

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2013 Legislative Session**

Resolution No. CR-114-2013  
 Proposed by The Chair (by request – County Executive)  
 Introduced by Council Members Harrison, Davis and Franklin  
 Co-Sponsors \_\_\_\_\_  
 Date of Introduction September 24, 2013

**RESOLUTION**

1 A RESOLUTION concerning

2 Housing and Community Development

3 The Residences at Woodland Springs

4 For the purpose of approving the project and project financing through the Community  
 5 Development Administration (“CDA”) of the Department of Housing and Community  
 6 Development of the State of Maryland (“DHCD”) for The Residences at Woodland Springs, a  
 7 rental housing project to be developed by Shelter Development, LLC (the “Developer”) and  
 8 acquired, owned and operated by Woodland Townhomes LLLP, a Maryland limited liability  
 9 limited partnership, (the “Owner”).

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

12 WHEREAS, the Developer and Owner propose to acquire land, develop and operate a  
 13 rental housing development comprised of approximately thirty-six (36) townhouse units, known  
 14 as The Residences at Woodland Springs and located at Rochell Avenue and Atwood Street in  
 15 District Heights, Maryland (the “Project”); and

16 WHEREAS, DHCD, either directly or through DHCD’s Community Development  
 17 Administration (“CDA”), may provide some or all of the financing for the Project in order to  
 18 assist in making it financially feasible; and

19 WHEREAS, the applicable CDA program regulations require approval of the Project and  
 20 the Project financing by the local governing body; and

21 WHEREAS, the County Executive endorses and recommends approval of the Project and  
 22 the Project financing as set forth in Attachments “A-1”, “A-2” and “A-3”, attached hereto and

1 made a part hereof.

2 NOW, THEREFORE, BE IT RESOLVED that the County Council of Prince George's  
3 County, Maryland, hereby approves the Project and the Project financing as set forth in  
4 Attachments "A-1", "A-2" and "A-3."

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

7 BE IT FURTHER RESOLVED that this resolution shall become effective as of the date of  
8 its adoption.

Adopted this 22nd day of October, 2013.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Andrea C. Harrison  
Chair

ATTEST:

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

APPROVED:

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
Rushern L. Baker, III  
County Executive

**ATTACHMENT A-1**

**PROJECT INFORMATION SHEET**  
**The Residences at Woodland Springs**  
**Intersection of Rochelle Avenue and Atwood Street**  
**District Heights, Maryland**

**COUNCIL DISTRICT 6**

<b>PROJECT DESCRIPTION:</b>	Land acquisition and new construction of 36 townhomes
<b>PROPOSED OWNER:</b>	Woodland Townhomes LLLP
<b>DEVELOPER:</b>	Shelter Development, LLC
<b>CONTACT:</b>	Maria E. Miller, Vice President – Development 218 N. Charles Street Suite 220 Baltimore, Maryland 21201
<b>NEIGHBORHOOD/LOCALITY:</b>	District Heights, Tax Map 81, Prince George’s County District 6
<b>UNIT MIX:</b>	The unit mix is (26) four-bedroom and (10) three-bedroom townhomes, including (2) accessible for physical and (1) for sensory disabilities
<b>PROPOSED RENTS:</b>	\$500 - \$1,375 per month

**ATTACHMENT A-2**

**PROJECT INFORMATION SHEET  
The Residences at Woodland Springs  
Intersection of Rochelle Avenue and Atwood Street  
District Heights, Maryland**

**COUNCIL DISTRICT 6**

**PROJECT DESCRIPTION:**

Shelter Development, LLC, proposes to acquire 3.89 acres of vacant land from the Woodland Springs Apartment ownership and develop thirty six (36) new affordable rental townhomes. The Project will provide affordable workforce housing, with three (3) and four (4) bedroom townhomes, for rental to families with incomes from 30% to 60% of the Area Household Median (AMI).

The townhomes will consist of three (3) and four (4) bedroom units, which will average 1,496 and 1,684 net square feet, respectively. All units will contain two and a half (2 ½) baths, a full range of appliances including dishwashers, garbage disposals, in unit washers/dryers, and high energy efficient HVAC units. The building exteriors will be designed with an eye toward pleasing aesthetics and durable materials, using a mix of masonry products and architectural design features to add interest. The property will include new sidewalks in the front and rear of the property to ensure connectivity to the surrounding community, and a playground and exercise station.

**ATTACHMENT A-3****PROJECT FINANCING ESTIMATE**

**The Residences at Woodland Springs  
Intersection of Rochelle Avenue and Atwood Street  
District Heights, Maryland**

**COUNCIL DISTRICT 6**

<b>SOURCES OF FUNDS</b>	<b>AMOUNT</b>	<b>%</b>
Private Loan	\$1,830,000.00	16.56%
Rental Housing Funds	\$2,000,000.00	18.10%
Low Income Housing Tax Credits (LIHTC)	\$6,826,672.00	61.78%
Developer Equity	\$104,375.00	0.94%
Interim Income	\$50,000.00	0.45%
Other	\$39,500.00	0.36%
Prince George's County HOME Loan	\$200,000.00	1.81%
<b>TOTAL SOURCES</b>	<b>\$11,050,547.00</b>	<b>100.00%</b>

<b>USES OF FUNDS</b>	<b>AMOUNT</b>	<b>%</b>
Construction Costs	\$6,986,144.00	63.22%
Fees Related To Construction	\$1,747,146.00	15.81%
Acquisition Costs	\$300,000.00	2.72%
Financing Fees and Charges	\$390,430.00	3.53%
Developer Fee	\$1,333,752.00	12.07%
Syndication Costs	\$115,869.00	1.05%
Guarantees and Reserves	\$177,206.00	1.60%
<b>TOTAL USES</b>	<b>\$11,050,547.00</b>	<b>100.00%</b>