

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

January 25, 2024

On January 25, 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 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
Staci Alexander
Steven Bloom
Michael Cushing
LaToya Isaac
Nicholas McCoy
Rod Solomon
Paul Zurawski

ABSENT

Kristen Robinson

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; Vincent Rogers, Director, Policy and Compliance (P&C); Linda Hoffman, Associate Director of Policy, P&C; Brandy Thompson, Management Analyst, P&C; Mark Buenavista, Director, Design, Development, and Construction (DDC); Anwar Iqbal, Project Manager, DDC; Debashish Chakravarty, Associate Director, Real Estate Finance (REF); Julie Chen, Senior Real Estate Finance Manager, REF; Alexanne Yi, Senior Real Estate Finance Officer, REF; Abdirazak Hamud, Senior Program Manager, Homeownership and Relocation Services (HRS); Eva Cardenas, Housing Services Specialist, HRS; Matthew Graham, Management Analyst, HRS; Tyesha Shaw, Housing and Community Developer; HRS; Grace Highman, Affordable and Workforce Housing Program Administrator, Affordable Housing Development; Peggy Gregory, Director, Rental Assistance (RA); Dena Mahmoud Aly, Housing Services Specialist, RA; Laura Lazo, Associate Director, Grants Management (GM); Sherryn Craig, Senior Program Manager, GM; Jason Chia, Information Technology Manager, Financial Management and Information Systems and Services.

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

CITIZEN TIME

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

APPROVAL OF MINUTES

December 14, 2023

Commissioner Cushing moved to approve the Minutes of the December 14, 2023 FCRHA Meeting, which Commissioner Solomon seconded. The motion passed with Commissioner McCoy abstaining.

ADMINISTRATIVE ITEM

2.

RESOLUTION NUMBER 05-24

Commending Richard J. Kennedy for His Years of Service as the Hunter Mill District Commissioner on the Fairfax County Redevelopment and Housing Authority Board of Commissioners

WHEREAS, from August 2009 through December 2023, Richard J. Kennedy served diligently as the Hunter Mill District Commissioner on the Fairfax County Redevelopment and Housing Authority (FCRHA); and

WHEREAS, he distinguished himself as a member of the FCRHA Housing Ownership, Management, and Security (HOMS) Committee, the FCRHA Redevelopment and Housing Assistance Corporation (RHAC), the Affordable Housing Advisory Council, and the Consolidated Community Funding Advisory Committee, including Chairmanship of the HOMS and FCRHA RHAC Committees; and

WHEREAS, he made significant contributions to a variety of FCRHA policy decisions including those which led to the FCRHA's designation as a "Moving to Work" agency, awarded to the FCRHA by the U.S. Department of Housing and Urban Development (HUD) in 2013; and

WHEREAS, during his tenure, the FCRHA has been recognized nationally for its outstanding work on affordable housing projects by HUD, the National Association of Housing and Redevelopment Officials, and The Novogradac Journal of Tax Credits; and

WHEREAS, he played a critical role in a variety of FCRHA development projects

affecting residents in the Hunter Mill District and across Fairfax County, including the first 100 percent affordable multifamily development in the Tysons Urban Center, The Exchange at Spring Hill Station (formerly Dominion Square); and

WHEREAS, the FCRHA seeks to publicly recognize the commitment and dedication of Richard Kennedy, and thank him for his thoughtful leadership and guidance; and

WHEREAS, Richard J. Kennedy has completed his distinguished service to the FCRHA;

NOW, THEREFORE, BE IT RESOLVED, that the FCRHA expresses its deepest and most sincere appreciation to Richard J. Kennedy for his many years of outstanding service to the citizens of Fairfax County; and

BE IT FURTHER RESOLVED, that the FCRHA wishes Richard J. Kennedy great happiness, success, and prosperity in his future endeavors.

Vice Chair Lardner moved to adopt Resolution Number 05-24, which Commissioner Solomon seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

3.

RESOLUTION NUMBER 06-24

Commending Carol Erhard for Her Years of Service to the Fairfax County
Redevelopment and Housing Authority

WHEREAS, Carol Erhard has served Fairfax County and the Fairfax County Redevelopment and Housing Authority (FCRHA) in various positions with the County since 2000, including serving first as the Division Director of the Department of Housing and Community Development's (HCD) Rental Services Division starting in 2005, and then as the Director of HCD's Homeownership and Relocation Services Division; and

WHEREAS, as the Division Director of the Rental Services Division, she was both a subject matter expert and played a key role in implementing a full-scale redesign of HCD's housing subsidy processes, including changes that led to more housing opportunities for individuals and families experiencing homelessness; and

WHEREAS, as the Division Director of the Homeownership and Relocation Services Division, she became the go-to person on homeownership and tenant relocation, playing an instrumental role in successful relocations at both Murraygate and

Robinson Square; and

WHEREAS, under her leadership the FCRHA successfully applied for and utilized millions of dollars in mortgage funding from Virginia Housing and paved a path to homeownership for countless Fairfax County families; and

WHEREAS, she was honored with the Conrad Egan Award for Collaboration in 2013 for her work on the FCRHA's successful application for Moving to Work Status to the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, she led HCD's efforts to implement Moving to Work within the federal rental programs following the FCRHA's designation as an MTW agency, which resulted in significant changes to the federal programs to increase household self-sufficiency and reduce administrative burdens; and

WHEREAS, on September 22, 2023, Carol Erhard completed her distinguished service with the County after 23 years of service;

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

Commissioner McCoy moved to adopt Resolution Number 06-24, which Commissioner Solomon seconded. The motion passed unanimously.

ACTION ITEM

1.

RESOLUTION NUMBER 01-24

Authorization to Make a Loan(s) to Wesley FCC of Falls Church, LLC of up to \$9,700,000 to Finance the Development of 6165 Leesburg Pike for Affordable Senior Housing (Mason District)

WHEREAS, Wesley Housing Development Corporation of Northern Virginia (Wesley Housing) submitted a request for financing under the Fiscal Year 2024 Notice of Funding Availability (FY24 NOFA) for the development of 95 units on property adjacent to the First Christian Church of Falls Church located at 6165 Leesburg Pike, Falls Church, Virginia (the Project); and

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) wishes to provide up to \$9,700,000 in subordinate financing to Wesley Housing, through

its subsidiary Wesley Housing FCC of Falls Church, LLC, for the development of affordable senior rental housing; and

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

1) Providing financing to Wesley Housing for the development of the Project in the amount of up to \$9,700,000, as described in the Action Item presented to the FCRHA on January 25, 2024; and

2) The use of local and federal funding sources, so long as the total amount does not exceed \$9,700,000.

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 January 25, 2024, 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 making of the FCRHA loan(s) for the Project.

Commissioner Alexander moved to adopt Resolution Number 01-24, which Commissioner Solomon seconded. The motion passed unanimously.

ACTION ITEM

2.

RESOLUTION NUMBER 02-24

Authorization, Subject to Board of Supervisors Approval, to Make Loans to Subsidiaries of Lincoln Avenue Capital up to an Aggregate Amount of \$11,000,000 to Finance Phase II of the Proposed Residences at Government Center II Development (Braddock District)

WHEREAS, Lincoln Avenue Capital (LAC) submitted requests for financing under the Fiscal Year 2024 Notice of Funding Availability (NOFA) for the proposed 135-unit Phase II (Project) of the Residences at Government Center II development located at 12000 Government Center Parkway, Fairfax, Virginia; and

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) wishes to assist LAC in the development of the Project to produce affordable multifamily rental housing in Fairfax County by providing one or more gap financing loans to subsidiaries of LAC; and

WHEREAS, the Project consists of two components, one to be funded with nine percent low-income housing tax credits (LIHTC) and one to be funded with four percent LIHTC; and

WHEREAS, LAC seeks one or more loans for the nine percent component borrower in the amount of approximately \$4,500,000 and one or more loans for the four percent component borrower in the amount of approximately \$6,500,000; and

WHEREAS, LAC seeks the flexibility to adjust the amounts of the loans between the components as design of the Project progresses, so long as the aggregate total remains no more than \$11,000,000.

NOW, THEREFORE, BE IT RESOLVED that the FCRHA, subject to approval by the Fairfax County Board of Supervisors, hereby authorizes:

1) Making one or more gap financing loans to the LAC subsidiary four percent component borrower for development of the Project in the amount of approximately \$6,500,000, as described in the Action Item presented to the FCRHA on January 25, 2024; and

2) Making one or more gap financing loans to the LAC subsidiary nine percent component borrower for development of the Project in the amount of approximately \$4,500,000, as described in the Action Item presented to the FCRHA on January 25, 2024; and

3) Adjustment of the component loan amounts, so long as the aggregate loan amount does not exceed \$11,000,000.

BE IT FURTHER RESOLVED that the FCRHA authorizes any Assistant Secretary to negotiate and finalize loan terms on behalf of the FCRHA in substantial conformance with the Action Item presented to the FCRHA on January 25, 2024, 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 making of the gap financing loans for the Project.

Commissioner Isaac moved to adopt Resolution Number 02-24, which Commissioner Alexander seconded. The motion passed unanimously.

ACTION ITEM

3.

RESOLUTION NUMBER 03-24

Authorization for Supplemental Subordinate Financing of up to \$14,000,000 for Somos at McLean Metro (Providence District)

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) committed \$33,306,290 in American Rescue Plan Act (ARPA) funds and Blueprint Loan financing (the Initial Funds) for the development of Somos at McLean Metro, located at 1750 Old Meadow Drive, McLean, Virginia (Project); and

WHEREAS, the FCRHA acquired the Project site using \$20,024,164 of the Initial Funds; and

WHEREAS, because the developer was not awarded 9 percent Low Income Housing Tax Credits (LIHTC) in 2023, they restructured the Project financing into two phases - Phase A and Phase B - under two separate entities, Somos Phase A, LLC and Somos Phase B, LLC, both of which will seek 4 percent LIHTC financing; and

WHEREAS, the developer plans to use \$13,282,126.06 of the remaining Initial Funds for the development of Somos Phase A and has submitted an application under the Fiscal Year 2024 Notice of Funding Availability (FY24 NOFA) for additional FCRHA loans of \$15,505,885 to support the development of Somos Phase B; and

WHEREAS, the FCRHA desires to provide such additional subordinate financing to Somos Phase B, LLC; and

NOW, THEREFORE, BE IT RESOLVED that the FCRHA, subject to approval by the Fairfax County Board of Supervisors, hereby authorizes:

- 1) Making a supplemental FCRHA loan to Somos Phase B, LLC of up to \$14,000,000, as described in the Action Item presented to the FCRHA on January 25, 2024; and
- 2) Adjustment of the total Project loan amounts between Phase A and Phase B as needed, so long as the total FCRHA debt financing does not exceed \$27,282,126.

BE IT FURTHER RESOLVED that the FCRHA authorizes any Assistant Secretary to negotiate and finalize loan terms on behalf of the FCRHA in substantial conformance with the Action Item presented to the FCRHA on January 25, 2024, 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 making of the FCRHA loan for the Project.

Commissioner Solomon moved to adopt Resolution Number 03-24, which Commissioner Alexander seconded. After some discussion, the motion passed with Commissioner Isaac abstaining.

ADMINISTRATIVE ITEM

1.

RESOLUTION NUMBER 04-24

Approval of Revisions to the Housing Choice Voucher Program Administrative Plan, Chapters 1 and 2

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the revisions to its Housing Choice Voucher Program Administrative Plan, Chapters 1 and 2, as presented to the FCRHA on January 25, 2024.

Commissioner McCoy moved to adopt Resolution Number 04-24, which Commissioner Isaac seconded. The motion passed unanimously.

INFORMATION ITEMS

1. Fiscal Year 2025 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)
2. Summary of the Board of Supervisors' Housing Committee Meeting – November 28, 2023

BOARD MATTERS

See Attachment 1.

ADJOURNMENT

The Chairman adjourned the meeting at 8:23 p.m.

Lenore J. Stanton, Chairman

(Seal)

Thomas Fleetwood, Assistant Secretary