

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

1998 Legislative Session

Resolution No. CR-67-1998

Proposed by The Chairman (by request - County Executive)

Introduced by Council Members Bailey and Hendershot

Co-Sponsors

Date of Introduction September 22, 1998

RESOLUTION

A RESOLUTION concerning

Financing of St. Paul's Senior Living Apartments

For the purpose of approving financing from the Rental Housing Production Program (RHPP) of the Maryland Community Development Administration (CDA) for the construction of the St. Paul's Senior Living Apartments by St. Paul's Senior Living Limited Partnership.

WHEREAS, there is a significant need for quality rental housing units in Prince George's County for the elderly; and

WHEREAS, St. Paul's Senior Living Limited Partnership proposes to construct a 150-unit apartment complex known as St. Paul's Senior Living Apartments; on a site situated at 1207 Addison Road, Capitol Heights, Maryland; and

WHEREAS, the CDA has received an application from St. Paul's Senior Living Limited Partnership for RHPP financing for the construction of the St. Paul Senior Living Apartments in an aggregate amount not to exceed One Million Dollars (\$1,000,000) pursuant to its authority under Article 83B, Sections 2-201 through 2-208, and 2-501 through 2-510 of the Annotated Code of Maryland, as amended; and

WHEREAS, projects financed by the CDA must be approved by the governing body of the locality in which the project is situated; and

WHEREAS, the County Executive endorses and recommends approval of the RHPP financing for the St. Paul's Senior Living Apartments which project is more fully described in Attachment A, attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's

County, Maryland, that the proposed RHPP financing of the St. Paul's Senior Living Apartments is hereby approved in an amount not to exceed One Million Dollars (\$1,000,000).

Adopted this 28th day of October, 1998.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY:

Ronald V. Russell
Chairman

ATTEST:

Joyce T. Sweeney
Clerk of the Council

ATTACHMENT A

PROJECT INFORMATION SHEET

St. Paul's Senior Living Apartments
1207 Addison Road
Capitol Heights, Maryland 20743

COUNCILMANIC DISTRICT 7

PROPERTY DESCRIPTION: St. Paul's Senior Living Apartments is to be a newly constructed 150-unit complex for senior citizens. It will be a four-story, elevator building offering 136 one bedroom units and 14 two bedroom units. Proposed direct construction costs are \$49,000 per unit.

DEVELOPER: St. Paul's Senior Living Limited Partnership
c/o The Bozzuto Group
6401 Golden Triangle Drive, Suite 200
Greenbelt, Maryland 20770-3203
St. Paul's Senior Living Limited Partnership has two partners:

Bozzuto Development Company
The Bozzuto Group has overseen the development, construction and management of over \$275,000,000 of income producing and for-sale housing since its inception in April, 1988.

St. Paul Community Development Corporation
The St. Paul's Community Development Corporation is an affiliate of St. Paul Baptist Church. St. Paul Baptist Church is a historic church with deep roots in the State of Maryland/Prince George's County. The Church has been under the leadership of Reverend Robert J. Williams, Sr. for the past thirty (30) years.

**FINANCING AND LOCAL
CONTRIBUTION:**

Sources and amounts of financing are:	
Conventional financing	\$4,213,180
Housing Tax Credits	5,758,167
State RHPP Loan	1,000,000
County HOME Loan	<u>400,000</u>
	\$11,371,347

NEIGHBORHOOD/LOCALITY:

The project is located on Addison Road, inside the Beltway and is located within one mile of a METRO station. It is close to three shopping centers. The immediate neighborhood is a mixture of housing and retail. Places of worship are plentiful.

PROJECT AMENITIES:

The project will include 136 one bedroom units and 14 two bedroom units with full kitchens and a living/dining room area. Amenities include two elevators, a community/ dining room, arts and crafts, game room and a wellness center. A comprehensive services plan will include, among other things, participation by a number of corporate and public institutions. St. Paul Baptist Church will provide access to its van for transportation and interface with its day care program.

PARKING SPACES:

100 surface spaces

RENT STRUCTURE:

Number of Units	Proposed Monthly Rent
One Bedroom - 136	\$337 to \$545
Two Bedroom - 14	\$665

Ten units will be occupied by households with income at or below 30% of the area median income. Fifteen units will be

subsidized for households whose income is between 40% and 50% of the area median income. The remaining 125 units will be occupied by households with income at or below 50% of the median income