

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2007 Legislative Session**

Resolution No. CR-14-2007

Proposed by The Chairman (by request – County Executive)

Introduced by Council Member Exum

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

Date of Introduction March 13, 2007

**RESOLUTION**

1 A RESOLUTION concerning

2 Marlton Plaza Senior Housing

3 For the purpose of providing the required approval to the Department of Housing and  
 4 Community Development of the State of Maryland (“DHCD”) for the financing of the  
 5 acquisition and development of the Marlton Plaza Senior Housing, a senior rental project to be  
 6 owned and operated by Marlton Plaza Senior Housing, LP, a Maryland limited partnership and  
 7 developed by SUR Developers & Builders, Inc. (collectively referred to as the “Owner”).

8 WHEREAS, there is a significant need for quality rental housing units in Prince George’s  
 9 County for seniors of low or limited income; and

10 WHEREAS, the Owner proposes to acquire and develop land and operate a rental housing  
 11 development comprised of approximately 102 units, known as Marlton Plaza Senior Housing  
 12 located at 9590 Robert Crain Highway in Upper Marlboro (the “Project”) all or a portion of  
 13 which will assist low to moderate income seniors; and

14 WHEREAS, DHCD, either directly or through DHCD’s Community Development  
 15 Administration (“CDA”), may provide some or all of the financing for the Project; and

16 WHEREAS, the applicable law and regulations of Title 4, Housing and Community  
 17 Development Article of the Annotated Code of Maryland and Title 05 of the Code of Maryland  
 18 Regulations requires approval of the Project and the Project financing by the County Council for  
 19 Prince George’s County and the County Executive; and

20 WHEREAS, the County Executive endorses and recommends approval for the Project and  
 21 the Project financing as set forth on Attachment “A”, attached hereto and made a part hereof.

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

1 County, Maryland, hereby approves this Project at the site proposed.

2 BE IT FURTHER RESOLVED that the County Council of Prince George's County,  
3 Maryland, hereby approves the proposed Project financing as outlined in Attachment "A."

4 BE IT FURTHER RESOLVED that a copy of this Resolution be sent to the Secretary of the  
5 Department of Housing and Community Development of the State of Maryland.

Adopted this 24th day of April, 2007.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Camille A. Exum  
Chair

ATTEST:

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

APPROVED:

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
Jack B. Johnson  
County Executive

**ATTACHMENT A**

**PROJECT INFORMATION SHEET**

**Marlton Plaza Senior Housing  
Seniors Residential Rental Units  
9590 Robert Crain Highway  
Upper Marlboro, Maryland 20772**

**COUNCILMANIC DISTRICT 9**

**PROPERTY DESCRIPTION:** Acquisition of land located at 9590 Robert Crain Highway and development of 102 units of rental housing for seniors.

**OWNER:** Marlton Plaza Senior Housing, LP

**DEVELOPER:** SUR Developers & Builders, Inc.

**CONTACT:** Sebastian Fainbraun  
8120 Woodmont Avenue  
Bethesda, Maryland 20814

**SOURCES OF FINANCING:** Approximately \$9,400,000 in Low Income Housing Tax Credit equity; Private financing of \$7,425,000, and Developer’s equity of \$1,200,000. The Developer also proposes to apply to Prince George’s County for a waiver of the Washington Suburban Sanitary Commission Systems Development Charge.

**NEIGHBORHOOD/LOCALITY:** Project is located in Upper Marlboro.

**UNIT MIX:** The unit mix will be 18 one-bedroom apartments and 84 two-bedroom apartments.

**PROPOSED RENTS:** \$800 - \$1,100 per month.