

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

**2004 Legislative Session**

Resolution No. CR-77-2004

Proposed by The Chairman (by request – County Executive)

Introduced by Council Member Harrington

Co-Sponsors \_\_\_\_\_

Date of Introduction November 23., 2004

**RESOLUTION**

1 A RESOLUTION concerning

2 Emerson House Apartments

3 For the purpose of approving the issuance and sale of tax-exempt revenue bonds and taxable  
4 revenue bonds by the Housing Authority of Prince George's County (the "Housing Authority")  
5 in connection with the refunding of the Housing Authority's 1994 Bonds and the financing of  
6 renovations to Emerson House Apartments by Daniel Housing Corporation, Inc., a Maryland  
7 non-profit corporation (the "Owner").

8 WHEREAS, there is a significant need for quality housing units in Prince George's County  
9 for persons with limited income; and

10 WHEREAS, the Owner desires to refund the Housing Authority's Multifamily Housing  
11 Revenue Bonds (Emerson House Project), 1994 Series A and 1994 Series C (the "1994 Bonds")  
12 issued to finance the cost of acquisition of Emerson House Apartments located at 5999 Emerson  
13 Street, Bladensburg, Maryland, and to finance the costs of renovations thereto as detailed in the  
14 Project Information Sheet attached hereto as Attachment A (collectively, the "Project"); and

15 WHEREAS, the Owner has requested assistance in financing the Project through issuance  
16 of tax-exempt revenue bonds and taxable revenue bonds by the Housing Authority; and

17 WHEREAS, pursuant to Sections 4-102 and 1-501 of Article 44A of the Annotated Code of  
18 Maryland, as amended, upon approval of the County Council of Prince George's County,  
19 Maryland, the Housing Authority has powers to finance housing, housing rehabilitation or  
20 housing projects, by issuing and selling bonds payable from the income and revenues of the  
21 housing project, and to issue refunding bonds for the purpose of paying or retiring bonds  
22 previously issued by the Housing Authority; and

1           WHEREAS, the Housing Authority adopted Resolution No. LHA-1171 on April 26, 2004  
2 attached hereto as Attachment B, which expresses the Housing Authority's intent to issue and  
3 sell tax-exempt revenue bonds of the Housing Authority (the "Bonds") in an aggregate principal  
4 amount not to exceed \$13,250,000 to finance the Project; and

5           WHEREAS, the Housing Authority will adopt a resolution prior to the issuance of the  
6 bonds, which authorizes the Housing Authority to issue and sell taxable revenue bonds of the  
7 Housing Authority (the "Taxable Bonds") in an aggregate principal amount not to exceed  
8 \$700,000 to finance the Project; and

9           WHEREAS, the Owner is a non-profit under Section 501(c)(3) of the Internal Revenue  
10 Code, and as such the tax-exempt revenue bond issuance proposed would not be included when  
11 calculating the cap for the Housing Authority; and

12           WHEREAS, the County Executive endorses and recommends approval of financing the  
13 Project;

14           NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
15 County, Maryland, that the issuance and sale by the Housing Authority of one or more series of  
16 revenue bonds in such aggregate principal amounts as shall be determined by the Chairman and  
17 the Executive Director of the Housing Authority to be sufficient to accomplish the purposes  
18 hereof, provided that the Bonds, the interest on which is excluded from gross income for federal  
19 income tax purposes, shall be issued in an aggregate principal amount not to exceed \$13,250,000  
20 and the Taxable Bonds, the interest on which is not excluded from gross income for federal  
21 income tax purposes, shall be issued in an aggregate principal amount not to exceed \$700,000,  
22 subject to any other conditions or requirements imposed by the County Executive in order to  
23 assure decent, safe, and sanitary housing for County residents, be and the same are hereby  
24 approved.

Adopted this 30th day of November, 2004.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Tony Knotts  
Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

**ATTACHMENT A**  
**PROJECT INFORMATION SHEET**  
**EMERSON HOUSE**

5999 EMERSON HOUSE  
BLADENSBURG, MD 20710  
COUNCILMANIC DISTRICT 5

**Property Description:** This is a 222-unit building with 9 floors. This fully subsidized project provides housing for the elderly. It is located next to the Baltimore Washington Parkway on Emerson Street. The project contains 220 one-bedroom units and 2 two-bedroom units.

**Developer Information:** Daniel Housing Corporation, Inc., a Maryland non-profit corporation, will remain the Owner of Emerson House. The principal office of Daniel Housing Corporation is 11300 Rockville Pike, Suite 500, Rockville, MD 20852. The contact person is Brant Baber, President.

**Review of Code:** There are no outstanding Code violations.

**Rehabilitation Programs:** The project is currently in excellent condition. Rehabilitation work will be scheduled and completed as it is needed.

**Renovations:** Roof replacement and water sealing of exterior walls and windows; community room/kitchen expansion; fire panel/pull cord system replacement; elevator repair and upgrade.

**Social Programs:** A well coordinated senior activity program is just one of the services provided by the management of Emerson House. The program includes crafts, gardening and exercise as well as other indoor and outdoor activities. Residents are also participating in ongoing programs in consumer affairs, nutrition education, legal aid and home economics.

**Rents:** This project is 100% project-based Section 8 development. Tenants pay 30% of income for rent.