

**HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY**

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

**Development and Finance Committee Minutes**

**March 25, 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, March 25, 2022, with moderator functions occurring at 10400 Detrick Avenue, Kensington, Maryland beginning at 10:01 a.m., available for viewing [here](#). Those in attendance were:

**Present**

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

**Also Attending via Online**

Kayrine Brown, Acting Executive Director  
Zachary Marks  
Jennifer Arrington  
Paige Gentry  
Leidi Reyes  
Jay Shepherd  
Marcus Ervin  
John Broullire  
Gio Kavaladze

Aisha Memon, General Counsel  
Timothy Goetzinger  
Kathryn Hollister  
Nathan Bovelie  
Darcel Cox  
Terri Fowler  
Ellen Goff  
Hyunsuk Choi

**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 February 18, 2021 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. Hillandale Gateway: Approval of a Preliminary Development Plan for the Non Age-Restricted (NAR) Building and Approval of a Revised Affordability Mix for the Age-Restricted (AR) Building**

Kathryn Hollister, Senior Financial Analyst, provided a presentation on recommending to the full Commission to 1) approve the proposed Preliminary Development Plan for the Non Age-Restricted Building at Hillandale Gateway, which includes restricting 93-units (30%) to households earning 30%, 40%, 50%, and 80% AMI, and financing the restricted units as LIHTC transactions utilizing the income average set aside; and 2) revise the affordability mix for the Age Restricted Building which includes restricting 155-units (100%) to households earning 30%, 40%, 50%, 60%, 70%, and 80% AMI.

The Commissioners expressed their appreciation of staff's consideration regarding the affordability mix of the units.

With no further questions, a motion was made by Commissioner Nelson to recommend to the full Commission at the April 6, 2022 monthly meeting, to approve the proposed Preliminary Development and Finance Plan for the Non Age-Restricted and Age Restricted buildings at Hillandale Gateway. Affirmative votes were cast by Commissioners Simon, Nelson, and Merkowitz.

### **2. Garnkirk Farms: Authorization to Approve and Execute a Construction and Development Service Agreement Between HOC at Garnkirk Farms, LLC and RJD Real Estate Advisors for Garnkirk Farms Apartment**

Marcus Ervin, Director of Real Estate, provided a presentation requesting the Development and Finance Committee join staff's recommendation to the full Commission for the authorization to execute a Construction and Development Services Agreement with RJD Real Estate Advisors, LLC for the development of the Garnkirk Farms Apartments in Clarksburg.

After discussion, a motion was made by Commissioner Nelson and seconded by Commissioner Merkowitz to recommend to the full Commission at the April 6, 2022 monthly meeting to authorize the execution of a Construction and Development Service Agreement with RJD Real Estate Advisors, LLC. Affirmative votes were cast by Commissioners Simon, Nelson, and Merkowitz.

Commissioner Simon read the Written Closing Statement and made a motion to adopt the statement and close the meeting. Commissioner Nelson seconded the motion, with Commissioners Simon, Nelson, and Merkowitz voting in approval.

Based upon this report and there being no further business to come before this session of the Development and Finance Committee, the Committee adjourned the open session at 10:29 a.m. and reconvened in closed session at 10:34 a.m.

In compliance with Section 3-306(c)(2), General Provisions Article, Maryland Code, the following is a report of the Development and Finance Committee closed session held on March 25, 2022 at approximately 10:34 a.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 Section 3-305(b)(3) to discuss the potential acquisition/purchase (via either a ground lease or purchase and sale agreement) of real property located in Silver Spring, Maryland for redevelopment into multifamily housing.

The meeting was closed and the closing statement dated March 25, 2022 was adopted on a motion made by Jackie Simon, seconded by Richard Nelson, with Commissioners Jackie Simon, Richard Y. Nelson, and Jeffrey Merkowitz voting in favor of the motion. The following persons were present: Jackie Simon, Richard Y. Nelson, Jeffrey Merkowitz, Kayrine Brown, Aisha Memon, Zachary Marks, Timothy Goetzinger, Marcus Ervin, Paige Gentry, Darcel Cox, John Broullire, Hyunsuk Choi, and Patrice Birdsong.

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

1. **Topic:** Authorization to submit an offer to purchase (via a ground lease or purchase and sale agreement) real property located in Silver Spring, Maryland, and to approve feasibility funding for the acquisition (pursuant to Section 3-305(b)(3)).
  - a. **Action Taken:** Staff requested that the Development and Finance Committee recommend to the full Commission (1) authorization for staff to submit an offer to purchase (via a ground lease or purchase and sale agreement) real property located in Silver Spring, Maryland for the purpose of redeveloping it into multifamily housing, and (2) approval of feasibility funding for the acquisition. A motion was made by Commissioner Merkowitz to advance the item to the full

Commission meeting on April 6, 2022. Commissioner Nelson seconded the motion, with Commissioners Merkowitz, Nelson, and Simon voting in approval. No resolution was presented or approved.

The closed session was adjourned at 11:05 a.m.

Kayrine Brown  
Acting Secretary/Treasurer

/pmb