence District)

Pursuant to Virginia Code Section 2.2-3711(A)(3) and – (A)(6) for the discussion of the acquisition of real property for a public purpose and the investment of public funds where competition or bargaining is involved, and where if those discussions

occurred in an open meeting the bargaining position of the FCRHA would be adversely affected, and specifically with regard to the following matter:

1. 8326 Windfall Road, Springfield, Virginia (Mount Vernon District)
2. Acquisition of property in the Sully District.

Commissioner Isaac seconded the motion. The FCRHA went into Closed Session at 7:20 p.m.

#### OPEN SESSION

Commissioner Cushing 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 Solomon seconded the motion.

The FCRHA took the following roll call vote:

#### AYE

Lenore Stanton, Chairman  
Elisabeth Lardner, Vice Chair  
Staci Alexander  
Steven Bloom  
Michael Cushing  
LaToya Isaac  
Rod Solomon  
Paul Zurawski

#### NAY

#### ABSTAIN

The motion carried and the Open Meeting resumed at 7:53 p.m.

#### CLOSED SESSION ITEM

1.

### **RESOLUTION NUMBER 08-24**

Authorization for Fairfax County Redevelopment and Housing Authority to Exercise to Waive Right of Repurchase on Moderate Income Direct Sales (MIDS) Property at 8326 Windfall Road, Springfield, Virginia 22079 (Mount Vernon District)

**BE IT HEREBY RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) waives its right to purchase the Moderate Income Direct Sales (MIDS) Property at 8326 Windfall Road, Springfield, Virginia 22079 (Mount

Vernon District) according to the terms and conditions discussed in the Closed Session on February 22, 2024, and

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

Commissioner Alexander moved to adopt Resolution Number 08-24, which Commissioner Bloom seconded. The motion passed unanimously.

BOARD MATTERS

See Attachment 1.

ADJOURNMENT

The FCRHA Vice Chair adjourned the meeting at 8:02 p.m.

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Elisabeth Lardner, Vice Chair

(Seal)

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Thomas Fleetwood, Assistant Secretary