

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

1995 Legislative Session

Resolution No. _____ CR-75-1995

Proposed by _____ Chairwoman MacKinnon (by request - County Executive)

_____ Introduced by

_____ Council Members Del Giudice and Russell

Co-Sponsors

Date of Introduction _____ October 24, 1995

RESOLUTION

A RESOLUTION concerning

The Housing Authority of Prince George's County

1995 Single Family Mortgage Purchase Program

For the purpose of expressing the County Council's approval of the Housing Authority of Prince George's County 1995 Single Family Mortgage Purchase Program and authorizing the issuance of bonds in an aggregate principle amount not to exceed \$25,000,000.

WHEREAS, Sections 4-101 and 4-102 of Article 44A of the Annotated Code of Maryland (as amended from time to time) permit the Housing Authority of Prince George's County to exercise certain powers to issue bonds, notes, interim certificates, debentures or other obligations from time to time in its discretion for any of its corporate purposes; and

WHEREAS, pursuant to Resolution No. LHA-946 a copy of which is attached as Attachment A, the Housing Authority of Prince George's County has expressed its present intent to issue and sell bonds in an aggregate principal amount not to exceed \$25,000,000, the proceeds of which will be used to finance the Housing Authority's 1995 Single Family Mortgage Purchase Program for the purpose of assuring the availability of mortgage credit to qualified persons of low and moderate income who are other wise unable to obtain such mortgage credit; and

WHEREAS, pursuant to Resolution No. LHA-950, a copy of which is attached as Attachment B, the Housing Authority has established qualifying income and purchase price limits for participation and hereby requests approval by the County Council; and

WHEREAS, the County Executive has approved the issuance and sale of said bonds.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's County, Maryland, that the County Council hereby approves the issuance and sale of bonds in an aggregate principal amount not to exceed \$25,000,000 for the purpose of financing the Housing Authority of Prince George's County (Maryland) 1995 Single Family Mortgage Purchase Program for the purpose of assuring the availability of mortgage credit to qualified persons, subject to conditions made a part hereof in Attachment B and any other conditions or requirements imposed by the County Executive for the satisfaction of any reasonable requirements the County Executive may deem appropriate or necessary.

BE IT FURTHER RESOLVED that the County Council approves the qualifying income and purchase price limits as recommended by the Housing Authority of Prince George's County.

BE IT FURTHER RESOLVED that the County Executive is requested to disseminate information concerning this program to County Employees.

Adopted this 14th day of November, 1995.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY:

Anne T. MacKinnon
Chairwoman

ATTEST:

Joyce T. Sweeney
Clerk of the Council

Attachment A

RESOLUTION No. LHA - 946

1995 Single Family Program

WHEREAS, the Housing Authority of Prince George's County (the "Authority"), acting by and through its Board, is a housing authority created by the laws of the State of Maryland, and has as one of its primary functions to assist housing development in Prince George's County, Maryland (the "County"); and

WHEREAS, Sections 8C and 15 of Article 44A of the Annotated Code of Maryland, as amended from time to time (the "Housing Authorities Law") permit the Authority to exercise certain powers to issue bonds, notes, interim certificates, debentures or other obligations from time to time in its discretion for any of its corporate purposes; and

WHEREAS, pursuant to the Housing Authorities Law it is hereby found and declared that there exists within the County a shortage of decent, safe and adequate housing, which shortage has been caused, in substantial part, by private sector mortgage market conditions, including unstable interest rates and restricted credit, severely limiting the availability of home mortgage financing to persons of low and moderate income; and

WHEREAS, the Secretary of the Maryland Department of Housing and Community Development, pursuant to Section 13-802 of the Financial Institutions Article of the Annotated Code of Maryland acting through the Director of Community Development Administration (CDA) has allocated to the Authority approximately \$12,000,000 in housing bonds authorized to be issued by December 1995 for a single family program pursuant to Section 146 of the Internal Revenue Code of 1986, as amended; and

WHEREAS, the Authority will use its 1995 housing bond allocation of approximately \$13,000,000 in combination with the CDA transfer to complete its issuance of about \$25,000,000 in mortgage revenue bonds to fund a mortgage purchase program; and

WHEREAS, the Authority believes it is in the best interests of the County to issue its mortgage revenue bonds in an aggregate principal of approximately \$25,000,000 and to use the proceeds of the sale thereof to finance Mortgage Loans made to eligible purchasers of Single Family Residences in order thereby to make available mortgage credit for persons of low and moderate income who are unable to afford the purchase of decent, safe and adequate housing at the current market rate of interest or who are unable to obtain mortgage credit because the mortgage credit market is severely restricted.

NOW, THEREFORE, BE IT RESOLVED by the Authority that:

1. In carrying out its function of housing development, the Authority hereby expresses its present intent to issue and sell bonds of the Housing Authority of Prince George's County (the "Bonds"), in an aggregate principal amount of approximately \$25,000,000 for the purpose of providing mortgages to persons of low and moderate income and persons who are unable to obtain credit because of credit restrictions.

2. The Authority shall request the approval by the County Council of its intention to issue the Bonds.

3. Upon approval of the County Council, the Authority authorizes the Executive Director or his designated representative to enter in to any agreement or contract including a private placement or sale of the Bonds, that in his judgement is necessary and required, and to undertake whatever additional action is necessary and required as the Executive Director

deems appropriate to aid the issuance and sale of the Bonds authorized herein.

4. This Resolution shall be effective from the date of its adoption.

Adopted this 2nd day of October, 1995.

(SEAL)

ATTEST:

HOUSING AUTHORITY OF
PRINCE GEORGE'S COUNTY

Signed _____
Secretary

Signed _____
Chairman

Approved for Legal Sufficiency:

Signed _____
By: Fred Stichnoth
Bond Counsel

Attachment B

**HOUSING AUTHORITY OF PRINCE GEORGE'S COUNTY
RESOLUTION NO. LHA - 950**

Dated: October 2, 1995

**Establishing Income Limits and Other Conditions
for First Time Homebuyers
Participating in the Housing Authority's
1995 Single Family Mortgage Purchase Program**

WHEREAS, under Article 44A of the Annotated Code of Maryland, as amended (the "Housing Authority Law") the Housing Authority of Prince George's County is authorized to make or purchase mortgage loans to assist first time homebuyers to purchase existing homes if certain conditions established in Section 4-102(f) (4) of the Housing Authority Law are met; and

WHEREAS, Section 4-102(f) (4) (i) (2) requires the Authority to establish income limits, subject to approval by the County governing body, for first time homebuyers purchasing homes with the assistance of the Housing Authority under the Housing Authority's 1995 Single Family Mortgage Purchase Program (the "Program"), which was previously authorized by Resolution LHA- ; and

WHEREAS, based on federal regulations and prevailing underwriting standards, the Housing Authority has determined applicable income limits and maximum home purchase price.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF PRINCE GEORGE'S COUNTY AS FOLLOWS:

1. Mortgage Loans made available under the Program shall be made available only to

first time homebuyers who are residents of Prince George's County, Maryland.

2. The Housing Authority hereby establishes the following income limits and purchase price limits for such homebuyers:

| <u>Maximum Income Limits</u> | <u>Targeted Areas</u> | <u>All Other</u> |
|------------------------------|-----------------------|------------------|
| 1 or 2 Persons | \$ 75,240 | \$ 62,700 |
| 3 or More Persons | 87,780 | 72,105 |

Maximum Purchase Price

| | | |
|----------------|------------|------------|
| New Homes | \$ 222,817 | \$ 182,305 |
| Existing Homes | 200,987 | 180,807 |

3. This Resolution shall be effective from the date of its adoption.

Adopted this 2nd day of October, 1995.

(SEAL)

ATTEST:

HOUSING AUTHORITY OF PRINCE
GEORGE'S COUNTY

Signed _____
Secretary

Signed _____
Chairman

Approved for Legal Sufficiency

By: Lance W. Billingsley
Legal Counsel

**COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND 20772**

**CR-75 -1995 - A RESOLUTION CONCERNING THE 1995 SINGLE
FAMILY MORTGAGE PURCHASE PROGRAM**

Notice is hereby given that on Tuesday, _____, 1995, the County Council of Prince George's County, Maryland, will hold a public hearing on Council Resolution CR- -1995.

The purpose of the public hearing is to permit any resident of Prince George's County to appear and testify concerning the proposed issuance and sale (at one time or from time to time) of mortgage revenue bonds or other obligations by the Housing Authority of Prince George's County to fund the 1995 Single Family Mortgage Purchase Program to provide single family mortgage in an aggregate amount no to exceed \$25.0 million.

Program Summary

| | | |
|--------------------------|--|-----------------|
| Amount of Bonds: | Not to exceed \$25,000,000 | |
| Purpose: | To fund FHA and VA and Conventional qualifying single family mortgage on residences located in Prince George's County. | |
| Loan Origination Period: | Approximately 18 months | |
| Type of Loans: | Mortgage on newly constructed homes and resale homes qualifying for FHA and VA and Conventional financing. | |
| Program Limits: | Targeted Areas | All Other Areas |
| Maximum Income | | |
| 1 or 2 Persons | \$ 75,240 | \$ 62,700 |
| 3 or More Person | 87,780 | 72,105 |
| Maximum Selling Price | | |
| New Homes | \$222,817 | \$182,305 |

| | | |
|---------------------------|---------|---------|
| Existing Homes | 220,987 | 180,807 |
| Lenders: To be determined | | |

Persons wishing to be placed on the advanced speakers' list to testify at said hearing, or those wishing to receive copies of said resolution, should contact the Clerk of the Council, telephone 952-3600, TTY 925-5167. Persons wishing to submit written comments concerning the above issuance and sale of bonds should send them to the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland 20772. Written comments must be received no later than , 1995.

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND

Anne T. MacKinnon
Chairwoman

ATTEST:

Joyce T. Sweeney
Clerk of the Council