

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

June 14, 2012

On June 14, 2012, 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

*Renovation of Lincolnia Senior Complex (Mason District)*

At 6:50 p.m., John Payne, Deputy Director, Real Estate, gave a presentation on the renovation of the Lincolnia Senior Complex. The presentation ended at 7:10 p.m.

CALL TO ORDER

FCRHA Chair Elisabeth Lardner called the Regular Meeting of the FCRHA to order at 7:11 p.m. FCRHA Commissioners present or absent for a portion or all of the meeting were as follows:

PRESENT

Elisabeth Lardner, Chairman  
Richard C. Sullivan, Jr., Vice Chair  
John Betts  
Robert C. Carlson  
Christopher Craig  
Willard Jasper  
Richard Kennedy  
H. Charlen Kyle  
Albert J. McAloon  
Rod Solomon  
Robert Schwaninger

ABSENT

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Paula C. Sampson, Director; John Payne, Deputy Director, Real Estate; Robert Easley, Acting Deputy Director, Administration; Tom Fleetwood, Associate Director, FCRHA; Aseem Nigam, Director, Real Estate Finance and Grants Management (REFGM); David Jones, Housing Community Developer IV, REFGM; Carol Erhard, Director, Rental Services, Office of Housing Management (OHM); Barbara Silberzahn, Director, Homeownership and Relocation (H&R) Division; Robert Fields, Associate Director, Special Projects; Mike Trent, Network Analyst, Information Systems and Services (ISS); and Peter Uhrmacher, FCRHA Assistant. Other Fairfax County staff in attendance: Cynthia Tianti, Deputy County Attorney; Alan Weiss and Ryan Wolf, Assistant County Attorneys and FCRHA Counsel.

### CITIZEN TIME

The FCRHA Chair opened Citizen Time at 7:11. Michelle Krockner, Executive Director of the Northern Virginia Affordable Housing Alliance (NVAHA) addressed issues concerning affordable housing in Tysons Corner; a brief discussion followed. With no one else signed up and no one in the audience wishing to speak, the Chair closed citizen time at 7:23.

### PUBLIC HEARING

#### *Proposed Amendment to the Huntington Conservation Plan*

The FCRHA Chair opened the Public Hearing on the Proposed Amendment to the Huntington Conservation Plan at 7:23 p.m. Mark Looney, of Cooley LLP, spoke on behalf of A and R Huntington, LLC in support of the proposed amendment. With no one else signed up and no one in the audience wishing to speak, the Chair closed the Public Hearing at 7:26 p.m.

### APPROVAL OF MINUTES

#### **April 19, 2012, As Corrected**

A motion was made by Commissioner Kyle, seconded by Commissioner Schwaninger, that the FCRHA approve the Minutes of the April 19, 2012 Regular Meeting. Commissioner Jasper pointed out an error in the Closed Session voting. A vote was taken on the minutes as corrected, and the motion carried with Commissioners Carlson and Jasper abstaining.

#### **May 7, 2012**

A motion was made by Commissioner Kyle, seconded by Commissioner Schwaninger, that the FCRHA approve the Minutes of the May 7, 2012 Special Meeting. A vote was taken and the motion carried with Commissioners Betts and Solomon abstaining.

#### **May 30, 2012, As Corrected**

A motion was made by Commissioner Jasper, seconded by Commissioner McAloon, that the FCRHA approve the Minutes of the May 30, 2012 Special Meeting. Commissioner Sullivan pointed out an error in his attendance at the meeting. A vote was taken on the minutes as corrected, and the motion carried with Commissioners Solomon, Sullivan and Craig abstaining.

ACTION ITEMS

1.

**RESOLUTION NUMBER 24-12**

Adoption of the FY 2013 Consolidated Fairfax County  
Redevelopment and Housing Authority/Department of Housing and Community  
Development Operating and Capital Budget Plan

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) adopts the FY 2013 FCRHA/Department of Housing and Community Development (HCD) Operating and Capital budgets for those funds appropriated by the FCRHA as presented to the FCRHA at its June 14, 2012 meeting.

BE IT FURTHER RESOLVED that the FCRHA acknowledges the Operating and Capital budgets and the FCRHA's requests for those funds appropriated by the County as presented to the FCRHA at its June 14, 2012 meeting.

A motion was made by Commissioner Schwaninger, seconded by Commissioner Jasper, to adopt Resolution Number 24-12. A vote was taken and the motion carried unanimously.

2.

**RESOLUTION NUMBER 25-12**

Authorization to Apply to the U.S. Department of Housing and Urban Development for  
Designation as a "Moving to Work" Agency

BE IT RESOLVED THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) adopts the Moving to Work (MTW) Plan; authorizes and approves the submission of the application to the U. S. Department of Housing and Urban Development for Designation as a Moving to Work Agency; and authorizes the FCRHA Chairman to sign all HUD-required application certifications, as presented to the FCRHA at its meeting on June 14, 2012.

A motion was made by Commissioner Jasper, seconded by Commissioner McAloon, to adopt Resolution Number 25-12. After brief discussion, a vote was taken and the motion carried with Commissioner Solomon abstaining.

3. **RESOLUTION NUMBER 26-12**

Approval of the Proposed Amendment to the Huntington  
Conservation Plan (Mount Vernon District)

WHEREAS, the Board of Supervisors adopted the Huntington Conservation Plan (Plan) on March 30, 1976 and amended it on March 19, 2001; and

WHEREAS, the Huntington community, in cooperation with the Department of Planning and Zoning, desires to amend the Plan to bring its standards for a certain portion of the conservation area, described as the portion of Land Unit T bounded by Huntington Avenue, Biscayne Drive, Glendale Terrace, and Blaine Drive, into conformance with the Fairfax County Comprehensive Plan and Fairfax County Zoning Ordinance, and submitted such amendment to the Fairfax County Redevelopment and Housing Authority (FCRHA) for review and approval; and

WHEREAS, on May 7, 2012 the FCRHA authorized a public hearing on the proposed amendment to the Plan; and

WHEREAS, the FCRHA held a public hearing on the proposed amendment to the Plan on June 14, 2012.

NOW THEREFORE, BE IT RESOLVED, that the FCRHA approves the proposed amendment to the Huntington Conservation Plan as presented to the FCRHA at its meeting on June 14, 2012; and

BE IT FURTHER RESOLVED, that the FCRHA transmits the Plan amendment to the Fairfax County Board of Supervisors for its consideration, with a recommendation that it be approved and adopted.

A motion was made by Commissioner Carlson, seconded by Commissioner Jasper, to adopt Resolution Number 26-12. A roll call vote was taken and the motion carried with the following results:

AYE  
Commissioner Lardner  
Commissioner Sullivan  
Commissioner Craig  
Commissioner Jasper  
Commissioner Solomon  
Commissioner McAloon  
Commissioner Kyle  
Commissioner Schwaninger  
Commissioner Carlson  
Commissioner Kennedy

NAY  
Commissioner Betts

ADMINISTRATIVE ITEMS

1.

**RESOLUTION NUMBER 27-12**

Authorization to Execute an Agreement to Grant a Temporary Access License to SCI Virginia Funeral Services, Incorporated to Tie into an Existing Sidewalk, Curb and Gutter at the Hopkins Glen Apartments (Providence District)

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA; "the Authority) is the long term ground lessee of real property situated in Fairfax County, Virginia having an address of 7522 Broadway Drive, Falls Church, VA 22043 and also identified as Fairfax County Tax Map Number 050-1-01-0017 (the "Property"); and

WHEREAS, SCI Virginia Funeral Services, Incorporated (formerly known as National Memorial Park, Incorporated; "the Cemetery") owns property adjacent to Hopkins Glen identified as Fairfax County Tax Map Number 050-1-01-0036; and

WHEREAS, SCI proposes to construct various improvements to the Cemetery, involving among other items the installation of a new 5 foot wide sidewalk, curb and gutter.

WHEREAS, SCI, in connection with such construction work, desires to connect a sidewalk to be built on the Cemetery with an existing sidewalk on the Property, and to enter onto the Property to construct such connection as well as to install approximately four linear feet of curb and gutter on the Property; and

WHEREAS, SCI is requesting access to approximately 170 square feet of the Hopkins Glen property to construct the new improvements which tie into the exiting Hopkins Glen improvements; and

WHEREAS, area pedestrians, including residents of the Hopkins Glen community, are expected to benefit from the proposed improvements by having a continuous sidewalk;

NOW THEREFORE BE IT RESOLVED that the Authority hereby authorizes its Chairman, Vice Chairman, or any Assistant Secretary to execute – on behalf of the Authority in its capacity as general partner of FCRHA Hopkins Glen Apartments - a temporary access license as described in the item presented to the Authority at its meeting on June 14, 2012, as well as any other documents necessary to effectuate the purposes thereof.

A motion was made by Commissioner Carlson, seconded by Commissioner Schwaninger, to adopt Resolution 27-12. Discussion followed. It was requested that wherever the phrase "license agreement" was found in the proposed License

Agreement (Attachment 2 of the item), it be replaced with the phrase “temporary license agreement”. A motion was made by Commissioner Jasper, seconded by Commissioner Betts, to amend the Resolution, the motion carried unanimously. A vote was then taken to adopt Resolution 27-12 and the motion carried unanimously.

2.

**RESOLUTION NUMBER 28-12**

Authorization to Execute an Agreement to Grant a Temporary Access License to Northern Virginia Stream Restoration, LC for Access to the Wiehle North/South Stream Restoration Site on a Parcel of Land Owned by the FCRHA Cedar Ridge LP (Hunter Mill District)

WHEREAS, FCRHA Cedar Ridge LP is the owner of certain property located along Becontree Lane in Reston, Virginia, known as Cedar Ridge Apartments (the “Land”), also identified by Fairfax County Tax Map Number: 0181 04 0014; and

WHEREAS, the Fairfax County Redevelopment and Housing Authority (“the Authority”) is the general partner of FCRHA Cedar Ridge LP; and

WHEREAS, in 2003, Reston Association (RA) signed an agreement with Wetland Studies and Solutions, Inc. (“WSSI”) to perform stream restoration in Reston; and

WHEREAS, WSSI formed a company with The Peterson Companies called Northern Virginia Stream Restoration, LC (NVSR) to restore approximately 29 miles of degraded Reston streams; and

WHEREAS, the Reston Design Review Board has approved a preliminary stream restoration plan for the area; and

WHEREAS, the residents of Reston, including the Cedar Ridge community, are expected to benefit from the proposed improvements in a number of ways; and

WHEREAS, the limited partners of FCRHA Cedar Ridge, LP, affiliates of Enterprise Community Investment, Inc., have approved of granting such a license to NVSR.

NOW THEREFORE BE IT RESOLVED that the Authority hereby authorizes its Chairman, Vice Chairman, or any Assistant Secretary to execute – on behalf of the Authority in its capacity as general partner of FCRHA Cedar Ridge, LP - a temporary access license as described in the item presented to the Authority at its meeting on June 14, 2012, as well as any other documents necessary to effectuate the purposes thereof.

## **RESOLUTION NUMBER 29-12**

### Authorization to Execute an Agreement to Grant a Permanent Major Walkway Easement to Reston Association for Public Access and Trail Maintenance Purposes on a Parcel of Land Owned by the FCRHA Cedar Ridge LP (Hunter Mill District)

WHEREAS, FCRHA Cedar Ridge, LP is the owner of certain property located along Becontree Lane in Reston, Virginia, known as Cedar Ridge Apartments (the "Land"), also identified by Fairfax County Tax Map Number: 0181 04 0014; and

WHEREAS, the Fairfax County Redevelopment and Housing Authority ("the Authority") is the general partner of FCRHA Cedar Ridge LP; and

WHEREAS, an existing eight-foot wide asphalt trail is located in the south-east corner of the Land; and

WHEREAS, a permanent 20-foot wide walkway easement to be used for public access and trail maintenance by Reston Association was likely intended to be established for the trail at the time of its construction but for unknown reasons, it was not; and

WHEREAS, the residents of Reston, including the Cedar Ridge community, will benefit from the proposed easement, as it will provide adequate land rights to access and maintain the existing trail; and

WHEREAS, the limited partners of FCRHA Cedar Ridge, LP, affiliates of Enterprise Community Investment, Inc., have approved of granting such an easement to Reston Association.

NOW THEREFORE BE IT RESOLVED that the Authority hereby authorizes its Chairman, Vice Chairman, or any Assistant Secretary to execute – on behalf of the Authority in its capacity as general partner of FCRHA Cedar Ridge, LP - a permanent easement as described in the item presented to the Authority at its meeting on June 14, 2012, as well as any other documents necessary to effectuate the purposes thereof.

A motion was made by Commissioner Carlson, Seconded by Commissioner Kennedy to adopt Resolution Number 28-12 and 29-12. Discussion followed. It was requested that wherever the phrase "license agreement" was found in the proposed "License Agreement" (Attachment 3 of the item), it be replaced with the phrase "temporary license agreement". A motion was made by Commissioner Schwaninger, seconded by Commissioner Jasper, to amend Resolution 28-12, the motion carried unanimously. A vote was then taken to adopt Resolutions 28-12 and 29-12 and the motion carried unanimously.

INFORMATION ITEMS:

1. Fairfax County Redevelopment and Housing Authority Meeting Summary – April 19, 2012
2. Minutes of the Housing Ownership, Management, and Security Committee Meeting – May 7, 2012
3. Minutes of the Housing Ownership, Management, and Security Committee Meeting – June 6, 2012
4. Minutes of the Planning and Development Committee Meeting – June 6, 2012
5. Minutes of the Finance Committee Meeting – June 6, 2012
6. Fairfax County Redevelopment and Housing Authority Calendar of Meetings – July and August 2012

Prior to the Closed Session motion, Commissioner Betts announced he was leaving the meeting.

CLOSED SESSION

A motion was made by Commissioner Schwaninger, seconded by Commissioner Jasper, that the Fairfax County Redevelopment and Housing Authority (“FCRHA”) go into Closed Session for (i) discussion and consideration, pursuant to Virginia Code Section 2.2-3711(A)(3), of the acquisition of real property for a public purpose, and of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA, and (ii) consultation, pursuant to Virginia Code Section 2.2-3711(A)(7), with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel.

The motion carried and the FCRHA went into Closed Session at 7:55 p.m.

OPEN SESSION RESUMES

A motion was made by Commissioner Schwaninger, seconded by Commissioner Jasper, that 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 roll call vote was taken as follows:

AYE

Elisabeth Lardner, Chairman  
Richard C. Sullivan, Jr., Vice Chair  
Robert C. Carlson  
Christopher Craig  
Willard Jasper  
Richard Kennedy  
H. Charlen Kyle  
Albert J. McAloon  
Rod Solomon  
Robert Schwaninger

NAY

ABSTAIN

The motion carried unanimously by the commissioners present and Open Meeting resumed at 8:16 p.m.

RESOLUTION

1.

**RESOLUTION NUMBER 30-12**

Fairfax County Redevelopment and Housing Authority (FCRHA) Acquisition of One Property to Increase the Availability of Affordable Housing for the Homeless and Persons with Disabilities (Hunter Mill District)

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) has initiated a collaborative effort with the Fairfax-Falls Church Community Services Board (CSB) to expand the availability of affordable housing options for persons with disabilities, and;

WHEREAS, the FCRHA intends to purchase up to eight (8) scattered-site properties to increase the availability of affordable housing options for persons with disabilities in Fairfax County; and

WHEREAS, one housing unit has been identified for use as affordable group home for the Homeless and Persons with Disabilities and placed under contract for purchase by July 2, 2012;

NOW, THEREFORE, BE IT RESOLVED that the FCRHA authorizes the acquisition of the property located at 2411 Alsop Court, Reston, VA 20191 (Hunter Mill District), as described in Closed Session.

A motion was made by Commissioner Kennedy, seconded by Commissioner McAloon, that the FCRHA adopt Resolution 30-12. A vote was taken and the motion carried, with Commissioner Craig abstaining.

BOARD MATTERS – See Attachment #1

ADJOURNMENT

A motion was made by Commissioner Schwaninger, seconded by Commissioner Kyle, to adjourn the meeting at 9:10 p.m. A vote was taken and the motion carried unanimously.

(Seal)

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Elisabeth Lardner, Chairman

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Paula C. Sampson, Assistant Secretary