

**PRINCE GEORGE'S COUNTY COUNCIL  
AGENDA ITEM SUMMARY**

**Meeting Date:** 10/28/98

**Reference No.:** CR-67-1998

**Proposer:** County Executive

**Draft No.:** 1

**Sponsors:** Bailey, Hendershot

**Item Title:** A Resolution approving financing from the Rental Housing Production Program (RHPP) of the Maryland Community Development Administration (CDA) for the construction of the St. Paul's Senior Living Apartments by St. Paul's Senior Living Limited Partnership

**Drafter:** John W. Shanley  
Housing

**Resource Personnel:** Michael A. Doaks  
Housing

**LEGISLATIVE HISTORY:**

**Date Presented:**        \_\_/\_\_/\_\_  
**Committee Referral:** 9/22/98    THE  
**Committee Action:**    10/14/98   FAV  
**Date Introduced:**      9/22/98  
**Pub. Hearing Date:**    \_\_/\_\_/\_\_    \_\_:\_\_ \_\_

**Executive Action:** \_\_/\_\_/\_\_    \_\_  
**Effective Date:**    \_\_/\_\_/\_\_

**Council Action:**        10/28/98    ADOPTED  
**Council Votes:** RVR:A, DB:A, SD:A, JE:A, IG:A, TH:A, WM:A, AS:A, MW:A  
**Pass/Fail:** P

**Remarks:** \_\_\_\_\_

**TRANSPORTATION, HOUSING AND ENVIRONMENT COMMITTEE**    DATE: 10/14/98

Committee Vote: Favorable, 3-0 (In favor: Council Members Wilson, Gourdine and Maloney).

Staff gave an overview of the legislation and informed the Committee of comments that were received. The Executive Branch supports the resolution and the Office of Audits and Investigations finds that there should not be any negative fiscal impact on the County as a result of adopting CR-67-1998.

The Director of the Department of Housing and Community Development indicated that this resolution approves a \$1 million Rental Housing Production Program loan from the Community Development Administration (CDA) of the Maryland Department of Housing and Community Development for the St. Paul's Senior Living Apartments. State law requires that the local governing body where a project is located approve Rental Housing Production loans.

St. Paul's Senior Living Apartments is located at 1207 Addison Road in Capitol Heights, Council District 6, and is a proposed 150 unit independent living facility for senior citizens, offering 136 one bedroom units and 14 two bedroom units.

The estimated total development cost for the St. Paul's Senior Living Apartments is \$11,371,347. The sources of funds that will be used to finance the project are: \$5,758,167 of equity from 9 percent Federal housing tax credits, a \$4,213,180 conventional bank loan, a \$1,000,000 CDA Rental Housing Production Program loan and a County HOME loan of \$400,000.

Settlement on the project is scheduled for late October 1998. A public hearing is not required.

#### **BACKGROUND INFORMATION/FISCAL IMPACT**

**(Includes reason for proposal, as well as any unique statutory requirements)**

St. Paul's Senior Living Apartments is a proposed 150-unit independent living facility for senior citizens located at 1207 Addison Road in Capitol Heights. The resolution approves a \$1,000,000 Rental Housing Production Program loan from the Community Development Administration (CDA) of the Maryland Department of Housing and Community Development. Article 83B, Sections 2-201 through 2-208 of the Annotated Code of Maryland, as amended, concerning CDA housing finance, requires a local government resolution approving the use of State funds within the jurisdiction. A public hearing is not required.

#### **CODE INDEX TOPICS:**