

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

Legislative Session _____ 1991 _____

Resolution No. _____ CR-115-1991 _____

Proposed by The Chairman (by request - County Executive)

Introduced by Council Members MacKinnon, Bell, Castaldi,

_____ Casula and Pemberton _____

Co-Sponsors _____

Date of Introduction _____ October 29, 1991 _____

RESOLUTION

A RESOLUTION concerning

Templeton Manor Apartments (Also known as Oak Ridge
Apartments) -- Housing Authority Bonds

FOR the purpose of expressing the County Council's approval of the exercise by the Housing Authority of its authority to issue and sell its revenue refunding bonds or notes for the Templeton Manor Apartments.

WHEREAS, Title 4, Section 4-102 (f) (1) and (3) of Article 44A of the Annotated Code of Maryland (as amended from time to time) permits the Housing Authority to exercise certain powers to enable it to make construction loans and long-term mortgage loans which will produce housing development and to issue and sell bonds and/or notes of the Authority to finance housing and housing rehabilitation in Prince George's County, Maryland, upon approval of the governing body of the County; and

WHEREAS, the Housing Authority has additional authority and power under Title 1, Subtitle 5, Section 1-501(a) of Article 44A of the Annotated Code of Maryland (as amended from time to time) to issue bonds from time to time, in its discretion, for any of its authorized purposes, as well as to issue refunding bonds for the purpose of paying or retiring any bonds previously issued by it; and

WHEREAS, the Housing Development Program of Prince George's County was previously expanded to include the Templeton Manor Apartments project by the Housing Authority through Resolution No. LHA-516, dated September 24, 1984; and

WHEREAS, by CR-146-1984, the County Council approved the amendment to the Housing Development Program of Prince George's County to include Templeton Manor Apartments and the issuance and sale of bonds by the Housing Authority of Prince George's County, in an aggregate amount not to exceed \$17,500,000; and

WHEREAS, pursuant to Resolution No. LHA-545 the Housing Authority has previously authorized the issuance and sale of its mortgage revenue bonds, designated "HOUSING AUTHORITY OF PRINCE GEORGE'S COUNTY (Maryland) MORTGAGE REVENUE BONDS, SERIES 1985 (TEMPLETON MANOR APARTMENTS PROJECT)" (the "Bonds") in a principal amount of \$16,000,000, the proceeds of which were loaned to Riverdale Village Limited Partnership (the "Owner") for the purchase, improvement, equipping and rehabilitation of a 491 unit multi-family housing project located at 5510 Madison Street in Riverdale, Maryland, originally known as Templeton Manor Apartments Project (now known as Oak Ridge Apartments and hereinafter referred to as the "Project"); and

WHEREAS, the Housing Authority was presented with evidence that the Owner defaulted on its loan, and that said default was due to the fact that the Project has failed to generate sufficient revenues since the default to pay current mortgage payments; and

WHEREAS, the Owner has submitted information to the Housing Authority showing that if the mortgage interest rate is lowered by means of a refunding of the Bonds, the revenues generated by the Project will be sufficient to make all required payments; and

WHEREAS, based upon the foregoing, the Owner has asked the Housing Authority to authorize a current refunding of the outstanding bonds; and

WHEREAS, the Housing Authority adopted Resolution No. LHA-792 whereby it concluded that it was in the best interests of the County residents living in the Project, and of the County generally, to assist the Owner in establishing the long-term economic viability of the Project, and expressed its intent to issue and sell refunding bonds, subject to the approval of the County Council, in a principal amount not to exceed \$16,000,000, to provide funds for the refunding of an equal principal amount of the outstanding Bonds; and

WHEREAS, the current zoning of the property is R-18 in which apartment development is permissible subject to all applicable requirements of the Zoning Ordinance (including certification of a nonconforming use, if necessary); and

WHEREAS, the initial manager of the Project, upon the issuance of the refunding bonds, will be Village Green Management Company; now, therefore,

BE IT RESOLVED by the County Council of Prince George's County, Maryland, that the issuance and sale of refunding bonds by the Housing Authority of Prince George's County, in an aggregate amount not to exceed \$16,000,000, subject to any other conditions or requirements imposed by the County Executive in order to assure decent, safe and sanitary housing for County residents, be and the same is hereby approved.

Adopted this 26th day of November, 1991.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Richard J. Castaldi
Chairman

ATTEST:

Maurene W. Epps
Acting Clerk of the Council