

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

October 19, 2023

On October 19, 2023, 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  
Staci Alexander  
Steven Bloom  
Michael Cushing  
LaToya Isaac  
Richard Kennedy  
Elisabeth Lardner  
Rod Solomon  
Paul Zurawski

ABSENT

Nicholas McCoy  
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 & Development; Vincent Rogers, Director, Policy and Compliance (P&C); Brandy Thompson, Management Analyst, P&C; Tony Esse, Associate Director, Design, Development, and Construction; Debashish Chakravarty, Associate Director, Real Estate Finance and Grants Management (REF); Julie Chen, Senior Real Estate Finance Manager, REF; Alexanne Yi, Senior Real Estate Finance Officer, REF; Lucinda Metcalf, Senior Portfolio Manager, REF.

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

ELECTION OF OFFICER

Chairman Stanton opened the floor to nominations for Vice Chair. Chairman Stanton nominated Commissioner Lardner for Vice Chair of the FCRHA. With no other nominations presented, Chairman Stanton moved to close the nominations. A vote was taken and passed unanimously to elect Commissioner Lardner as Vice Chair of the FCRHA.

CITIZEN TIME

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

PUBLIC HEARING

*Proposed Issuance by the Fairfax County Redevelopment and Housing Authority of Multifamily Revenue Bonds for Little River Glen I and Little River Glen IV*

The FCRHA Chairman opened the public hearing at 7:02 p.m. No one signed up in advance and no one in the audience wanted to speak. The Chairman closed the public hearing at 7:03 p.m.

APPROVAL OF MINUTES

**September 14, 2023**

Commissioner Kennedy moved to approve the Minutes of the September 14, 2023 FCRHA Meeting, which Commissioner Lardner seconded. The motion passed with Commissioners Bloom and Zurawski abstaining.

ACTION ITEM

1.

**RESOLUTION NUMBER 30-23**

Authorization to Award Eighty (80) Project Based Vouchers (PBV) to Little River Glen I

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Department of Housing and Community Development (HCD) to award eighty (80) Project Based Vouchers (PBV) to Little River Glen I, as described in the Action Item presented on October 19, 2023.

Commissioner Solomon moved to adopt Resolution Number 30-23, which Commissioner Kennedy seconded. The motion passed unanimously.

ACTION ITEM

2.

**RESOLUTION NUMBER 27-23**

Authorization, Subject to the Approval of the Fairfax County Board of Supervisors, to Issue Multifamily Housing Revenue Bonds or Notes in an Aggregate Amount Not to Exceed \$20,000,000 to Finance the Acquisition, Rehabilitation and Equipping of 120 Units of Senior Affordable Housing at Little River Glen I in Fairfax, Virginia (Braddock District)

**WHEREAS**, the Fairfax County Redevelopment and Housing Authority (the “Authority”) is a political subdivision of the Commonwealth of Virginia, established pursuant to the Virginia Housing Authority Law, Title 36, Chapter 1, *Code of Virginia*, 1950, as amended (the “Act”), and is authorized thereby to issue its bonds, notes and other obligations from time to time to fulfill its public purposes within the meaning of the Act; and

**WHEREAS**, pursuant to and in accordance with the Act, the Authority desires to issue and sell its Multifamily Housing Revenue Bonds or Notes (Little River Glen I) in one or more series or subseries pursuant to a plan of finance in the aggregate principal amount not to exceed \$20,000,000 (the “Bonds”) on a tax-exempt basis; and

**WHEREAS**, the proceeds of the Bonds will be used to make a loan to Little River Glen Apartments Limited Partnership (the “Borrower”) to provide financing for the acquisition, rehabilitation and equipping of the 120-unit Little River Glen I, located in Fairfax County, on Barker Court, Fairfax, Virginia; and

**WHEREAS**, Little River Glen I will be owned by the Borrower; and

**WHEREAS**, the Bonds will be limited obligations of the Authority, payable from the revenues pledged therefor pursuant to the trust indenture or other agreement pursuant to which the Bonds will be issued; as required by the Act, the Bonds shall not be a debt of Fairfax County, Virginia, the Commonwealth of Virginia or any political subdivision thereof (other than the Authority); neither Fairfax County, Virginia, nor the Commonwealth of Virginia or any political subdivision thereof (other than the Authority) will be liable thereon, nor in any event shall the Bonds be payable out of any funds other than those received by the Authority pledged therefor; and the Bonds shall not constitute an indebtedness by the Authority within the meaning of any constitutional or statutory debt limitation or restriction; and

**WHEREAS**, Thomas E. Fleetwood as Assistant Secretary on behalf of the Authority executed a Declaration of Intent evidencing the Authority’s intent to issue and sell the Bonds in an aggregate principal amount not to exceed \$20,000,000; and

**WHEREAS**, pursuant to Section 147 of the Internal Revenue Code, the Authority is required to hold a public hearing (“Tax Equity and Fiscal Responsibility Advertisement (TEFRA) Hearing”) in connection with the contemplated issuance of the Bonds; and

**WHEREAS**, the Authority held the TEFRA Hearing on October 19, 2023; and

**WHEREAS**, for the purposes of compliance with Section 147(f) of the Internal Revenue Code of 1986, as amended, the proposed bond issue must be approved by the Fairfax County Board of Supervisors.

**NOW, THEREFORE, BE IT RESOLVED**, that the Authority authorizes all necessary actions be taken in order for the Authority to request the Fairfax County Board of Supervisors to approve the proposed bond issue as described in the Action Item presented to the Authority at its meeting on October 19, 2023, and submit an application to the Virginia Department of Housing and Community Development for Private Activity Volume Cap for Little River Glen I.

Commissioner Isaac moved to adopt Resolution Number 27-23, which Commissioner Alexander seconded. The motion passed with Commissioners Bloom and Zurawski abstaining.

### **RESOLUTION NUMBER 28-23**

Authorization, Subject to the Approval of the Fairfax County Board of Supervisors, to Issue Multifamily Housing Revenue Bonds or Notes in an Aggregate Amount Not to Exceed \$20,000,000 to Finance the Acquisition, Construction and Equipping of 60 New Units of Senior Affordable Housing at Little River Glen IV in Fairfax, Virginia (Braddock District)

**WHEREAS**, the Fairfax County Redevelopment and Housing Authority (the "Authority") is a political subdivision of the Commonwealth of Virginia, established pursuant to the Virginia Housing Authority Law, Title 36, Chapter 1, *Code of Virginia*, 1950, as amended (the "Act"), and is authorized thereby to issue its bonds, notes and other obligations from time to time to fulfill its public purposes within the meaning of the Act; and

**WHEREAS**, pursuant to and in accordance with the Act, the Authority desires to issue and sell its Multifamily Housing Revenue Bonds or Notes (Little River Glen IV) in one or more series or subseries pursuant to a plan of finance in the aggregate principal amount not to exceed \$20,000,000 (the "Bonds") on a tax-exempt basis; and

**WHEREAS**, the proceeds of the Bonds will be used to make a loan to Little River Glen Four Limited Partnership (the "Borrower") to provide financing for the acquisition, construction and equipping of 60 new units of affordable senior housing at Little River Glen IV, located in Fairfax County, on Barker Court, Fairfax, Virginia; and

**WHEREAS**, Little River Glen IV will be owned by the Borrower; and

**WHEREAS**, the Bonds will be limited obligations of the Authority, payable from the revenues pledged therefor pursuant to the trust indenture or other agreement pursuant to which the Bonds will be issued; as required by the Act, the Bonds shall not be a debt of Fairfax County, Virginia, the Commonwealth of Virginia or any political subdivision thereof (other than the Authority); neither Fairfax County, Virginia, nor the Commonwealth of Virginia or any political subdivision thereof (other than the Authority) will be liable thereon, nor in any event shall the Bonds be payable out of any funds other than those received by the Authority pledged therefor; and the Bonds shall not constitute an indebtedness by the Authority within the meaning of any constitutional or statutory debt limitation or restriction; and

**WHEREAS**, Thomas E. Fleetwood as Assistant Secretary on behalf of the Authority executed a Declaration of Intent evidencing the Authority's intent to issue and sell the Bonds in an aggregate principal amount not to exceed \$20,000,000; and

**WHEREAS**, pursuant to Section 147 of the Internal Revenue Code, the Authority is required to hold a public hearing ("Tax Equity and Fiscal Responsibility Advertisement (TEFRA) Hearing") in connection with the contemplated issuance of the Bonds; and

**WHEREAS**, the Authority held the TEFRA Hearing on October 19, 2023; and

**WHEREAS**, for the purposes of compliance with Section 147(f) of the Internal Revenue Code of 1986, as amended, the proposed bond issue must be approved by the Fairfax County Board of Supervisors.

**NOW, THEREFORE, BE IT RESOLVED**, that the Authority authorizes all necessary actions be taken in order for the Authority to request the Fairfax County Board of Supervisors to approve the proposed bond issue as described in the Action Item presented to the Authority at its meeting on October 19, 2023, and submit an application to the Virginia Department of Housing and Community Development for Private Activity Volume Cap for Little River Glen IV.

Commissioner Isaac moved to adopt Resolution Number 28-23, which Commissioner Solomon seconded. The motion passed with Commissioners Bloom and Zurawski abstaining.

### **RESOLUTION NUMBER 29-23**

Authorization to Loan in an Aggregate Amount Not to Exceed \$9,400,000 as a Moving to Work Loan from United States Department of Housing and Urban Development Housing Choice Voucher Reserves as Part of the Overall Financing Plan for the Little

River Glen IV Project (Braddock District)

**WHEREAS**, the Fairfax County Redevelopment and Housing Authority (FCRHA) proposes to finance the construction of 60 new units of senior affordable housing at Little River Glen IV, according to the financing plan presented to the FCRHA at its meeting on October 19, 2023; and

**WHEREAS**, one source of funds for the development of Little River Glen IV is proposed to be \$9,400,000 from Housing Choice Voucher (HCV) Reserves as authorized in its FY24 Moving to Work Plan Activity 2021-1;

**NOW, THEREFORE, BE IT RESOLVED** that the FCRHA authorizes the allocation of an aggregate amount not to exceed \$9,400,000 as an MTW Loan to the Little River Glen IV Project as described in the item presented to the FCRHA at its meeting on October 19, 2023.

Commissioner Isaac moved to adopt Resolution Number 29-23, which Commissioner Alexander seconded. The motion passed with Commissioners Bloom and Zurawski abstaining.

ACTION ITEM

3.

**RESOLUTION NUMBER 32-23**

Authorization to Enter into the Third Amendment to Agreement of Lease for Summit Oaks and Crevenna Oaks Apartments in Burke, Virginia (Braddock District)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Third Amendment to Ground Lease for both the Crevenna Oaks and Summit Oaks Projects on the terms as outlined in the Action Item presented to the FCRHA at its meeting on October 19, 2023.

AND FURTHER authorizes any Assistant Secretary to execute each Third Amendment to Ground Lease and to take such actions as may be required to carry out the actions identified in the Action Item.

Commissioner Isaac moved to adopt Resolution Number 32-23, which Commissioner Solomon seconded. The motion passed with Commissioner Zurawski abstaining.

ADMINISTRATIVE ITEM

1.

## RESOLUTION NUMBER 31-23

### Establishing the Schedule of Meeting Dates for 2024 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 2024 will be held at the Fairfax County Government Center (*Conference Room to be determined*), 12000 Government Center Parkway, Fairfax, Virginia 22035 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	18
February	22
March	14
<i>April</i>	
May	9
June	13
July	18 ANNUAL MEETING
<i>August</i>	<i>Recess</i>
September	12
October	17
November	7
December	12

Commissioner Kennedy moved to adopt Resolution Number 31-23, which Commissioner Zurawski seconded. The motion passed unanimously.

### INFORMATION ITEMS

1. Calendar Year 2022 Audited Financial Statements for Fairfax County Redevelopment and Housing Authority-Controlled Partnerships and Unit Owners Associations
2. FOIA Considerations for FCRHA Commissioners

At 7:54 p.m., Cynthia Bailey, Deputy County Attorney, Office of the County Attorney, spoke briefly with the FCRHA Commissioners about the Virginia Freedom of Information Act.

### CLOSED SESSION

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

Pursuant to Virginia Code Section 2.2-3711(A)(8) for consultation with legal counsel regarding specific legal matters that require legal advice, specifically, legal advice to the FCRHA regarding the Virginia Freedom of Information Act.

Commissioner Zurawski seconded the motion. The FCRHA went into Closed Session at 8:08 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 during Closed Session. Commissioner Zurawski 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  
Richard Kennedy  
Rod Solomon  
Paul Zurawski

#### NAY

#### ABSTAIN

The motion carried and the Open Meeting resumed at 8:17 p.m.

#### BOARD MATTERS

See Attachment 1.

#### ADJOURNMENT

The Chairman adjourned the meeting at 8:29 p.m.

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Lenore J. Stanton, Chairman

(Seal)

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Thomas Fleetwood, Assistant Secretary