

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

1996 Legislative Session

Resolution No. CR-63-1996

Proposed by The Chairman (by request - County Executive)

Introduced by Council Members Del Giudice and Wilson

Co-Sponsors

Date of Introduction October 29, 1996

RESOLUTION

A RESOLUTION concerning

Financing of Henson Creek Manor II

For the purpose of approving the financing of the construction of the Henson Creek Manor II Project by Henson Creek Manor II Associates Limited Partnership through the Community Development Administration (CDA).

WHEREAS, there is a significant need for affordable rental units in Prince George's County; and

WHEREAS, Henson Creek Manor II Associates Limited Partnership proposes to construct a 105 unit garden apartment complex known as Henson Creek Manor II on a site adjacent to 5301 Haras Place, Fort Washington, Maryland; and

WHEREAS, the CDA has received an application from the Henson Creek Manor II Associates Limited Partnership for financing the construction of the Henson Creek Manor II Project in an amount not to exceed Eight Hundred Fifty Thousand Dollars (\$850,000) from the Rental Housing Production Program; and

WHEREAS, Henson Creek Manor II Associates Limited Partnership has requested and has received a commitment of County HOME funds in the amount of \$300,000; and

WHEREAS, Article 83B, Sections 2-501 through 2-510 of the Annotated Code of Maryland, as amended require a local government resolution approving the use of State funds within the jurisdiction; and

WHEREAS, the County Executive endorses and recommends approval for financing the Henson Creek Manor II Project as 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 financing of construction proposed by CDA of the Henson Creek Manor II project is hereby approved in an amount not to exceed Eight Hundred Fifty Thousand Dollars (\$850,000).

Adopted this 26th day of November, 1996.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY:

Stephen J. Del Giudice
Chairman

ATTEST:

Joyce T. Sweeney
Clerk of the Council

ATTACHMENT A

PROJECT INFORMATION SHEET

**Henson Creek Manor II
5301 Haras Place
Fort Washington, Maryland**

COUNCILMANIC DISTRICT 8

PROPERTY DESCRIPTION: Henson Creek Manor II is a 105 unit project consisting of 60 two bedroom and 45 three bedroom apartments. The project is a second phase of an existing 105 unit project called Henson Creek Manor and is immediately adjacent to the first phase. The second phase will include a clubhouse with classroom, great room, and pool. The complex will house 100% moderate income individuals and families.

DEVELOPER: Henson Creek Manor II Associates Limited Partnership
c/o Humphrey-Stavrou Associates, Inc.
12301 Old Columbia Pike, Suite 300
Silver Spring, Maryland 20904
Attn: Mr. N. Stephen Stavrou (301) 680-4361

FINANCING AND LOCAL CONTRIBUTION: Acquisition, Construction and Permanent financing in the amount of \$850,000 from the State of Maryland Rental Housing, Rental Housing Program, and a local contribution from Prince George's County in the amount of a \$300,000 HOME Loan.

NEIGHBORHOOD/LOCALITY: The project is located in the Oxon Hill area of Prince George's County, Maryland, just outside the Capital Beltway off St. Barnabas Road and Everhardt Place. The project is in a neighborhood

of existing apartments, townhouses and some single family residences. There is also a major shopping center within a short drive of the complex.

HENSON CREEK MANOR II
RENT STRUCTURE:

	No. of Units	Rents
Two Bedroom One Bath	60	\$685 - \$710
Three Bedroom Two Bath	45	\$760 - \$850