

**HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY**

10400 Detrick Avenue  
Kensington, Maryland 20895  
(240) 627-9425

**Minutes**

May 8, 2024

The monthly meeting of the Housing Opportunities Commission of Montgomery County was conducted via a hybrid platform (with some participating in-person and some participating online/via teleconference) on Wednesday, May 8, 2024 with moderator functions occurring at 10400 Detrick Avenue, Kensington, Maryland beginning at 4:05 p.m. Those in attendance were:

**Present**

Roy Priest, Chair  
Frances Kelleher, Commissioner  
Linda Croom, Commissioner  
Robin Salomon, Chair Pro Tem

**Attending Via Zoom**

Pamela Byrd, Commissioner

**Absent**

Jeffrey Merkowitz, Vice Chair

**Also Attending**

Chelsea Andrews, President/Executive Director	Kayrine Brown, Senior Executive Vice President
Aisha Memon, Senior VP, Legal Affairs/ General Counsel	Paige Gentry, Deputy General Counsel
Elliot Rule	Victoria Dixon
DaVida Rowley-Blackman	Tim Goetzinger
Richard Congo	John Brouillre
Bonnie Hodge	Zachary Marks
Tia Blount	Ken Silverman
Erin Smith	Imani Benjamin-Johnson
Morgan Tucker	Elaine Cole
Contessa Webster	Terri Fowler
David Brody	Irma Washington
Jay Shepherd	Adam Pinchuk
DeMarcus Hubbard	Meta Lim
Michael Somerville	Walker Taylor
Lynn Hayes	Darcel Cox
Ellen Goff	Sean Ashbury
John Wilhoit	Ali Ozair
DeMarcus Hubbard	Rita Harris

**Also attending via Zoom**

Kai Hsieh	Matt Husman
LeNisha Carroll	Paulette Dudley

**IT Support**

Richard Congo  
Irma Rodriquez

**Commission Support**

Morgan Tucker  
Contessa Webster  
Imani Benjamin-Johnson

Chair Priest opened the meeting with the introduction of the Commission and the President/Executive Director, Chelsea Andrews. Chair Priest also advised that the Status Report of the Resident Advisory Board will be provided at a later time.

**I. Information Exchange**

**A. Community Forum**

The following people spoke at the community forum:

- Amy Millar with UFCW Local 1994 McGeo
- Lisa Blackwell-Brown with UFCW Local 1994

**B. Report of the President/Executive Director**

- Chelsea Andrews, President/Executive Director, provided a presentation of the written report in the month of April 2024.
- President Andrews highlighted the commemoration of HOC's 50<sup>th</sup> anniversary and HOC's nomination for the Ivory Prize 2024 as one of the top 10 finalists.
- President Andrews spoke on a feature in the online magazine, Dezeen, which highlighted HOC's public development strategy.
- President Andrews highlighted the various programs and youth enrichment activities hosted by our Resident Services Division at the many HOC locations, including Cider Mill, Shady Grove Apartments and The Willows.
- President Andrews included a Legislative Update, which displayed HOC's representation by way of herself and Ken Silverman in Governor Wes Moore's signing of two bills, HB7 and HB424, encouraging affordable housing production.

**C. Commissioner Exchange**

Chair Priest gave the Commissioners an opportunity to provide updates and share recent events in the Commissioners' Exchange. Chair Priest spoke on scheduling discussion regarding administrative matters, and the Senior Feeding Program becoming more prominent and necessary for both seniors and children during the summer months. HOC should be prepared to connect with the community more. Commissioner Salomon expressed his interest in third party management

Chair Priest readjusted the agenda for consideration of the Resident Advisory Board and advanced to the Approval of Minutes.

- II. Approval of Minutes** – The minutes were approved, as submitted, with a motion by Commissioner Salomon and seconded by Commissioner Croom. Affirmative votes were cast by Commissioners Priest, Kelleher, Byrd, Croom, and Salomon. Commissioner Merkowitz was necessarily absent and did not participate in the vote.

- A. Approval of Minutes of April 3, 2024 Open Session**
- B. Approval of Minutes of April 3, 2024 Closed Session**

### **III. Revisiting Information Exchange**

#### **A. Status Report from Resident Advisory Board**

- Irma Washington, President, and Adam Pinchuk, Vice President, provided a status report to the Commission regarding further understanding of the Five Year Plan.
- Adam Pinchuk addressed the meeting held with President Andrews and Ken Silverman in April 2024.
- Adam Pinchuk addressed a response regarding the removal of a Board Member who was absent since October 2023 and updating Bylaws with Ms. Harris and Ms. Blackman.
- Commissioner Kelleher provided comments relating to publicized information on social media and at the properties.

### **IV. Consent Item**

#### **A. Approval of New Participating Lender for the Single Family Mortgage Purchase Program**

A motion was made by Commissioner Salomon to adopt Resolution 24-32. Commissioner Byrd seconded the motion. Affirmative votes were cast by Commissioners Priest, Byrd, Kelleher, Croom, and Salomon. Commissioner Merkowitz was necessarily absent and did not participate in the vote.

### **V. Committee Reports and Recommendations for Actions**

#### **A) Development and Finance Committee – Com. Merkowitz, Chair**

- 1. Single Family Mortgage Lending: Approval of Structure, Cost of Issuance, Budget, and Adoption of Series Resolution(s) for the Issuance of Single Family Mortgage Revenue Bonds for the Single Family Mortgage Purchase Program**

Chair Priest introduced President Andrews who provided an overview and introduced Michael Somerville, Vice President, Mortgage Finance and Paulette Dudley, via zoom, who provided the presentation. Staff recommended that the Commission approve: (1) the structure and issuance of the 2024 Bonds under the 1979 Mortgage Revenue Bond Resolution in an amount not to exceed \$35 million in aggregate; (2) to allocate up to \$15 million of private activity volume cap to complete the transaction; (3) of the cost of issuance budget, estimated to be approximately \$570,000 to be funded by the Single Family Program; and (4) to adopt one or more Series Resolution(s) authorizing the issuance of the 2024 Bonds. A motion was made by Commissioner Croom to adopt Resolutions 2024-33A and 2024-33B. Commissioner Salomon seconded the motion. Affirmative votes were cast by Commissioners Priest, Byrd,

Kelleher, Croom, and Salomon. Commissioner Merkowitz was necessarily absent and did not participate in the vote.

## **2. Westside Shady Grove: Building B Proposed Names**

Chair Priest introduced President Andrews who provided an overview and introduced Tia Blount, Vice President, Public Affairs, who provided the presentation. Staff recommended that the Commission approve the name The Muse. After much deliberation, a motion was made by Chair Priest to adopt the name The Endeavor. Commissioner Salomon seconded the motion. Affirmative votes were cast by Commissioners Priest, Byrd, Kelleher, Croom, and Salomon. Commissioner Merkowitz was necessarily absent and did not participate in the vote.

## **3. Hillandale Gateway: Approval of Additional Funding for Legal Services Provided by Gallagher Evelius and Jones, LLP for Hillandale Gateway**

Chair Priest introduced President Andrews who provided an overview and introduced Kathryn Hollister, Housing Acquisition Manager, who provided the presentation. Staff recommended that the Commission approve additional legal services provided by Gallagher Evelius and Jones in the amount of \$233,000, for a total contract amount not to exceed \$625,000. Chair Priest expressed that the Commission felt strongly about moving this matter forward and a motion was made by Commissioner Salomon to adopt Resolution 24-35. Commissioner Byrd seconded the motion. Affirmative votes were cast by Commissioners Priest, Byrd, Kelleher, Croom, and Salomon. Commissioner Merkowitz was necessarily absent and did not participate in the vote.

## **4. Hillandale Gateway: Approval of a Single Maturity Date for the Housing Production Fund Loan to Hillandale Gateway, LLC**

Chair Priest introduced President Andrews who provided an overview and introduced Zachary Marks, Vice President, Real Estate, and Kathryn Hollister, Housing Acquisition Manager, who provided the presentation. Staff recommended that the Commission approve a single maturity date for the Housing Production Fund. A motion was made by Commissioner Salomon to adopt Resolution 24-36. Commissioner Croom seconded the motion. Affirmative votes were cast by Commissioners Priest, Byrd, Kelleher, Croom and Salomon. Commissioner Merkowitz was necessarily absent and did not participate in the vote.

## **5. Alexander House LP/SCRRAC: Approval of Maintenance Responsibilities for the South County Regional Recreational and Aquatic Facility**

Chair Priest introduced President Andrews who provided an overview and introduced Zachary Marks, Vice President, Real Estate, who provided the presentation. Staff recommended that the Commission approve Alexander House Limited Partnership providing written acknowledgement that the maintenance requirements in the SCRRAC AH Lease will control over any conflicts between the maintenance requirements in the Alexander House Commercial Condominium. A motion was made by Commissioner Salomon to adopt Resolution 24-37. Commissioner Croom seconded the motion. Affirmative votes were

cast by Commissioners Priest, Byrd, Kelleher, Croom, and Salomon. Commissioner Merkowitz was necessarily absent and did not participate in the vote.

Chair priest called for a motion to go into recess. This motion was approved by Commissioner Croom and seconded by Commissioner Byrd. Affirmative votes were cast by Commissioners Priest, Byrd, Croom, Kelleher, and Salomon. Commissioner Merkowitz was necessarily absent and did not participate in the vote.

The meeting went into recess at 5:25 p.m. The meeting reconvened at 5:29 p.m.

Commissioner Priest read the Written Closing Statement and made a motion to adopt the statement and close the meeting. Commissioner Kelleher seconded the motion, with Commissioners Priest, Byrd, Kelleher, Croom and Salomon voting in approval. Commissioner Merkowitz was necessarily absent and did not participate in the vote.

Based upon this report and there being no further business to come before this session of the Commission, the Commission adjourned the open session at 5:30p.m., and reconvened in closed session at 5:35 p.m.

In compliance with Section 3-306(c)(2), General Provisions Article, Maryland Code, the following is a report of the Housing Opportunities Commission of Montgomery County's closed session held on May 8, 2024 at approximately 5:35p.m. via a hybrid model (with some participating virtually and some participating in-person) with moderator functions occurring at 10400 Detrick Avenue, Kensington, MD 20895. The meeting was closed under the authority of Sections 3-305(b)(3), 3-305(b)(9), and 3-305(b)(13) to discuss three potential acquisitions of real property (pursuant to Section 3-305(b)(3)); the status of ongoing negotiation with the union and matters related to the negotiation (pursuant to Section 3-305(b)(9)); and the confidential commercial and financial terms of lenders' proposed financing structure for the Hillandale Gateway development (pursuant to Section 3-305(b)(13)).

The meeting was closed and the closing statement dated May 8, 2024 was adopted on a motion made by Commissioner Priest, seconded by Commissioner Kelleher, with Commissioners Roy Priest, Pamela Byrd, Frances Kelleher, Linda Croom, and Robin Salomon voting in favor of the motion. Commissioner Jeffrey Merkowitz was necessarily absent and did not participate in the vote. The following persons were present for the discussion of Topic #1 (listed below): Roy Priest, Robin Salomon, Linda Croom, Frances Kelleher, Elaine Cole, Chelsea Andrews, Aisha Memon, Eric Wool, and Jason Geno. The following persons were present for the discussion of Topics #2 and #3 (listed below): Roy Priest, Robin Salomon, Linda Croom, Frances Kelleher, Chelsea Andrews, Aisha Memon, Kayrine Brown, Paige Gentry, Zachary Marks, Victora Dixon, Kathryn Hollister, Morgan Tucker, Contessa Webster, and Imani Benjamin-Johnson.

In closed session, the Commission discussed the below topics and took the following actions:

1. **Topic:** Status of the ongoing negotiation with the union (MCGEO) and matters related to the ongoing negotiation (pursuant to Section 3-305(b)(9)).

- a. **Action Taken:** With a quorum present, Commissioners received information about the status of the negotiation with the union and matters related to the negotiation, including the open negotiation issues surrounding staffing and compensation. No formal action was taken.
2. **Topic:** Confidential commercial and financial terms of lenders' proposed financing structure for Hillandale Gateway (pursuant to Section 3-305(b)(13)).
  - a. **Action Taken:** With a quorum present, Commissioners Roy Priest, Robin Salomon, Linda Croom, and Frances Kelleher adopted Resolution 24-38, Resolution 24-39, Resolution 24-40, Resolution 24-41A, and Resolution 21-41B. Commissioners Byrd and Merkwitz were necessarily absent and did not participate in the vote. Respectively, these resolutions approved the following matters related to the Hillandale Gateway transaction: an increase in the draws on the PNC Bank, N.A. Real Estate Line of Credit; establishment of a debt service reserve for certain loans; approval of permanent financing sources; and an amendment to the finance plan and bond authorizing resolution.
3. **Topic:** Three potential acquisitions of real property located in Gaithersburg and Silver Spring, Maryland (pursuant to Section 3-305(b)(3)).
  - a. **Action Taken:** With a quorum present, Commissioners received information about three potential acquisitions of real property located in Gaithersburg and Silver Spring, Maryland. No formal action was taken.

The closed session was adjourned at 8:15p.m.

Respectfully submitted,

Chelsea Andrews,  
Secretary-Treasurer

/caw