

HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY

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

Development and Finance Committee Minutes

May 21, 2021

For the official record of the Housing Opportunities Commission of Montgomery County, an open meeting of the Development and Finance Committee was conducted via an online platform and teleconference on Friday, May 21, 2021, with moderator functions occurring at 10400 Detrick Avenue, Kensington, Maryland beginning at 10:02 a.m., available for viewing [here](#). Those in attendance were:

Present

Jackie Simon, Chair – Development and Finance Committee
Roy Priest - Commissioner
Richard Y. Nelson, Jr. – Commissioner

Also Attending

Stacy Spann, Executive Director
Aisha Memon, General Counsel
Zachary Marks
Cornelia Kent
Claire Kim
Charnita Jackson
Leidi Reyes
Gio Kaviladze
Ellen Goff
Len Vilicic
Hyunsuk Choi

Kayrine Brown, Deputy Executive Director
Eamon Lorincz, Deputy General Counsel
Jennifer Arrington
Nathan Bovelie
Gail Willison
Christina Autin
Vivian Benjamin
Olutomi Adebo
Nicolas Deandreis
Terri Fowler

APPROVAL OF MINUTES

The minutes of the April 23, 2021 Development and Finance Committee were approved upon a motion by Commissioner Nelson and seconded by Commissioner Priest. Affirmative votes were cast by Commissioners Simon, Priest and Nelson.

DISCUSSION ITEMS

1. Georgian Court: Approval to Select Hamel Builders as General Contractor for the Renovation of Georgian Court Apartments; Approval to Freeze Leasing to Facilities Renovation; Approval of Request for Additional Predevelopment Funds; and, Ratification of the Formation of Ownership Entities

Zachary Marks, Chief Real Estate Officer, and Hyunsuk Choi, Senior Financial Analyst, provided the presentation on recommending to the full Commission approval to select Hamel Builders as the general contractor, and authorize the Executive Director to negotiate a contract. Staff also recommended to the Development and Finance Committee authorization of HOC Staff and the Property Manager to halt leasing of future vacant units for each phase of renovation, authorize additional predevelopment budget to be funded by the Opportunity Housing Reserve Fund (OHRF), and ratify the formation of wholly-owned special purpose entities to serve as the new Property Owner and Managing Entities.

There was a detailed discussion among the Commissioners and Staff. A motion was made by Commissioner Nelson and seconded by Commissioner Simon to recommend the item for approval at the June 9, 2021 monthly Commission meeting. Affirmative votes were cast by Commissioners Simon and Nelson. Commissioner Priest temporarily stepped away and did not participate in the vote.

2. Shady Grove: Approval to Select Hamel Builders as General Contractor for the Renovation of Shady Grove Apartments; Approval to Freeze Leasing to Facilitate Renovation; Approval of Request for Additional Predevelopment Funds; and, Ratification of the Formation of Ownership Entities

Hyunsuk Choi, Senior Financial Analyst, provided the presentation to recommend to the full Commission approval to select Hamel Builders as general contractor for the renovation of the Shady Grove Apartments and authorize the Executive Director to negotiate a contract with Hamel Builders. Staff also recommends authorization of HOC Staff and Property Manager to halt leasing of future vacant units for duration of renovation, authorize additional predevelopment budget to be funded from the OHRF, and ratify the formation of wholly-owned special purpose entities to serve as the new Property Owner and Managing Member entities.

There was a discussion among the Commissioners and Staff. Commissioner Simon requested a profile of the Housing Choice Voucher Wait List. A motion was made by Commissioner Nelson and seconded by Commissioner Simon to recommend to the full Commission at the June 9, 2021 monthly meeting. Affirmative votes were cast by

Commissioners Simon and Nelson. Commissioner Priest temporarily stepped away and did not participate in the vote.

3. Avondale: Authorization of the Executive Director to Execute a Letter of Intent for the Disposition of 4527 Avondale Street

Zachary Marks, Chief Real Estate Officer, provided the presentation requesting the Development and Finance Committee to recommend to the full Board to authorize the Executive Director to enter into a non-binding letter of intent with Rousseau Enterprise LLC for the sale of HOC's 4527 Avondale to Michael Belisle, owner of Rousseau Enterprise LLC for terms herein presented.

Commissioners and Staff had a very in depth conversation regarding the request. Kayrine Brown, Deputy Executive Director, suggested that the item be tabled. Accordingly, no formal action was taken.

4. Strathmore Court – Multifamily Financing: Authorization to Transfer Units from HOC to Strathmore Court Associates Limited Partnership; Authorization for Strathmore Court Associates Limited Partnership to Accept the Transfer of Units; and, Authorization for Strathmore Court Associates Limited Partnership to Complete the Federal Housing Administration (FHA) Risk Share Refinance

Jennifer Arrington, Acting Director of Mortgage Finance, provided the presentation requesting the Development and Finance Committee to recommend to the full Board to authorize the transfer of the Property's 151 market rate units to Strathmore Court Associates Limited Partnership; authorize Strathmore Court Associates Limited Partnership to accept the transfer, authorize to complete the FHA Risk Share refinancing, and approve HOC's assumption of the risk in the FHA Risk Share transaction.

A motion was made by Commissioner Nelson and seconded by Commissioner Priest to recommend the item for approval at the June 9, 2021 monthly Commission meeting. Affirmative votes were cast by Commissioners Simon, Priest and Nelson.

The meeting adjourned at 11:48 a.m.

Next scheduled meeting is June 25, 2021.

Respectfully submitted,

Stacy L. Spann
Secretary-Treasurer

/pmb

Approved: June 25, 2021