

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

October 10, 2024

On October 10, 2024, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the HCD Center, First Floor of the Fairfax County Department of Housing and Community Development, 3700 Pender Drive, Fairfax, Virginia.

CALL TO ORDER

FCRHA Chairman Lenore Stanton called the Special Meeting of the FCRHA to order at 6:00 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
Nicholas McCoy
Joe Mondoro
Susan Vachal
Paul Zurawski

ABSENT

Michael McRoberts

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; Mark Buenavista, Director, Capital Planning and Development; Linda Hoffman, Director, Policy and Communications (P&C); Jason Chia, Information Technology Manager, Central Services; Callahan Seltzer, Director, Real Estate Finance (REF), Debashish Chakravarty, Associate Director, REF; and Julie Chen, Senior Real Estate Finance Manager, REF.

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

In attendance remotely was Jeffrey Ballard of Ballard Spahr, LLP, outside bond counsel.

DRAFT ADMINISTRATIVE ITEM FOR OCTOBER 17, 2024

1.

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

HCD staff provided an overview of proposed changes to Chapter 7 of the Housing Choice Voucher (HCV) Administrative Plan. Staff explained that many of the proposed policy changes are mandated by the Housing Opportunity Through Modernization Act, which made numerous amendments to the HCV program including those to income calculations, assets, and income reviews. Discussions pertained to questions on the verification of income for student financial assistance for higher education.

DRAFT ADMINISTRATIVE ITEM FOR OCTOBER 17, 2024

2.

Authorization of Conveyance of Real Property at 3997 Fair Ridge Drive to the Board of
Supervisors of Fairfax County, Virginia (Sully District)

Appointment of Bree Fuller as Agent of the FCRHA for Purposes of Filing and Pursuing
Applications for a Minor Variation Approval and a 2232 Hearing for 3997 Fair Ridge
Drive (Sully District)

HCD staff provided a summary of the conveyance of property to the Board of Supervisors, noting the criticality of the timing of this action and that land use applications must be submitted prior to the transfer of the property. FCRHA Commissioners requested a summary of the property and its intended use.

DRAFT ACTION ITEM FOR OCTOBER 17, 2024

1.

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

HCD staff provided an overview of the proposed interim agreement for the development of the Franconia Governmental Center property. Staff noted that if approved, the interim agreement would allow the FCRHA to begin negotiations with the developer. Staff explained that community engagement opportunities would be a part of any effort moving forward if the interim agreement is approved. FCRHA Commissioners discussed the importance of community engagement and education on the process of the potential development of the property. The FCRHA requested staff to develop a plain language

document which explains the development process and provides a consistent tool for communications.

DRAFT ACTION ITEM FOR OCTOBER 17, 2024

2.

Authorization of Issuance of Multifamily Housing Revenue Bonds or Notes in an Aggregate Amount Not to Exceed \$19,350,000 to Finance the 74-Unit Northwest Four Portion of the Proposed Residences at Government Center II Development; Authorization and Approval of the Execution and Delivery of Various in Connection Therewith (Braddock District)

Authorization of Issuance of Multifamily Housing Revenue Bonds or Notes in an Aggregate Amount Not to Exceed \$14,500,000 to Finance the 69-Unit Southwest Four Portion of the Proposed Residences at Government Center II Development; Authorization and Approval of the Execution and Delivery of Various Documents in Connection Therewith (Braddock District)

HCD staff gave a presentation on the proposed Residences at Government Center II development (RGC II), highlighting the proposed features and amenities as well as the financial structure of the project. Staff highlighted that the FCRHA is providing subordinate financing for both buildings of RGC II. Following the presentation, there was a discussion on universal design requirements as compared to those under the Americans with Disabilities Act. Staff noted that all units in RGC II will meet universal design requirements. FCRHA Commissioners requested further opportunities to continue learning the complexities of real estate financing, as highlighted in the presentation.

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 real property for a public purpose and where if those discussions occurred in an open meeting the bargaining position of the FCRHA would be adversely affected, as well as pursuant to Virginia Code Section 2.2-3711(A)(8) for consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel, in both cases specifically with regard to the following matter:

1. The Residences at Government Center II Development, located in the Braddock District.

Commissioner Mondoro seconded the motion. The FCRHA went into Closed Session at

7:06 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 Vachal seconded the motion.

The FCRHA took the following roll call vote:

AYE

NAY

ABSTAIN

Lenore Stanton, Chairman
Elisabeth Lardner, Vice Chair
Staci Alexander
Steven Bloom
Michael Cushing
Nicholas McCoy
Joe Mondoro
Susan Vachal
Paul Zurawski

The motion carried and the Open Meeting resumed at 7:45 p.m.

BOARD MATTERS

See Attachment 1.

ADJOURNMENT

The FCRHA Chairman adjourned the meeting at 8:05 p.m.

Lenore Stanton, Chairman

(Seal)

Thomas Fleetwood, Assistant Secretary