

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2010 Legislative Session

Resolution No. CR-93-2010

Proposed by The Chairman (by request – County Executive)

Introduced by Council Member Harrison

Co-Sponsors _____

Date of Introduction September 28, 2010

RESOLUTION

1 A RESOLUTION concerning

2 Housing and Community Development

3 Glenreed Apartments Project

4 For the purpose of approving the financing of the Glenreed Apartments project through the
5 Community Development Administration (“CDA”) of the Maryland Department of Housing and
6 Community Development.

7 WHEREAS, there is significant need for quality rental housing units in Prince George’s
8 County for low to moderate-income persons; and

9 WHEREAS, Glenreed Housing Inc. proposes to moderately rehabilitate the Glenreed
10 Apartments (the “Project”), located at 3202 Reed Street in Lanham, Maryland, to provide 104
11 units of rental housing for low to moderate-income persons, as more fully described in
12 Attachments “A1” and “A2”; and

13 WHEREAS, Glenreed Housing, in accordance with COMAR 05.05.02 and COMAR
14 05.05.06, has applied with the CDA for financing of the Project in the form of tax-exempt bond
15 financing of approximately \$5,061,789 and low-income housing tax credits of approximately
16 \$2,216,976; and

17 WHEREAS, CDA program regulations require an approving resolution of the local
18 governing body in order to provide the Project financing; and

19 WHEREAS, the County Executive endorses and recommends approval of the Project and
20 its financing in the amounts described in Attachment “A-3”, attached hereto and made a part
21 hereof.

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

1 County, Maryland, that the County Council hereby approves of the financing of the Project as set
2 forth in Attachment "A-3".

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

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

Adopted this 19th day of October, 2010.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Thomas E. Dernoga
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Jack B. Johnson
County Executive

ATTACHMENT A-1

**PROJECT INFORMATION SHEET
Glenreed Apartments
3202 Reed Street, Lanham, Maryland 20706**

COUNCILMANIC DISTRICT 5

PROPERTY DESCRIPTION: Rehabilitation of a family housing project located at 3202 Reed Street in Lanham, Maryland that will provide 104 units of rental housing for low to moderate income persons, plus 1 unit used for leasing.

PROPOSED OWNER: Glenreed Housing Inc.

DEVELOPER: Preservation Services, LLC

CONTACT: Jaymar Joseph, NFAHS, Inc.
11200 Rockville Pike
Rockville, MD 20852

NEIGHBORHOOD/ LOCALITY: Project is located off Martin Luther King Jr. Boulevard (MD Route 704) less one mile inside of the I-95/I-495 corridor (the Washington Beltway).

UNIT MIX: The unit mix is 8 one-bedroom units, 31 two-bedroom units, 39 three-bedroom units, and 26 four-bedroom units.

PROPOSED RENTS: \$685 - \$940 per month.

ATTACHMENT A-2**PROJECT INFORMATION SHEET
Glenreed Apartments
3202 Reed Street, Lanham, Maryland 20706****COUNCILMANIC DISTRICT 5**

PROPERTY DESCRIPTION: Glenreed Housing Inc. plans a moderate rehabilitation of Glenreed apartments, which will consist of the replacement of major systems at the property – the boilers, the HVAC units in each apartment, emergency generators, and the smoke/fire detection system, as well as exterior work, new lighting systems and all new energy geothermal heating and cooling systems. The residents’ units will be renovated with new Energy Star refrigerators & stoves, new cabinets and counter tops, new kitchen floors, new tub and tile work in the bathrooms, and new plumbing fixtures. Significant upgrades will take place in the common areas and recreational areas including the new learning center and computer laboratory with our award winning social service programs being implemented. The development currently has 104 affordable units with outdated building systems and appliances. The developers also plan to install state of the art “green building” elements (listed below) in order to reduce tenant’s utility costs thus creating more livable units for the residents at an affordable scale. The developers are also preserving the affordable component of the project, by renting all 104 units to persons and families earning 60 percent or less of the area median income (AMI), which currently ranges between \$43,500 and \$62,100. Some of the green initiatives the developers are considering include the following:

- Solar panel technology
- Energy star appliances
- High efficiency (low –emission) windows
- Energy efficient heating and cooling systems
- Water saving kitchen and bathroom fixtures
- Energy Efficient building insulation

ATTACHMENT A-3

**PROJECT FINANCING ESTIMATE
Glenreed Apartments
3202 Reed Street, Lanham, Maryland 20706**

COUNCILMANIC DISTRICT 5

SOURCES OF FUNDS	AMOUNT	%
Maryland DHCD - Permanent Loan	\$ 3,458,600	29%
Maryland DHCD - Short-Term Loan	\$ 1,603,189	13%
Maryland DHCD - MHRP Loan	\$ 500,000	4%
Low Income Housing Tax Credit (LIHTC) Equity	\$ 2,216,976	18%
Prince George's County HOME Funds	\$ 1,200,000	10%
NFAHS Loan	\$ 89,967	1%
Seller Note	\$ 2,500,000	21%
Interim Income	\$ 251,996	2%
Developer Equity (Deferred Fee)	\$ 265,386	2%
TOTAL SOURCES	\$ 12,086,114	100%
USES OF FUNDS	AMOUNT	%
Construction Costs	\$ 4,688,291	39%
A&E and Other Construction Fees	\$ 190,570	2%
Acquisition Costs	\$ 3,530,075	29%
Developer's Fee	\$ 1,115,275	9%
Financing Fees and Costs	\$ 505,356	4%
Guarantees & Reserves	\$ 349,058	3%
Syndication Fees	\$ 1,707,489	14%
TOTAL USES	\$ 12,086,114	100%