

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

November 13, 2014

NOTE: Prior to convening its November 13, 2014 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, Adelaide Bridges, Program Manager; for Service, Tom Fleetwood, Division Director; Adele Williams, Tenant Accounts Manager; and Aseem Nigam, Division Director; and for Collaboration, the RPJ Foreclosure Team to include Rex Peters, David Jones, Jimmy Jackson, Nicole Wickliffe, Hossein Malayeri and Mary Lou Thompson; and the Conversion of HCV Landlords to Direct Deposit Team to include Joan Beckner, Gabriele Hickey, Dawn Creal, and Barbara Sisson.

On November 13, 2014, 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 Robert Schwaninger called the 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

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

ABSENT

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; Kurt Creager, Incoming Director; Robert Easley, Deputy Director, Operations; Tom Fleetwood, Director, FCRHA Policy, Reporting and Communications Division; Kris Miracle, Director, Administration Division; Steve Knippler, Senior Program Manager, FCRHA Policy, Reporting and Communications Division; Russell Lee, Director, Rental Services Division; Grace Highman, Contracts Manager, Rental Services Division; Marijke Hannam, Director, Financial Management Division (FMD); Hossein Malayeri, Director, Design, Development and Construction Division (DD&C); Rex Peters, Associate Director, Real Estate, DD&C; Aseem Nigam, Director, Real Estate Finance and Grants Management

(REFGM) Division; Robert Fields, Interim Associate Director, Grants Management, REFGM Division; Beverly Moses, Housing Community Developer, Grants Management, REFGM Division; David Jones, Senior Program Manager, Grants Management, REFGM Division; Abdi Hamud, Chief, Homeownership and Relocation Division; Nicole Wickliffe, Director, Asset Management Division; Elisa Johnson, Director, PROGRESS Center, Administration Division; Mike Trent, Network Analyst, Information Systems and Services (ISS) Division; and Jodi Cienki, FCRHA Assistant. Other Fairfax County staff in attendance: Cynthia Tianti, Deputy County Attorney; and Ryan Wolf, Alan Weiss, and Susan Timoner, Assistant County Attorneys and FCRHA Counsel.

PUBLIC HEARING

Draft Revised Fairfax County Redevelopment and Housing Authority (FCRHA) Moving to Work Plan for Fiscal Year 2015

The FCRHA Chair opened the Public Hearing at 7:00 p.m. With no one signed up and no one in the audience wishing to speak, the Chair closed the Public Hearing at 7:00 p.m.

CITIZEN TIME

The FCRHA Chair opened Citizen Time at 7:01. 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

September 18, 2014

A motion was made by Commissioner Kyle, seconded by Commissioner Jasper, that the FCRHA approve the Minutes of the September 18, 2014 Meeting as corrected. A vote was taken and the motion carried with Commissioners Craig, and Lardner abstaining and Commissioner Solomon not present at the time of the vote.

ACTION ITEM

1.

RESOLUTION NUMBER 43-14

Fairfax County Redevelopment and Housing Authority (FCRHA) Approval to Make Clarifying Revisions to the Transitional Housing Preference Within the Housing Choice Voucher Administrative Plan and Public Housing Admissions and Continued Occupancy Plans

NOW, THEREFORE, BE IT RESOLVED THAT that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves clarifying revisions to the Transitional Housing preference within the Housing Choice Voucher Administrative Plan and Public Housing Admissions and Occupancy Plan, specifying that the phrase "graduate" means graduating from any qualifying Transitional Housing Program, as described in the Action Item presented on November 13, 2014.

A motion was made by Commissioner Kennedy, seconded by Commissioner Kyle to adopt Resolution Number 43-14. A vote was taken and the motion carried unanimously, with Commissioner Solomon not present at the time of the vote.

ADMINISTRATIVE ITEMS

1.

RESOLUTION NUMBER 44-14

Establishing the Schedule of Meeting Dates for 2015
for the Fairfax County Redevelopment and Housing Authority

BE IT RESOLVED that the regular meetings and the Annual Meeting of the FCRHA for January through December 2014 will be held at the FCRHA Board Room at One University Plaza, 4500 University Drive, Fairfax, Virginia 22030 at 7:00 p.m. on the following dates unless the Chairman, or in the Chairman's absence, the Vice Chairman, shall authorize a different time.

January	29
March	19
April	16
June	11
July	30 ANNUAL MEETING
September	17
October	29
December	10

A motion was made by Commissioner Jonas, seconded by Commissioner Kyle, to adopt Resolution Number 44-14. A vote was taken and the motion carried unanimously, with Commissioner Solomon not present at the time of the vote.

2.

RESOLUTION NUMBER 45-14

Extending the Five-Year Fairfax County Redevelopment and Housing Authority
(FCRHA) Strategic Plan through Fiscal Year 2016

NOW THEREFORE, BE IT RESOLVED, THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) approves extending the currently adopted Five-Year FCRHA Strategic Plan through Fiscal Year 2016, as described in the Administrative Item presented on November 13, 2014.

A motion was made by Commissioner Kennedy, seconded by Commissioner Jonas, to adopt Resolution Number 45-14. A vote was taken and the motion carried unanimously with Commissioner Solomon not present at the time of the vote.

INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority Meeting Summary – September 18, 2014
2. Minutes of the Housing Ownership, Management and Security Committee Meeting – November 5, 2014
3. Minutes of the Finance Committee Meeting – November 5, 2014
4. Fiscal Year 2014 Moving to Work Annual Report – Brief Discussion
5. Update on Financing of North Point Apartments and Disposition of \$500,000 Freddie Mac Grant to the Project (Hunter Mill District)
6. Fairfax County Redevelopment and Housing Authority (FCRHA) Application for Additional Veterans Affairs Supported Housing (VASH) Program Vouchers
7. Fairfax County Redevelopment and Housing Authority Calendar of Meetings – December 2014 and January 2015

CLOSED SESSION

A motion was made by Commissioner Carlson, seconded by Commissioner Jonas, that the Fairfax County Redevelopment and Housing Authority (“FCRHA”) go into Closed Session for (a) discussion and consideration, pursuant to Virginia Code Section 2.2-3711(A)(3), of the acquisition of real property for a public purpose and of disposition of publicly held real property where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA, and (b) consultation with

legal counsel, pursuant to Virginia Code Section 2.2-3711(A)(7), pertaining to actual and probable litigation, where such consultation in open meeting would adversely affect the negotiating and litigating posture of the FCRHA.

The motion carried and the FCRHA went into Closed Session at 7:10 p.m.

OPEN SESSION RESUMES

A motion was made by Commissioner Carlson 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:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Robert Schwaninger, Chairman		
Willard Jasper, Vice Chair		
John Betts		
Robert C. Carlson		
Christopher Craig		
C. Melissa Jonas		
Richard Kennedy		
H. Charlen Kyle		
Elisabeth Lardner		
Rod Solomon		

The motion carried unanimously by the commissioners present and the Open Meeting resumed at 8:11 p.m.

RESOLUTIONS

1.

RESOLUTION NUMBER 46-14

Fairfax County Redevelopment and Housing Authority (FCRHA) Elects Not to Exercise Its Option to Purchase Home Equity Loan Program (HELP) Property at 14801 Rydell Road, Unit 101, 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

14801 Rydell Road, Unit 101, Centreville, VA 20121 at any price equal to or greater than \$176,400 – approximately 90% of the fair market value of \$196,000; and

BE IT FURTHER RESOLVED that the FCRHA directs staff to inform the owner that any future executed contract at a sales price under \$176,400 must be brought back to the FCRHA for consideration.

A motion was made by Commissioner Carlson, seconded by Commissioner Jonas, to adopt Resolution Number 46-14. A vote was taken and the motion carried unanimously.

2.

RESOLUTION NUMBER 47-14

Authorization to Adjust Resale Price of First-Time Homebuyer Direct Sales Unit at 8281 Crestmont Circle, Springfield, VA 22153 (Mount Vernon District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Department of Housing and Community Development to resell the First-Time Homebuyer Direct Sales unit at 8281 Crestmont Circle, Springfield, VA 22153 at the current control price of \$198,448 to a qualified 2 - 4 person household in the First-Time Homebuyers Program.

BE IT FURTHER RESOLVED that the FCRHA authorizes adjusting the resale price to the appraised value, in the event that the appraised value is less than the current control price of \$198,448.

A motion was made by Commissioner Lardner, seconded by Commissioner Jonas, to adopt Resolution Number 47-14. A vote was taken and the motion carried unanimously.

3.

RESOLUTION NUMBER 48-14

Approval of Final Disposition of Certain Robert Pierre Johnson Housing Development Corporation (RPJ) Owned Properties with Fairfax County Redevelopment and Housing Authority (FCRHA) Financing

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, FCRHA holds deeds of trust on certain properties owned by Robert Pierre Johnson Housing Development Corporation (RPJ) and located in Fairfax County, as further described in Closed Session; and

WHEREAS, RPJ has notified the FCRHA that it intends to cease operations and dispose of its remaining inventory of properties; and

WHEREAS, the FCRHA desires to acquire one (1) of these properties and to recoup other funds loaned to RPJ, as further described in Closed Session;

NOW, THEREFORE, BE IT RESOLVED that the FCRHA authorizes Paula C. Sampson, Assistant Secretary, any other Assistant Secretary, and any other FCRHA staff designated by any Assistant Secretary, on behalf of the FCRHA, to negotiate, as described in Closed Session, the acquisition of one (1) property owned by RPJ and the repayment of funds owed to the FCRHA by RPJ as described in Closed Session; and

BE IT FURTHER RESOLVED that the FCRHA waives its right of first refusal with respect to the other RPJ properties described in Closed Session; and

BE IT FURTHER RESOLVED that the FCRHA authorizes the Department of Housing and Community Development to explore the transfer of the property acquired as a result of this action to Fairfax County, for the purpose of serving a special needs population as described in the Housing Blueprint; and

BE IT FURTHER RESOLVED that the FCRHA authorizes its Chairman, Vice Chairman, Secretary or any Assistant Secretary to execute any necessary or desirable documents to effectuate such acquisition and repayment consistent with the terms described in Closed Session.

A motion was made by Commissioner Kennedy, seconded by Commissioner Jonas, to adopt Resolution Number 48-14. A vote was taken and the motion carried with Commissioner Betts abstaining.

MOTIONS

1.

Motion Following Closed Session Relating to Possible Settlement of Litigation Regarding Affordable Dwelling Unit at 11326 Westbrook Mill Lane, Unit # 204, Fairfax, VA 22030 (Braddock District)

MOVED that the Fairfax County Redevelopment and Housing Authority authorize:

1. The Office of the County Attorney to negotiate a settlement with respect to Fairfax County Circuit Court Case # CL 2014-7210, regarding the Affordable Dwelling Unit (ADU) located at 11326 Westbrook Mill Lane, Unit # 204, Fairfax, VA 22030, consistent with the terms discussed in closed session; and
2. The Chairman, the Vice Chairman, and any Assistant Secretary to execute all necessary or appropriate documents to implement any such settlement.

A motion was made by Commissioner Jasper, seconded by Commissioner Carlson, to adopt the motion as written. A vote was taken and the motion carried unanimously.

2.

Motion Following Closed Session Relating to Possible Settlement of Litigation Regarding Affordable Dwelling Unit at 5035 Marshall Crown Road, Centreville, VA 20120 (Sully District)

MOVED that the Fairfax County Redevelopment and Housing Authority authorize:

1. The Office of the County Attorney to negotiate a settlement with respect to Fairfax County Circuit Court Case # CL 2014-8568, regarding the Affordable Dwelling Unit (ADU) located at 5035 Marshall Crown Road, Centreville, VA 20120, consistent with the terms discussed in closed session; and
2. The Chairman, the Vice Chairman, and any Assistant Secretary to execute all necessary or appropriate documents to implement any such settlement.

A motion was made by Commissioner Jasper, seconded by Commissioner Carlson, to adopt the motion as written. A vote was taken and the motion carried unanimously.

3.

Motion Following Closed Session Relating to Possible Settlement of Litigation Regarding Affordable Dwelling Unit at 10867 Murray Downs Court, Reston, VA 20194 (Hunter Mill District)

MOVED that the Fairfax County Redevelopment and Housing Authority authorize:

1. The Office of the County Attorney to negotiate a settlement with respect to Fairfax County Circuit Court Case # CL 2014-10803, regarding the Affordable Dwelling Unit (ADU) located at 10867 Murray Downs Court, Reston, VA 20194, consistent with the terms discussed in closed session; and

2. The Chairman, the Vice Chairman, and any Assistant Secretary to execute all necessary or appropriate documents to implement any such settlement. A motion was made by Commissioner Jasper, seconded by Commissioner Carlson, to adopt the motion as written. A vote was taken and the motion carried unanimously.

BOARD MATTERS – See Attachment #1

ADJOURNMENT

A motion was made by Commissioner Kennedy, seconded by Commissioner Jasper, to adjourn the meeting at 8:35 p.m. A vote was taken and the motion carried with Commissioner Kyle having previously left the meeting.

(Seal)

Robert Schwaninger, Chairman

Paula C. Sampson, Assistant Secretary