

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

December 12, 2013

NOTE: Prior to convening its December 12, 2013 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, David Jones, Senior Program Manager; for Service, Navneet Sohi, Public Information Officer and Diane Jenkins, Environmental and Labor Compliance Specialist; for Leadership, Barbara Silberzahn, Director of Homeownership; and for Collaboration, the Department of Housing and Community Development's (HCD) Moving to Work Team to include Jodi Cienki, Carol Erhard, Tom Fleetwood, Samantha Gallo, Grace Highman, Elisa Johnson, Russell Lee, and Vincent Rogers.

On December 12, 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 7:00 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
Robert C. Carlson
C. Melissa Jonas
Richard Kennedy
H. Charlen Kyle
Robert Schwaninger
Rod Solomon

ABSENT

John Betts
Christopher Craig
Albert J. McAloon

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; Kris Miracle, Director, Administration Division; Steve Knippler, Senior Program Manager, Administration Division; Carol Erhard, Director, Rental Services Division; Russell Lee, Associate Director, Rental Services Division; Vincent Rogers, Senior Program Manager, Rental Services Division; David Jones, Sr. Program Manager, Real Estate Finance and Grants Management (REFGM) Division; Barbara Silberzahn, Director, Homeownership and Relocation Division; Abdi Hamud, Chief, Homeownership and Relocation Division; Nicole Wickliffe, Director, Asset Management Division; Hossein Malayeri, Director, Design, Development and Construction (DDC) Division; Rex Peters, Housing Community Developer, DDC; Esther Caesar, Fiscal Administrator, Financial Management Division (FMD); Mary Lou Thompson, Financial Analyst, FMD; Mike Trent,

Network Analyst, Information Systems and Services (ISS) Division; Peter Uhrmacher and Jodi Cienki, FCRHA Assistants. Other Fairfax County staff in attendance: Ryan Wolf, Alan Weiss and Om Jahagirdar, Assistant County Attorneys and FCRHA Counsel.

CITIZEN TIME

The FCRHA Chair opened Citizen Time at 7:00. With no one signed up and no one in the audience wishing to speak, the Chair closed citizen time at 7:01.

APPROVAL OF MINUTES

October 24, 2013

A motion was made by Commissioner Schwaninger, seconded by Commissioner Jasper, that the FCRHA approve the Minutes of the October 24, 2013 Regular Meeting, as corrected. A vote was taken and the motion carried unanimously.

ADMINISTRATIVE ITEMS

2.

RESOLUTION NUMBER 58-13

Commending Barbara Silberzahn for Her Years of Service to the Fairfax County Redevelopment and Housing Authority

WHEREAS, Barbara Silberzahn has served Fairfax County and the Fairfax County Redevelopment and Housing Authority (FCRHA) in a variety of positions with the Department of Housing and Community Development (HCD) since 1989, including serving as the Director of the Homeownership and Relocation Services Division since 2007; and

WHEREAS, she provided effective and conscientious stewardship of the FCRHA's homeownership programs at a time of great change and uncertainty, pivoting rapidly from a very active market to helping lead the FCRHA's response to the foreclosure crisis of 2008-2009; and

WHEREAS, she led the development of policies regarding homeownership, including the redesign of the First-Time Homebuyers Program, and played an active role in the evolution of the Affordable Dwelling Unit Program; and

WHEREAS, she developed successful requests for funds from the Virginia Housing Development Authority which resulted in millions of dollars for first trust financing for first-time homebuyers in Fairfax County; and

WHEREAS, she implemented a comprehensive approach to homebuyer

education including the creation of the HCD Homeownership Resource Center; and

WHEREAS, she served as in-house expert on tenant relocation issues and planned relocation services for critical FCRHA affordable housing developments at Woodley-Nightingale, Stonegate Village, The Green, and Stevenson Street; and

WHEREAS, she developed a highly cohesive and skilled team which evolved into the Homeownership and Relocation Services Division; and

WHEREAS, on January 14, 2014, Barbara Silberzahn will complete her distinguished service with the county after twenty-four years of service;

NOW THEREFORE BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority expresses its gratitude to Barbara Silberzahn 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 Schwaninger, seconded by Commissioner Jasper, to adopt resolution Number 58-13. Following a discussion, a vote was taken and the motion carried unanimously.

ACTION ITEMS

1.

RESOLUTION NUMBER 54-13

Approval to Release for Public Comment the Draft Revised Fairfax County Redevelopment and Housing Authority (FCRHA) Moving to Work Plan for Fiscal Year 2014 and Authorization to Advertise a Public Hearing on the Draft Revised Moving to Work Plan

BE IT RESOLVED THAT that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves, for the purpose of seeking public comment, the Draft Revised Moving to Work Plan for Fiscal Year 2014, as attached to the Action Item presented to the FCRHA at its meeting on December 12, 2013; and

BE IT FURTHER RESOLVED THAT the FCRHA authorizes the Department of Housing and Community Development to advertise a public hearing on the Draft Revised Moving to Work Plan to be held at the Regular Meeting of the FCRHA on January 30, 2014.

A motion was made by Commissioner Schwaninger, seconded by Commissioner Kennedy, to adopt resolution Number 54-13. A presentation was made by Vincent

Rogers, Senior Program Manager, Rental Services Division. Following a discussion, a vote was taken and the motion carried unanimously.

RESOLUTION NUMBER 55-13

Authorization to Implement Revisions to the Housing Choice Voucher Administrative Plan in Response to Federal Budget Sequestration

BE IT RESOLVED THAT the FCRHA authorizes the revisions to the Housing Choice Voucher Administrative Plan to amend its Housing Choice Voucher maximum subsidy standards, as outlined in the Action Item presented to the FCRHA at its meeting on December 12, 2013; and

BE IT FURTHER RESOLVED THAT the FCRHA authorizes the revisions to the Housing Choice Voucher Administrative Plan to amend its termination policy due to insufficient federal funding, as outlined in the Action Item presented to the FCRHA at its meeting on December 12, 2013

A motion was made by Commissioner Schwaninger, seconded by Commissioner Jasper, to adopt resolution Number 55-13. A presentation was made by Vincent Rogers, Senior Program Manager, Rental Services Division. Following a discussion, a roll call vote was taken as follows:

AYE

Elisabeth Lardner, Chairman
Willard Jasper, Vice Chair
Robert C. Carlson
C. Melissa Jonas
Richard Kennedy
H. Charlen Kyle
Robert Schwaninger

NAY

Rod Solomon

ABSTAIN

RESOLUTION NUMBER 56-13

Authorization to Request from the Fairfax County Board of Supervisors a Continued Reservation of \$2.8 Million in Fiscal Year 2014 Bridging Affordability Funds to Support the Housing Choice Voucher Program in Fiscal Year 2015

BE IT RESOLVED THAT the FCRHA authorizes the Department of Housing and Community Development to request from the Fairfax County Board of Supervisors a continued reservation of \$2.8 million in Fiscal Year 2014 Bridging Affordability funds to support the Housing Choice Voucher program in Fiscal Year 2015, to be used in the event of (1) U.S. Department of Housing and Urban Development (HUD) disapproval of

one or more actions requested by the FCRHA, (2) further reduced federal funding, (3) family hardships, or (4) potential participant terminations in the Housing Choice Voucher program, as outlined in the Action Item presented to the FCRHA at its meeting on December 12, 2013.

A motion was made by Commissioner Schwaninger, seconded by Commissioner Jonas, to adopt resolution Number 56-13. A presentation was made by Vincent Rogers, Senior Program Manager, Rental Services Division. Following a discussion, a vote was taken and the motion carried unanimously.

ADMINISTRATIVE ITEMS (cont.)

1.

RESOLUTION NUMBER 57-13

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 2013, as described in the item presented to the FCRHA at its meeting on December 12, 2013.

Public Housing Program	\$53,522
Fairfax County Rental Program	\$26,698

A motion was made by Commissioner Schwaninger, seconded by Commissioner Jonas, to adopt resolution Number 57-13. A vote was taken and the motion carried unanimously.

3.

RESOLUTION NUMBER 59-13 - Deferred

Commending JoAnne Ibrahim for Her Years of Service to the Fairfax County Redevelopment and Housing Authority

4.

RESOLUTION NUMBER 60-13

Appointment of Robert Easley as an Assistant Secretary of the Fairfax County Redevelopment and Housing Authority (FCRHA)

NOW, THEREFORE, BE IT RESOLVED that Robert Easley, Deputy Director for Operations of the Department of Housing and Community Development, is appointed Assistant Secretary of the FCRHA, effective December 12, 2013.

A motion was made by Commissioner Jasper, seconded by Commissioner Jonas, to adopt resolution Number 60-13. A vote was taken and the motion carried unanimously.

INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority Regular Meeting Summary – October 24, 2013
2. Minutes of the Housing Ownership, Management, and Security Committee Meeting – December 4, 2013
3. Minutes of the Planning and Development Committee Meeting – December 4, 2013
4. Minutes of the Finance Committee Meeting – December 4, 2013
5. FCRHA Year-End Portfolio Report –Deferred to the January 30, 2014 meeting
6. Update on Ongoing Affordable Housing Development Activities – Brief discussion
7. Cornerstones Housing Request to Reallocate Funding Award (Hunter Mill District) – Brief discussion
8. Fairfax County Redevelopment and Housing Authority Calendar of Meetings – January and February 2014

CLOSED SESSION

A motion was made by Commissioner Schwaninger, seconded by Commissioner Solomon, 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 8:31 p.m.

OPEN SESSION RESUMES

A motion was made by Commissioner Schwaninger, seconded by Commissioner Jonas, 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
Robert C. Carlson
C. Melissa Jonas
Richard Kennedy
H. Charlen Kyle
Robert Schwaninger
Rod Solomon

NAY

ABSTAIN

The motion carried unanimously by the commissioners present and Open Meeting resumed at 8:57 p.m.

RESOLUTIONS

1.

RESOLUTION NUMBER 61-13

Fairfax County Redevelopment and Housing Authority (FCRHA) Revised Authorization to Bid at Virginia Housing Development Authority (VHDA) Foreclosure Sale (Braddock, Lee, Mount Vernon and Providence Districts)

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) have a strategic goal to preserve, expand and facilitate affordable housing opportunities in Fairfax County; and

WHEREAS, VHDA holds first-position deeds of trust, and the FCRHA holds subordinate lien positions, on the seven (7) properties in Fairfax County described in Closed Session; and

WHEREAS, VHDA has notified the FCRHA that it intends to foreclose on its deed of trust on each of these 7 properties; and

WHEREAS, the FCRHA intends to bid on five (5) of these properties at a VHDA foreclosure sale to preserve the properties as affordable housing in Fairfax County;

NOW, THEREFORE, BE IT RESOLVED that the FCRHA authorizes

Paula C. Sampson, Assistant Secretary, any Assistant Secretary, and any other FCRHA staff designated by any Assistant Secretary, on behalf of the FCRHA, to submit bids, as described in Closed Session, at any VHDA foreclosure sale for the aforementioned properties; and

BE IT FURTHER RESOLVED that the FCRHA authorizes its Chairman, Vice Chairman, Secretary or any Assistant Secretary to execute any necessary documents to affect the purchase of the above described properties consistent with the terms described in Closed Session.

A motion was made by Commissioner Solomon, seconded by Commissioner Schwaninger, to adopt resolution Number 61-13. A vote was taken and the motion carried unanimously.

BOARD MATTERS – See Attachment #1

ADJOURNMENT

A motion was made by Commissioner Schwaninger, seconded by Commissioner Jasper, to adjourn the meeting at 9:03 p.m. A vote was taken and the motion carried unanimously.

(Seal)

Elisabeth Lardner, Chairman

Paula C. Sampson, Assistant Secretary