



EXPANDED AGENDA

June 3, 2020

4:00 p.m.	<p>I. <u>INFORMATION EXCHANGE</u></p> <ul style="list-style-type: none"> A. Resident Advisory Board B. Report of the Executive Director C. Commissioner Exchange <p>The Community Forum has been cancelled due to the current state of emergency and social distancing guidelines related to the Coronavirus Disease (COVID-19). Please refer to HOC's website for more information on HOC's State of Emergency Open Meeting Procedures.</p>		
4:30 p.m.	<p>II. <u>APPROVAL OF MINUTES</u></p> <ul style="list-style-type: none"> A. Approval of Minutes of May 6, 2020 B. Approval of Minutes of May 6, 2020 Administrative Session C. Approval of Minutes of May 20, 2020 Special Session 		
	<p>III. <u>CONSENT</u></p> <ul style="list-style-type: none"> A. Approval to Appoint Commissioners to the Board of Directors of Various Development Corporations 		
	<u>RECESS</u>		
4:35 p.m.	<p>A. <u>Development Corporation Annual Meetings and Approval of FY 21 Budget</u></p>		
4:35 p.m.	1. Alexander House Development Corporation – Annual Meeting and Approval of FY 21 Budget		
4:40 p.m.	2. Barclay Apartments Development Corporation – Annual Meeting and Approval of FY 21 Budget		
4:45 p.m.	3. Brookside Glen Apartments Development Corporation – Annual Meeting and Approval of FY 21 Budget		
4:50 p.m.	4. Diamond Square Development Corporation – Annual Meeting and Approval of FY 21 Budget		
4:55 p.m.	5. Glenmont Crossing Development Corporation – Annual Meeting and Approval of FY 21 Budget		
5:00 p.m.	6. Glenmont Westerly Development Corporation – Annual Meeting and Approval of FY 21 Budget		
5:05 p.m.	7. Magruder’s Discovery Development Corporation – Annual Meeting and Approval of FY 21 Budget		
5:10 p.m.	8. The Metropolitan Development Corporation – Annual Meeting and Approval of FY 21 Budget		
5:15 p.m.	9. Montgomery Arms Development Corporation – Annual Meeting and Approval of FY 21 Budget		
5:20 p.m.	10. The Oaks at Four Corners Development Corporation – Annual Meeting and Approval of FY 21 Budget		
5:25 p.m.	11. Paddington Square Development Corporation – Annual Meeting and Approval of FY 21 Budget		
5:30 p.m.	12. Pooks Hill Development Corporation – Annual Meeting and Approval of FY 21 Budget		
5:35 p.m.	13. RAD 6 Development Corporation – Annual Meeting and Approval of FY 21 Budget		
5:40 p.m.	14. Scattered Site One Development Corporation – Annual Meeting and Approval of FY 21 Budget		
5:45 p.m.	15. Scattered Site Two Development Corporation – Annual Meeting and Approval of FY 21 Budget		

<p>5:55 p.m.</p> <p>6:00 p.m.</p> <p>6:05 p.m.</p> <p>6:10 p.m.</p> <p>6:15 p.m.</p>	<p>16. Sligo Hills Development Corporation – Annual Meeting and Approval of FY 21 Budget</p> <p>17. TPM Development Corporation – Annual Meeting and Approval of FY 21 Budget</p> <p>18. VPC One Corporation – Annual Meeting and Approval of FY 21 Budget</p> <p>19. VPC Two Corporation – Annual Meeting and Approval of FY 21 Budget</p> <p>20. Wheaton Metro Development Corporation – Annual Meeting and Approval of FY 21 Budget</p> <p>21. Damascus Gardens Development Corporation – Annual Meeting</p>	
	<p><u>RESUME HOC MONTHLY MEETING</u></p>	
<p>6:20 p.m.</p>	<p>IV. <u>ADMINISTRATIVE AND SPECIAL SESSION RATIFICATIONS</u></p>	
	<p>A. Ratification of Action Taken in Special Session on May 20, 2020: Approval to Increase the Predevelopment Budget and a Final Installment of Predevelopment Funding from the Opportunity Housing Reserve Fund to Fund Closing and Development Related Expenses; Approval to Complete Acquisition & LIHTC Closing; and Approval to Increase the Number of Vacant Units to Complete the Renovations</p> <p>B. Ratification of Action Taken in Special Session on May 20, 2020: Approval of the Financing Plan, Feasibility and Public Purpose for Bauer Park Apartments; Authorization to Issue Loans to Bauer Park Apartments LP for Acquisition and Construction Financing; Authorization to Issue a Commitment for up to \$25.8 Million in Permanent Financing; and Authorization for the Borrower to Accept Loans in Accordance with the Finance Plan</p>	
<p>6:25 p.m.</p>	<p>V. <u>COMMITTEE REPORTS and RECOMMENDATIONS FOR ACTION</u></p>	
<p>7:05 p.m.</p>	<p>A. Budget, Finance and Audit Committee – Com. Nelson, Chair</p> <ol style="list-style-type: none"> 1. Acceptance of Third Quarter Fiscal Year 2020 Budget to Actual Statements 2. Approval of Fiscal Year 2020 Third Quarter Budget Amendment 3. Authorization to Accept \$1,000,000 from The Metropolitan Development Corporation Operating Account to the Commissions’ General Fund Operating Reserve (GFOR) 4. Authorization to Write-off Bad Debt Related to Tenant Accounts Receivable (January 1, 2020 – March 31, 2020) 5. Acceptance of Calendar Year 2019 Low Income Tax Credit Partnership and Limited Liability Company Audits 6. Approval to Procure Property Management Services Pursuant to RFP #2200 for The Lindley 7. Approval to Extend the use of the PNC Bank Line of Credit and the Real Estate Line of Credit to Finance Commission Approved Actions Related to: Montgomery Homes Limited Partnership (MHLP) VII, Fairfax Court Apartments, HOC Fenwick & Second Headquarters, Ambassador Apartments, Avondale Apartments and Year 15 LIHTC Properties 8. Adoption of the Fiscal Year 2021 Budget <p>B. Development and Finance Committee – Com. Simon, Chair</p> <ol style="list-style-type: none"> 1. Bond Issuance: Approval of a Bond Authorizing Resolution for the Issuance of one or more Series of Multifamily Housing Development Bonds to Finance the Acquisition and Rehabilitation of Bauer Park Apartments and to Refund the Multifamily Housing Development Bonds, 2007 Series A, 2007 Series C-1, and 2010 Series A; and the Multiple Purpose Bonds, 2002 Series A 2. EH III/SCRRAC: Approval to Select Hillis-Carnes Engineering Associates, Inc. as Construction Materials Testing and Third-Party Inspector and Authorization for the Executive Director to Execute a Contract for Request for Proposal #2205 	

	3. Westwood Tower Apartments: Approval of Feasibility Funding for Refinancing of Westwood Tower Apartments		
7:25 p.m.	<u>ADJOURN</u>		
7:30 p.m.	<u>DEVELOPMENT CORPORATION MEETING</u> Alexander House Development Corporation Meeting <ul style="list-style-type: none"> • Approval of FY'20 Third Quarter Budget Amendment 		
7:35 p.m.	<u>ADJOURN</u>		
7:40 p.m.	<u>DEVELOPMENT CORPORATION MEETING</u> Metropolitan Development Corporation Meeting <ul style="list-style-type: none"> • Authorization to Transfer \$1,000,000 from the Metropolitan Development Corporation Operating Account to the Housing Opportunities Commission General Fund Operating Reserve (GFOR) 		
7:45 p.m.	<u>ADJOURN</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.
