

# HOUSING OPPORTUNITIES COMMISSION (“HOC”) PIPELINE

## Major Projects under Construction & Starts through 2024

Updated 08.22

### Overview

Presently, HOC has in design, in predevelopment, and under construction/renovation thirteen (13) developments throughout the County totaling **3,270 units** with **1,812-units** designated as affordable for an aggregate total of nearly **\$894 million in construction dollar value**.

HOC also has more than 2,000 additional units of renovation and new construction slated to enter the pipeline shortly. Just within the past year, HOC closed on 625 units of naturally occurring affordable housing inside the Bethesda CBD.

### Design/Planning Phase



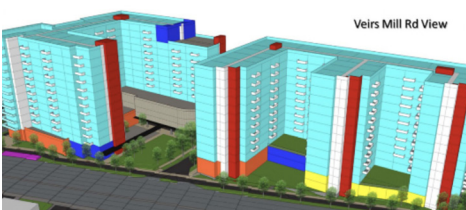
#### The Metropolitan Apartments (Downcounty)

High-rise, 308-unit rental community atop County Garage 49 located in Bethesda, MD. Staff continues to advance the design and planning efforts for the future renovation. The 216 market rate units benefitted from minor renovations between 2012 and 2013 but need more significant renovations to remain market competitive. The 92 affordable units have not had any renovations since construction. Staff is proposing to achieve National Green Building Standard (“NGBS”) Silver certification.



#### HOC HQ (Downcounty)

Proposed 9-story steel building to serve as HOC’s Headquarters located across from Elizabeth Square located in Silver Spring, MD. Construction documents and plans are in progress. Staff will procure a general contractor in 3Q FY22 and break ground in 2Q FY23. Application for Mandatory Referral was approved by the Commission in May 2020. Part One was submitted to the Planning Commission in Fall 2020, and Part Two was submitted to Planning Commission in March 2021. The building consolidates HOC’s existing Silver Spring Customer Service Center located at 880 Bonifant St., Silver Spring, MD.



#### Wheaton Gateway (Midcounty)

Proposed vibrant new mixed-use residential and retail property on 5+ acres in Wheaton, MD, featuring mixed-income, multifamily housing, and exciting public and commercial spaces at the site of the Lindsay Ford automotive dealership. Wheaton Gateway will include a variety of unit types (i.e. 1-, 2-, and 3-bedroom units) offered at a variety of prices (target of 70% market-rate and 30% MPDUs). Buildings will be designed to meet Passive House standards. HOC intends to explore a variety of potential construction technology systems including mass timber, steel, and concrete.

## Design/Planning Phase



### Hillandale Gateway (East County)

A new mixed-use, mixed-income community located on the site of Holly Hall Apartments, a former 96-unit Public Housing community in Silver Spring. Hillandale Gateway will consist of 155 age-restricted residential units, 308 multifamily apartments, retail, and parking. Both buildings will be built to Passive House standards. The senior building will strive to achieve Zero Net Energy through Passive House construction techniques, energy efficient mechanical systems, and the installation of solar panels on the site. HOC anticipates closing on LIHTC and construction financing on or around 3Q FY23.

## Under Construction



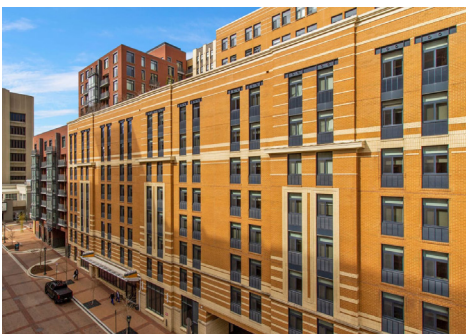
### The Laureate (Midcounty)

First new development to utilize HOC's Housing Production Fund ("HPF"), the Laureate (formerly Building D of the western half of the County Service Park redevelopment) is a 268-unit, transit-oriented community in Rockville, just steps from the Shady Grove Metro Station. As required by the HPF, 20% of units will be set aside at 50% AMI, and 10% of units will be set aside at MPDU limits. Construction was funded without LIHTC equity nor long-term HIF funding.



### The Leggett (Downcounty)

New construction, mixed-use, mixed-income senior apartments over the future South County Regional Recreation and Aquatics Center ("SCRRAC") located in Silver Spring. The Leggett (formerly Elizabeth House III) includes 267 residential units, with 106 RAD replacement homes for the current Elizabeth House limited to households making 30% of AMI. An additional 14 units are restricted to 60% AMI and 118 units to 80% AMI. Residential units are expected to be completed in September with the SCRRAC following in early 2023.



### Residences on the Lane (Midcounty)

New construction, mixed-use, mixed-income senior rental apartments located in Rockville Town Center. Residences on the Lane (formerly Upton II) includes 150 age-restricted residential units, including 112 replacement homes for HOC's nearby Town Center Apartments. Of the 150 units, 30 are restricted to 40% AMI (22 of which are subsidized with Project Based Rental Assistance), 82 are restricted to 60% AMI, and 23 are restricted to 80% AMI. The building opened for occupancy in December 2021 and is nearly fully occupied.