

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

September 19, 2013

On September 19, 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.

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

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; Tom Fleetwood, Associate Director, Administration/FCRHA; Russell Lee, Associate Director, Rental Services Division; Vincent Rogers, Senior Program Manager, Rental Services Division; Derek Dubard, Contracts Manager, Rental Services Division; Aseem Nigam, Director, Real Estate Finance and Grants Management (REFGM); Beverly Moses, Housing Community Developer III, REFGM, HCD; Michael Pearman, Portfolio Manager, REFGM; Barbara Silberzahn, Director, Homeownership Division; Abdi Hamud, Chief, Homeownership Division; Kris Miracle, Director, Administration Division; Stephen Knippler, Senior Program Manager, Administration Division; Nicole Wickliffe, Director, Asset Management Division; Hossein Malayeri, Director, Design, Development and Construction (DDC) Division; Casey Sheehan, Contract & Procurement Coordinator, Finance Division; Mike Trent, Network Analyst, Information Systems and Services (ISS); Navneet Sohi, Public Information Officer II; Peter Uhrmacher and Jodi Cienki, FCRHA Assistants. Other Fairfax County staff in attendance: Cynthia Tianti, Deputy County Attorney; and Ryan Wolf and Alan Weiss, Assistant County Attorneys and FCRHA Counsel.

CITIZEN TIME

The FCRHA Chair opened Citizen Time at 7:03 p.m. With no one signed up and no one in the audience wishing to speak the Chair closed citizen time at 7:04 p.m.

APPROVAL OF MINUTES  
**July 25, 2013**

A motion was made by Commissioner Schwaninger, seconded by Commissioner Carlson, that the FCRHA approve the Minutes of the July 25, 2013 Annual Meeting. A vote was taken and the motion carried with Commissioners Jasper, Kyle and McAloon abstaining.

ADMINISTRATIVE ITEMS  
2.

RESOLUTION NUMBER 40-13

Commending Richard C. Sullivan, Jr. for His Years of Service as the Dranesville District Commissioner to the Fairfax County Redevelopment and Housing Authority

**WHEREAS**, from May 2009 through July 2013, Richard C. Sullivan, Jr. served diligently as Dranesville District Commissioner on the Fairfax County Redevelopment and Housing Authority (FCRHA); and

**WHEREAS**, he distinguished himself as Vice Chair of the FCRHA for two years; and

**WHEREAS**, he played a critical role in a variety of FCRHA policy decisions affecting residents in Dranesville District, as well as throughout Fairfax County, including implementation of the Housing Blueprint, the FCRHA's successful application for designation as a U.S. Department of Housing and Urban Development (HUD) "Moving to Work" agency, and many others; and

**WHEREAS**, during his tenure, the FCRHA continued to be recognized as one of the finest housing authorities in the United States, consistently receiving "High Performer" ratings from HUD and national awards for excellence from the National Association of Counties and the National Association of Housing and Redevelopment Officials; and

**WHEREAS**, he has actively served on the FCRHA's Planning and Development and Finance committees; and

**WHEREAS**, Richard C. Sullivan, Jr. has completed his distinguished service to the FCRHA;

**NOW, THEREFORE, BE IT RESOLVED**, that the FCRHA expresses its deepest and most sincere appreciation to Richard C. Sullivan, Jr. for his many years of outstanding service to the citizens of Fairfax County; and

**BE IT FURTHER RESOLVED**, that the FCRHA wishes Richard C. Sullivan, Jr. great happiness, success and prosperity in all his future endeavors.

A motion was made by Commissioner Schwaninger, seconded by Commissioner Solomon, to adopt resolution Number 40-13. A vote was taken and the motion carried unanimously.

#### ACTION ITEMS

1.

#### **RESOLUTION NUMBER 37-13**

Authorization to Enter into Contracts and Make Deferred Loans Using FY 2014 Federal Community Development Block Grant Funds to the Following Nonprofits: (1) The Brain Foundation (\$200,000); (2) Community Havens, Inc. (\$120,446); (3) Good Shepherd Housing and Family Services, Inc. (\$270,000); and (4) Cornerstones Housing Corporation (\$481,000)

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, with the following non-profits, 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 19, 2013 meeting, and:

- (1) The Brain Foundation in the amount of \$200,000 for the acquisition of one (1) unit of housing in Fairfax County, which units will be rented to extremely low income individuals with serious mental illness or brain diseases and with incomes at or below 30% of the area median income, subject to underwriting by the HCD Loan Underwriting Committee;
- (2) Community Havens, Inc. in the amount of \$120,446 for the acquisition of one (1) or more units of housing in Fairfax County, which unit will be rented to 1 or more households, which may include persons with disabilities, subject to underwriting by the HCD Loan Underwriting Committee;

- (3) Good Shepherd Housing and Community Services, Inc. in the amount of \$270,000 for the acquisition of two (2) units of housing, which units will be used to provide affordable rental housing for families at or below 50% AMI, subject to underwriting by the HCD Loan Underwriting Committee; and
- (4) Cornerstones Housing Corporation (formerly Reston Interfaith Housing Corporation) in the amount of \$481,000 for the acquisition of two (2) units of housing in the Reston/Herndon areas of Fairfax County, which units will be used to provide long-term supportive housing for low income families at or below 50% of the area median income, subject to underwriting by the HCD Loan Underwriting Committee.

A motion was made by Commissioner Schwaninger, seconded by Commissioner McAloon, to adopt resolution Number 37-13. A presentation was made by Beverly Moses, Housing Community Developer III, REFGM. Following a discussion, a vote was taken and the motion carried with Commissioner Betts abstaining.

2.

### **RESOLUTION NUMBER 38-13**

Authorization to Enter Into a Lease Agreement with the Board of Supervisors, on Behalf of the Fairfax County Office to Prevent and End Homelessness, for Mondloch Place (formerly "Mondloch House II") (Lee District)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes entering into a lease agreement with the Board of Supervisors of Fairfax County, on behalf of the Fairfax County Office to Prevent and End Homelessness (OPEH) for Mondloch Place (formerly Mondloch House II), and authorizes its Chairman, Vice Chairman, Secretary, and any Assistant Secretary to execute such lease agreement, as outlined in the Action Item presented to the FCRHA at its meeting on September 19, 2013.

A motion was made by Commissioner Jasper, seconded by Commissioner McAloon, to adopt resolution Number 38-13. A presentation was made by Nicole Wickliffe, Director Asset Management Division. Following a discussion, a vote was taken and the motion carried unanimously.

ADMINISTRATIVE ITEMS – (con't.)

1.

**RESOLUTION NUMBER 39-13**

Adoption of Changes to the Fairfax County Redevelopment and Housing Authority  
(FCRHA) Purchasing Resolution to Conform to the  
Fairfax County Purchasing Resolution

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

- 1) adopts the Fairfax County Purchasing Resolution (hereinafter called the County Purchasing Resolution) with changes dated July 9, 2013, as presented to the FCHRA at its meeting of September 19, 2013, and incorporates the same as the FCRHA Purchasing Resolution; and
- 2) directs that the County Purchasing Resolution shall hereinafter be referred to as the FCRHA Purchasing Resolution.

A motion was made by Commissioner Schwaninger, seconded by Commissioner Jasper, to adopt resolution Number 39-13. A presentation was made by Casey Sheehan, Contract & Procurement Coordinator, Finance Division. A vote was taken and the motion carried unanimously.

INFORMATION ITEMS:

1. Fairfax County Redevelopment and Housing Authority Annual Meeting Summary - July 25, 2013
2. Update on Development of Countywide Policy Related to Affordable Housing Contributions by Non-Residential Developments - Brief presentation provided
3. Briefing on U.S. Department of Housing and Urban Development (HUD) Rental Assistance Demonstration (RAD) - Brief presentation provided
4. Fairfax County Redevelopment and Housing Authority Calendar of Meetings - October and November 2013
5. Briefing on Richmond Highway Transit Center Feasibility Study - Brief presentation provided

MOTION

A motion was made by Commissioner Betts, seconded by Commissioner McAloon, to write a letter on the Richmond Highway Transit study expressing the FCRHA's concerns. A vote was taken and the motion carried unanimously.

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 discussion and consideration, pursuant to Virginia Code Section 2.2-3711(A)(3), of the acquisition of real property where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA.

The motion carried and the FCRHA went into Closed Session at 8:18 p.m.

OPEN SESSION RESUMES

A motion was made by Commissioner Schwaninger, seconded by Commissioner Jasper, 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:

AYE

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

NAY

ABSTAIN

The motion carried unanimously by the commissioners present and Open Meeting resumed at 8:30 p.m.

RESOLUTIONS

1.

**RESOLUTION NUMBER 41-13**

Fairfax County Redevelopment and Housing Authority (FCRHA) Elects Not to Exercise Its Option to Purchase Silver Lining Initiative Property at 14111 Starbird Court, Centreville, VA 20121 (Sully 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 14111 Starbird Court, Centreville, VA 20121 at any price equal to or greater than \$289,800; and

BE IT FURTHER RESOLVED that the FCRHA directs staff to inform the owner that any future executed contract at a sales price under \$289,800 must be brought back to the FCRHA for consideration.

A motion was made by Commissioner Carlson, seconded by Commissioner Schwaninger, to adopt resolution Number 41-13. A vote was taken and the motion carried unanimously.

2.

**RESOLUTION NUMBER 42-13**

Fairfax County Redevelopment and Housing Authority (FCRHA) Elects Not to Exercise Its Option to Purchase Affordable Dwelling Unit (ADU) Property at 8922 Royal Astor Way, Fairfax, Virginia 22031 (Providence 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 8922 Royal Astor Way, Fairfax, Virginia 22031 at the sales price of \$425,000;

BE IT FURTHER RESOLVED if a ratified sales contract on the property is for an amount less than \$361,250 then the ratified sales contract will be forwarded to the FCRHA for consideration. The FCRHA will then have the option to take action to exercise its right of repurchase at the sales price represented in the ratified sales contract; and

BE IT FURTHER RESOLVED that the FCRHA directs staff to coordinate with the owner(s) to ensure that any sale of the unit to a third party conforms to the requirements of the ADU program.

A motion was made by Commissioner Solomon, seconded by Commissioner Schwaninger, to adopt resolution Number 42-13. A vote was taken and the motion carried unanimously.

BOARD MATTERS – See Attachment #1

ADJOURNMENT

A motion was made by Commissioner McAloon, seconded by Commissioner Kennedy, to adjourn the meeting at 8:45 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