

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

December 6, 2012

On December 6, 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

Long-Term Care Coordinating Council

At 6:35 p.m., Jerry Hopkins, Chairman, Fairfax County Long-Term Care Coordinating Council (LTCCC), gave a presentation on the work of the LTCCC. The presentation ended at 7:15 p.m.

CALL TO ORDER

FCRHA Chair Elisabeth Lardner called the Regular Meeting of the FCRHA to order at 7:15 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, Administration/FCRHA; Aseem Nigam, Director, Real Estate Finance and Grants Management (REFGM); Michael Pearman, Management Analyst, REDGM; Carol Erhard, Director, Rental Services, Office of Housing Management (OHM); Leo LeDuc, Acting Director, Property Management Division, OHM; Nicole Wickliffe, Director, Asset Management Division; Barbara Silberzahn, Director, Homeownership Division; Navneet Sohi, Public Information Officer, Administration Division; Patti Schlener, Director, Administration Division; Charlene Fuhrman-Schulz, ADU Program Administrator, Design, Development and Construction Division; James Speight, Director, Property Improvement and Maintenance 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 7:15. With no one signed up and no one in the audience wishing to speak, the Chair closed citizen time at 7:16.

APPROVAL OF MINUTES

October 25, 2012

A motion was made by Commissioner Schwaninger, seconded by Commissioner Jasper, that the FCRHA approve the Minutes of the October 25, 2012 Regular Meeting. A vote was taken and the motion carried with Commissioner Sullivan abstaining.

ADMINISTRATIVE ITEMS

3.

RESOLUTION NUMBER 50-12

Commending Patricia Schlener for Her Years of Service to the Fairfax County Redevelopment and Housing Authority

WHEREAS, Patricia Schlener has served Fairfax County and the Fairfax County Redevelopment and Housing Authority (FCRHA) in positions with the Department of Housing and Community Development (HCD); and

WHEREAS, she has served as Branch Chief of Relocation from 1979 to 2002, Branch Chief of Homeownership Programs from 1998 to 2002 and as Director of Administration from 2002 to 2012; and

WHEREAS, she played a critical role in developing and monitoring relocation plans and activities for over 4,200 families, individuals and businesses including for Woodley Nightingale, Jefferson Village and the Fairfax County Parkway; and

WHEREAS, she administered the County's Affordable Dwelling Unit and Moderate Income Direct Sales Program and created the county's first down payment and closing cost assistance program and homeownership education program;

WHEREAS, she developed and administered the county's Operation Match Home Sharing program and marketed and oversaw the occupancy of the

first phase of Herndon Harbor House; and

WHEREAS, as Director of Administration she has implemented the agency's Human Resources functions in a fair and ethical manner; and

WHEREAS, she has been honored with both the A. Heath Onthank award in 1994 and the Conrad Egan Award for Leadership in 2012 and was a member of the first cohort of the Council of Governments/George Washington University Public Management Program, earning a certificate in public management; and

WHEREAS, she models public service and has contributed to the quality of life of both the residents and employees in Fairfax County; and

WHEREAS, on December 18, 2012, Patricia Schlener will complete her distinguished service with the county after thirty-three years of service;

NOW THEREFORE BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority expresses its gratitude to Patricia Schlener 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 Schwaninger, to adopt Resolution Number 50-12. After a brief discussion, a vote was taken and the motion carried unanimously.

ACTION ITEMS

1.

RESOLUTION NUMBER 43-12

Consent to Not Exercise the Option to Purchase Affordable Dwelling Units at MetroWest, Section 1 (Pulte) (Providence District)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby elects to not exercise its option to purchase certain Affordable Dwelling Units in the MetroWest, Section 1 (Pulte) development based on an analysis of the option as outlined in the Action Item presented to the FCRHA at its Regular Meeting on December 6, 2012.

A motion was made by Commissioner Jasper, seconded by Commissioner Schwaninger, to adopt Resolution Number 43-12. After a discussion, a vote was taken and the motion carried unanimously.

2.

RESOLUTION NUMBER 46-12

Issuance of Fairfax County Redevelopment and Housing Authority Bond Anticipation Notes (Affordable Housing Acquisition) Series 2013A in an Amount not to Exceed \$27,000,000 for Crescent Apartments (Hunter Mill District)

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY BOND ANTICIPATION NOTES (AFFORDABLE HOUSING ACQUISITION) SERIES 2013A IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$27 MILLION; AUTHORIZING THE EXECUTION AND DELIVERY OF A PAYMENT AGREEMENT AND GROUND LEASE WITH THE COUNTY OF FAIRFAX AND AN ASSIGNMENT AGREEMENT, APPROVING THE FORM AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FINAL OFFICIAL STATEMENT RELATING TO THE NOTES; APPROVING A FORM OF A NOTICE CALLING FOR BIDS TO PURCHASE THE NOTES, AND OTHER DOCUMENTS RELATED TO THE ISSUANCE AND SALE OF THE NOTES; PROVIDING FOR THE AWARD OF AND DIRECTING THE AUTHENTICATION AND DELIVERY OF THE NOTES; AND DELEGATING TO PROPER OFFICERS AUTHORITY TO DETERMINE CERTAIN DETAILS OF THE NOTES.

WHEREAS, the Fairfax County Redevelopment and Housing Authority ("FCRHA") is a political subdivision of the Commonwealth of Virginia, established pursuant to the Virginia Housing Authority Law, Title 36, Chapter 1, Code of Virginia, 1950, as amended (the "Act"), and is authorized thereby to issue its notes and bonds from time to time to further its goal of preserving affordable housing in Fairfax County; and

WHEREAS, on February 6, 2006, the Board of Supervisors (the "Board of Supervisors") of Fairfax County (the "County") entered into an Agreement of Purchase and Sale (the "Purchase Contract") for the purchase of the 180 unit Crescent Apartments multi-family rental housing complex, including the approximately 16.5 acre site thereof, located at 1527 Cameron Crescent Drive in Reston, Virginia (the "Property"); and

WHEREAS, the Board of Supervisors, upon entering into the Purchase Contract, requested that FCRHA provide interim financing for a portion of the purchase price of the Property and related costs and offered to enter into a payment agreement pursuant to which the County agreed to make payments, subject to appropriation, to or for the account of FCRHA, in amounts sufficient, together with the proceeds of any permanent financing and renewal notes financing (as herein provided) and any other sources of funds available for the purpose, for FCRHA to pay timely the interest on and the principal of notes to be issued for such interim financing; and

WHEREAS, FCRHA, pursuant to the Board of Supervisor's request, issued on February 16, 2006, a bond anticipation note (the "Original Note"), the proceeds of which were used to pay a portion of the purchase price of the Property; and

WHEREAS, FCRHA, pursuant to the Board of Supervisor's request, issued on February 13, 2007, a bond anticipation note (the "2007 Note"), the proceeds of which were used to pay a portion of the Original Note; and

WHEREAS, FCRHA, pursuant to the Board of Supervisor's request, issued on February 11, 2008, bond anticipation notes (the "2008 Notes") the proceeds of which were used to pay the principal of the 2007 Note; and

WHEREAS, FCHRA, pursuant to the Board of Supervisor's request, issued on May 19, 2011, bond anticipation notes (the "Outstanding Notes") the proceeds of which were issued to pay the outstanding 2008 Notes; and

WHEREAS, the Outstanding Notes are maturing on March 1, 2013; and

WHEREAS, FCRHA on February 2, 2006, authorized the issuance of its bonds to provide long-term permanent financing for the Property; and

WHEREAS, FCRHA is in the process of determining the use and development of the Property and does not yet wish to enter into permanent financing for the Property; and

WHEREAS, FCRHA desires to issue new notes to refinance the Outstanding Notes before their maturity date; and

WHEREAS, pursuant to and in accordance with the Act, FCRHA desires to issue, sell, and deliver its Bond Anticipation Notes (Affordable Housing Acquisition) Series 2013A (the "Notes") in an aggregate principal amount up to \$27 million sufficient, to refinance the Outstanding Notes and certain costs of issuance of the Notes; and

WHEREAS, the County and FCRHA anticipate providing further interim financing or long term permanent financing for the Property, including, in either case, provision for payment of the Notes not later than the stated maturity of the Notes in Fiscal Year 2015; and

WHEREAS, there has been prepared the proposed form of a Payment Agreement between FCRHA and the County (the "Payment Agreement"), pursuant to which the County will agree to make payments, to or for the account of FCRHA, in amounts sufficient, with the proceeds of any other sources of funds available for the purpose, for FCRHA to pay timely the interest on and the principal of the Notes; and

WHEREAS, there has been presented to FCRHA the official notice calling for bids for the purchase of the Notes (the "Notice of Sale") that, or a summary thereof (the "Summary Notice of Sale"), will be distributed for such purpose; and

WHEREAS, there has been presented to FCRHA the Preliminary Official Statement relating to the Notes (the "Preliminary Official Statement"); and

WHEREAS, the County has advised FCRHA that the County will undertake primary responsibility for any annual and other reports, notices or disclosures that may be required under Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time, and make a continuing disclosure undertaking; and

WHEREAS, FCRHA will assign to the bond registrar and payment agent of the Notes all of FCRHA's rights under the Payment Agreement, including FCRHA's rights to County Payments under, and to enforce the terms and provisions of, the Payment Agreement pursuant to an Assignment Agreement (the "Assignment Agreement"); and

WHEREAS, there has been prepared the proposed form of a Lease Agreement between FCRHA and the County (the "Ground Lease") by the terms of which the County will lease to FCRHA the Property; and

WHEREAS, there has been prepared the proposed form of the Notes; and

WHEREAS, the Commissioners of FCRHA (the "Commissioners") have determined that it is necessary to delegate to the Chairman, Vice Chairman, Secretary or an Assistant Secretary of FCRHA and the County Executive or Chief Financial Officer the power to approve the sale of the Notes and the details of these transactions, subject to the guidelines and standards established hereby; now, therefore

BE IT RESOLVED BY THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY:

Section 1. ***Issuance of the Notes.*** The Commissioners hereby authorize the issuance of the Notes by FCRHA for the purpose of refinancing the Outstanding Notes. The aggregate principal amount of the Notes shall not exceed \$27 million. The Notes shall have terms and provisions and be in substantially the form of the Notes made available at this meeting. The Notes shall be dated and shall bear interest at such fixed rates as may be approved by the Chairman, Vice Chairman, Secretary or an Assistant Secretary of FCRHA with the approval of the Chairman or Vice Chairman of the Board of Supervisors of Fairfax County, Virginia or the County Executive or Deputy County Executive/Chief Financial Officer of the County and that conform to the provisions of the Notice of Sale and this Resolution.

The Notes shall be executed on behalf of FCRHA by, and bear the manual or facsimile signature of, the Chairman or the Vice Chairman of FCRHA, and the seal of

FCRHA shall be impressed and duly attested by the manual or facsimile signature of the Secretary or an Assistant Secretary of FCRHA or any other person authorized to do same (each, an "Authorized Representative"), at least one of such signatures to be manual.

Section 2. **Sale of Notes.** Such Notes may be sold in a competitive sale pursuant to bids received electronically via the PARITY Competitive Bidding System or similar electronic based competitive bidding system or through a negotiated sale to one or more underwriters chosen in compliance with County guidelines and regulations. If such Notes shall be sold in a competitive sale such Notes are requested to be awarded to the bidder submitting the best bid (determined in accordance with the requirements of the Notice of Sale and the terms set forth herein) and the Chairman or the Vice Chairman of FCRHA upon the request of the County Executive or Chief Financial Officer of the County are hereby authorized to award the Bonds to such best bidder. The Notes may upon the approval of the Chairman or Vice Chairman of FCRHA or other authorized officer and with the consent of the County Executive or the Chief Financial Officer of the County be sold in a negotiated sale to one or more underwriters, subject to the following conditions: (i) the Financial Advisor to the County shall have recommended that due to financial market conditions such a negotiated sale best serves the interest of the County and (ii) the underwriter(s) of the bonds shall have been chosen pursuant to County guidelines and regulations. In the event of a negotiated sale, Chairman, Vice Chairman, or such other officer or officers of FCRHA as may be designated by any one of them, is hereby authorized and directed to execute or approve a bond purchase agreement, by and among the underwriters, FCRHA and the County, setting forth the terms of the sale of the bonds. Such bond purchase agreement shall only be executed (i) if such agreement does not contain any terms contradictory to the terms of this Resolution or the resolution to adopted by the Board of Supervisors of the County relating to the Notes and (ii) the Financial Advisor to the County (the "Financial Advisor") shall recommend to the County the execution of such agreement.

The Notes shall be dated and issued on such date and in such principal amount, shall mature on such date or dates, subject to the right of prior redemption, shall bear interest at such rate or rates, payable on such dates and shall have such other details all as shall be determined by Chairman or the Vice Chairman of FCRHA and a Delegate on or before the sale date.

The aggregate principal amount of the Notes shall not exceed an aggregate principal amount of \$27,000,000 with a maximum final maturity date that will not be later than June 30, 2015. The Notes may be subject to the right of prior redemption at the option of FCRHA upon the sale, redevelopment or other disposition of the Property, from any moneys that may be made available for such purpose, either in whole or in part, on any date, and at redemption prices no one of which shall exceed 102%. The Chairman or Vice Chairman of FCRHA or other authorized officer and with the consent of the County Executive or the Chief Financial Officer of the County may determine such redemption provisions at or near the sale date. The Chairman or Vice Chairman of FCRHA is hereby authorized, if the Fairfax County Executive or the Fairfax County Chief Financial Officer and the Financial Advisor shall so recommend, to accept an offer of the purchasers of the

Notes, to purchase all the Notes at a purchase price of not less than ninety-six percent (96%) of the aggregate principal amount thereof nor more than one hundred eight percent (108%) of the aggregate principal amount thereof, plus accrued interest, and resulting in a true interest cost to FCRHA not in excess of five percent (5.0%), upon the terms and conditions set forth in the Notice of Sale or Bond Purchase Agreement, as applicable, and to approve and fix the details of the Notes that cannot be determined except under the actual market conditions that will obtain when the Notes are offered at competitive bidding or negotiated sale, as applicable, as herein authorized, but subject to such limitations as set forth herein.

Section 3. **Limited Obligations.** The Notes shall be limited obligations of FCRHA payable solely from the sources referred to in the preamble to this Resolution and as provided in the form of the Notes.

Section 4. **Payment Agreement.** The Payment Agreement is hereby approved in the form made available at this meeting. The Chairman or Vice Chairman of FCRHA is hereby authorized and directed to execute and deliver the Payment Agreement in substantially the form hereby approved with such additions, deletions and modifications thereto as may be approved by the Chairman or Vice Chairman, the execution of the Payment Agreement being conclusive evidence of such approval and of the approval of FCRHA; and the Secretary or an Assistant Secretary of FCRHA, or any Authorized Representative, is hereby authorized and directed to affix the seal of FCRHA to the Payment Agreement and to attest same.

Section 5. **Ground Lease.** The Ground Lease is hereby approved in the form made available at this meeting. The Chairman or Vice Chairman of FCRHA is hereby authorized and directed to execute and deliver the Ground Lease in substantially the form hereby approved with such additions, deletions and modifications thereto as may be approved by the Chairman or Vice Chairman, the execution of the Ground Lease being conclusive evidence of such approval and of the approval of FCRHA; and the Secretary or an Assistant Secretary of FCRHA, or any Authorized Representative, is hereby authorized and directed to affix the seal of FCRHA to the Ground Lease and to attest same.

Section 6. **Assignment Agreement.** The Assignment Agreement is hereby approved in the form made available at this meeting. The Chairman or Vice Chairman of FCRHA is hereby authorized and directed to execute and deliver the Assignment Agreement in substantially the form hereby approved with such additions, deletions and modifications thereto as may be approved by the Chairman or Vice Chairman, the execution of the Assignment Agreement being conclusive evidence of such approval and of the approval of FCRHA; and the Secretary or an Assistant Secretary of FCRHA, or any Authorized Representative, is hereby authorized and directed to affix the seal of FCRHA to the Assignment Agreement and to attest same.

Section 7. **Preliminary Official Statement.** The form of the Preliminary Official Statement is hereby approved and the Chairman or Vice Chairman of FCRHA is hereby authorized to approve the terms of and publish a Preliminary Official Statement

describing the Notes in substantially the same form as the Preliminary Official Statement presented to this meeting and deem "final" such Preliminary Official Statement for purposes of Rule 15c2-12 under the Securities Exchange Act of 1934, as amended. The distribution and use by the winning bidders of a final Official Statement relating to the Notes (the "Official Statement") is hereby authorized. The Official Statement shall be completed with the pricing and other information in substantially the form of the Preliminary Official Statement approved this day by FCRHA with such minor changes, insertions and omissions as may be approved by authorized representatives of the County and the Chairman or Vice Chairman of FCRHA. The Chairman or the Vice Chairman of the FCRHA is hereby authorized and directed to execute and deliver the Official Statement to the winning bidder for its use in making a public offering of the Notes upon the terms set forth in the Official Statement and Notice of Sale.

Section 8. **Notice of Sale.** The form of the Notice of Sale presented to this meeting is hereby approved, and the distribution, publication and use of the Notice of Sale for purposes of the sale of the Notes is hereby approved. Such notice shall be substantially in the form of the Notice of Sale annexed to this resolution. Alternatively, there may be distributed a summary of the principal terms of the notice. Bids shall be received electronically via the PARITY Competitive Bidding System.

Section 9. **Continuing Disclosure Agreement.** The form of the Continuing Disclosure Agreement, presented at this meeting, is hereby approved.

Section 10. **Renewal Notes.** In the event that there has not been provided permanent financing the net proceeds of which are sufficient to provide, at or prior to the maturity of the Notes, for the payment of the unpaid principal and interest on the Notes, FCRHA covenants to use their best efforts to obtain further interim financing and issue and sell renewal notes in amounts sufficient to provide, at or prior to the maturity of the Notes, for the payment of the unpaid principal and interest on the Notes.

Section 11. **Bond Counsel.** Sidley Austin LLP is hereby appointed Bond Counsel in connection with the issuance and sale of the Notes.

Section 12. **Other Action.** The Chairman, Vice Chairman, Secretary or an Assistant Secretary of FCRHA or any Authorized Representative is hereby authorized and directed to execute and deliver any and all additional documents, certificates and instruments, including any letter of instructions or escrow agreements relating to the payment of the Outstanding Notes, necessary or proper to do and cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated by this Resolution and the securing and issuance of the Notes.

Section 13. **No Personal Liability.** No stipulation, obligation or agreement herein contained or contained in the Payment Agreement, the Notes, the Continuing Disclosure Agreement or in any other agreement, certificate or document executed on behalf of FCRHA shall be deemed to be a stipulation, obligation or agreement of any Commissioner, officer, agent or employee of FCRHA in his or her individual

capacity, and no such Commissioner, officer, agent or employee shall be personally liable on the Notes or be subject to personal liability or accountability by reason of the issuance thereof.

Section 14. ***Action Approved and Confirmed.*** All acts and doings of the Commissioners, officers, agents or employees of FCRHA which are in conformity with the purposes and intent of this Resolution and in the furtherance of the issuance of the Notes and the execution, delivery and performance of the documents and agreements authorized hereby are in all respects approved and confirmed.

Section 15. ***Severability.*** If any provision of this Resolution shall be held or deemed to be illegal, inoperative or unenforceable, the same shall not affect any other provision or cause any other provisions to be invalid, inoperative or unenforceable to any extent whatsoever.

Section 16. ***Repealer; Effective Date.*** Any resolutions or orders or parts thereof in conflict with this Resolution are to the extent of any such conflict hereby repealed. This Resolution shall take effect immediately upon its adoption.

A motion was made by Commissioner Schwaninger, seconded by Commissioner Kennedy, to adopt Resolution Number 46-12. After a discussion, a vote was taken and the motion carried with Commissioner Betts abstaining.

3.

RESOLUTION NUMBER 47-12

Authorization to Enter into Contracts and Make Deferred Loans Using FY 2013 Federal Community Development Block Grant and Home Investment Partnerships Funds to the Following Nonprofits: (1) Community Havens, Inc. (\$300,000); (2) Pathway Homes (\$455,309); and (3) Reston Interfaith Housing Corporation (\$310,805)

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 and Home Investment Partnerships 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 December 6, 2012 meeting, and:

- (1) Community Havens, Inc. in the amount of \$300,000 for the acquisition of land, design, engineering and permit fees, to construct a single family home to provide affordable housing to six (6) individual with severe intellectual disabilities and concurrent physical disabilities at or below 30% of area median income, subject to underwriting by the HCD Loan Underwriting Committee;
- (2) Reston Interfaith Housing Corporation in the amount of \$310,805 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, homeless families or individuals at or below 30% of the area median income, subject to underwriting by the HCD Loan Underwriting Committee; and
- (3) Pathway Homes Incorporated in the amount of \$455,309 for the acquisition of three (3) units of housing, which units will be used to provide long-term supportive housing for low income individuals 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 Kennedy, to adopt Resolution Number 47-12. A vote was taken and the motion carried unanimously.

CONSIDERATION ITEMS:

1. Procedures Related to Closed Sessions of the Fairfax County Redevelopment and Housing Authority

MOTION

Procedures Related to Closed Sessions of the Fairfax County Redevelopment and Housing Authority

MOVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) adopt the policies and procedures related to FCRHA Closed Sessions, as discussed by the FCRHA Committee of the Whole on October 25, 2012 and included in the Consideration Item presented to the FCRHA at its Regular Meeting on December 6, 2012.

A motion was made by Commissioner Jasper, seconded by Commissioner McAloon. Following a discussion, a vote was taken and the motion carried unanimously.

ADMINISTRATIVE ITEMS: (continued)

1.

RESOLUTION NUMBER 48-12

Authorization to Write-off Tenant Accounts Receivable over One Year Old

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) does hereby authorize the write-off of tenant accounts for the following programs in the following amounts in FY 2012, as described in the item presented to the FCRHA at its meeting on December 6, 2012.

Public Housing Program	\$44,654
Fairfax County Rental Program	\$22,943

A motion was made by Commissioner Schwaninger, seconded by Commissioner Jasper, to adopt Resolution Number 48-12. A vote was taken and the motion carried unanimously.

2.

RESOLUTION NUMBER 49-12

Approval to Release for Public Comment the 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), and Authorization to Advertise a Public Hearing on the Draft Plan

BE IT RESOLVED THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) approves, for the purpose of seeking public comment, the Draft Annual Plan for the Public Housing and Housing Choice Voucher Programs for FY 2013 (FCRHA Fiscal Year 2014) as presented to the FCRHA at its meeting on December 6, 2012; and

BE IT FURTHER RESOLVED THAT THE FCRHA authorizes the Department of Housing and Community Development to advertise a public hearing on the proposed revisions to the Annual Plan for FY 2013 (FCRHA Fiscal Year 2014) to be held at the FCRHA's January 31, 2013 meeting.

A motion was made by Commissioner Jasper, seconded by Commissioner Schwaninger, to adopt Resolution Number 49-12. Following a brief discussion, a vote was taken and the motion carried unanimously.

INFORMATION ITEMS:

1. Fairfax County Redevelopment and Housing Authority Regular Meeting Summary – October 26, 2012
2. Minutes of the Committee of the Whole Meeting – October 25, 2012
3. Minutes of the Finance Committee Meeting – November 28, 2012
4. Minutes of the Housing Ownership, Management and Security Committee Meeting – November 28, 2012
5. Transfer of Fairfax County Redevelopment and Housing Authority-owned Property Located on Fordson Road to the Fairfax County Board of Supervisors (Lee District)
6. Update on the Expiration of Affordable Dwelling Units with 15-Year Covenants – *presentation and discussion*
7. Fairfax County Redevelopment and Housing Authority Calendar of Meetings – January and February 2013

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 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 8:13 p.m.

OPEN SESSION RESUMES

A motion was made by Commissioner Schwaninger, seconded by Commissioner McAloon, 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

NAY

ABSTAIN

Elisabeth Lardner, Chair
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

The motion carried unanimously by the commissioners present and Open Meeting resumed at 8:40 p.m.

RESOLUTION

1.

RESOLUTION NUMBER 52-12

Authorization to Release Moderate Income Direct Sales (MIDS) Covenants Regarding
5391 Laura Belle Lane, Fairfax, Virginia 22032 (Braddock District)

NOW THEREFORE, BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes staff to release the Moderate Income Direct Sales (MIDS) restrictions pertaining to 5391 Laura Belle Lane, Fairfax, Virginia upon payment of all amounts owed to the FCRHA under that certain Deed of Trust encumbering said property and recorded among the land records of Fairfax County in Deed Book 5854, Page 1600.

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 reasonably necessary to effectuate these transactions.

A motion was made by Commissioner Craig, seconded by Commissioner Schwaninger, to adopt Resolution Number 52-12. 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. A vote was taken and the motion carried unanimously and the adjourned at 8:52 p.m.

(Seal)

Elisabeth Lardner, Chairman

Paula C. Sampson, Assistant Secretary