



THE METROPOLITAN



The Metropolitan - Renovations

Bethesda, MD

February 25, 2025 at 5:00 PM



THE METROPOLITAN



Agenda At-A-Glance

- HOC President/Executive Director Remarks
- Renovation Scope
- Renovation Schedule and Phases
- Design & Construction Team
- Relocation Plan & Moving Assistance
- Certification and Leasing
- Resident Surveys
- Q&A



OPENING REMARKS



Chelsea J. Andrews

President/Executive Director, HOC



THE TEAM



Bozzuto Management

- Community Managers
- Regional Managers
- Compliance
- Maintenance



HOC Team

- Real Estate & Construction Management
- Property and Asset Management
- Compliance
- Resident Services
- Legislative and Public Affairs





PROJECT SUMMARY



The Metropolitan was originally constructed in 1997 and is a 308-unit mixed-income multifamily property that consists of 36 studio, 156 one-bedroom, 102 two-bedroom and 14 three-bedroom homes.

The property is currently operating under a Low Income Housing Tax Credit (LIHTC) program extended-use covenant, which requires the 92 units be set aside for incomes at 25% to 50% of the Area Median Income (AMI). The Metropolitan will be enrolled in a new LIHTC Program because the existing Tax Credit Program has ended.

HOC is planning a comprehensive renovation which will add significant improvements to energy-efficiency and updates to the resident units and common areas.

Renovation is scheduled to begin in July 2025 and projected to continue through the end of 2027. Residents will be required to temporarily relocate while the units are being renovated.



TEAM ASSEMBLY



Architect

Miner Feinstein Architects, founded in Frederick, MD in 2008, is a full-service architectural firm of professionals whose broad and extensive experience enables them to handle these multifamily renovation projects. Selected from the Architectural Pool based on its proven track record with multifamily renovations and like-kind replacements. Miner Feinstein has been the architect of record for the project since concept planning began in 2021.



Property Management

Bozzuto Management Corporation (BMC) offers a full suite of real estate management services and specializes in developing innovative solutions. BMC has been managing properties for over 50 years and has expanded services to 21 states, including the District of Columbia.



General Contractor

Headquartered in Baltimore, Southway is a construction management firm serving public, private and non-profit clients throughout the Mid-Atlantic. Founded in 1991, Southway delivers award-winning historic restoration, commercial, multi-family, adaptive re-use and institutional projects..





RENOVATION SCOPE



Unit Interiors

- Kitchen and bath renovations including cabinets and pulls, appliances, countertops, sinks, fixtures, toilets, vanities, tiling and flooring
- Replacement of apartment unit entry and interior doors and hardware; replacement of all flooring, wall base, and finishes
- Accessibility improvements, where necessary
- Reconfigurations of interiors in order to achieve Fair Housing Act compliance





RENOVATION SCOPE



Common Areas

- First floor lobbies and 13th floor (main roof/penthouse) community room and fitness room will be completely reconfigured and upgraded
- Reconfiguration of building common areas to provide amenity spaces such as bicycle storage and pet amenities
- Full HVAC system replacement
- Replacement of all building domestic water system/piping
- Inspection and repair as necessary of existing-to-remain electrical systems, plumbing, and low voltage systems
- Elevator equipment and cab upgrades
- Updates to all building corridors
- Replacement/update of building fire alarm system
- Swimming pool area upgrades including accessibility features

The renderings shown are conceptual and intended for illustrative purposes only. Final designs, finishes, and layouts may vary from what is depicted. Please note that all white areas shown in the renderings will be completed using colors from the designated color palette.





RENOVATION SCOPE



Boiler Work

- In order to maintain the heat at the property, Southway has already begun work on the six existing boilers

Building Exterior/Site Work

- Replacement of exterior sealants
- Replacement of sliding glass balcony doors at each apartment home
- Alternation/replacement of windows as necessary
- Cleaning, painting, and partial replacement of exterior masonry
- Addition of building entry canopy





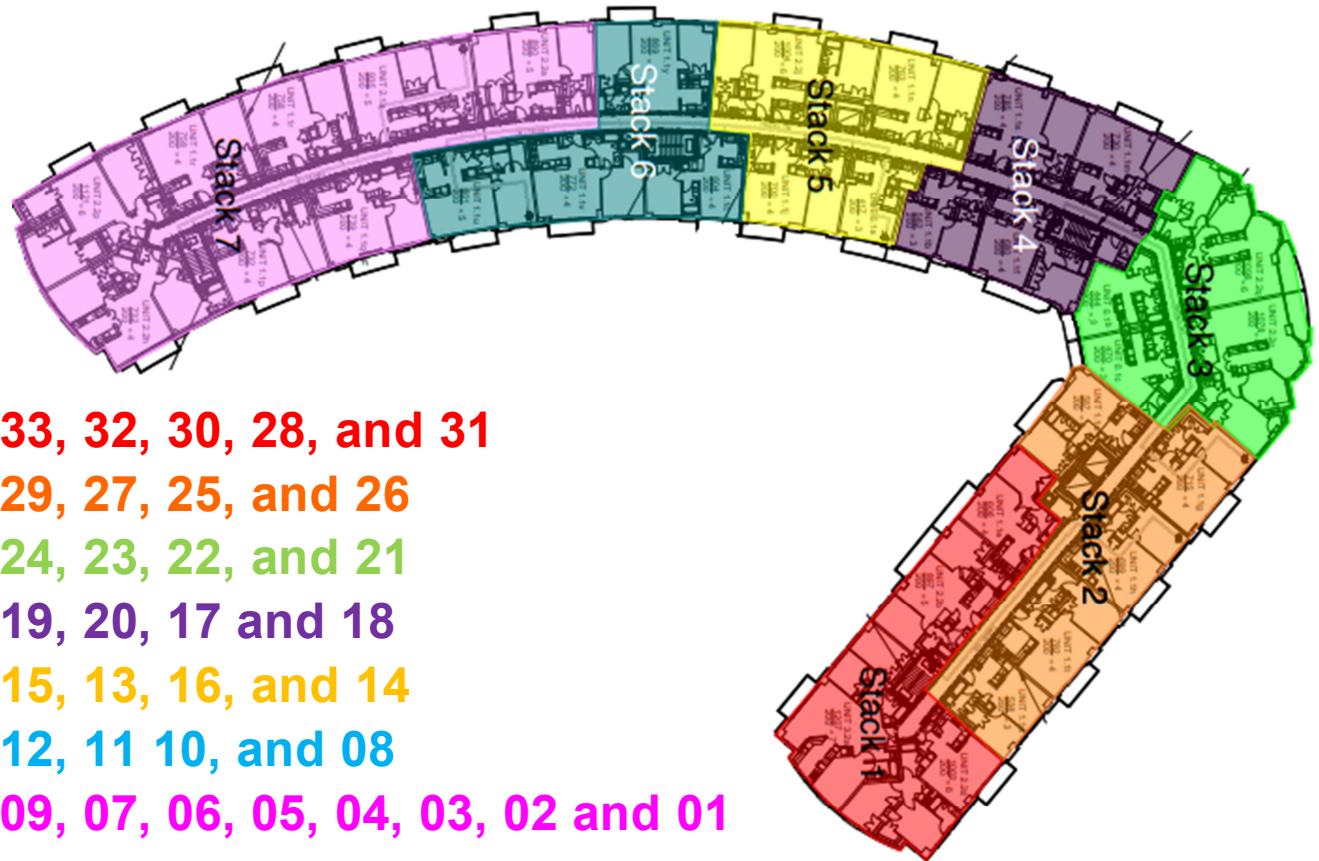
RENOVATION PHASES



- Construction is anticipated to begin in July 2025 and is expected to be completed in July 2027.
- Unit renovations will be performed in phases where homes will be divided into vertical subsections or Tiers, by riser locations.
- The renovations will be performed in seven (7) phases with multiple Tiers in each phase.
- There will be approximately 44 units in each phase with staggered starting and completion dates for Tiers within the phase.
- Typical working hours: Monday-Friday, 8:00 AM – 5:00 PM



RENOVATION PHASES



Phase One: Tiers 33, 32, 30, 28, and 31

Phase Two: Tiers 29, 27, 25, and 26

Phase Three: Tiers 24, 23, 22, and 21

Phase Four: Tiers 19, 20, 17 and 18

Phase Five: Tiers 15, 13, 16, and 14

Phase Six: Tiers 12, 11 10, and 08

Phase Seven: Tiers 09, 07, 06, 05, 04, 03, 02 and 01

≡ RENOVATION CONTRACTORS ≡

- Southway's Supervisory Staff will be present at all times during work hours
- Workers will wear uniforms and hard-hats for identification and safety
- Contractors will do a daily cleaning of the jobsite and any common areas that may affect the residents and staff
- There will be one elevator dedicated to the construction team
- Mailboxes will be accessible at all times. Temporary mailboxes may be setup while the mailroom is undergoing renovations.
- If needed, shut-off notices will be provided to residents at a minimum of 72 hours and limited to 8:30 AM – 3:00 PM



RELOCATION



- Residents of the units undergoing renovations will be temporarily relocated to:
 - 1) a vacant unit on site
 - 2) a vacant unit at a nearby property
 - 3) an extended stay hotel only when a temporary unit is not available
- Residents may also choose to stay with family or friends during their unit's renovation, and we will place their items in storage during the renovation process
- Permanent relocation to other HOC properties may be an option for some residents
- **Residents will be temporarily relocated for approximately 90 days**
- **We will work with each resident to determine which relocation option best meets their individual needs**
- **In most cases, residents will return to their original unit**



RELOCATION



- Approved reasonable accommodation requirements will be addressed during construction. Not all temporary units will be able to accommodate everyone's Reasonable Accommodation. The owner is responsible for only providing those on a permanent basis. Please be sure that Property Management is aware of any approved Reasonable Accommodations.
- Residents will be provided with initial written notification of their anticipated move date approximately 90 days prior to the start date.
- Residents will be provided with a minimum 30 days notice of their relocation that will include their temporary unit address and the anticipated move date.
- Residents will be notified in writing of the anticipated return move date to the original unit.



RELOCATION



- HOC's Relocation Specialist will work with each family to facilitate their move with one of HOC's contracted moving companies.
- Residents temporarily relocating to another unit at The Metropolitan, or to a unit at another HOC property offsite during the renovation process, will sign a Temporary Occupancy Agreement.
- In most cases, residents will be able to return to their original unit following the renovations.
- There may be some cases where unit modifications for a reasonable accommodation are not feasible in the original unit and residents may have to relocate to another unit that will meet their accessibility needs.



RELOCATION



Per Montgomery County regulations, you may be entitled to relocation assistance if you decide to vacate your unit permanently.

PURSUANT TO CHAPTER 53A OF THE MONTGOMERY COUNTY CODE AND EXECUTIVE REGULATIONS ENFORCING CHAPTER 53A, YOU ARE ELIGIBLE FOR RELOCATION ASSISTANCE FROM THE OWNER OF THE METROPOLITAN.

You are entitled to a payment by the owner in an amount equal to two (2) months' rent if:

- a) you agree to move out of your rental housing within 180 days after you receive this notice; and
- b) you are current with rent at the time the relocation assistance is paid to you.

To receive the relocation assistance, you must give your landlord at least thirty (30) days written notice that you intend to terminate your lease and provide the landlord with the date that you will leave your rental housing.

The date that you vacate your rental housing must be no later than 180 days from your receipt of this notice.

The landlord must pay you the relocation assistance within ten (10) days of receiving your notice to terminate the lease if you are current on your rent. You must continue to pay rent to the landlord from the time you receive this notice until the time that you vacate the rental housing.



MOVING ASSISTANCE



- One of HOC's contracted moving companies will move boxes and furniture to the temporary unit and back to the original unit when renovations are complete.
- Residents can leave behind unwanted furniture items for disposal and will need to sign a waiver to allow the items to be discarded. Please dispose of trash prior to move-out.
- Residents will need to maintain service and continue to pay the utility bills for their original unit during the renovation period.
- Residents will not be required to pay utilities for the temporary unit.
- Residents will be reimbursed for any costs related to the transfer of cable, internet and one personal home telephone line to the temporary unit, and for the transfer back to the original unit.
- A change of address is not required for residents moving to temporary units.
- Change of address is only required for residents permanently relocating to a new unit and staff will be available to assist you with the change of address process required at the time of moving.



CERTIFICATIONS & LEASING



- The Metropolitan will be enrolled in a new Low Income Housing Tax Credit (LIHTC) Program because the existing Tax Credit Program has ended.
- The LIHTC Program is one of the federal government's primary policy tools for encouraging the development and rehabilitation of affordable rental housing as it helps create affordable apartment communities with lower than market rents.
- In order to comply with the LIHTC program requirements, **all residents currently residing in LIHTC units must complete a current eligibility certification packet to determine ongoing eligibility for the programs.**
- There will be no change in responsibilities for utilities:
 - Residents will continue paying electric utilities.
 - The property will continue to pay water, sewer, and trash removal expenses.
 - Residents will continue to be responsible for non-essential utilities such as telephone, internet and cable service.



RESIDENT SURVEYS



- To help facilitate the renovation process and planning for relocation, your Community Manager will be sending a Resident Survey to all residents.
- **Residents will receive an email with a link to the electronic survey following the resident meeting.**
- The link for the survey will also be available on the renovation webpage.
- Paper versions of the survey will also be available at the concierge desk.
- Be sure to provide information related to an approved Reasonable Accommodation on the survey.
- Notify your Community Manager if you need the survey translated into another language.
- Please deliver completed surveys to The Metropolitan Management Office or send via email to metropolitan@Bozzuto.com **by March 31, 2025.**

Please notify The Metropolitan Community Manager if you have any pest control issues that may need to be addressed prior to the renovations in your unit.



FAQs



Visit The Metropolitan Renovation webpage for Frequently Asked Questions (FAQ's) and other project information at:

<https://www.hocmc.org/metropolitan-renovation/>

Please let your Community Manager know if you need the FAQ's translated into another language.

Questions?

Please contact The Metropolitan Community Manager at 301-652-1555 if you have any additional questions or concerns before or during the renovation.