

**HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY**

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

**Minutes**

July 8, 2015

15-07

The monthly meeting of the Housing Opportunities Commission of Montgomery County was conducted on Wednesday, July 8, 2015 at 10400 Detrick Avenue, Kensington, Maryland beginning at 4:24 p.m. Those in attendance were:

**Present**

Sally Roman, Chair  
Christopher Hatcher  
Margaret McFarland  
Richard Y. Nelson, Jr.  
Roberto Piñero

**Not Present**

Jackie Simon, Vice Chair  
Jean Banks, Chair Pro Tem

**Also Attending**

Stacy Spann, Executive Director  
Gina Smith  
Kayrine Brown  
Charnita Robinson  
Scott Ellinwood  
Susan Smith  
Rita Harris  
Bonnie Hodge  
Clarence Landers  
Mary Ellen Ewing  
Marsha Smith

Kelly McLaughlin, General Counsel  
Jim Atwell  
Gail Willison  
Elsie Weinstein  
Zachary Marks  
Ethan Cohen  
Jennifer Arrington  
Bill Anderson

**Commission Support**

Patrice Birdsong, Spec. Asst. to Comm.

**RAB**

None

**IT Support**

Dominique Laws

The Consent Calendar was adopted, to include minor change to minutes, upon a motion by Commissioner Nelson and seconded by Commissioner McFarland. Affirmative votes were cast by Commissioners Roman, Hatcher, McFarland, Nelson and Piñero. Commissioners Simon and Banks were necessarily absent and did not participate in the vote.

**I. CONSENT ITEMS**

- A. Approval of Minutes of Regular Meeting of June 3, 2015** – The minutes were approved to include minor change on page 5, item A2.
- B. Authorization to Revise Various Chapters and Sections of HOC’s Administrative Plan and Admissions and Continued Occupancy Policy**

**RESOLUTION: 15-55**

**RE: Authorization to Revise Various Chapters and Sections of HOC’s Administrative Plan and Admissions and Continued Occupancy Policy**

**WHEREAS**, the Housing Opportunities Commission of Montgomery County must and desires to revise and make new additions to its Administrative Plan for the Housing Choice Voucher Program and its Admissions and Continued Occupancy Policy for the Public Housing program.

**NOW, THEREFORE, BE IT RESOLVED** by the Housing Opportunities Commission of Montgomery County that it approves the above described revisions and new additions to various chapters and sections of its Administrative Plan for the Housing Choice Voucher Program and Admissions and Continued Occupancy Policy for the Public Housing program.

**BE IT FURTHER RESOLVED** that the Executive Director is hereby authorized and directed to take all actions necessary and proper to accomplish the activity contemplated herein.

- C. Ratification of Action Taken in Executive Session on June 3, 2015: Approval of Preliminary Development Plan and Authorization to Enter into Development Venture with Eakin, Youngentob, and Associates (EYA) on the Chevy Chase Lake Multifamily Site and Execute All Related Documents**

**RESOLUTION: 15-54R**

**RE: Ratification of Approval of Preliminary Development Plan and Authorization to Enter into Development Venture with Eakin, Youngentob, and Associates (EYA)**

**on the Chevy Chase Lake  
Multifamily Site and Execute all  
Related Documents**

**WHEREAS**, the Housing Opportunities Commission of Montgomery County (“Commission”), a public body corporate and politic duly organized under Division II of the Housing and Community Development Article of the Annotated Code of Maryland, as amended, known as the Housing Authorities Law, is authorized thereby to effectuate the purpose of providing affordable housing, including providing for the acquisition, construction, rehabilitation and/or permanent financing or refinancing (or a plan of financing) of rental housing properties which provide a public purpose; and

**WHEREAS**, at an Executive Session duly called and held on June 3, 2015, with a quorum being present, the Commission duly adopted Resolution 15-54ES (“Preliminary Development Plan Resolution”) for the purpose of entering into development venture with Eakin, Youngentob, and Associates (EY) on the Chevy Chase Lake Multifamily Site, Chevy Chase, Maryland (“Property”); and

**WHEREAS**, the Commission wishes to ratify and affirm, in an open meeting, the action undertaken by the Commission in adopting the Preliminary Development Plan Resolution and transaction contemplated therein.

**NOW, THEREFORE, BE IT RESOLVED** by the Housing Opportunities Commission of Montgomery County that the Preliminary Development Plan Resolution is hereby ratified and affirmed.

**II. INFORMATION EXCHANGE**

- A. Report of the Executive Director** – The Executive Director acknowledged the gifts given to Commissioners from HOC’s Staff Appreciation Day event, and the shirts that were given out at the First “HOC Works” event. Staff spent a half day volunteering at 12 sites throughout Montgomery County performing a variety of service tasks. Kudos to the staff and Leadership Tomorrow Class for coordinating the event and a job well done.
- B. Calendar and Follow-up Action** – Executive Session meetings will be rescheduled on the calendar to follow monthly meetings.
- C. Commissioner Exchange** – Commissioner Nelson expressed his appreciation to the Executive Director and staff on the first agency service day, HOC Serves.

Chair Roman announced that the Board and the Executive Director negotiated and agreed on new contract and is very pleased. Chair Roman also reported on the

administrative changes in the research area of Park and Planning that affects housing.

Com. Piñero attended CASA de Maryland 30-year celebration event. He had an opportunity to speak with many of the elected officials who were in attendance. He acknowledged and thanked Com. Simon for setting up the meeting with Montgomery Housing Partnership (MHP) and HOC. There was a discussion on a Bill regarding regulating rent increases and he reminded staff to provide recommendations for the Board to discuss and respond. Commissioners Hatcher, McFarland and Nelson suggested a few contacts that might be helpful in the research.

Com. Nelson also reported that HUD will be coming out with information regarding disparity impact/segregation-discrimination, something the agency should also research.

Executive Director Spann agreed to take their suggestions in consideration.

D. Resident Advisory Board (RAB) – None

E. Community Forum – None

F. Status Report – None

III. COMMITTEE REPORTS and RECOMMENDATIONS FOR ACTION

A. None

IV. ITEMS REQUIRING DELIBERATION and/or ACTION

V. FUTURE ACTION ITEMS

None

VI. INFORMATION EXCHANGE (CONT'D)

None

VII. NEW BUSINESS


None

VIII. EXECUTIVE SESSION FINDINGS  
None

Based upon this report and there being no further business to come before this session of the Commission, a motion was made, seconded and unanimously adopted to adjourn.

The meeting adjourned at 4:48 p.m.

Respectfully submitted,

  
Stacy L. Spann  
Secretary-Treasurer

/pmb