

MINUTES OF THE ANNUAL MEETING OF THE FAIRFAX COUNTY
REDEVELOPMENT AND HOUSING AUTHORITY, AS CORRECTED

July 19, 2012

NOTE: Prior to convening its July 19, 2012 Annual Meeting, the Fairfax County Redevelopment and Housing Authority (FCRHA) hosted the annual Conrad Egan Excellence Awards Ceremony. Named for former FCRHA Chair Conrad Egan, Excellence Awards were presented as follows: for Achievement, Vincent Rogers, Senior Program Manager; for Service, Carlos Cervantes, Housing Services Specialist II; for Leadership, Patricia Schlener, Director of Administration; and for Collaboration, the Department of Housing and Community Development's (HCD) Finance Division.

On July 19, 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.

CALL TO ORDER

FCRHA Chair Elisabeth Lardner called the Annual Meeting of the FCRHA to order at 7:03 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

ABSENT

Robert Schwaninger

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, Director, Financial Management Division; Tom Fleetwood, Associate Director, FCRHA; Carol Erhard, Director, Rental Services, Office of Housing Management (OHM); Aseem Nigam, Director, Real Estate Finance and Grants Management (REFGM); Molly Norris, Associate Director, REFGM; David Jones, Housing Community Developer IV, REFGM; Barbara Silberzahn, Director, Homeownership & Relocation Division (H&R); Abdi Hamud, Program Manager, H&R; James Speight, Director, Property Improvement and Maintenance Division (PIMD); Nicole Wickliffe, Director, Asset Management; Leo Leduc, Acting Director, Property Management; Mike Trent, Network Analyst, Information Systems and Services (ISS); Navneet Sohi, Public Information Officer II and Erin Ballard-Maung, Administrative

Assistant IV. Other staff in attendance: Cynthia Tianti, Deputy County Attorney; and Ryan Wolf, Assistant County Attorney and FCRHA Counsel.

ELECTION OF OFFICERS

FCRHA Chair Elisabeth Lardner handed the gavel to Commissioner Jasper to conduct the election of officers. Nominations were opened for Chairman of the FCRHA. A motion was made by Commissioner McAloon to nominate Commissioner Lardner as Chairman of the FCRHA. With no other nominations presented, a motion was then made by Commissioner McAloon, seconded by Commissioner Sullivan, to close the nominations for Chairman. The motion carried unanimously and Commissioner Lardner was re-elected as Chair of the FCRHA.

Commissioner Jasper handed the gavel back to Chairman Lardner, who then opened the floor to nominations for Vice Chair. A motion was made by Commissioner Betts to nominate Commissioner Sullivan as Vice Chairman of the FCRHA. With no other nominations presented, Chairman Lardner made a motion to close the nominations, seconded by Commissioner McAloon. The motion carried unanimously, and Commissioner Sullivan was re-elected Vice Chairman of the FCRHA. The elections closed at 7:05 p.m.

CITIZEN TIME

The FCRHA Chair opened Citizen Time at 7:06 p.m. With no one signed up and no one in the audience wishing to speak the Chair closed citizen time at 7:06 p.m.

APPROVAL OF MINUTES

~~June 16, 2011~~ June 14, 2012

A motion was made by Commissioner Sullivan, seconded by Commissioner Kennedy, that the FCRHA approve the Minutes of the June 14, 2012 Regular Meeting. A vote was taken and the motion carried.

ADMINISTRATIVE ITEMS

3.

RESOLUTION NUMBER 33-12

Commending Audrey Spencer-Horsley for Her Years of Service to the Fairfax County Redevelopment and Housing Authority

WHEREAS, Audrey Spencer-Horsley has served the Department of Housing and Community Development for more than 22 years; and

WHEREAS, she has, throughout her career, been a model of public service, advocacy, and built positive relationships with agency and non-profit partners; and

WHEREAS, she has continuously demonstrated a deep commitment to serving persons in Fairfax County through her involvement on several committees and task forces; and

WHEREAS, she played a critical role in managing the County's Community Development Block Grant and HOME funding and the award-winning Consolidated Community Funding Pool (CCFP); and

WHEREAS, she served as an expert advisor to both the Fairfax County Redevelopment and Housing Authority and the Consolidated Community Funding Advisory Committee (CCFAC) and oversaw the allocation of millions of dollars of funding for assistance to low-income persons and the most vulnerable residents of the Fairfax community; and

WHEREAS, she played a critical role in the award and allocation of Neighborhood Stabilization Funds and Community Development Block Grant-Recovery funds; and

WHEREAS, Audrey Spencer-Horsley completed her distinguished service at HCD on April 2, 2011;

NOW THEREFORE BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority expresses its gratitude to Audrey Spencer-Horsley for her years of dedicated service to the community and to the FCRHA, and wishes her a healthy, happy and prosperous retirement.

A motion was made by Commissioner McAloon, seconded by Commissioner Jasper, to adopt Resolution Number 33-12. A vote was taken and the motion carried unanimously.

1.

RESOLUTION NUMBER 31-12

Planned Changes to Income Limits and Utility Charges at Hopkins Glen Apartments
(Providence District)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby approves the changes to the planned income limits and utility

charges at Hopkins Glen Apartments, as outlined in the Administrative Item presented to the FCRHA at its meeting on July 19, 2012.

A motion was made by Commissioner Jasper, seconded by Commissioner Solomon, to adopt Resolution Number 31-12. A vote was taken and the motion carried unanimously.

2.

RESOLUTION NUMBER 32-12

Authorization to Submit Annual Section 8 Management Assessment Program (SEMAP) Certification to the U.S. Department of Housing and Urban Development (HUD)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the submission of the Section 8 Management Assessment Program (SEMAP) certification to the U.S. Department of Housing and Urban Development (HUD) for the fiscal year ending June 30, 2012, as presented to the FCRHA at its meeting on July 19, 2012.

A motion was made by Commissioner McAloon, seconded by Commissioner Jasper, to adopt Resolution Number 32-12. A vote was taken and the motion carried unanimously.

INFORMATION ITEMS:

1. Fairfax County Redevelopment and Housing Authority Meeting Summary – June 14, 2012
2. Summary of the Board of Supervisors Housing Committee Meeting – June 12, 2012
3. Semi-Annual At-Risk Housing Report: Summary of Sales and Market Trends; Status of At-Risk Affordable Apartment Complexes and Loss of Affordability Resulting from Expiring Government Finance Agreements and Subsidy Contracts and Escalating Rent – *brief discussion*
4. Fairfax County Redevelopment and Housing Authority Calendar of Meetings – August and September 2012
5. Review of Emergency Procedures – *brief discussion*

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

CLOSED SESSION

A motion was made by Commissioner Carlson, 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, 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 pertaining to probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body, and regarding specific legal matters requiring the provision of legal advice by such counsel.

The motion carried and the FCRHA went into Closed Session at 8:08 p.m.

OPEN SESSION RESUMES

A motion was made by Commissioner Carlson, seconded by Commissioner Sullivan, 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 roll call vote was taken as follows:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
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		

The motion carried unanimously by the commissioners present and Open Meeting resumed at 9:13 p.m.

RESOLUTIONS

1.

RESOLUTION NUMBER 34-12

Fairfax County Redevelopment and Housing Authority (FCRHA) Declining Its Option to Purchase the Home Equity Loan Program Property at 11400 W. Washington Plaza, Unit 1101, Reston, VA 20190 (Hunter Mill District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) elects not to exercise its option to purchase the unit at 11400 W. Washington Plaza, Unit 1101, Reston, VA 20190 at any price greater than \$220,500; and

BE IT FURTHER RESOLVED that the FCRHA directs staff to inform the owner that any future executed contract at a sales price under \$220,500 must be brought back to the FCRHA for consideration.

A motion was made by Commissioner Kennedy, seconded by Commissioner Jasper, to adopt Resolution 34-12. A vote was taken and the motion carried unanimously.

2.

RESOLUTION NUMBER 35-12

Authorization Not to Cure the Default on the Property and/or Authorization to Exercise the Fairfax County Redevelopment and Housing Authority's (FCRHA) Right to Acquire the Property Prior to or at any Future Foreclosure Sale of the Affordable Dwelling Unit (ADU) at 6015 Terrapin Place, Alexandria, VA 22310 (Lee District)

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

1. Shall not take any action to cure the loan default on the Affordable Dwelling Unit; and
2. Authorizes the Office of the County Attorney to negotiate and take such legal actions, including, but not limited to, institution of petitions for injunctive relief or actions seeking other relief, as appropriate, as consistent with the discussion in Closed Session; and
3. Authorizes the acquisition of the property at or before any foreclosure sale of the subject property for an amount that does not exceed the amount allowed

under the covenant and restrictions on the property, in the event that funds are available; and

4. Authorizes the Chairman, Vice Chairman and any Assistant Secretary of the FCRHA to negotiate and to execute any and all documents necessary to purchase the Property and resell the Property in accordance with the recommendation presented by staff in Closed Session; and
5. Authorizes drawing from Fund 400-C40365, Moderate Income Direct Sales Resale, Cost Center H383807002, Homeownership - HCD, not to exceed the amount presented by staff in Closed Session, the amount required to purchase the subject property and to cover the necessary associated costs of acquisition, carrying costs, rehabilitation and repair to be repaid from the sale of that property.

A motion was made by Commissioner McAloon, seconded by Commissioner Kyle, to adopt Resolution 35-12. A vote was taken and the motion carried unanimously.

3.

RESOLUTION NUMBER 36-12

Fairfax County Redevelopment and Housing Authority (FCRHA) Acquisition of Four Properties to Increase the Availability of Affordable Housing for the Homeless and Persons with Disabilities (Springfield, Lee, Sully and Mt.Vernon Districts)

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, four housing units have been identified for use as affordable group homes for the Homeless and Persons with Disabilities and placed under contract for purchase;

NOW, THEREFORE, BE IT RESOLVED that the FCRHA authorizes the acquisition of the properties located at 4336 Majestic Lane, Fairfax, VA 22033 (Springfield District), 6505 Hillview Avenue, Alexandria, VA 22310 (Lee District), 14848 Maidstone Court, Centreville, VA 20120 (Sully District) and 7591 Aspenpark Road, Lorton, VA 22079 (Mt.Vernon District) as described in Closed Session.

A motion was made by Commissioner Carlson, seconded by Commissioner Kyle, to adopt Resolution 36-12. A vote was taken and the motion carried unanimously.

BOARD MATTERS – See Attachment #1

ADJOURNMENT

A motion was made by Commissioner Kyle, seconded by Commissioner Solomon, to adjourn the meeting at 9:21 p.m. A vote was taken and the motion carried unanimously.

(Seal)

Elisabeth Lardner, Chairman

Paula C. Sampson, Assistant Secretary