

HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY

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

Development and Finance Committee Minutes

June 24, 2022

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, June 24, 2022, with moderator functions occurring at 10400 Detrick Avenue, Kensington, Maryland beginning at 10:07 a.m., available for viewing [here](#). Those in attendance were:

Present

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

Via Zoom

Jeffrey Merkwowitz – Commissioner

Also Attending

Kayrine Brown, Acting Executive Director
Zachary Marks
Hyunsuk Choi
Leidi Reyes
John Broullire

Aisha Memon, General Counsel
Timothy Goetzinger
Nathan Bovellev
Marcus Ervn
Gio Kaviladz

Also Attending Via Zoom

Paulette Dudley
Karlos Taylor
Paige Gentry
Matt Husman
Fozia Malik

Daejauna Donahue
Eugenia Pascual
Gail Willison
Kathryn Hollister

IT Support

Aries Cruz

Commission Support

Patrice Birdsong, Spec. Asst. to Commission

Commissioner Simon opened the meeting with a welcome and introduction of the Commissioners participating on the Committee.

APPROVAL OF MINUTES

The minutes of the May 27, 2022 Development and Finance Committee open session meeting was approved upon a motion by Commissioner Nelson and seconded by Commissioner Merkowitz. Affirmative votes were cast by Commissioners Simon, Nelson, and Merkowitz.

DISCUSSION ITEMS

1. Single Family: Approval of New Participating Lender for Single Family Mortgage Purchase Program

Paulette Dudley, Program Specialist, provided a presentation requesting that the Development and Finance Committee recommend to the full Commission approval of Celebrity Home Loan, LLC for participation in the Single Family Mortgage Purchase Program.

Staff addressed the questions of the Commissioners. A motion was made by Commissioner Nelson and seconded by Commissioner Merkowitz to recommend to the full Commission for approval at the July 13, 2022 monthly meeting. Affirmative votes were cast by Commissioners Simon, Nelson, and Merkowitz.

2. HOC at Wheaton Gateway, LLC – Wheaton Gateway: Approval and Selection of an Architect, Civil Engineer, and Approval of an Amended Predevelopment Budget and Funding

Marcus Ervin, Director of Real Estate Development, Daejauna Donahue, Project Manager, and Zachary Marks, Chief Investment and Real Estate Officer, provided a presentation requesting that the Development and Finance Committee join staff's recommendation to the full Commission to (1) approve the CY22 Pre-development Budget (2) approve a loan to fund the ongoing predevelopment cost for the full entitlement of the site for Phase 1 construction documents and permitting (3) approve the selection of Torti Gallas and Partners for architectural services, and (4) approve the selection of Charles P. Johnson and Associates for civil engineering services.

There was detailed discussion and staff addressed the questions of the Commissioners as it related to affordability, location, design, as well as explanation of the rating selection criteria for architectural services. No action was taken.

3. Elizabeth House III, LP – EH III: Selection of a Property Name in Accordance with HOC's Naming Guidelines

Marcus Ervin, Director of Real Estate Development, and Hyunsuk Choi, Housing Acquisitions Manager, provided a presentation requesting that the Development and Finance Committee join staff's recommendation to approve the permanent name "The Leggett" for the Elizabeth House III development.

Staff addressed the questions of the Commissioners. Commissioner Nelson noted for the record his concern with naming properties after individuals and for staff to ensure that this is not a precedent. Commissioners Simon and Merkowitz concurred. A motion was made by Commissioner Nelson and seconded by Commissioner Simon to recommend to the full Commission for approval at the July 13, 2022 monthly meeting. Affirmative votes were cast by Commissioners Simon and Nelson. Commissioner Merkowitz abstained.

Based upon this report and there being no further business to come before this session of the Development and Finance Committee the meeting adjourned at 12:09 p.m.

Kayrine Brown
Acting Secretary/Treasurer

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