

**HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY**

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

**Development and Finance Committee Minutes**

**April 23, 2021**

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, April 23, 2021, with moderator functions occurring at 10400 Detrick Avenue, Kensington, Maryland beginning at 10:05 a.m. Those in attendance were:

**Present**

Jackie Simon, Chair – Development and Finance Committee

Roy Priest - Commissioner

Richard Y. Nelson, Jr. – Commissioner

**Also Attending**

Stacy Spann, Executive Director

Aisha Memon, General Counsel

Zachary Marks

Cornelia Kent

Claire Kim

Marcus Ervin

Paulette Dudley

Gio Kaviladze

Ellen Goff

Contessa Weber

Fred Swan

Kayrine Brown, Deputy Executive Director

Eamon Lorincz, Deputy General Counsel

Jennifer Arrington

Nathan Bovel

Darcel Cox

Timothy Goetzinger

Jay Shepherd

Eugenia Pascual

Nicolas Deandreis

Terri Fowler

**APPROVAL OF MINUTES**

The minutes of the March 26, 2021 Development and Finance Committee were approved upon a motion by Commissioner Nelson and seconded by Commissioner Priest. Affirmative votes were cast by Commissioners Simon, Priest and Nelson.

## **DISCUSSION ITEMS**

### **1. Single Family Mortgage Purchase Program: Approval of New Participating Lenders for the Single Family Mortgage Purchase Program**

Paulette Dudley, Program Specialist, provided the presentation. Staff recommended to the Development and Finance Committee approval of Ameris Bank, First Heritage Mortgage, LLC and Severn Savings Bank as new participating lenders in the Mortgage Purchase Program.

Commissioner Simon asked whether Severn Savings Bank had a local branch in Montgomery County. She indicated that she would encourage that we work with local banks that have local branches for accessibility.

A motion was made by Commissioner Nelson and seconded by Commissioner Priest to recommend the item for approval at the May 5, 2021 monthly Commission meeting. Affirmative votes were cast by Commissioners Simon, Priest and Nelson.

### **2. Single Family Bond Issuance: Approval of Structure, Cost of Issuance Budget, and Adoption of a Series Resolution for 2021 Series A and 2021 Series B Single Family Mortgage Revenue Bonds for the Purpose of Issuing New Debt and Refunding Single Family Mortgage Revenue Bonds**

Kayrine Brown, Deputy Executive Director, introduced Jennifer Arrington, Acting Director of Mortgage Finance, who provided the presentation to recommend to the full Commission approval of the structure and issuance of the 2021 Bonds under the 1979 Mortgage Revenue Bond Resolution, approval of the cost of issuance budget to be funded by the 1979 Indenture, authorization to execute an interest rate hedge agreement relating to the variable rate 2021 Bonds, and adoption of one or more Series Resolutions authorizing the issuance of the 2021 Bonds.

Ms. Arrington addressed Commissioner Priest's question regarding the interest rate hedge.

A motion was made by Commissioner Priest and seconded by Commissioner Nelson to recommend the item for approval at the May 5, 2021 monthly Commission meeting. Affirmative votes were cast by Commissioners Simon, Priest and Nelson.

### **3. Housing Production Fund: Approval of a Master Resolution Providing for the Creation of a Revolving Housing Production Fund to Provide Construction Bridge Financing for**

**Multifamily Housing in Montgomery County Maryland to Provide Funding for the Revolving Housing Production Fund; Approval of the Program Parameters of the Housing Production Fund; and Approval of Structure and Cost of Issuance Budget of, and Adoption of Series Resolution for the Issuance of Limited Obligation Bonds (Revolving Housing Production Fund) 2021 Series**

Kayrine Brown, Deputy Executive Director, and Zachary Marks, Director of Real Estate and Mortgage Finance, were the presenters. Ms. Brown explained that the County Council and HOC staff have been working together to develop a new source of funding specifically for the use with HOC's mixed-income model. Ms. Brown indicated that on March 23, 2021, the Housing Production Fund (HPF) was approved by Council for the funding of debt service for bond issuance that will be completed by HOC. Staff requested approval of various items – approval of a Master Resolution creating the HPF and for HOC to enter into a funding agreement with the County. Staff also requested approval of the program parameters and an authorizing resolution to issue the Bonds.

Mr. Marks provide presentation on the conceptual background. Ms. Brown provided presentation on the program particulars.

A motion was made by Commissioner Nelson and seconded by Commissioner Simon to recommend the item for approval at the May 5, 2021 monthly Commission meeting. Affirmative votes were cast by Commissioners Simon and Nelson. Commissioner Priest stepped away temporarily and did not participate during the vote. Upon his return, he was informed and was in agreement with the vote.

**4. Sandy Spring Missing Middle: Approval of Third Phase of Predevelopment Funding and Concept Plan Application Preparation for Submittal to Planning Commission**

Kayrine Brown, Deputy Executive Director, introduced Jay Shepherd, Senior Management Analyst, to provide a presentation requesting the Development and Finance Committee to recommend to the full Commission approval of a loan to fund the third phase of predevelopment costs for the Missing Middle concept.

A motion was made by Commissioner Priest and seconded by Commissioner Nelson to recommend the item for approval at the May 5, 2021 monthly Commission meeting. Affirmative votes were cast by Commissioners Priest and Nelson. Commissioner Simon stepped away temporarily and did not participate in the vote.

A motion was made by Commissioner Nelson and seconded by Commissioner Priest to adjourn the meeting. Affirmative votes were cast by Commissioners Simon, Priest, and Nelson. The meeting adjourned at 11:38 a.m.

Next scheduled meeting is May 21, 2021.

Respectfully submitted,

Stacy L. Spann  
Secretary-Treasurer

/pmb

**Approved: May 21, 2021**