

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

January 31, 2013

On January 31, 2013, 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  
*FY 2014 Budget*

At 6:30 p.m., Fairfax County Executive Edward L. Long, Jr. gave a presentation on the Fiscal Year 2014 Budget. The presentation ended at 7:03 p.m.

CALL TO ORDER

FCRHA Chair Elisabeth Lardner called the Regular 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  
Robert C. Carlson  
Willard Jasper  
Richard Kennedy  
Albert J. McAloon  
Rod Solomon

ABSENT

John Betts  
Christopher Craig  
H. Charlen Kyle  
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, Acting Deputy Director, Administration; Tom Fleetwood, Associate Director, Administration/FCRHA; Aseem Nigam, Director, Real Estate Finance and Grants Management (REFGM); Carol Erhard, Director, Rental Services, Office of Housing Management (OHM); Nicole Wickliffe, Director, Asset Management Division; Rikki Pollack, Third Party Contract Manager, Asset Management Division; Barbara Silberzahn, Director, Homeownership Division; David Jones, Senior Program Manager, REFGM; Navneet Sohi, Public Information Officer, Administration Division; Kris Miracle, Director, Administration Division; Charlene Fuhrman-Schulz, ADU Program Administrator, Design, Development and Construction Division; Vin Rogers, Senior Program Manager, Rental Services Division; Hossein Malayeri, Director, Design, Development and Construction Division; Mike Trent, Network Analyst, Information Systems and Services (ISS); and Peter Uhrmacher, FCRHA Assistant. Other Fairfax County staff in attendance: Cynthia L. Tianti, Deputy County Attorney; Alan Weiss and Ryan Wolf, Assistant County Attorneys and FCRHA Counsel.

### CITIZEN TIME

The FCRHA Chair opened Citizen Time at 7:03. With no one signed up and no one in the audience wishing to speak, the Chair closed citizen time at 7:03.

### PUBLIC HEARING

*Draft Fairfax County Redevelopment and Housing Authority (FCRHA) Annual Plan for the Public Housing and Housing Choice Voucher Programs for Fiscal Year 2013 (FCRHA Fiscal Year 2014)*

The FCRHA Chair opened the public hearing at 7:04. With no one signed up and no one in the audience wishing to speak, the Chair closed the public hearing at 7:04.

### APPROVAL OF MINUTES

**December 6, 2012**

A motion was made by Commissioner Sullivan, seconded by Commissioner Jasper, that the FCRHA approve the Minutes of the December 6, 2012 Regular Meeting. A vote was taken and the motion carried, with changes to the Minutes as requested.

### ACTION ITEMS

1.

#### **RESOLUTION NUMBER 01-13**

Authorization to: 1) Transfer Ownership of Seven Scattered-Site Fairfax County Redevelopment and Housing Authority Owned Properties to Non-Profit Organizations for Use as Affordable Housing for Persons with Disabilities; and 2) Enter Into Contracts and Make Deferred Loans to Effect Transfer of the Properties (Countywide)

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 to effect transfer of property for the express use as affordable group housing, in accordance with the applicable federal regulations for the use of Community Development Block Grant and HOME Investment Partnerships Program Funds, with the following non-profits, as described in the item presented to the FCRHA at its January 31, 2013 meeting:

- (1) Gateway Homes Incorporated: Award of right to purchase 7591 Aspenpark Road, Lorton, Virginia to provide affordable housing and supportive services to three (3) individuals with mental illness and extremely low incomes at or below 30 percent of area median income (AMI), subject to underwriting by the Department of Housing Community Development (HCD) Loan Underwriting Committee (LUC);

- (2) Community Havens Incorporated: Award of right to purchase 7917 Carrousel Court, Annandale, Virginia to provide affordable housing and supportive services to three (3) individuals with mental illness and extremely low incomes at or below 30 percent of AMI, subject to underwriting by the HCD LUC;
- (3) Resources for Independence of Virginia (RIVA): Award of right to purchase 8311 Ramsgate Court, Alexandria, Virginia and 6505 Hillview Avenue, Alexandria, Virginia to provide affordable housing and supportive services to eight (8) individuals with intellectual disabilities and extremely low incomes at or below 30 percent of AMI, subject to underwriting by the HCD LUC;
- (4) Chimes Virginia: Award of right to purchase 4336 Majestic Lane, Fairfax, Virginia to provide affordable housing and supportive services to five (5) individuals with intellectual disabilities at or below 50 percent of AMI;
- (5) Reston Interfaith Housing Corporation (RIHC): Award of right to purchase 14848 Maidstone Court, Centreville, Virginia to provide affordable housing and supportive services to homeless families at or below 50 percent of AMI; and
- (6) Pathway Homes Incorporated: Award of right to purchase 2411 Alsop Court, Reston, Virginia to provide affordable housing and supportive services to four (4) individuals with mental health and substance abuse disorders at or below 30 percent of AMI.

A motion was made by Commissioner Carlson, seconded by Commissioner Jasper, to adopt Resolution Number 01-13. After a discussion, a vote was taken and the motion carried unanimously.

2.

### **RESOLUTION NUMBER 02-13**

Authorization to Enter into a Memorandum of Understanding with the Fairfax County Office to Prevent and End Homelessness Related to Leasing up to Fifteen (15) Units at Wedgwood Apartments for Homeless Households (Mason District)

NOW THEREFORE BE IT RESOLVED THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby authorizes Paula C. Sampson, Assistant Secretary, to negotiate and enter into a Memorandum of Understanding with the Office to Prevent and End Homelessness (OPEH) related to the leasing of fifteen (15) units to individual clients of the Office to Prevent and End Homelessness who are homeless or at risk of being homeless, as described in the Action Item presented to the FCRHA at its meeting on January 31, 2013.

BE IT FURTHER RESOLVED THAT the FCRHA agrees to allow Wedgewood Apartments to permit OPEH to be a guarantor on the lease (up to 15 units) for clients who do not meet the minimum income requirements, provided that such units may only be occupied by OPEH clients meeting FCRHA occupancy requirements who are homeless and in need of wrap around services.

A motion was made by Commissioner Jasper, seconded by Commissioner McAloon, to adopt Resolution Number 02-13. A vote was taken and the motion carried unanimously.

4.

#### **RESOLUTION NUMBER 04-13**

##### Adoption of the Fairfax County Redevelopment and Housing Authority (FCRHA) Strategic Plan – Action Plan for FY 2014

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) adopted a five-year Strategic Plan for the period from July 1, 2010 through June 30, 2015;

WHEREAS, the FCRHA annually adopts a Fiscal Year Strategic Plan – Action Plan outlining how the FCRHA and the Department of Housing and Community Development will meet the goals of the Five-Year Strategic Plan;

NOW THEREFORE BE IT RESOLVED that the FCRHA does hereby adopt the Strategic Plan-Action Plan for FY 2014, as presented to the FCRHA at its meeting on January 31, 2013.

A motion was made by Commissioner Sullivan, seconded by Commissioner McAloon, to adopt Resolution Number 04-13. A vote was taken and the motion carried unanimously.

5.

**RESOLUTION NUMBER 05-13**

Approval of Recommendations for the Use of FY 2014 Community Development Block Grant and HOME Investment Partnership Program Funds

WHEREAS, Fairfax County's Fiscal Year (FY) 2014 Community Development Block Grant (CDBG) entitlement funding is anticipated to be \$4,414,224; and

WHEREAS, Fairfax County's FY 2014 HOME Investment Partnership Grant (HOME) entitlement funding is anticipated to be \$1,418,376; and

WHEREAS, CDBG FY 2013 funds in the amount of \$1,619,194 are expected to be available for use in FY 2014; and

WHEREAS, HOME FY 2013 funds in the amount of \$711,162 are expected to be available for use in FY 2014;

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

- (1) approves recommendations for the use of FY 2014 and FY 2013 carried forward CDBG and HOME funds presented to the FCRHA at this meeting on January 31, 2013, and
- (2) authorizes forwarding those recommendations to the Consolidated Community Funding Advisory Committee (CCFAC) and the Fairfax County Board of Supervisors for consideration under the public comment period for the Proposed Consolidated Plan One-Year Action Plan Use of Funds for FY 2014, although if a ten percent or more federal reduction in the CDBG and/or HOME funding allocations occurs, revised budget allocation recommendations from the WAG may be reviewed by this body and a revised budget recommendation may be forwarded to the CCFAC for inclusion in a revised Proposed Consolidated Plan One-Year Action Plan Use of Funds for FY 2014.

A motion was made by Commissioner Carlson, seconded by Commissioner Kennedy, to adopt Resolution Number 05-13. A vote was taken and the motion carried unanimously.

ADMINISTRATIVE ITEMS

1.

**RESOLUTION NUMBER 07-13**

Authorization to Schedule a Public Hearing on the Fairfax County Redevelopment and Housing Authority (FCRHA) FY 2014 Proposed Budget and the Certification of the FY 2014 Proposed Budget as Consistent with the Proposed FCRHA Strategic Plan – Action Plan for FY 2014

WHEREAS Title 36 (Housing Authorities Law) of the Code of Virginia requires that “Before any [housing] authority gives final approval to (i) its budget or (ii) any request for funding for submission to the governing body, the authority shall hold at least one public hearing to receive the views of citizens within the area of operation of the authority.”

NOW THEREFORE, BE IT RESOLVED, THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the scheduling of a public hearing on the FY 2014 Proposed Budget and the certification of the proposed budget as consistent with the proposed FCRHA Strategic Plan – Action Plan for FY 2014, at its March 7, 2013 meeting.

A motion was made by Commissioner Jasper, seconded by Commissioner Carlson, to adopt Resolution Number 07-13. A vote was taken and the motion carried unanimously.

2.

**RESOLUTION NUMBER 08 -13**

Authorization to Conduct a 30-Day Public Comment Period Regarding Recommended Changes to the Public Housing Program Lease

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes conducting a 30-day public comment period to begin February 5, 2013, for the purpose of receiving written comments regarding recommended changes made to the Public Housing program lease, as outlined in the Administrative Item presented to the FCRHA at its meeting on January 31, 2013.

A motion was made by Commissioner Jasper, seconded by Commissioner McAloon, to adopt Resolution Number 08-13. Following a discussion, a vote was taken and the motion carried unanimously.

INFORMATION ITEMS:

1. Fairfax County Redevelopment and Housing Authority Meeting Summary – December 6, 2012
2. Minutes of the Housing Ownership, Management, and Security Committee Meeting – January 23, 2013
3. Minutes of the Finance Committee Meeting – January 23, 2013
4. Minutes of the Committee of the Whole Meeting – January 23, 2013
5. Fairfax County Redevelopment and Housing Authority Calendar of Meetings – February and March 2013 –*brief discussion*

ACTION ITEMS (continued)

3.

**RESOLUTION NUMBER 03-13**

Authorization to Pre-Pay the Federally Insured Mortgage and Request Enhanced Vouchers at Stonegate Village Apartments (Hunter Mill District)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority authorizes prepayment of the FHA-insured Section 236 loan that matures May 1, 2013 by the Project Owner, for the purpose of receiving Enhanced Vouchers for the qualifying families currently residing at Stonegate Village Apartments, as outlined in the Action Item presented to the FCRHA at its meeting on January 31, 2013.

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority further authorizes the Project Owner to comply with the “Wellstone Amendment” at Section 219 of the Departments of Veterans Affairs and Housing and Urban Development Appropriations Act, 1999 (P.L. 105-276) in connection with such prepayment, including, but not limited, to providing the necessary notices to the required parties, as may be required by HUD, and execution of the Wellstone Use Agreement by the Project Owner.

A motion was made by Commissioner Kennedy, seconded by Commissioner Jasper, to adopt Resolution Number 03-13. Following a discussion, a vote was taken and the motion carried unanimously.

6.

**RESOLUTION NUMBER 06-13**

Approval of Amendments to the Fairfax County Redevelopment and Housing Authority (FCRHA) Administrative Regulations Concerning the Sale and Rental of Affordable Dwelling Units (ADUs) and Related Efforts to Administer the ADU Program During the Extended Control Period

WHEREAS, Article 2, Part 8 of the Fairfax County Zoning Ordinance (the ADU Ordinance) establishes Fairfax County's Affordable Dwelling Unit (ADU) program; and

WHEREAS, the ADU Ordinance empowers the Fairfax County Redevelopment and Housing Authority (FCRHA) to adopt reasonable rules and regulations to assist in the regulation and monitoring of the ADU program; and

WHEREAS, the FCRHA desires to amend its rules and regulations to address programmatic needs regarding the expiration of the initial control period restrictions on for-sale ADUs;

NOW, THEREFORE, BE IT RESOLVED that the FCRHA hereby adopts the amended "Administrative Regulations Concerning the Sale and Rental of Affordable Dwelling Units" to incorporate changes as presented to the FCRHA in an item and shown in an attachment to that item in connection with this Resolution at its meeting on January 31, 2013; and

BE IT FURTHER RESOLVED that the FCRHA directs staff to take such related actions as presented to the FCRHA at its meeting on January 31, 2013; and

BE IT FURTHER RESOLVED that the Secretary and any Assistant Secretary of the FCRHA are hereby authorized to execute any and all documents and/or take such other actions necessary in connection therewith.

A motion was made by Commissioner Jasper, seconded by Commissioner Kennedy, to adopt Resolution Number 06-13. Prior to voting on the motion, the FCRHA entered Closed Session.

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 disposition of 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 pertaining to actual and probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body.

The motion carried and the FCRHA went into Closed Session at 7:41 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, Chair		
Richard C. Sullivan, Jr., Vice Chair		
Robert C. Carlson		
Willard Jasper		
Richard Kennedy		
Albert J. McAloon		
Rod Solomon		

The motion carried unanimously by the commissioners present and Open Meeting resumed at 8:25 p.m.

ACTION ITEMS (continued)

A vote was taken on the motion to adopt Resolution 06-13; the motion carried unanimously.

BOARD MATTERS – See Attachment #1

ADJOURNMENT

A motion was made by Commissioner Kennedy, seconded by Commissioner McAloon, to adjourn the meeting. A vote was taken and the motion carried unanimously and the adjourned at 8:40 p.m.

(Seal)

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Elisabeth Lardner, Chairman

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Paula C. Sampson, Assistant Secretary