

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

**2000 Legislative Session**

Resolution No. CR-6-2000

Proposed by The Chairman (by request – County Executive)

Introduced by Council Member Gourdine

Co-Sponsors \_\_\_\_\_

Date of Introduction February 29, 2000

**RESOLUTION**

1 A RESOLUTION concerning

2 Prince George's Manor Apartments

3 For the purpose of approving the Prince George's Manor Apartments project to be constructed  
4 by Prince George's Manor, LLC and financed in part by the Rental Housing Production Program  
5 (RHPP) of the Maryland Community Development Administration (CDA).

6 WHEREAS, Prince George's Manor, LLC proposes to construct a 147-unit apartment  
7 complex known as Prince George's Manor on Rickey Avenue in Temple Hills, Maryland; and

8 WHEREAS, certain financing for the Prince George's Manor Apartments project is to  
9 come from the RHPP; and

10 WHEREAS, the Annotated Code of Maryland , Article 83B, Sections 2-501, et seq  
11 requires that the project be approved by the local governing body; and

12 WHEREAS, the County Executive endorses and recommends approval of the Prince  
13 George's Manor Apartments project, more fully described in Attachment A, attached hereto; and

14 WHEREAS, by Council Resolution CR-76-1998, the County Council expressed its  
15 approval for the financing of the Prince George's Manor Apartments project from RHPP in an  
16 amount not to exceed Two Hundred Fifty Thousand Dollars (\$250,000); and

17 WHEREAS, the amount of the RHPP financing has increased by \$25,000;

18 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
19 County, Maryland, that the Prince George's Manor Apartments project, as financed by the  
20 RHPP, is approved.

Adopted this 29th day of February, 2000.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Dorothy F. Bailey  
Chair

ATTEST:

\_\_\_\_\_  
Joyce T. Sweeney  
Clerk of the Council

## ATTACHMENT A

## PROJECT INFORMATION SHEET

Prince George's Manor  
 Rickey Avenue  
 Temple Hills, Maryland 20748

## COUNCILMANIC DISTRICT 8

## PROPERTY DESCRIPTION:

Prince George's Manor will be located at the end of Rickey Avenue in Temple Hills, Maryland. It will be a three story building with 148 units, predominantly one bedroom. All but one of the units will be occupied by persons 62 and older with incomes no greater than 60% of the Washington Area median. Nine percent of the units will be at 30% of the median income. One (1) unit will be occupied by a resident manager.

## DEVELOPER:

Prince George's Manor, LLC, a Maryland Limited Liability Corporation. Prince George's Elderly Corporation is the managing member. They are an affiliate of Jerome J. Parks Companies, Inc., 15 School Street, Annapolis, Maryland 21401  
 (301) 261-2775

## FINANCING AND LOCAL CONTRIBUTION:

Sources and amounts of financing are:

Federal Housing Tax Credits	\$6,445,000
Conventional Financing	5,400,000
State RHPP Loan	275,000
Deferred Developer Fees	478,545
County HOME Loan	<u>150,000</u>
Total Development Cost	\$12,748,545

## NEIGHBORHOOD/LOCALITY:

The neighborhood is located within the Washington Beltway in Prince George's County. The construction entrance is off St. Barnabas Road. The residential entrance will be the cul-de-Sac at the end of Rickey Avenue. This area is a designated revitalization area. St. Barnabas Road is a commercial district readily accessible to the residents of Prince George's Manor.

**PARKING SPACES:**

114 surface spaces including 9 handicapped spaces.

**PROJECT AMENITIES:**

All of the residential units will include a living/dining room area and full kitchen. Amenities contained in the elevator equipped building will include a community room, lounges, hospitality suite, convenience store, exercise room, police office, barber/beauty salon, billiard room and arts and crafts room. outdoor deck, walking path with exercise stations, garden plots, and a gazebo. An extensive Tenant Service Plan has been designed for this project including the offering of educational courses through Prince George's Community College.

**RENTAL STRUCTURE:**

<u>Unit Type</u>	<u>Income</u>	<u>Rent</u>
1 Bed 1 Bath (1)	Zero	\$ 0
1 Bed 1 Bath (5)	30%	362
1 Bed 1 Bath (60)	50%	658
1 Bed 1 Bath (40)	60%	806
2 Bed 2 Bath ( 8)	30%	425
2 Bed 2 Bath (34)	60%	923