

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

September 21, 2006

On September 21, 2006, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia.

PRESENTATION

The Chair modified the agenda so that the presentation and the Resolution Number 78-06, Commending Commissioner Sellers, could be held together.

CALL TO ORDER

FCRHA Chair Conrad Egan called the meeting of the FCRHA to order at 7:00 p.m. FCRHA Commissioners present or absent for a portion or all of the meeting were as follows:

PRESENT

Conrad Egan  
Ronald Christian\*  
Martin Dunn  
Willard Jasper  
John Kershenstein  
H. Charlen Kyle  
Elisabeth Lardner  
John Litzenberger  
Al McAloon  
Lee A Rau  
Robert Schwaninger

ABSENT

\*Commissioner Christian arrived at 7:30 p.m. after the vote on Resolution Number 78-06.

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Paula C. Sampson, Director; Mary A. Stevens, Deputy Director; Harry Swanson, Deputy Director of Revitalization and Real Estate; Patricia Schlener, Director of Administration; Tom Fleetwood, Strategic Planner; Curtis Hall, Director, Information Systems and Services; Roberta Butler, Development Officer, (DD&C) Division; Susan Retz, Senior Design and Construction Manager, DD&C; Steve Solomon, Director, Financial Management Division (FMD); Aseem Nigam, Director, Real Estate Finance and Grants Management Division (REFGM); Louise Milder, Associate Director, REFGM; Audrey Spencer-Horsley, Associate Director, REFGM; Molly Norris, Senior Real Estate Finance Officer, REFGM; Barbara Silberzahn, Chief, Homeownership and Relocation Services; Nancy Long, Program Manager, First-Time Homebuyers Program; and Winifred A. Clement, FCRHA Assistant. Other Fairfax County staff in attendance: Alan Weiss and David Stroh, Assistant County Attorneys and FCRHA Counsel.

Without objection, the Chair announced that he would be modifying the agenda to consider Resolution 78-06 and 76-06 ahead of the other items.

#### PUBLIC HEARING

Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing Concerning Issuance of Multifamily Housing Revenue Bonds (Hollybrooke III) Series 2006

The Chair opened the TEFRA hearing at 7:04 p.m. with no one in the audience wishing to speak; the TEFRA hearing was closed at 7:05 p.m.

#### CITIZEN TIME

The FCRHA Chair opened Citizen Time at 7:05 p.m. Mr. Peyton Whitely, Legal Services of Northern Virginia, testified before the FCRHA regarding eviction of public housing tenants due to overcrowding. Referring to a particular case, Mr. Whitely thanked HCD staff for responding to the family's need but requested the FCRHA to consider a change in policy with respect to waiting list priority for families in public housing who need a Housing Choice Voucher and a larger unit. HCD Director Paula Sampson and Deputy Director Mary Stevens explained action HCD staff took to resolve the situation and indicated they would explore the possibility of changing the policy.

#### APPROVAL OF MINUTES

A motion was made by Commissioner, seconded by Commissioner Rau, seconded by Commissioner Jasper, that the FCRHA approve the Minutes of the July 27, 2006 Meeting as written. A vote was taken, and the motion carried, with Commissioners Jasper, Kershenstein, and Lardner abstaining because they did not attend the meeting.

#### ADMINISTRATIVE ITEM

1. RESOLUTION NUMBER 78-06

COMMENDING JOAN SELLERS FOR HER YEARS OF SERVICE AS THE MASON  
DISTRICT COMMISSIONER TO THE FAIRFAX COUNTY REDEVELOPMENT  
AND HOUSING AUTHORITY

**WHEREAS**, from September 1997 through July 2006, Joan Sellers served diligently as Mason District Commissioner on the Fairfax County Redevelopment and Housing Authority (FCRHA); and

**WHEREAS**, as an FCRHA commissioner, she distinguished herself as an effective advocate for providing opportunities for first-time homebuyers to realize the dream of home ownership in Fairfax County; and

**WHEREAS**, she tirelessly championed efforts to revitalize the business areas in her community in order to spur greater economic investment in Mason District, as well as throughout Fairfax County; and

**WHEREAS**, she has faithfully served on numerous FCRHA committees, the Board of Supervisors Revitalization Policy Committee, and the Working Advisory Group (WAG) of the Consolidated Community Funding Advisory Committee (CCFAC);

**WHEREAS**, Joan Sellers has completed her distinguished service to the FCRHA;

**NOW, THEREFORE, BE IT RESOLVED**, that the FCRHA expresses its deepest and most sincere appreciation to Joan Sellers for her many years of outstanding service to the citizens of Fairfax County;

**BE IT FURTHER RESOLVED**, that the FCRHA wishes Joan Sellers great happiness, success and prosperity in all her future endeavors.

Chairman Egan read Resolution Number 78-06, Commending former FCRHA Commissioner, Joan Sellers, for her service to the FCRHA. Commissioner Kyle extended thanks and appreciation to Commissioner Sellers for being the first Commissioner to recognize her when she joined the Authority.

A motion was made by Commissioner Schwaninger, seconded by Commissioner McAloon, that the FCRHA adopt Resolution Number 78-06. After discussion, a vote was taken; the motion carried unanimously, which was prior to the arrival of Commissioner Christian.

The Chair thanked Ms. Sellers for her service. All the other Commissioners echoed the sentiments expressed by the Chair. Ms. Sellers extended thanks and appreciation to the Commissioners for receiving her cordially when she joined the Authority. Ms. Sellers mentioned that she really enjoyed working with the Commissioners on the FCRHA and recommended that anyone who can spare the time should seek the opportunity to do so. HCD Director Paula Sampson thanked Ms. Sellers for her service on the FCRHA. Commissioner Egan thanked Mr. Frank Sellers for his support.

Commissioner Christian arrived at this point and proceeded to bid his personal farewell to former Commissioner Sellers.

ACTION ITEMS

5.

RESOLUTION NUMBER 76-06

AUTHORIZATION TO: 1) REALLOCATE AND DISBURSE, SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS, FUNDS FROM HOUSING TRUST FUND AND THE COMMUNITY DEVELOPMENT BLOCK GRANT FUND FOR A PORTION OF THE FINANCING FOR THE GLENWOOD MEWS MAGNET HOUSING PROJECT, 2) APPLY FOR A LOAN FROM A PRIVATE LENDER FOR A PORTION OF THE FINANCING, SUBJECT TO APPROVAL OF A FINANCING PLAN BY THE BOARD OF SUPERVISORS, 3) EXPEND UP TO \$1,152,678 IN FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY REVOLVING DEVELOPMENT FUND AS A PORTION OF THE INTERIM FINANCING; AND 4) ENTER INTO AN AGREEMENT WITH CENTENNIAL CONTRACTORS ENTERPRISES, INCORPORATED FOR THE CONSTRUCTION OF THE GLENWOOD MEWS PROJECT (LEE DISTRICT)

BE IT RESOLVED, subject to the approval of the Board of Supervisors of the funding described in paragraph 3 below, that the Fairfax County Redevelopment and Housing Authority ("FCRHA"):

1. Approves the financing plan, as described in the item presented to the FCRHA at its meeting on September 25, 2006, for the construction of the Glenwood Mew project; and

2. Authorizes Paula C. Sampson to act as its authorized negotiator for the obtaining of a loan for a portion of the permanent financing for the construction of the Glenwood Mews project, as described in the financing plan referred to in paragraph 1 above, and further authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents and agreements necessary or appropriate in connection with such loan on behalf of the FCRHA from a private lender; and

3. Authorizes, subject to the approval of the Board of Supervisors, up to \$2,020,878 to be drawn down from Fund 144, Housing Trust Fund and \$131,866 from Fund 142, Community Development Block Grant Fund, for a portion of the permanent financing for the construction of the Glenwood Mews project, and

4. Authorizes up to \$1,152,678 to be drawn down from Fund 946, FCRHA Revolving Development Fund, as a portion of the interim financing to be repaid at the time permanent financing is arranged; for the construction of the Glenwood Mews project, and

5. Authorizes its Chairman, Vice Chairman, or any Assistant Secretary to enter into a contract in the amount \$3,516,000 with Centennial Contractors Enterprises, Incorporated for the construction of the Glenwood Mews project and to approve change orders in an amount not to exceed \$351,600 above the contract amount, subject to approval by the Board of Supervisors on September 25, 2006; and

6. Authorizes its Chairman, Vice Chairman, or any Assistant Secretary on behalf of the FCRHA to execute and deliver all necessary or appropriate documents relating to the execution of the contract for the construction of the Glenwood Mews project with Centennial Contractors Enterprises, Incorporated.

A motion was made by Commissioner McAloon, seconded by Commissioner Jasper, that the FCRHA adopt Resolution Number 76-06. A brief presentation was given by Derek Dubard, Real Estate Loan Officer, REFGM. After the presentation, Mr. Dubard and Susan Retz, Senior Design and Construction Manager, DD&C, responded to questions from the Commissioners.

Commissioners Dunn expressed concerns about not bidding on a project of this size. Cynthia Ianni, Director of DD&C, explained the reasons for using the County's contractor and the process being followed. Commissioner McAloon thanked HCD staff for incorporating universal design in several of the units. A vote was taken, and the motion carried unanimously.

Commissioner Egan congratulated Ms. Retz for receiving a distinguished service award from AHC at its 30<sup>th</sup> anniversary celebration the previous night.

1. RESOLUTION NUMBER 72-06

AUTHORIZATION TO PROVIDE A LOAN GUARANTEE IN THE AMOUNT OF UP TO \$5,000,000 FOR THE ACQUISITION, PRESERVATION, AND REHABILITATION OF THE JANNA LEE VILLAGE APARTMENTS BY TWO LIMITED PARTNERSHIPS FORMED BY AHP VIRGINIA, LLC (LEE DISTRICT)

**WHEREAS**, on May 4, 2006, the Fairfax County Redevelopment and Housing Authority (FCRHA) authorized the financing plan for the Janna Lee Village project; and

**WHEREAS**, on June 5, 2006 the Board of Supervisors approved the financing plan for the Janna Lee Village project which included funding in the amount of \$9,975,000 in Fund 319, the Penny for Affordable Housing from FY 2006 and FY 2007 and \$8,402,810 from FY 2008, subject to annual appropriations by the Board, therefore

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby authorizes a loan guarantee of up to \$5,000,000 to the Janna Lee project as described in the item presented to the FCRHA at its meeting on September 21, 2006. The funds will be used to fund the FCRHA loan in the event the Board does not appropriate and it is anticipated it will be used to pay the seller for a portion of the take-back financing in the amount of \$7,500,000 the seller is providing for the Janna Lee project, only in the event that the Board of Supervisors does not in fact appropriate funding in the amount of \$8,402,810 in Fiscal Year 2008 from Fund 319, the Penny for Affordable Housing Fund for the Janna Lee Village project as provided for in the financing plan approved by the Board of Supervisors on June 5, 2006; and

**BE IT FURTHER RESOLVED** that the FCRHA approves the modifications to the financing plan for the Janna Lee Village project should the County not appropriate funds from Fund 319, the Penny for Affordable Housing as described in the item presented to the FCRHA at its meeting on September 21, 2006; and

**BE IT FURTHER RESOLVED** that the FCRHA hereby reserves \$5,000,000 from its line of credit with Bank of America to be used, along with \$2.6 million in funds already approved for the project but not yet drawn down, to fund the FCRHA loan in the event the Board does not appropriate and it is anticipated it will be used to pay the seller take-back financing in the amount of \$7,500,000 provided to the Janna Lee Village project as described in the item presented to the FCRHA at its meeting on September 21, 2006, in the event that the Board does not *in fact* appropriate funding in the amount of \$8,402,810 in Fiscal Year 2008 from Fund 319, the Penny for Affordable Housing Fund for the Janna Lee Village project and

**BE IT FURTHER RESOLVED** that the FCRHA authorizes Paula C. Sampson, Assistant Secretary, to negotiate all loan terms on behalf of the FCRHA and authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents, agreements, and instruments necessary or appropriate in connection with the making of the guarantee described in the item presented to the FCRHA at its meeting on September 21, 2006.

Real Estate and Grants Management Division Director Aseem Nigam introduced Rick Edson, Principal of AHP Virginia, LLC, who gave a brief update on the progress of the Janna Lee Village Apartments project. After Mr. Edson's presentation Mr. Nigam, Paula Sampson, and Steve Solomon, Director of Financial Management, responded to questions from the Commissioners. Commissioner Christian recommended using a chart to display numbers to make it easier to review.

A motion was made by Commissioner McAloon, seconded by Commissioner Dunn, that the FCRHA adopt Resolution Number 72-06. A vote was taken after discussion, and the motion carried unanimously.

2. RESOLUTION NUMBER 73-06

DEDICATION OF SANITARY SEWER AND TRAIL EASEMENT TO FAIRFAX COUNTY ON A  
PARCEL OF LAND OWNED BY THE FAIRFAX COUNTY REDEVELOPMENT AND  
HOUSING AUTHORITY ON PARCEL N, BARROS CIRCLE NORTH,  
SECTION 1 (SULLY DISTRICT)

**WHEREAS**, the Fairfax County Redevelopment and Housing Authority (hereinafter called the "Authority") is the owner in fee simple of certain land located in Fairfax County, Virginia (the "Land"), Tax Map Number: 54-3-((12))-N and described in Deed Book 5669, Page 1613, which comprise the site of the Barros Circle North public housing development;

**WHEREAS**, the adjacent property has been rezoned and proposed for development of ten townhouses;

**WHEREAS**, the owner of the adjacent property (Tax Map Number 54-3-((2))-47) has requested the Authority to grant various easements to Fairfax County as shown on the Plat and the Authority desires to grant the various easements on the property as shown on the Plat prepared by Land Design Consultants, dated March 2006 and entitled "PLAT SHOWING THE DEDICATION OF SANITARY SEWER AND TRAIL EASEMENT ON BARROS CIRCLE SECTION 1" (the Plat), as presented to the FCRHA in an item at its regular meeting on September 21, 2006;

**NOW THEREFORE BE IT RESOLVED** that the Authority hereby authorizes its Chairman, Vice Chairman, or any Assistant Secretary to execute any and all documents necessary to grant the easements to Fairfax County shown on the Plat in substantially the form of the deed of easements draft attached to the item presented to the FCRHA at its meeting on September 21, 2006.

A motion was made by Commissioner Litzenberger, seconded by Commissioner Dunn, that the FCRHA adopt Resolution Number 73-06. After brief comments made by Commissioner Litzenberger, a vote was taken, and the motion carried unanimously.

3. **RESOLUTION NUMBER 74-06**

~~AUTHORIZATION, SUBJECT TO THE APPROVAL OF THE FAIRFAX COUNTY BOARD OF SUPERVISORS, TO FINANCE UP TO \$8,000,000 FROM FUND 319, THE PENNY FOR AFFORDABLE HOUSING FUND FROM FISCAL YEAR 2007, TO BE USED BY THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY TO PURCHASE THE LAND AND NEGOTIATE AND EXECUTE A GROUND LEASE AS PART OF THE FINANCING PLAN FOR THE ACQUISITION, REHABILITATION AND PRESERVATION OF THE 90-UNIT SUNSET PARK APARTMENTS BY AHC LIMITED PARTNERSHIP – 15 (MASON DISTRICT)~~

Resolution Number 74-06 was deleted from the agenda. Ms. Sampson explained that the item was postponed to allow staff more time to complete work on it before presenting it to the FCRHA in October. Commissioner Egan requested that staff obtain input from Commissioner Schwaninger, the new Mason District Commissioner.

4. **RESOLUTION NUMBER 75-06**

**APPROVAL OF DEFERRED LOANS IN THE AMOUNT OF UP TO \$270,000 IN COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS TO GOOD SHEPHERD HOUSING AND FAMILY SERVICES, INC. (LEE DISTRICT)**

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Chairman, Vice Chairman, 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 and consistent with the approvals of the Board of Supervisors in each instance between the FCRHA, as more fully described in the item presented to the FCRHA at its September 21, 2006 Meeting, to:

Good Shepherd Housing and Family Services, Inc. in the amount of up to \$270,000 for the acquisition of three units of affordable rental housing to be rented to very low and low/moderate income persons in need of emergency and transitional housing in the Richmond Highway Area.

A motion was made by Commissioner McAloon, seconded by Commissioner Kyle, that the FCRHA adopt Resolution Number 75-06. A vote was taken, and the motion carried unanimously.

6. RESOLUTION NUMBER 77-06

AUTHORIZATION, SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS, FOR THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY (FCRHA) TO FORM A VIRGINIA LIMITED PARTNERSHIP TO ACQUIRE CEDAR RIDGE APARTMENTS, TO BE KNOWN AS FCRHA CEDAR RIDGE LP, AND TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH FCRHA CEDAR RIDGE LP (HUNTER MILL DISTRICT)

**WHEREAS**, the Fairfax County Redevelopment and Housing Authority (the "Authority") desires to form a Virginia limited partnership to be known as the FCRHA Cedar Ridge LP for which the Authority will be the managing general partner; and

**WHEREAS**, the Authority adopted Resolution Number 49-06 authorizing, in part, the (i) creation of a Virginia limited liability company to be known as FCRHA Cedar Ridge LLC and (ii) acquisition and rehabilitation by FCRHA Cedar Ridge LLC of a 198-unit multifamily rental project-based Section 8 project known as Cedar Ridge (the "Project") located in Reston, Virginia; and

**WHEREAS**, the Authority has been advised that (i) if the Project is owned by a limited liability company of which FCRHA is the managing member, the Project cannot be insured under the master insurance policies of Fairfax County and (ii) if the Project is owned by a limited partnership of which the FCRHA is the managing general partner, the Project can be insured under the master insurance policies of Fairfax County; and

**WHEREAS**, the Authority desires to form a Virginia limited partnership, to be known as FCRHA Cedar Ridge LP, which limited partnership will acquire and rehabilitate the

Project and enable the Project to be insured under Fairfax County's master insurance policies;  
and

**WHEREAS**, upon formation of FCRHA Cedar Ridge LP, the Authority will cause the dissolution of FCRHA Cedar Ridge LLC; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Fairfax County Redevelopment and Housing Authority that:

1. The Authority authorizes the formation of a Virginia limited partnership to be known as the FCRHA Cedar Ridge LP, subject to the approval of the Fairfax County Board of Supervisors, and authorizes the Authority's Chairman, Vice Chairman or any Assistant Secretary to execute any necessary documents to form FCRHA Cedar Ridge LP with the FCRHA as managing general partner; and

2. The Authority authorizes submission to the Fairfax County Board of Supervisors for approval of formation of the FCRHA Cedar Ridge LP, for which the Authority will be the managing general partner; and

3. The Authority authorizes the execution and delivery of the Purchase and Sale Agreement between the Authority and FCRHA Cedar Ridge LP on behalf of the Authority by the Chairman, the Vice Chairman, the Secretary, or any Assistant Secretary in a form approved by Bond Counsel to the Authority; and

4. The Authority authorizes the dissolution of FCRHA Cedar Ridge LLC as soon as practicable after formation of FCRHA Cedar Ridge LP and authorizes the execution and delivery by any Assistant Secretary of any instruments necessary to such dissolution.

A motion was made by Commissioner Rau, seconded by Commissioner McAloon, that the FCRHA adopt Resolution Number 77-06. A brief presentation was given by Michael Pearman, Management Analyst, REFGM Division. After the presentation, Mr. Pearman responded to questions from the Commissioners. After discussion, a vote was taken by roll call as follows:

AYE  
Conrad Egan  
Ronald Christian  
Martin Dunn  
Willard Jasper  
H. Charlen Kyle  
Elisabeth Lardner  
John Litzenberger  
Al McAloon  
Lee A Rau  
Robert Schwaninger

NAY  
John Kershenstein

ABSTAIN

The motion carried, with Commissioner Kershenstein abstaining.

ADMINISTRATIVE ITEMS RESUMED

2. RESOLUTION NUMBER 79-06

APPROVAL TO REVISE THE FAIRFAX COUNTY RENTAL PROGRAM ADMISSIONS AND OCCUPANCY POLICY RELATED TO PET OWNERSHIP AT THE CRESCENT APARTMENTS (HUNTER MILL DISTRICT)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Fairfax County Department of Housing and Community Development (HCD) to revise the Fairfax County Rental Program Admissions and Occupancy Policy for the residents of the Crescent Apartments in Reston who currently own pets to enable them to continue their tenancy in the Fairfax County Rental Program at the Crescent Apartments, as described in the item presented to the FCRHA at its September 21, 2006 FCRHA meeting.

A motion was made by Commissioner Rau, seconded by Commissioner McAloon, that the FCRHA adopt Resolution Number 79-06. A brief presentation was made by Michael Wever, Associate Director, Rental Services, Office of Housing Management. After the presentation, Mr. Wever responded to questions from the Commissioners. A vote was taken after discussion, and the motion carried unanimously.

Commissioner Egan requested that staff include a copy of the pet policy in the next package being sent to the Commissioners.

3. RESOLUTION NUMBER 80-06

AUTHORIZATION TO INCREASE THE MAXIMUM LOAN AMOUNT FOR THE MOBILE HOME IMPROVEMENT LOAN PROGRAM TO \$25, 000

**BE IT HEREBY RESOLVED** THAT the Fairfax County Redevelopment and Housing Authority (FCRHA):

1. Authorizes an increase in the maximum loan or grant amount for the Mobile Home Improvement Loan Program, administered through the Home Improvement Loan Program, to an amount up to \$25,000. Any exception to this loan amount will be presented to the FCRHA for approval; and

2. Authorizes the Chairman, Vice Chairman, and any Assistant Secretary to execute any and all documents necessary to facilitate this action within the funding available as identified in the item presented to the FCRHA at its meeting of September 21, 2006.

A motion was made by Commissioner Dunn, seconded by Commissioner Schwaninger, that the FCRHA adopt Resolution Number 80-06. A brief presentation was made by Roberta Butler, Development Officer, DD&C. After the presentation, Ms. Butler responded to questions from the Commissioners.

A vote was taken after discussion, and the motion carried unanimously.

Without objection, the agenda was modified to consider the information items before the Closed Session.

#### INFORMATION ITEMS:

1. Fairfax County Redevelopment and Housing Authority Meeting Summary – July 27, 2006
2. Contracts of \$50,000 or Less
3. Minutes of the Planning and Development Committee Meeting – September 13, 2006
4. Minutes of the Finance Committee Meeting – September 13, 2006
5. Affordable Dwelling Unit (ADU) Tracking Report – *brief presentation by Roberta Butler and brief discussion.*
6. Request for Exception from the U.S. Department of Housing and Urban Development (HUD) for the Pending Community Development Block Grant (CDBG) to the Reston Historic Trust Museum Pursuant to an Investing in Communities Program Application Due to Technical Conflict of Interest (Hunter Mill District) – *brief presentation by Harry Swanson and brief discussion*
7. Increase in Maintenance Fees on FCRHA-owned Properties – *brief presentation by Mary Stevens and brief discussion.*
8. FCRHA Strategic Action Plan: Status Report for FY 2006 – *brief presentation by Tom Fleetwood and brief discussion.*
9. Fairfax County Redevelopment and Housing Authority Calendars of Meetings – October and November, 2006 – The Chair reminded the Commissioners about the FCRHA 40<sup>th</sup> anniversary celebration.

CLOSED SESSION

A motion was made by Commissioner Dunn, seconded by Commissioner Christian, that the Fairfax County Redevelopment and Housing Authority recess and go into Closed Session for (a) discussion and consideration, pursuant to Virginia Code Section 2.2-3711(A)(3), of the acquisition of real property for a public purpose where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA and (b) consultation with legal counsel and briefing by staff members, pursuant to Virginia Code Section 2.2-3711(A)(7), pertaining to probable litigation and specific legal matters requiring the provision of legal advice by such counsel where such consultation or briefing in an open meeting would adversely affect the negotiating or litigating posture of the FCRHA.

The motion carried, and the FCRHA went into Closed Session at 8:40 p.m.

OPEN MEETING RESUMED

A motion was made by Commissioner Dunn, seconded by Commissioner Kershenstein, that the members of the Fairfax County Redevelopment and Housing Authority 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 Fairfax County Redevelopment and Housing Authority during Closed Session.

A vote was taken by roll call as follows:

AYE

Conrad Egan  
Ronald Christian  
Martin Dunn  
Willard Jasper  
John Kershenstein  
H. Charlen Kyle  
Elisabeth Lardner  
John Litzenberger  
Al McAloon  
Lee A Rau  
Robert Schwaninger

NAY

ABSTAIN

The motion carried and the FCRHA resumed open meeting at 9:32 p.m.

ACTION ITEMS RESUMED

7.

RESOLUTION NUMBER 81-06

AUTHORIZATION TO NOT CURE THE DEFAULT AND  
AUTHORIZATION TO BID/PURCHASE AT THE FORECLOSURE SALE  
OF 3207 NAPPER ROAD, ALEXANDRIA VA 22306, A MODERATE INCOME DIRECT  
SALES UNIT IN THE MOUNT VERNON DISTRICT (THE MIDS PROPERTY)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and  
Housing Authority (FCRHA)

1. (a) Shall not take action to cure the loan default on the MIDS Property; and  
(b) Authorizes bidding at the foreclosure sale for the purchase of the MIDS  
Property not to exceed the amount presented by staff in Closed  
Session; and
2. Authorizes the Chairman, Vice Chairman, or any Assistant Secretary, to  
negotiate and to execute any and all documents necessary to purchase the  
Property and resell the Property in accordance with the foreclosure  
guidelines as presented by staff in Closed Session; and
3. Authorizes drawing upon Fund 143, Moderate Income Direct Sale(MIDS)  
Resale Project not to exceed the amount presented by staff in Closed  
Session to cover acquisition and carrying costs to be repaid from the sale of  
the unit as a First-Time Homebuyer-Direct Sales Unit to a program qualified  
First-Time Homebuyer.

A motion was made by Commissioner Lardner, seconded by Commissioner McAloon, that  
the FCRHA adopt Resolution Number 81-06, as discussed in Closed Session. A vote was  
taken, and the motion carried unanimously.

BOARD MATTERS – See Attachment #1

ADJOURNMENT

With unanimous consent, the meeting adjourned at 9:55 p.m.

Seal

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Conrad Egan, Chair

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Paula C. Sampson, Assistant Secretary