

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2002 Legislative Session

Resolution No. CR-4-2002

Proposed by The Chairman (by request – County Executive)

Introduced by Council Members Shapiro, Wilson, Estepp and Scott

Co-Sponsors _____

Date of Introduction February 19, 2002

RESOLUTION

1 A RESOLUTION concerning

2 Fairview Apartments and Hillside Heights Apartments

3 For the purpose of approving the issuance and sale of tax-exempt revenue bonds by the Housing
4 Authority of Prince George's County (the "Housing Authority") in connection with the
5 refinancing of acquisition costs and limited renovations of Fairview Apartments and Hillside
6 Heights Apartments by Prince George's Affordable Housing, Inc., a Maryland non-profit
7 corporation (the "Owner") and an affiliate of the NHP Foundation.

8 WHEREAS, there is a significant need for quality housing units in Prince George's County
9 for persons with limited income; and

10 WHEREAS, the Owner desires to refinance the cost of acquisition and rehabilitate the
11 Fairview Apartments located at 780 Fairview Avenue, Chillum, Maryland and the Hillside
12 Heights Apartments located at 5237 Marlboro Pike, Capitol Heights, Maryland (the "Project") as
13 detailed in the Project Information Sheet attached hereto as Attachment A; and

14 WHEREAS, the Owner has requested assistance in financing the Project through issuance
15 of tax-exempt revenue bonds by the Housing Authority; and

16 WHEREAS, pursuant to Sections 4-101 and 4-102 of Article 44A of the Annotated Code of
17 Maryland, as amended, upon approval of the County Council, the Housing Authority has the
18 power to finance housing, housing rehabilitation or housing projects, by issuing and selling
19 bonds payable from the income and revenues of the housing project; and

20

1 WHEREAS, the Housing Authority adopted Resolution No. LHA-1125 on
 2 September 24, 2001 attached hereto as Attachment B, which includes the Project in the County's
 3 Housing Development Program and expresses the Housing Authority's intent to issue and sell
 4 tax-exempt revenue bonds of the Housing Authority in an aggregate principal amount not to
 5 exceed \$18,000,000 (the "Bonds") to finance the Project; and

6 WHEREAS, the Owner is a non-profit under Section 501(c)(3) of the Internal Revenue
 7 Code, and as such the tax-exempt revenue bond issuance proposed would not be included when
 8 calculating the cap for the Housing Authority, and

9 WHEREAS, the County Executive endorses and recommends approval for financing the
 10 Project;

11 NOW THEREFORE, BE IT RESOLVED by the County Council of Prince George's
 12 County, Maryland, that the issuance and sale by the Housing Authority of one or more series of
 13 Bonds in such aggregate principal amounts as shall be determined by the Chairman and the
 14 Executive Director of the Housing Authority to be sufficient to accomplish the purposes hereof,
 15 provided that Bonds shall not be issued in an aggregate principal amount exceeding \$18,000,000,
 16 and subject to any other conditions or requirements imposed by the County Executive in order to
 17 assure decent, safe, and sanitary housing for County residents, be and the same is hereby
 18 approved.

Adopted this 19th day of March, 2002.

COUNTY COUNCIL OF PRINCE
 GEORGE'S COUNTY, MARYLAND

BY: _____
 Peter A. Shapiro
 Chairman

ATTEST:

 Redis C. Floyd
 Acting Clerk of the Council

Attachment B available in hard copy only

ATTACHMENT A
PROJECT INFORMATION SHEET

COUNCILMANIC DISTRICT 2

Fairview Apartments
780 Fairview Avenue
Chillum, MD 20912

COUNCILMANIC DISTRICT 7

Hillside Heights Apartments
5237 Marlboro Pike
Capitol Heights, MD 20742

PROPERTY DESCRIPTION:

Fairview Apartments consists of a six-story mid-rise building with elevators serving 110 units, and six four-story duplex buildings with 112 townhouse units.

Hillside Heights Apartments consists of twenty one three-story buildings with 231 garden style apartments.

OWNER:

Prince George's Affordable Housing, Inc.,
an affiliate of the NHP Foundation.

OWNER'S CONTACT:

Prince George's Affordable Housing, Inc.
c/o The NHP Foundation
1090 Vermont Avenue, N.W. Suite 400
Washington, DC 20005
(202) 789-5300
Attention: Ghebre Selassie
President

FINANCING:

Tax-exempt housing revenue bonds issued by the Housing Authority of Prince George's County will refinance a bridge loan used for acquisition of the project and to finance limited renovations. Mortgage insurance to be provided by HUD under the 223(f) program.

\$ 13,700,000 Bridge Loan
\$ 1,050,000 Reserve Account
\$ 1,651,400 Other Repairs
\$ 1,321,100 Fees & other development costs
\$ 17,722,500 Total Bond Issuance

NEIGHBORHOOD/LOCALITY:

Fairview Apartments is located in the Chillum area, immediately south of New Hampshire Avenue and East West Highway. Hillside Heights Apartments is located in the District Heights area near Marlboro Pike, Route 4 (Pennsylvania Avenue) and Walker Mill Road.

PROPOSED RENTS:

Fairview Apartments

One Bedroom Unit:	\$620-720
Two Bedroom Unit:	\$826-850
Two Bedroom/TH Unit	\$826-850

Hillside Heights Apartments

Efficiency Unit	\$475
One Bedroom Unit:	\$620
Two Bedroom Unit:	\$720
Three Bedroom Unit	\$835