



EXPANDED AGENDA

December 9, 2020

4:00 p.m.	<p>I. <u>INFORMATION EXCHANGE</u></p> <ul style="list-style-type: none"> A. Resident Advisory Board B. Community Forum C. Report of the Executive Director D. Commissioner Exchange <p>*Community Forum – 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. Persons who desire to participate in the Community Forum must complete the Request to Address Commission Form found on the HOC webpage at least 24 hours prior to the start of the meeting. You will be required to provide your full first and last name, a valid email address, as well as a valid phone number to confirm your participation. Approved participants will be notified no later than 12:00 p.m. on the day of the Commission Meeting. Please refer to HOC’s website for the complete Public Observation and Participation Guidelines and for information on HOC’s State of Emergency Open Meeting Procedures.</p>		
4:45 p.m.	<p>II. <u>APPROVAL OF MINUTES</u></p> <ul style="list-style-type: none"> A. Approval of Minutes of November 4, 2020 B. Approval of Minutes of November 4, 2020 Administrative Session C. Approval of Minutes of November 20, 2020 Development and Finance Committee Meeting D. Approval of Minutes of November 24, 2020 Special Session 		
5:00 p.m.	<p>III. <u>ADMINISTRATIVE AND SPECIAL SESSION RATIFICATION</u></p> <ul style="list-style-type: none"> A. Acceptance of HOC FY’20 Audited Financial Statements, Single Audit Report, and Management Letter 		
5:10 p.m.	<p>IV. <u>CONSENT</u></p> <ul style="list-style-type: none"> A. Revisions to HOC’s Administrative Plan for the Housing Choice Voucher Program to Update Statutory Changes to the Project-Based Voucher Program as described in Chapter 22 of the Plan B. Amendment of Approval to Increase the Obligation to Draw on the PNC Bank, N.A. Line of Credit to Refund and Redeem Single Family Bonds 		
5:20 p.m.	<p>V. <u>COMMITTEE REPORTS and RECOMMENDATIONS FOR ACTION</u></p>		
	<p>A. <u>Development and Finance Committee – Com. Simon, Chair</u></p> <ul style="list-style-type: none"> 1. HOC Headquarters: Approval for the Executive Director to Execute Task Order to Engage Lerch, Early and Brewer for Legal Services 		
5:45 p.m.	<ul style="list-style-type: none"> 2. Stewartown: Approval of Final Development Plan; Formation of Ownership Entities, Admission of Investor Limited Partner, and Authorization for the Executive Director to Execute a Limited Partnership Agreement and General Contractor Contract for the Stewartown Homes Development 		
6:05 p.m.	<ul style="list-style-type: none"> 3. West Side Shady Grove: Approval of a Final Development Plan; Authorization for the Executive Director to Accept the Assignment of Third-Party Contracts for the Development, Ratification of Formation of Additional Legal Entities, Authorization to Accept a Montgomery County Housing Initiative Fund Short- 		

6:20 p.m.	<p>Term Bridge Loan of up to \$15 million, and Authorization to Advance Funds in an amount up to for the Payment to Secure Building Permits and Bind the Builder's Risk Insurance</p> <p>4. West Side Shady Grove: Approval of the Financing Plan, Feasibility, Public Purpose and Bond Authorizing Resolution for West Side Shady Grove Apartments; Approval to Issue a Commitment and Loan to HOC at Westside Shady Grove, LLC for Development and Permanent Financing; and, Approval for the Borrower to Accept a Loan in Accordance with the Finance Plan</p>	
6:35 p.m.	<u>ADJOURN</u>	
6:45 p.m.	<p><u>ADMINISTRATIVE SESSION</u></p> <p><i>A closed Administrative 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</i></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) 627-9425 or email commissioners@hocmc.org.
