

HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY

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

Special Session Minutes

June 18, 2021

A Special Session of the Housing Opportunities Commission of Montgomery County was conducted via an online platform and teleconference on Friday, June 18, 2021, with moderator functions occurring at 10400 Detrick Avenue, Kensington, Maryland beginning at 12:00 p.m. Those in attendance were:

Via Online/Teleconference

Roy Priest, Chair
Frances Kelleher, Vice Chair
Richard Y. Nelson, Chair Pro Tem
Linda Croom
Jeffrey Merkowitz
Jackie Simon

Absent

Pamela Byrd

Also Attending via Online/Teleconference

Stacy Spann, Executive Director
Aisha Memon, General Counsel
Christina Autin
Kristyn Greco
Ian Hawkins
Fred Swan
Nathan Bovelie
Gio Kaviladze
Darcel Cox

Kayrine Brown, Deputy Executive Dire
Eamon Lorinz, Deputy General Counsel
Zachary Marks
Nicolas Deandreis
Kathryn Hollister
Marcus Ervin
Cornelia Kent
Lynn Hayes
Claire Kim

Commission Support

Patrice Birdsong, Special Assistant

Chair Priest opened the meeting welcoming all to the Special Session of the Housing Opportunities Commission, and roll call of participating Commissioners.

I. ITEM REQUIRING DELIBERTION and/or ACTION

A. Approval to Explore Rebalancing of HOC's Multifamily Portfolio via Disposition of Select Assets

Stacy Spann, Executive Director, provided an overview relating to the approval to explore an Opportunity to Rebalance HOC's Multifamily Portfolio by authorizing staff to explore working with ORLO.

There was discussion among staff and Commissioners regarding the term of the agreements.

A motion was made by Commissioner Merkowitz and seconded by Commissioner Croom. Affirmative votes were cast by Commissioners Priest, Kelleher, Croom, Merkowitz, and Simon. Chair Pro Tem Nelson opposed. Commissioner Byrd was necessarily absent and did not participate in the vote.

RESOLUTION NO.: 21-62

**RE: Approval to Explore Opportunity to Rebalance
HOC's Multifamily Portfolio via Disposition of
Select Assets**

WHEREAS, the Housing Opportunities Commission of Montgomery County ("HOC" or "Commission"), a public body corporate and politic duly created, organized, and existing under the laws of the State of Maryland, is authorized pursuant to the Housing Authorities Law, organized under Division II of the Housing and Community Development Article of the Annotated Code of Maryland, to carry out and effectuate the purpose of providing affordable housing;

WHEREAS, HOC has received a proposal from ORLO to work with HOC for the purchase and preservation of assets currently owned by HOC;

WHEREAS, the Commission continues to pursue new acquisition and development strategies across the County, and must from time-to-time evaluate certain multifamily assets in the HOC portfolio and explore areas where HOC may rebalance its portfolio while preserving the existing affordability; and

WHEREAS, the Commission may employ a variety of strategies one of which has been presented by ORLO in the form of working with the Commission for the purchase and preservation of assets currently owned by HOC, which staff wishes to explore.

NOW, THEREFORE, BE IT RESOLVED that the Housing Opportunities Commission of Montgomery County hereby authorizes staff to explore working with ORLO for the purchase and preservation of Fairfax Court, Holiday Park, Montgomery Arms, and Willows of Gaithersburg and to report their findings to the Commission at a future date, provided that such exploration shall impose no binding requirements on the Commission.

B. Approval to Explore Opportunity Concerning a Change in Ownership of Westwood Tower

Stacy Spann, Executive Director, provided an overview relating to the approval to explore the opportunity to change ownership of Westwood Tower Apartments.

There was discussion among staff and Commissioners regarding the various actions concerning Westwood Tower Apartments. After discussion, the Commission declined to approve Resolution 21-63 as written.

A motion was made by Chair Pro Tem Nelson, to authorize the Executive Director to vet offers and discuss terms exploring a change in ownership of Westwood Towers while preserving or increasing the affordability at the Property, and to present the options to the Commission, including potential proposals for the use of the proceeds. The motion was seconded by Commissioner Croom. Affirmative votes were cast by Commissioners Kelleher, Nelson, Croom, Merkowitz, and Simon. Chair Priest opposed. Commissioner Byrd was necessarily absent and did not participate in the vote.

Chair Priest read the Written Closing Statement and made a motion to adopt the statement and close the meeting. The motion was seconded by Vice Chair Kelleher and Commissioners Priest, Kelleher, Nelson, Croom, Merkowitz, and Simon voted in approval.

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 1:21 p.m. and reconvened in closed session at approximately 1:25 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 June 18, 2021 at approximately 1:25 p.m. via an online platform and teleconference, with moderator functions occurring at 10400 Detrick Avenue, Kensington, MD 20895. The meeting was closed under the authority of Sections 3-305(b)(3) and 3-305(b)(13) to discuss the following topics: (1) the acquisition of real property located in Clarksburg, Maryland via a ground lease (pursuant to Section 3-305(b)(3)); and (2) the confidential commercial and financial terms of the above referenced acquisition provided to HOC from private development partners (pursuant to Section 3-305(b)(13)).

The meeting was closed and the closing statement dated June 18, 2021 was adopted on a motion made by Chair Pro Tem Nelson, seconded by Vice Chair Kelleher, with Commissioners Priest, Kelleher, Nelson, Croom, Merkowitz, and Simon voting in favor of the motion. Commissioner Byrd was necessarily absent and did not participate in the vote. The following persons were present: Roy Priest, Frances Kelleher, Richard Y. Nelson, Jr., Jeffrey Merkowitz, Jackie Simon, Stacy Spann, Kayrine Brown, Aisha Memon, Marcus Ervin, Christina Autin, Eamon Lorincz, Cornelia Kent, Zachary Marks, Ian Hawkins, and Patrice Birdsong.

In closed session, the Commission discussed the below topic and took the following action:

1. **Topic:** The acquisition via a ground lease of real property located in Clarksburg, Maryland (pursuant to Section 3-305(b)(3)) and the confidential commercial and financial terms of the acquisition provided to HOC from private development partners (pursuant to Section 3-305(b)(13)).
 - a. **Action Taken:** With a quorum present, Commissioners Priest, Kelleher, Nelson, Merkowitz, and Simon approved Resolution 21-64AS and authorized the Executive Director to execute a ground lease (including a guaranty) for real property located in Clarksburg, Maryland. Commissioners Byrd and Croom were necessarily absent and did not participate in the vote.

The closed session was adjourned at 1:57 p.m.

Respectfully submitted,

Stacy L. Spann
Secretary-Treasurer

/pmb

Approved: July 7, 2021