

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2014 Legislative Session

Resolution No. CR-65-2014

Proposed by The Chairman (by request – County Executive)

Introduced by Council Member Harrison

Co-Sponsors _____

Date of Introduction June 30, 2014

RESOLUTION

1 A RESOLUTION concerning

2 Housing and Community Development

3 Annual Action Plan: FY 2014

4 For the purpose of amending the Annual Action Plan for Housing and Community Development:
5 FY 2014 to include a new, eligible HOME Investment Partnerships (“HOME”) project: Conifer
6 Village at Oakcrest and approving the reprogramming and reallocating of \$2,200,000.00 in
7 HOME funds from the FY 2012, FY 2013, and FY 2014 Annual Action Plans for this project.

8 WHEREAS, pursuant to Section 15A-107 of the Prince George’s County Code, the County
9 Executive submitted a citizen participation plan in conjunction with the FY 2011-2015
10 Consolidated Plan for Housing and Community Development to the County Council; and

11 WHEREAS, the citizen participation plan was adopted by CR-26-2010 and provided for
12 citizen involvement in the various stages of Housing and Community development activities and
13 listed the actions which are subject to the citizen participation plan; and

14 WHEREAS, pursuant to Section 15A-105 of the County Code, the Annual Action Plan for
15 Housing and Community Development: FY 2014 must be amended at this time to include the
16 estimated cost of projects, the total cost to bring them to completion, and identification of the
17 sources of funds; and

18 WHEREAS, Attachment “A1-A3” describes the HOME project, the associated costs, and
19 sources of funds; and

20 WHEREAS, Attachment “B” includes the projects from HOME Program Years 20, 21 and
21 22 (i.e., FY 2012, FY 2013, and FY 2014) that were approved in prior years’ Annual Action
22 Plans and have available HOME funds totaling \$2,200,000.00 needing to be reprogrammed and

1 | reallocated; and

2 | WHEREAS, the County Executive recommends the reprogramming and reallocation of
3 | \$2,200,000.00 in HOME funds to the Conifer Village at Oakcrest project; and

4 | WHEREAS, Attachment "C" consists of the Annual Action Plan for Housing and
5 | Community Development: FY 2014, as amended.

6 | NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
7 | County, Maryland, that the Annual Action Plan for Housing and Community Development:
8 | FY 2014 is hereby amended to include the HOME project and the reprogramming and
9 | reallocation of \$2,200,000.00 in HOME funding as described in Attachments "A1-A3", "B", and
10 | "C", respectively, as attached hereto and made a part hereof.

11 | BE IT FURTHER RESOLVED that upon adoption of this Resolution, it shall be
12 | transmitted to the County Executive by the Clerk of the Council to submit the amended Annual
13 | Action Plan to the U.S. Department of Housing and Urban Development.

 Adopted 23rd day of July, 2014.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Mel Franklin
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Rushern L. Baker, III
County Executive

ATTACHMENT A-1

**PROJECT INFORMATION SHEET
Conifer Village at Oakcrest
2011 Brooks Drive
Capitol Heights, Maryland 20743**

COUNCILMANIC DISTRICT 7

PROJECT DESCRIPTION: Land acquisition and new construction of 120 apartments

PROPOSED OWNER: Oakcrest Village Associates, LLC

DEVELOPER: Conifer Realty, LLC

CONTACT: Conifer Realty, LLC
Jessica D Zuniga, Vice President
8808 Centre Park Drive, Suite 205
Columbia, Maryland 21045

NEIGHBORHOOD/LOCALITY: Corner of Brooks Drive and Ridley Street in Capitol Heights, Tax Map 0080, Parcel 3A,

UNIT MIX: The unit mix is (97) one-bedroom, 1 bath, (16) two-bedroom, 1 bath, and (7) two-bedroom, 1.5 baths

PROPOSED RENTS: \$525- \$1,333 per month

ATTACHMENT A-2

PROJECT INFORMATION SHEET

**Conifer Village at Oakcrest
2011 Brooks Drive
Capitol Heights, Maryland 20743**

COUNCILMANIC DISTRICT 7

PROJECT DESCRIPTION:

Conifer Realty, LLC (the “Developer”) proposes to acquire 4.87 acres of land at the corner of Brooks Drive and Ridley Street in Capitol Heights and construct one hundred and twenty (120) units of affordable rental housing for seniors. The property will provide 100% Low Income Housing Tax Credit (LIHTC) qualified units for occupancy by households earning 60% or less of the area median income, with a portion of the units assisted with HOME funds.

The 4-story mid-rise building will contain a unit mix of (97) one-bedroom, one-bath, (16) two-bedroom, 1 bath and (7) two-bedroom, 1.5 baths. All 120 units will be handicapped accessible or readily adaptable. The units will have individual electric meters and high-efficiency gas-furnaces and condensing units. Kitchens will be equipped with 30” electric ovens and ranges, refrigerators, garbage disposals, wood cabinets and resilient flooring. Bathrooms will have resilient flooring and one-piece tubs with surrounds. Bedrooms will be equipped with ceiling fans. Each unit will have in-unit laundry and balconies or patios. Cable television, phone service, and high-speed internet service will be available to all residents. The exterior will be an L shaped structure of approximately 135,000 square feet, including pitched shingle roofs and articulated façade. Exterior materials will consist of a combination of stone veneer and cement board lap siding and panels. Large, high-energy vinyl windows will provide natural lighting to the individual units as well as the common areas. The main entrance will be accessed by a key fob and entry call system with closed circuit television monitoring. Amenities will include: a community room with kitchenette, TV lounge, computer lab, arts and crafts room, fitness room, and coin-operated laundry rooms on each floor.

The project will support independent living with on-site and third party support services offered at no cost to the residents to include: general counseling, advocacy and referral services; regular blood pressure clinics, nutritional and other “wellness” related seminars, regular exercise programs, regularly scheduled crafts, games and social events; community meal programs and computer training. The Developer has a Memorandum of Understanding with the Ivy Community Charities of Prince George’s County, Inc. to provide these supportive services.

ATTACHMENT A-3**PROJECT FINANCING ESTIMATE**

**Conifer Village at Oakcrest
2011 Brooks Drive
Capitol Heights, Maryland 20743**

COUNCILMANIC DISTRICT 7

SOURCES OF FUNDS	AMOUNT	%
Private Loan (HUD insured)	11,490,400.00	42.90%
Rental Housing Works loan	2,500,000.00	9.33%
LIHTC	9,250,809.00	34.54%
Deferred Developer Fee	1,340,810.00	5.01%
Prince George's County HOME Loan	2,200,000.00	8.21%
TOTALS	26,782,019.00	100.00%

USES OF FUNDS	AMOUNT	%
Land Acquisition	1,770,000.00	6.61%
Construction Costs	16,374,203.00	61.14%
Construction Contingency	818,710.00	3.06%
Fees Related to Construction	2,021,340.00	7.55%
Financing Fees and Charges	2,056,614.00	7.68%
Developers Fee	2,500,000.00	9.33%
Syndication Related Costs	122,045.00	0.46%
Guarantees and Reserves	1,119,107.00	4.18%
TOTAL	26,782,019.00	100.00%