



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

HOC Commission Meeting
EXPANDED AGENDA

YouTube Link: <https://youtube.com/live/jwkddmDTGwo?feature=share>
September 11, 2024

The public is invited to attend HOC’s September 11, 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 July 10, 2024 Open Session B. Approval of Minutes of July 10, 2024 Closed Session	
	III. <u>CONSENT</u>	
	1. CBA Negotiations: Approval of a Three-Year Collective Bargaining Agreement between the Housing Opportunities Commission and the Municipal and County Government Employees Organization	24-62
	2. CBA Negotiations: Approval of Wage Adjustments and Annual Pay Increments for Non-Represented Merit System Staff for Fiscal Year 2024 and Fiscal Year 2025, and Approval to Increase Longevity Increments for Non-Represented Merit System Staff	24-63

	3. CBA Negotiations: Approval of Additional Compensation and Benefits for Non-Represented Staff	24-64
	IV. <u>COMMITTEE REPORTS AND RECOMMENDATIONS FOR ACTION</u>	
	A. Budget, Finance and Audit Committee - Com. Priest, Chair	
	4. County FY'26 Capital Budget & FY'25-30 CIP Amendments: Presentation of the County FY'26 Capital Budget and Amendments to the FY'25-30 Capital Improvements Program Budget	24- 65
	B. Development & Finance Committee, Com. Merkowitz, Chair	
	5. Forest Oak Towers: Approval of Assignment of Forest Oak Towers Limited Partner Interest to HOC YR15 LLC and Approval of HOC YR15 LLC Assumption of the Limited Partner Interest	24-66
	6. Approval of Authorizing Resolution: Series Resolution and Cost of Issuance for the Issuance of Limited Obligation Bonds, Series 2024 to Provide Funding for the Revolving Housing Production Fund	24-67 24-67A
	3. HOC Headquarters: Approval to Revise the Final Development Plan for the Headquarters Building	24-68
	V. <u>DELIBERATION and/or ACTION</u>	
	1. Overview of Rent Stabilization and Voluntary Rent Guidelines: Impact on HOC Portfolio and Recommended Rent Increase Policy	24-69
	2. Calendar Year 2023 Audits: Acceptance of Calendar Year 2023 Low Income Housing Tax Credit Partnership and Limited Liability Company Audits	24-70
	<u>RECESS</u>	
	VI. <u>DEVELOPMENT CORPORATIONS</u>	
	A. Metropolitan Development Corporation	
	1. Approval of Minutes of July 10, 2024	
	B. RAD 6 Development Corporation	
	1. Approval of Minutes of July 10, 2024	
	C. Wheaton Metro Development Corporation	
	1. Approval of Minutes of July 10, 2024	
	<u>RECONVENE</u>	

<u>CLOSING STATEMENT</u>	
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	<i>The closed session will be called to order pursuant to Sections 3-305(b)(3), (b)(7), (b)(8), and (b)(13) of the General Provisions Article of the Annotated Code of Maryland.</i>	
6:00 p.m.	ADJOURN	

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: September 6, 2024