

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

December 12, 2024

On December 12, 2024, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the Fairfax County Redevelopment and Housing Authority Board Room, 4530 University Drive, Fairfax, Virginia.

CALL TO ORDER

FCRHA Chairman Lenore Stanton called the Meeting of the FCRHA to order at 7:01 p.m. Attendance for all, or part of the meeting, was as follows:

PRESENT

Lenore Stanton, Chairman
Elisabeth Lardner, Vice Chair
Steven Bloom
Michael Cushing
Nicholas McCoy
Michael McRoberts
Joe Mondoro
Paul Zurawski

ABSENT

Staci Alexander
Susan Vachal

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; Erin Kozanecki, Director, Central Services; Marta Cruz, Human Resources (HR) Director, Central Services; Jason Chia, Information Technology Manager, Central Services; Callahan Seltzer, Director, Real Estate & Community Development Finance (RECDF); Linda Hoffman, Director, Policy and Communications (P&C); Brandy Thompson, Management Analyst, P&C; Laura Lazo, Associate Director, Grants Management (GM); Sharon Shields, Program Manager, GM; Margaret Johnson, Director, Rental Housing; Mark Buenavista, Director, Capital Planning & Development (CPD); and Valerie Piper, Capital Project Coordinator, CPD.

Also in attendance was FCRHA Counsel: Cynthia Bailey, Deputy County Attorney; Ryan Wolf, Senior Assistant County Attorney; Brett Callahan, Lachina Dovodova, Richard Dzubin, Susan Timoner, and Alan Weiss, Assistant County Attorneys.

CITIZEN TIME

The FCRHA Chairman opened citizen time at 7:01 p.m.

Joy Wahler signed up to speak on behalf of the North Franconia Civic Association. Ms. Wahler spoke expressing the need for a residency preference for taxpayer subsidized housing in Fairfax County. She stated that Fairfax County taxpayers apparently spend

several millions of dollars for hotel rooms to house people when shelters are full. Ms. Wahler further stated if there is an affordable housing crisis where County residents cannot afford housing, then Fairfax County taxpayers should be assisting existing residents before serving households residing outside of the County. Ms. Wahler continued her remarks sharing information she learned relevant to residency preferences and how local preferences could be implemented by a public housing authority as outlined in the Code of Federal Regulations.

The Chairman closed citizen time at 7:07 p.m.

APPROVAL OF MINUTES
October 17, 2024

Commissioner Zurawski moved to approve the Minutes of the October 17, 2024 FCRHA Meeting, which Commissioner Mondoro seconded. The motion passed unanimously.

APPROVAL OF MINUTES
December 4, 2024 Special Meeting

Commissioner Zurawski moved to approve the Minutes of the December 4, 2024 FCRHA Special Meeting, which Commissioner Mondoro seconded. The motion passed with Commissioners McCoy and McRoberts abstaining.

ACTION ITEM

1.

RESOLUTION NUMBER 35-24

Authorization to: 1) Release Certain Racially Restrictive Covenants from the Franconia Government Center Property (Franconia District); and 2) Release Other Such Covenants, if Identified, on Other Fairfax County Redevelopment and Housing Authority (FCRHA) Properties

BE IT RESOLVED THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the execution of documents as required to release the racially restrictive covenant recorded in the chain of title to the Franconia Governmental Center, as outlined in the Action Item presented to the FCRHA at its meeting on December 12, 2024, 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, and

BE IT FURTHER RESOLVED THAT the FCRHA authorizes the execution of documents as required to release such racially restrictive covenants that may in the future be identified recorded in the chain of title to other FCRHA owned properties, as outlined in the Action Item presented to the FCRHA at its meeting on December 12, 2024, 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 McCoy moved to adopt Resolution Number 35-24, which Commissioner Bloom seconded. The motion passed unanimously.

ACTION ITEM

2.

RESOLUTION NUMBER 36-24

Authorization to Terminate Cooperation Agreement at Minerva Fisher (Providence District), with the Fairfax -Falls Church Community Services Board (CSB) and Enter into Direct Landlord Status and Lease Agreement with Community Residences, Inc. (CRi), a non-profit organization

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the termination of the cooperation agreement for Minerva Fisher (Providence District) between Fairfax-Falls Church Community Services Board (CSB) and the FCRHA and relinquishment by CSB to the Department of Housing and Community Development (HCD) of all management, maintenance and financial oversight to HCD and CRi.

BE IT FURTHER RESOLVED authorizes entry of a direct lease agreement for Minerva Fisher (Providence District) between the FCRHA and CRi.

Commissioner Mondoro moved to adopt Resolution Number 36-24, which Commissioner Zurawski seconded. The motion passed unanimously.

ACTION ITEM

3.

RESOLUTION NUMBER 37-24

Award of Fiscal Year 2025 Federal Community Development Block Grant Funding to a
Fairfax County Nonprofit Affordable Housing Organization

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Chair, Vice Chair, or any Assistant Secretary of the FCRHA to negotiate, execute and deliver contracts, loans and any other necessary or appropriate documents or agreements, in accordance with the applicable federal regulations for the use of Community Development Block Grant funds, for a loan of \$981,878 to Good Shepherd Housing and Family Services, Inc., for the purposes described in the Item presented to the FCRHA at its December 12, 2024, meeting.

Commissioner Zurawski moved to adopt Resolution Number 37-24, which Commissioner McCoy seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

1.

RESOLUTION NUMBER 26-24

Approval of Revisions to the Housing Choice Voucher Program Administrative Plan,
Chapter 7

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the revisions to its Housing Choice Voucher Program Administrative Plan, Chapter 7, as presented to the FCRHA on December 12, 2024.

Commissioner Bloom moved to adopt Resolution Number 26-24, which Commissioner Mondoro seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

2.

RESOLUTION NUMBER 38-24

Approval of Revisions to the Housing Choice Voucher Program Administrative Plan,
Chapter 17

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the revisions to its Housing Choice Voucher Program Administrative Plan, Chapter 17, as presented to the FCRHA on December 12, 2024.

Commissioner Mondoro moved to adopt Resolution Number 38-24, which Commissioner Bloom seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

3.

RESOLUTION NUMBER 39-24

Establishing the FCRHA Committee of the Whole and 2025 Schedule of Meeting Dates

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby establishes a Committee of the Whole (the Committee) to provide an opportunity for FCRHA Commissioners to review and discuss non-routine Action and Administrative Items prior to their potential adoption, consistent with the terms of the Administrative Item presented to the FCRHA at its meeting on December 12, 2024, and

BE IT FURTHER RESOLVED that the meetings of the FCRHA Committee of the Whole for January through December 2025 will be held at the Fairfax County Redevelopment and Housing Authority Board Room, located at 4530 University Drive, Fairfax, VA 22030, at 6:00 p.m., on the following dates unless the Chairman, or in the Chairman's absence, the Vice Chair, shall authorize a different time or location:

January	15
February	12
March	5
<i>April</i>	<i>No meeting</i>
May	7
June	4
July	9
<i>August</i>	<i>Recess</i>
September	10
October	8
November	12
December	10

Commissioner Zurawski moved to adopt Resolution Number 39-24, which Commissioner McCoy seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

4.

RESOLUTION NUMBER 40-24

Adoption of the Fairfax County Redevelopment and Housing Authority
Rules of Procedure

BE IT RESOLVED that Rules of Procedure are approved and adopted by the Fairfax County Redevelopment and Housing Authority (FCRHA), as presented to the FCRHA at its meeting on December 12, 2024.

Commissioner Zurawski moved to adopt Resolution Number 40-24, which Commissioner Mondoro seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

5.

RESOLUTION NUMBER 41-24

Establishing the Schedule of Meeting Dates for Calendar Year 2025 for the
Fairfax County Redevelopment and Housing Authority

BE IT RESOLVED that the regular meetings and the Annual Meeting of the Fairfax County Redevelopment and Housing Authority for January through December 2025 will be held at the Fairfax County Redevelopment and Housing Authority Board Room, located at 4530 University Drive, Fairfax, VA 22030, at 7:00 p.m., on the following dates unless the Chairman, or in the Chairman's absence, the Vice Chair, shall authorize a different time or location.

January	23
February	20
March	13
<i>April</i>	<i>No Meeting</i>
May	15
June	12
July	17 ANNUAL MEETING
<i>August</i>	<i>Recess</i>
September	18
October	16
November	20
December	18

Commissioner Mondoro moved to adopt Resolution Number 41-24, which Commissioner Bloom seconded. The motion passed unanimously.

INFORMATION ITEMS

1. FY 2024 Audited Financial Statements for the Fairfax County Redevelopment and Housing Authority and the Single Audit Report
2. FY 2024 Tenant Accounts Receivable Write-Offs
3. Fiscal Year 2023 Audited Financial Statements for Fairfax County Redevelopment and Housing Authority-Controlled Partnerships and Unit Owners Associations

CLOSED SESSION

Vice Chair Lardner moved that the FCRHA go into Closed Session 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 matter:

1. ***Ali and Khadija Hashi v. Fairfax County Redevelopment and Housing Authority***; HUD Case #03-25-5253-8 (Housing Discrimination Complaint filed with U.S. Department of Housing and Urban Development) (Mount Vernon District).

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 Bloom seconded the motion.

The FCRHA took the following roll call vote:

AYE

Lenore Stanton, Chairman
Elisabeth Lardner, Vice Chair
Steven Bloom
Michael Cushing
Nicholas McCoy
Michael McRoberts
Joe Mondoro

NAY

ABSTAIN

Paul Zurawski

The motion carried and the Open Meeting resumed at 7:35 p.m.

ADMINISTRATIVE ITEM

6.

RESOLUTION NUMBER 42-24

Commending Rod Solomon for His Years of Service as the Providence District
Commissioner on the Fairfax County Redevelopment and Housing Authority Board of
Commissioners

WHEREAS, from July 2007 through April 2024, Rod Solomon served diligently as the Providence District Commissioner on the Fairfax County Redevelopment and Housing Authority (FCRHA); and

WHEREAS, he brought decades of experience in federal affordable housing programs to bear in his service on the FCRHA; and

WHEREAS, he made significant contributions and provided invaluable advice and support to staff, particularly with respect to the FCRHA's designation as a "Moving to Work" agency; and

WHEREAS, during his tenure, he was a consistent advocate for the use of federal resources to provide housing opportunities for extremely low-income families in every corner of Fairfax County; and

WHEREAS, Rod Solomon has completed his distinguished service to the FCRHA;

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

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

BE IT FURTHER RESOLVED, that the FCRHA wishes Rod Solomon all the best in the future.

Commissioner Mondoro moved to adopt Resolution Number 42-24, which

Commissioner Bloom seconded. After discussion, the motion passed unanimously.

BOARD MATTERS

See Attachment 1.

ADJOURNMENT

The FCRHA Chairman adjourned the meeting at 8:13 p.m.

Lenore Stanton, Chairman

(Seal)

Thomas Fleetwood, Assistant Secretary