

HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY

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

Special Session Minutes

July 1, 2016

A Special Teleconference Session of the Housing Opportunities Commission of Montgomery County was conducted on Friday, July 1, 2016 at 10400 Detrick Avenue, Kensington, Maryland beginning at 11:55 a.m. Those in attendance were:

Present

Jackie Simon
Richard Y. Nelson, Jr.
Margaret McFarland
Christopher Hatcher
Linda Croom

Via Teleconference

Sally Roman
Pamela Byrd

Also Attending

Stacy Spann, HOC Executive Director
Kayrine Brown
Patrick Mattingly
Mary Ellen Ewing
Rita Harris
Nancy Rhyne
Terri Fowler

Gail Willison
Jim Atwell
Maria Montero
Tiffany Jackson
Clarence Landers

IT Support

Dominique Laws

Commission Support

Patrice Birdsong, Spec. Asst. to Comm.

Kelly McLaughlin, HOC General Counsel

Chair Sally Roman, due to her participation via teleconference, appointed Vice Chair Jackie Simon as temporary Presiding Officer of the Special Session meeting of the Housing Opportunities Commission held on Friday, July 1, 2016.

Vice Chair Jackie Simon accepted and opened the meeting with a discussion of the Consent Items.

I. CONSENT ITEMS

1. Approval of an Amendment to the Authorization Regarding Rent Increases for FY'17-18

Gail Willison, Chief Financial Officer, was the presenter. Ms. Willison explained that Resolution 16-50 is being presented to ensure that the actions taken by the Corporations' Board are incorporated in the HOC FY17-18 Budget.

The following resolution was approved upon a motion by Chair Roman and seconded by Chair Pro Tem Nelson. Affirmative votes were cast by Commissioners Roman, Simon, Nelson, Jr., Margaret McFarland, Christopher Hatcher, Linda Croom and Pamela Byrd.

RESOLUTION NO. 16-50

RE: Approval of an Amendment to the Authorization Regarding Rent Increases for FY'17-18

WHEREAS, at its meeting on June 17, 2016, the Housing Opportunities Commission of Montgomery County ("Commission") withheld authorization to increase any rents in the Commission's FY '17-18 Operating Budget ("Budget") in excess of Montgomery County's 2.1% voluntary rent guideline (except with respect to rent increases on turnover of market/unrestricted units, which are permitted at the budgeted increase) until such time as the Commission reconsidered the Budget's rent increases at a future Commission meeting; and

WHEREAS, in light of the County Code's mandatory 60 day notice requirement for rent increases, residents have received rent increase notices effective July 1, 2016; and

WHEREAS, rather than retract previously sent rent-increase notices and re-issue new rent-increase notices, the Commission wishes to amend the authorization to implement rent increases.

NOW, THEREFORE, BE IT RESOLVED by the Housing Opportunities Commission of Montgomery County that:

1. Rents upon lease renewals through October 1, 2016 will be increased by the percentage provided for in the FY '17-18 Operating Budget; and
2. The recommended rent increases will be reconsidered at an August 2016 Meeting of the Commission with the understanding that if the agreed-upon rent increase is less than the budgeted increase for any given property, the rents for the residents at such properties will be adjusted and their accounts credited retroactively to July 1, 2016.

BE IT FURTHER RESOLVED by the Housing Opportunities Commission of Montgomery County that the Executive Director is authorized, without further action on its part, to take such other actions as may be necessary and proper to carry out the amendment contemplated herein.

Based upon this report and there being no further business to come before this session of the Commission, a motion was made to adjourn the meeting of the Housing Opportunities Commission at 12:05 p.m.

Respectfully submitted,

Stacy L. Spann
Secretary-Treasurer

/pmb

Approved: 20160803