

EXPANDED AGENDA

December 7, 2016

4:00 p.m.	I. <u>CONSENT ITEMS</u>	
	<ul style="list-style-type: none"> A. Approval of Minutes of November 2, 2016 B. Approval of Executive Session Minutes of November 2, 2016 C. Approval of Emergency Special Session Minutes of November 6, 2016 D. Approval to Exercise the Option to Extend the Interim Mortgage Loan for Greenhills Apartments Pursuant to the Loan Agreement with BB&T Bank E. Approval of the FY 2017 Wage Adjustments and Service Increments for Unrepresented Employees 	
4:05 p.m.	II. <u>INFORMATION EXCHANGE</u>	
	<ul style="list-style-type: none"> A. Report of the Executive Director B. Calendar and Follow-up Action C. Correspondence and Printed Matter D. Commissioner Exchange E. Resident Advisory Board F. Community Forum G. Status Report 	
4:15 p.m.	III. <u>COMMITTEE REPORTS and RECOMMENDATIONS FOR ACTION</u>	
	<ul style="list-style-type: none"> A. Budget, Finance and Audit Committee – Com. Nelson, Chair <ul style="list-style-type: none"> 1. Approval of Property Management Contract for Westwood Towers Apartments 2. Approval of Property Management Contract for Pooks Hill Court 3. Approval of Property Management Contract for Shady Grove Apartments 4. Approval of Property Management Contract for The Willows 5. Approval of Property Management Contract for Greenhills Apartments and Town Homes 6. Approval of Service Contract for Housing Quality Standards Inspections 7. Approval to Procure Customer Relations Management Software and Services B. Development and Finance Committee – Com. Simon, Chair <ul style="list-style-type: none"> 1. Approval of Final Financing Plan for the Alexander House Development (the “Property”); Authorization to Issue Tax-Exempt Notes of up to \$76 million to Citi Community Capital and Loan such Proceeds to Alexander House Apartments Limited Partnership (the “Partnership”) and Alexander House Development Corporation for Construction Financing; Authorization to Issue Commitments for up to \$70 million in Permanent Financing, Including Authorization to Hedge Interest Rate Risk; Authorization for the Partnership to Accept Construction and Permanent Loans; Authorization for the Partnership to Accept Acquisition Loan; and Approval to Execute Low Income Housing Tax Credit Equity Documents 2. Approval to Form New Owner to Acquire Timberlawn Crescent and Pomander Court (the “Properties”) and the Transfer thereof to New Owner; Approval of a Financing Plan for Properties; and Authorization to Issue Financing Commitment Enter into Participation Agreement with the Federal Financing Bank to Fund a Permanent Loan for the Properties C. Legislative and Regulatory Committee – Com. Byrd, Chair <ul style="list-style-type: none"> 1. Approval to Implement the U. S. Department of Housing and Urban Development Waiver for the Seven (7) Remaining Public Housing Units in the Housing Opportunities Commission of Montgomery County’s Portfolio 	
4:45 p.m.	IV. <u>ITEMS REQUIRING DELIBERATION and/or ACTION</u>	
	<ul style="list-style-type: none"> A. None 	
	V. <u>*FUTURE ACTION ITEMS</u>	

	A. None		
5:15 p.m.	VI. <u>INFORMATION EXCHANGE (continued)</u> A. Community		
	VII. <u>NEW BUSINESS</u>		
	VIII. <u>EXECUTIVE SESSION FINDINGS</u>		
5:20 p.m.	<u>ADJOURN</u>		
5:20 p.m.	<u>DEVELOPMENT CORPORATION MEETINGS</u> 1. Alexander House Development Corporation <ul style="list-style-type: none"> Approval for Alexander House Development Corporation (“AHDC”) to accept Construction and Permanent Loans from HOC; Approval to Make an Acquisition Loan to Alexander House Limited Partnership; Approval to Prepay all Existing Debt from BB&T Bank; and Approval to Transfer Equity to HOC’s Opportunity Housing Reserve Fund 2. TPM Development Corporation <ul style="list-style-type: none"> Approval to Sell Timberlawn Crescent and Pomander Court (the “Properties”) to a New Ownership Entity Formed by the Housing Opportunities Commission of Montgomery County and Approval to Retire the Debt on the Properties with the Sale Proceeds 3. Diamond Square Development Corporation <ul style="list-style-type: none"> Approval of Property Management Contract 4. Glenmont Crossing Development Corporation <ul style="list-style-type: none"> Approval of Property Management Contract 5. Montgomery Arms Development Corporation <ul style="list-style-type: none"> Approval of Property Management Contract 6. Pooks Hill Towers Development Corporation <ul style="list-style-type: none"> Approval of Property Management Contract 7. VPC One Corporation <ul style="list-style-type: none"> Approval to Increase the Aggregate Renovation Budget by \$1,500,000 for VPC One Corporation and VPC Two Corporation; Approval of the Final Financing Plan for VPC One Corporation; and Authorization to Accept a Loan from EagleBank for the Permanent Financing 8. VPC Two Corporation <ul style="list-style-type: none"> Approval to Increase the Aggregate Renovation Budget by \$1,500,000 for VPC One Corporation and VPC Two Corporation; Approval of the Final Financing Plan for VPC Two Corporation; and Authorization to Accept a Loan from EagleBank for the Permanent Financing 		
5:30 p.m.	<u>ADJOURN</u>		
5:35 p.m.	<u>EXECUTIVE SESSION</u>		

NOTES:

1. This Agenda is subject to change without notice.
2. Public participation is permitted on Agenda items in the same manner as if the Commission was holding a legislative-type Public Hearing.
3. Times are approximate and may vary depending on length of discussion.
4. *These items are listed "For Future Action" to give advance notice of coming Agenda topics and not for action at this meeting.
5. Commission briefing materials are available in the Commission offices the Monday prior to a Wednesday meeting.

If you require any aids or services to fully participate in this meeting, please call (240) 627-9425 or email commissioners@hocmc.org.