



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

EXPANDED AGENDA

YouTube Link: <https://youtube.com/live/G9XpwSmrhb4?feature=share>

April 3, 2024

The public is invited to attend HOC’s April 3, 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 D. Report of the Resident Advisory Board	
	II. <u>APPROVAL OF MINUTES</u> A. Approval of Minutes of February 29, 2024 Open Session B. Approval of Minutes of March 6, 2024 Open Session C. Approval of Minutes of March 6, 2024 Closed Session	
	III. <u>CONSENT ITEM</u> 1. Single Family Lending: Approval of New Participating Lender for the Single Family Mortgage Purchase Program	24-24
	IV. <u>COMMITTEE REPORTS AND RECOMMENDATIONS FOR ACTION</u>	
	A. Administrative and Regulatory Committee - Com. Kelleher, Chair	
	1. Regulatory Compliance: Authorization to Submit HOC’s Fiscal Year (“FY”) 2025 Five- year Public Housing Agency (“PHA”) Plan	24-25
	B. Budget, Finance, and Audit Committee - Com. Priest, Chair	
	1. Procurement of Property Management Services: Approval to Select Companies to Provide Property Management Services for Several HOC	24-26

Properties in Accordance with Requests for Proposal			
	Property Name	Management Company	RF P #
	Barclay Apartments & Fairfax Court	Residential One	2447
	Camp Hill Square	Edgewood Management	2453
	Pooks Hill Tower	Edgewood Management	2444
	The Willows of Gaithersburg Apartments	Edgewood Management	2448
	Timberlawn Crescent	Edgewood Management	2446
	Fenton Silver Spring	Edgewood Management	2442
	Residences on the Lane	Edgewood Management	2454
	Shady Grove Apartments	Edgewood Management	2443
	Tanglewood Cluster: Dale Dr., Manchester Manor, Southbridge, Sligo Apartments, Tanglewood Apartments.	Edgewood Management	2455
	Spring Garden Apartments	Edgewood Management	2445
C. Development & Finance Committee, Com. Merkowitz, Chair			
	1. Procurement of Legal Pool: Approval and Authorization to Select Firms for a Legal Pool under RFQ #2441, Enter into Agreements for Legal Services, Engage with Firms, and Pay for Services		24-27
	2. The Leggett: Approval of Amended Finance Plan to Extend the Construction Period, Increase the Bridge Loan, and Execute New Interest Rate Hedges for The Leggett (formerly, EH III) Transaction		24-28a 24-28b
	3. Wheaton Gateway: Approval to Select JDC Construction LLC as Construction Manager for the Wheaton Gateway Development (Phase I) and Approval for the President to Negotiate and Execute the Contract		24-29
	4. Forest Glen Metro: Approval of a Development Consultant for Entitlement of the Entire Site, the Development and Construction of Phase I, and Approval of Additional Feasibility Budget and Funding		24-30
	5. Barclay Apartments: Approval to Select Vendor to Replace One Elevator at The Barclay Apartments, for the President/Executive Director to Negotiate and Execute a contract for up to \$285,445 and Approval of the Capital Expenditure Budget		24-31
D. ITEMS REQUIRING DELIBERATION AND/OR ACTION			
	1 Multifamily Preservation, Production, and Prospects: Part I - Update and Discussion of Preservation Activities for Naturally Occurring Affordable Housing Developments in Bethesda		
	2 FY25 Recommended Budget: Presentation of the President/Executive Director's FY'25 Recommended Budget		

	RECESS	
	<u>DEVELOPMENT CORPORATION MEETINGS</u>	
	<u>Barclay Apartments Development Corporation</u> <ul style="list-style-type: none"> • Approval of the Minutes of January 10, 2024 • Procurement of Property Management Services: Approval to Select Residential One to Provide Property Management Services for Barclay Apartments in Accordance with RFP #2447 • Barclay Apartments: Approval to Select Vendor to Replace One Elevator at The Barclay Apartments, for the President/Executive Director to Negotiate and Execute a contract for up to \$285,445 and Approval of the Capital Expenditure Budget 	24-002 _{BC} 24-003 _{BC}
	ADJOURN	
	<u>Oaks At Four Corners Development Corporation</u> <ul style="list-style-type: none"> • Approval of the Minutes of January 10, 2024 • Procurement of Property Management Services: Approval to Select Edgewood Management Corporation to Provide Property Management Services for Oak at Four Corners in Accordance with RFP #2449 	24-002 _{OC}
	ADJOURN	
	<u>Paddington Square Development Corporation</u> <ul style="list-style-type: none"> • Approval of the Minutes of January 10, 2024 • Procurement of Property Management Services: Approval to Select Residential One to Provide Property Management Services for Paddington Square Apartments in Accordance with RFP #2452 	24-002 _{PS}
	ADJOURN	
	<u>Pooks Hill Development Corporation</u> <ul style="list-style-type: none"> • Approval of the Minutes of January 10, 2024 • Procurement of Property Management Services: Approval to Select Edgewood Management Corporation to Provide Property Management Services for Pooks Hill Towers in Accordance with RFP #2444 	24-002 _{PH}
	ADJOURN	
	<u>RAD6 Development Corporation</u> <ul style="list-style-type: none"> • Approval of the Minutes of January 10, 2024 • Procurement of Property Management Services: Approval to Select Edgewood Management Corporation to Provide Property Management Services for Ken Gar, Parkway Woods, Sandy Spring Meadow, Seneca Ridge, Towne Center Place and Washington Square in Accordance with RFP #2453 	24-003 _{RAD6}

	ADJOURN	
	RECONVENE HOC MONTHLY MEETING	
	<u>CLOSING STATEMENT</u>	
	Vote to move into Closed Session	
6:30 p.m.	ADJOURN	
	<u>CLOSED SESSION</u> The closed session will be called to order pursuant to Section 3-305(b)(3) and Section 3-305(b)(13) of the General Provisions Article of the Annotated Code of Maryland.	