

**UPDATED NOTICE AND EXPANDED AGENDA**

July 7, 2021

**In order to continue to implement recommended social distancing guidelines, HOC will conduct its meetings via an online platform and teleconference call until further notice.**

[https://hocmc.org/images/files/CommissionAgenda/2021/Commission\\_NOTICE -  
Open Meeting Emergency Procedures Notice07072021.pdf](https://hocmc.org/images/files/CommissionAgenda/2021/Commission_NOTICE_-_Open_Meeting_Emergency_Procedures_Notice07072021.pdf)

4:00 p.m.	<p><b>I. <u>INFORMATION EXCHANGE</u></b></p> <ul style="list-style-type: none"> <li>A. Tony Davis Scholarship Award Recipients</li> <li>B. Community Forum</li> <li>C. Report of the Executive Director</li> <li>D. Commissioner Exchange</li> </ul>	
4:45 p.m.	<p><b>II. <u>APPROVAL OF MINUTES</u></b></p> <ul style="list-style-type: none"> <li>A. Approval of Minutes of June 9, 2021</li> <li>B. Approval of Minutes of June 9, 2021 Closed Session</li> <li>C. Approval of Minutes of June 18, 2021 Special Session</li> <li>D. Approval of Minutes of June 18, 2021 Closed Special Session</li> <li>E. Approval of Minutes of July 2, 2021 Special Session</li> </ul>	
4:50 p.m.	<p><b>III. <u>CLOSED AND SPECIAL SESSION RATIFICATION</u></b></p> <ul style="list-style-type: none"> <li>A. Ratification of Action Taken in Open Session on June 18, 2021: Approval to Explore Opportunity to Rebalance HOC’s Multifamily Portfolio via Disposition of Select Assets</li> <li>B. Ratification of Action Taken in Open Special Session on June 18, 2021: Approval to Explore Change in Ownership of Westwood Tower Apartments</li> <li>C. Ratification of Action taken in Closed Special Session on June 18, 2021: Approval to Acquire Real Property Located in Clarksburg, Maryland via a Ground Lease</li> <li>D. Ratification of Action taken in Open Special Session on July 2, 2021: Approval to Pursue Opportunity of a Change in Ownership of Westwood Tower Apartments and Authorization for the Executive Director to Execute a Letter of Intent</li> </ul>	
4:55 p.m.	<p><b>IV. <u>CONSENT</u></b></p> <ul style="list-style-type: none"> <li>A. Approval of 2021 Tony S. Davis Memorial Scholarship Award Winners</li> <li>B. Approval to Amend and Restate Resolution 21-57A, 21-57B, 21-58A, and 21-58B</li> <li>C. Authorization for the Executive Director to Temporarily Delegate Authority Subject to Certain Restrictions</li> <li>D. Approval of Various Actions Related to HOC Committees</li> </ul>	
5:00 p.m.	<p><b>V. <u>COMMITTEE REPORTS and RECOMMENDATIONS FOR ACTION</u></b></p> <ul style="list-style-type: none"> <li>A. <b>Development and Finance Committee – Com. Simon, Chair</b> <ul style="list-style-type: none"> <li>1. <b>Georgian Court:</b> Approval to Select Boston Financial Investment Management as the Tax Credit Syndicator for Georgian Court Apartments and Authorization for the Executive Director to Negotiate and Execute a Letter of Intent Outlining the Terms of a Limited Partnership Agreement</li> </ul> </li> </ul>	

5:10 p.m.	2. <b>Shady Grove Apartments:</b> Approval to Select Boston Financial Investment Management as the Tax Credit Syndicator for Shady Grove Apartments and Authorization for the Executive Director to Negotiate and Execute a Letter of Intent Outlining the Terms of a Limited Partnership Agreement		
5:20 p.m.	3. <b>Emory Grove Village:</b> Approval to Select Tammal Enterprise Inc. as Demolition Contractor for Emory Grove Village in Accordance with Invitation for Bid (“IFB”) #2253 and Authorization for the Executive Director to Negotiate and Execute a Contract for the Demolition		
5:30 p.m.	4. <b>Willow Manor Properties:</b> Approval to Select PNC as the Tax Credit Syndicator and Authorization for the Executive Director to Negotiate and Execute a Letter of Intent Outlining the Terms of a Limited Partnership Agreement; Approval of Request for Additional Predevelopment Funds; and Ratification of the Formation of Ownership Entities		
5:40 p.m.	<b>B. Legislative and Regulatory Committee – Com. Kelleher, Chair</b> 1. <b>Administrative Plan:</b> Authorization to Adopt a New Policy for the Administration of 118 Emergency Housing Vouchers in Response to HUD PIH Notice 2021-15		
5:50 p.m.	2. <b>Housing Choice Voucher Administrative Plan:</b> Revision to HOC Administrative Plan for the Housing Choice Voucher Program to add Coronavirus Disease 2019 (COVID-19) Related Waivers to the Plan in Accordance with HUD Notice PIH 2021-14		
	<b>VI. <u>ITEMS REQUIRING DELIBERATION and/or ACTION</u></b>		
	1. None		
6:00 p.m.	<b>VII. <u>NEW BUSINESS</u></b> 1. Appointment of Acting Secretary-Treasurer and Executive Director		
6:05 p.m.	<b><u>RECESS</u></b>		
6:10 p.m.	<b><u>DEVELOPMENT CORPORATION MEETINGS</u></b>		
	<b><u>Alexander House Development Corporation</u></b> • Approval of Minutes of June 9, 2021 Annual Meeting		
6:15 p.m.	<b><u>ADJOURN</u></b>		
6:15 p.m.	<b><u>Barclay Apartments Development Corporation</u></b> • Approval of Minutes of June 9, 2021 Annual Meeting		
6:20 p.m.	<b><u>ADJOURN</u></b>		
6:20 p.m.	<b><u>Brookside Glen Development Corporation</u></b> • Approval of Minutes of June 9, 2021 Meeting		
6:25 p.m.	<b><u>ADJOURN</u></b>		
6:30 p.m.	<b><u>Diamond Square Development Corporation</u></b> • Approval of Minutes of June 9, 2021 Meeting		
6:30 p.m.	<b><u>ADJOURN</u></b>		
6:35 p.m.	<b><u>Glenmont Crossing Development Corporation</u></b> • Approval of Minutes of June 9, 2021 Annual Meeting		
6:35 p.m.	<b><u>ADJOURN</u></b>		
6:40 p.m.	<b><u>Glenmont Westerly Development Corporation</u></b> • Approval of Minutes of June 9, 2021 Annual Meeting		

6:40 p.m.	<b><u>ADJOURN</u></b>		
6:45 p.m.	<b><u>Magruder’s Discovery Development Corporation</u></b> <ul style="list-style-type: none"> <li>• Approval of Minutes of June 9, 2021 Annual Meeting</li> </ul>		
6:45 p.m.	<b><u>ADJOURN</u></b>		
6:50 p.m.	<b><u>The Metropolitan Development Corporation</u></b> <ul style="list-style-type: none"> <li>• Approval of Minutes of June 9, 2021 Annual Meeting</li> </ul>		
6:50 p.m.	<b><u>Adjourn</u></b>		
6:55 p.m.	<b><u>Montgomery Arms Development Corporation</u></b> <ul style="list-style-type: none"> <li>• Approval of Minutes of June 9, 2021 Annual Meeting</li> </ul>		
6:55 p.m.	<b><u>ADJOURN</u></b>		
7:00 p.m.	<b><u>Paddington Square Development Corporation</u></b> <ul style="list-style-type: none"> <li>• Approval of Minutes of June 9, 2021 Annual Meeting</li> </ul>		
7:00 p.m.	<b><u>ADJOURN</u></b>		
7:05 p.m.	<b><u>Pooks Hill Development Corporation</u></b> <ul style="list-style-type: none"> <li>• Approval of Minutes of June 9, 2021 Annual Meeting</li> </ul>		
7:05 p.m.	<b><u>ADJOURN</u></b>		
7:10 p.m.	<b><u>RAD 6 Development Corporation</u></b> <ul style="list-style-type: none"> <li>• Approval of Minutes of June 9, 2021 Annual Meeting</li> </ul>		
7:10 p.m.	<b><u>ADJOURN</u></b>		
7:15 p.m.	<b><u>Scattered Site One Development Corporation</u></b> <ul style="list-style-type: none"> <li>• Approval of Minutes of June 9, 2021 Annual Meeting</li> </ul>		
7:15 p.m.	<b><u>ADJOURN</u></b>		
7:20 p.m.	<b><u>Scattered Site Two Development Corporation</u></b> <ul style="list-style-type: none"> <li>• Approval of Minutes of June 9, 2021 Annual Meeting</li> </ul>		
7:20 p.m.	<b><u>ADJOURN</u></b>		
7:25 p.m.	<b><u>Sligo Hills Development Corporation</u></b> <ul style="list-style-type: none"> <li>• Approval of Minutes of June 9, 2021 Annual Meeting</li> </ul>		
7:25 p.m.	<b><u>ADJOURN</u></b>		
7:30 p.m.	<b><u>TPM Development Corporation</u></b> <ul style="list-style-type: none"> <li>• Approval of Minutes of June 9, 2021 Annual Meeting</li> </ul>		
7:30 p.m.	<b><u>ADJOURN</u></b>		
7:40 p.m.	<b><u>VPC One 6 Development Corporation</u></b> <ul style="list-style-type: none"> <li>• Approval of Minutes of June 9, 2021 Annual Meeting</li> </ul>		
7:40 p.m.	<b><u>ADJOURN</u></b>		
7:45 p.m.	<b><u>VPC Two Development Corporation</u></b> <ul style="list-style-type: none"> <li>• Approval of Minutes of June 9, 2021 Annual Meeting</li> </ul>		
7:45 p.m.	<b><u>ADJOURN</u></b>		
7:50 p.m.	<b><u>Wheaton Metro Development Corporation</u></b> <ul style="list-style-type: none"> <li>• Approval of Minutes of June 9, 2021 Annual Meeting</li> </ul>		
7:50 p.m.	<b><u>ADJOURN</u></b>		
7:55 p.m.	<b><u>The Oaks at Four Corners Development Corporation</u></b> <ul style="list-style-type: none"> <li>• Approval of Minutes of June 9, 2021 Annual Meeting</li> </ul>		
7:55 p.m.	<b><u>ADJOURN</u></b>		
8:00 p.m.	<b><u>REOPEN HOC MEETING</u></b>		
8:05 p.m.	<b><u>ADJOURN</u></b>		

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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](mailto:commissioners@hocmc.org).

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