

Board Agenda Item
January 23, 2024

4:30 p.m.

Public Hearing to Validate and Convey Property at the Franconia Governmental Center to the Fairfax County Redevelopment and Housing Authority (Franconia District)

ISSUE:

Validation and Public Hearing regarding the conveyance of property located at the Franconia Governmental Center to the Fairfax County Redevelopment and Housing Authority (FCRHA).

RECOMMENDATION:

The County Executive recommends that the Board validate and convey certain property at the Franconia Governmental Center to the FCRHA.

TIMING

On November 21, 2023, the Board authorized the advertisement of a public hearing for this matter.

BACKGROUND:

On March 9, 2021, following a public hearing, the Board of Supervisors (Board) authorized the conveyance of five parcels of land located at 6121 Franconia Road and identified as Tax Map Nos. 81-3 ((05)) parcels 0002A, 0002B, 0002C1 and 0003A and Tax Map No. 81-3 ((08)) parcel 0503 (Property) to the Fairfax County Redevelopment and Housing Authority (FCRHA). The approximately 3.25-acre property is improved with the Franconia Governmental Center, a 25,800 square foot building constructed in 1992 that incorporates three facilities: the Franconia District Supervisor's Office, the Franconia Police Station and the Franconia Museum and is no longer adequate for these purposes, which are in the process of being relocated to another facility.

The FCRHA is currently negotiating with a developer to expand the County's affordable housing portfolio by constructing a multifamily affordable development on the Property.

During this process, concerns have been raised regarding the validity of the March 9, 2021, public hearing that effectuated the conveyance. Although staff does not share these concerns, this item is intended to fully address this issue by both validating the original conveyance, and in an abundance of caution, repeating the public hearing as required by *Virginia Code § 15.2-1800* to convey the Property to the FCRHA.

Board Agenda Item
December 5, 2023

FISCAL IMPACT:

None.

ENCLOSED DOCUMENTS:

Attachment 1 – Location Map

Attachment 2 – Resolution

Attachment 3 – Milestone Actions

STAFF:

Christopher A. Leonard, Deputy County Executive

Thomas E. Fleetwood, Director, Department of Housing and Community Development

ASSIGNED COUNSEL:

Alan M. Weiss, Assistant County Attorney



RESOLUTION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held on Tuesday, January 23, 2024, at which a quorum was present and voting, the following resolution was adopted:

WHEREAS, on March 9, 2021, the Board of Supervisors authorized the conveyance of land known as the Franconia Governmental Center and identified as Tax Map Nos. 81-3 ((05)) parcels 0002A, 0002B, 0002C1 and 0003A and Tax Map No. 81-3 ((08)) parcel 0503 (Property) to the Fairfax County Redevelopment and Housing Authority (FCRHA); and

WHEREAS, the FCRHA is currently negotiating with a developer to expand affordable housing in Fairfax County by using the Property for multifamily affordable housing; and

WHEREAS, the Board finds that its conveyance of the Property to the FCRHA pursuant to the March 9, 2021, public hearing was in the best interest of the residents of Fairfax County and would help sustain the County's economy by generating affordable housing and that the March 9, 2021, public hearing and subsequent conveyance of the Property to the FCRHA were valid, and

WHEREAS, out of an abundance of caution, the Board held another public hearing on the conveyance of the Property to the FCRHA on January 23, 2024, to resolve any concerns about the validity of the March 9, 2021, public hearing;

NOW, THEREFORE, upon public hearing duly advertised according to law, it is **RESOLVED** that the Board of Supervisors finds that the March 9, 2021, conveyance was necessary to assure the continuation of the County's essential functions, services, and operations, and that, to the extent necessary, the County reauthorizes the conveyance of the Property to the FCRHA and authorizes the County Executive to execute all necessary documents to convey the Property to the FCRHA.

A Copy Teste:

Jill G. Cooper
Clerk for the Board of Supervisors

**Milestone Actions of Board-Conveyed Properties – Franconia Government Center
to the
Fairfax County Redevelopment and Housing Authority**

Franconia Governmental Center

Land Transfer to FCRHA

- Public Hearing Advertisement: February 19 & 26, 2021
- Board Public Hearing: March 9, 2021

Request for Proposals

- Franconia District Town Hall: October 27, 2021
- RFP Advertisement: February 3, 2022
- Developer Selection: January 11, 2023

Comprehensive Plan Amendment (Franconia Triangle)

- Board PA Authorization: April 11, 2023
- FDLUC Meeting: December 4, 2023
- PA FDLUC Presentation: January 2024*

Interim Agreement

- FCRHA Public Hearing Ad: November 20, 2023
- FCRHA Public Hearing: December 14, 2023*
- IA Execution: January 18, 2024*

*Scheduled/projected milestone dates

Abbreviations and Acronyms:

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| CA: | Comprehensive Agreement |
| DPD: | Department of Planning and Development |
| FCRHA: | Fairfax County Redevelopment and Housing Authority |
| FDLUC: | Franconia District Land Use Committee |
| IA: | Interim Agreement |
| PA: | Plan Amendment |
| PCA: | Proffer Condition Amendment |
| RFP: | Request for Proposals |