



10400 Detrick Avenue
Kensington, Maryland 20895
240-627-9421

EXPANDED AGENDA

YouTube Link: <https://youtube.com/live/HqWsOQhMR5U?feature=share>

July 10, 2024

The public is invited to attend HOC’s July 10, 2024 Monthly Commission meeting in-person. HOC’s Board of Commissioners and staff will continue to participate through a hybrid model (a combination of in-person and online participation).

		Res. #
4:00pm	I. <u>INFORMATION EXCHANGE</u> A. Community Forum B. Report of the President C. Commissioner Exchange	
	II. <u>APPROVAL OF MINUTES</u> A. Approval of Minutes of June 5, 2024 meeting B. Approval of Minutes of June 20, 2024 Special Session	
	III. <u>COMMITTEE REPORTS AND RECOMMENDATIONS FOR ACTION</u>	
	A. Administrative and Regulatory Committee, Com. Kelleher, Chair	
	1. Fiscal Year ("FY") 24 Section Eight Management Assessment Program ("SEMAP") Submission	24-54
	B. Development & Finance Committee, Com. Merkowitz, Chair	
	1. Forest Oaks Towers: Approval to Select and Execute a Contract with Atlantida Builders, Inc. as Contractor for the Forest Oak Towers Retaining Wall Project Pursuant to Request For Proposal #2458	24-55
	2. Real Estate Development and Finance Consultant Pool: Approval to add Real Estate Financing Consultants Under the Existing Development and Finance Consultant Pool Pursuant to Request for Qualifications #2386-1	24-56
	3. MetroPointe: Approval to Select and Execute a Contract with Zavos Architecture + Design for Architectural Services; Approval of a Predevelopment Budget and Approval of Predevelopment Funding for the Re-Syndication and Renovation of MetroPointe Apartments	24-57
	4. Metropolitan: Approval to Negotiate and Execute a Limited Scope Early Start Agreement with Southway Builders; Approval of an Updated Predevelopment Budget; and Request for Additional Predevelopment Funding for the Re-Syndication	24-58
	5. Heritage Emory Grove: Authorization to Submit a Request to Transfer the Camp Hill Square Project-Based Rental Assistance Housing Assistance Payments Contract to the RAD 6 Development Corp. Washington Square Property and Discontinue Leasing Activities	24-59

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	IV. <u>DEVELOPMENT CORPORATION MEETINGS</u>	
1.	Alexander House Development Corporation a. Approval of Minutes of June 5, 2024 ADJOURN	
2.	Barclay Apartments Development Corporation a. Approval of Minutes of June 5, 2024 ADJOURN	
3.	Brookside Glen Apartments Development Corporation a. Approval of Minutes of June 5, 2024 ADJOURN	
4.	Diamond Square Development Corporation a. Approval of Minutes of June 5, 2024 ADJOURN	
5.	Glenmont Crossing Development Corporation a. Approval of Minutes of June 5, 2024 ADJOURN	
6.	Glenmont Westerly Development Corporation a. Approval of Minutes of June 5, 2024 ADJOURN	
7.	Magruder's Discovery Development Corporation a. Approval of Minutes of June 5, 2024 ADJOURN	
8.	Metropolitan Development Corporation a. Approval of Minutes of June 5, 2024 b. Metropolitan: Approval to Negotiate and Execute a Limited Scope Early Start Agreement with Southway Builder; Approval of an Updated Predevelopment Budget; Request for Additional Predevelopment Funding for the Re-Syndication and Renovation of The Metropolitan; And Authorization to Make Loans to Metropolitan Bethesda LP and Metropolitan Development Corporation ADJOURN	24-002 _{ME}
9.	Montgomery Arms Development Corporation a. Approval of Minutes of June 5, 2024 ADJOURN	
10.	The Oaks at Four Corners Development Corporation a. Approval of Minutes of June 5, 2024 ADJOURN	

11.	Paddington Square Development Corporation a. Approval of Minutes of June 5, 2024 ADJOURN	
12.	Pooks Hill Development Corporation a. Approval of Minutes of June 5, 2024 ADJOURN	
13.	RAD 6 Development Corporation a. Approval of Minutes of June 5, 2024 b. Washington Square: Authorization of RAD 6 Development Corporation to Accept the Transfer of the Camp Hill Square Project-Based Rental Assistance Housing Assistance Payments Contract to the Corporation's Washington Square Property ADJOURN	24-005 _{RAD6}
14.	Scattered Site One Development Corporation a. Approval of Minutes of June 5, 2024 ADJOURN	
15.	Scattered Site Two Development Corporation a. Approval of Minutes of June 5, 2024 ADJOURN	
16.	Sligo Hills Development Corporation a. Approval of Minutes of June 5, 2024 ADJOURN	
17.	TPM Development Corporation b. Approval of Minutes of June 5, 2024 ADJOURN	
18.	VPC One Corporation a. Approval of Minutes of June 5, 2024 ADJOURN	
19.	VPC Two Corporation a. Approval of Minutes of June 5, 2024 ADJOURN	
20.	Wheaton Metro Development (MetroPointe) Corporation a. Approval of Minutes of June 5, 2024 b. MetroPointe: Approval by Wheaton Metro Development Corporation to Select and Execute a Contract with Zavos Architecture + Design for Architectural Services; Approval of a Predevelopment Budget and Approval of Predevelopment Funding for the Re-Syndication and Renovation of MetroPointe Apartments.	24-001 _{WM}
	RECONVENE	

	<p><u>CLOSED SESSION</u></p> <p><i>The closed session will be called to order pursuant to Sections 3-305(b)(9) and 3-305(b)(13) of the General Provisions Article of the Annotated Code of Maryland.</i></p>	
<p>6:00 p.m.</p>	<p>ADJOURN</p>	

- 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) 627-9549 or email Imani.benjamin-johnson@hocmc.org
- *Date Posted to HOC's Website: July 5, 2024, Updated July 10, 2024