

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

1998 Legislative Session

Resolution No. CR-77-1998

Proposed by The Chairman (by request - County Executive)

Introduced by Council Members Scott and Del Giudice

Co-Sponsors

Date of Introduction October 6, 1998

RESOLUTION

A RESOLUTION concerning

Financing of Woodside Village II Apartments

For the purpose of approving financing from the Rental Housing Production Program (RHPP) of the Maryland Community Development Administration (CDA) for the construction of the Woodside Village II Apartments by Country View Elderly Associates Limited Partnership.

WHEREAS, there is a significant need for quality rental housing units in Prince George's County for the elderly; and

WHEREAS, Country View Elderly Associates Limited Partnership proposes to construct a 90 unit apartment complex known as Woodside Village II Apartments on a site situated at 6801 Bock Road, Oxon Hill, Maryland in accordance with Special Exception 4112; and

WHEREAS, the CDA has received an application from the Country View Elderly Associates Limited Partnership for RHPP financing of the construction of the Woodside Village II Apartments in an aggregate amount not to exceed Nine Hundred Seventy-Five Thousand Dollars (\$975,000) pursuant to its authority under Article 83B, Sections 2-201 through 2-208, and 2-501 through 2-510 of the Annotated Code of Maryland, as amended; and

WHEREAS, projects financed by the CDA must be approved by the governing body of the locality in which the project is situated; and

WHEREAS, the County Executive endorses and recommends approval of the RHPP financing for the Woodside Village II Apartments which project is more fully described in Attachment A, attached hereto and made a part hereof.

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

County, Maryland, that the proposed RHPP financing of the Woodside Village II Apartments is hereby approved in an amount not to exceed Nine Hundred Seventy-Five Thousand Dollars (\$975,000).

Adopted this 28th day of October, 1998.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY:

Ronald V. Russell
Chairman

ATTEST:

Joyce T. Sweeney
Clerk of the Council

ATTACHMENT A

PROJECT INFORMATION SHEET

Woodside Village Apartments Phase II
6801 Bock Road
Oxon Hill, Maryland

COUNCILMANIC DISTRICT 8

PROPERTY DESCRIPTION: Woodside Village II is a 90 unit addition to the existing Woodside Village I constructed pursuant to Special Exception 4112. The second phase will consist of 84 one bedroom units and six two bedroom units for occupancy by elderly or disabled individuals. The second phase will be attached as wings to the first Phase infrastructure so upon completion the project will appear as one building.

Upon completion Woodside Village will contain 168 one bedroom apartments and 32 two bedroom apartments, for a total of 200 apartments.

DEVELOPER: Country View Elderly Associates Limited Partnership
c/o Humphrey-Stavrou Associates, Inc.
12301 Old Columbia Pike, Suite 300
Silver Spring, Maryland 20904
Attn: Mr. Jeffrey C. Kirby
(301) 680-4361

The general partner is Humphrey-Stavrou Associates, Inc., a Maryland development corporation.

**FINANCING AND LOCAL
CONTRIBUTION:**

The total development costs for Phase II are \$6,852,625. The total funding sources are:

Federal Housing Tax Credits	\$3,377,625
Conventional Loan	\$2,200,000
State RHPP Loan	\$ 975,000
County HOME Loan	\$ 300,000

NEIGHBORHOOD/LOCALITY:

Woodside-Phase II is to be the second Phase of the successful Woodside Village completed in 1995.

The first Phase of Woodside Village consists of 110 apartment units. The project is located just south of the intersection of St. Barnabas Road and Bock Road in Fort Washington, Maryland.

PROJECT AMENITIES:

These units are spacious with square footage of 584 for a one bedroom and 916 for a two bedroom. Each apartment will include amenities such as dishwasher, garbage disposal, breakfast bar, dining area, and an emergency call system.

Common amenities such as a library, recreation room, movie theater, country store, exercise room and a health room for both phases were included in the Phase One construction. They were designed to accommodate the second phase.

PARKING SPACES:

Existing/Phase I	82 spaces
Proposed/Phase II	<u>84</u> spaces
	166 (includes 8 HC)

RENTAL STRUCTURE:

Phase II only (net of utilities)

84 one bedroom	+ or - \$586/month
6 two bedroom	+ or - \$705/month