

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2014 Legislative Session

Resolution No. CR-62-2014

Proposed by The Chairman (by request – County Executive)

Introduced by Council Members Lehman, Harrison, Turner, Patterson, Franklin and Davis

Co-Sponsors _____

Date of Introduction June 30, 2014

RESOLUTION

1 A RESOLUTION concerning

2 Housing and Community Development

3 Annual Action Plan: FY 2014

4 For the purpose of amending the Annual Action Plan for Housing and Community Development:
5 FY 2014 to include a new, eligible HOME Investment Partnerships (“HOME”) project:
6 Bladensburg Commons and approving the reprogramming and reallocating of \$3,000,000.00 in
7 HOME funds from the FY 2005, FY 2006, FY 2007, FY 2011, and FY 2013 Annual Action
8 Plans for this project.

9 WHEREAS, pursuant to Section 15A-107 of the Prince George’s County Code, the County
10 Executive submitted a citizen participation plan in conjunction with the FY 2011-2015
11 Consolidated Plan for Housing and Community Development to the County Council; and

12 WHEREAS, the citizen participation plan was adopted by CR-26-2010 and provided for
13 citizen involvement in the various stages of Housing and Community development activities and
14 listed the actions which are subject to the citizen participation plan; and

15 WHEREAS, pursuant to Section 15A-105 of the County Code, the Annual Action Plan for
16 Housing and Community Development: FY 2014 must be amended at this time to include the
17 estimated cost of projects, the total cost to bring them to completion, and identification of the
18 sources of funds; and

19 WHEREAS, Attachment “A1-A3” describes the HOME project, the associated costs, and
20 sources of funds; and

21 WHEREAS, Attachment “B” includes the projects from HOME Program Years 13, 14, 15,
22 19, and 21 (i.e., FY 2005, FY 2006, FY 2007, FY 2011, and FY 2013) that were approved in

1 prior years' Annual Action Plans and have available HOME funds totaling \$3,000,000.00
2 needing to be reprogrammed and reallocated; and

3 WHEREAS, the County Executive recommends the reprogramming and reallocation of
4 \$3,000,000.00 in HOME funds to the Bladensburg Commons project; and

5 WHEREAS, Attachment "C" consists of the Annual Action Plan for Housing and
6 Community Development: FY 2014, as amended.

7 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
8 County, Maryland, that the Annual Action Plan for Housing and Community Development:
9 FY 2014 is hereby amended to include the HOME project and the reprogramming and
10 reallocation of \$3,000,000.00 in HOME funding as described in Attachments "A1-A3", "B", and
11 "C", respectively, as attached hereto and made a part hereof.

12 BE IT FURTHER RESOLVED that upon adoption of this Resolution, it shall be
13 transmitted to the County Executive by the Clerk of the Council to submit the amended Annual
14 Action Plan to the U.S. Department of Housing and Urban Development.

Adopted 23rd day of July, 2014.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Mel Franklin
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Rushern L. Baker, III
County Executive

ATTACHMENT A-1

PROJECT INFORMATION SHEET

**Bladensburg Commons
58th Avenue
Bladensburg, Maryland 20710**

COUNCILMANIC DISTRICT 5

PROJECT DESCRIPTION: Land acquisition and new construction of 100 apartments

PROPOSED OWNER: Bladensburg Commons LLLP

DEVELOPER: Shelter Development, LLC

CONTACT: Jeffrey Ratnow, Development Director
Shelter Development, LLC
218 N. Charles Street
Suite 220
Baltimore, Maryland 21201

NEIGHBORHOOD/LOCALITY: Bladensburg, Tax Map 2937274 and 2937282, Prince George’s County District 5

UNIT MIX: The unit mix is (50) one-bedroom, (40) two-bedroom, and (10) three-bedroom apartments.

PROPOSED RENTS: \$445 - \$1,300 per month

ATTACHMENT A-2

PROJECT INFORMATION SHEET

Bladensburg Commons

58th Avenue

Bladensburg, Maryland 20710

COUNCILMANIC DISTRICT 5

PROJECT DESCRIPTION:

Shelter Development, LLC, proposes to acquire 7.09 acres of unimproved land from Elizabeth Seton High School, Inc. and develop one hundred (100) mixed income apartment units in a single 4-story elevator midrise building. The project will provide ninety (90) affordable workforce housing units serving households with incomes from 30% to 60% of the Area Household Median (“AMI”) and ten (10) market rate units.

The building will be a mix of one (1), two (2), and three (3) bedroom units which will average 669, 947 and 1,117 square feet respectively. All units will contain at least one (1) full bath, a full range of appliances including dishwashers, garbage disposals, in unit washers/dryers, and high energy efficient Heating, Ventilation, and Air Conditioning (“HVAC”) units. The building will be wood frame construction, with exteriors designed with an eye toward pleasing aesthetics and durable materials using a mix of high quality products and architectural design features to add interest. The community will be National Association of Home Builders (“NAHB”) Certified, as compliant with National Green Building Standards. The project will provide a new playground on site, and ample community/amenity space in the building for the enjoyment of the residents.

ATTACHMENT A-3

PROJECT FINANCING ESTIMATE

Bladensburg Commons
58th Avenue
Bladensburg, Maryland 20710

COUNCILMANIC DISTRICT 5

SOURCES OF FUNDS	AMOUNT	%
Private Loan	\$4,400,000.00	18.68%
Rental Housing Funds	\$2,000,000.00	8.49%
Low Income Housing Tax Credits (LIHTC)	\$13,798,620.00	58.59%
Developer Equity	\$351,608.00	1.49%
Prince George's County HOME Loan	\$3,000,000.00	12.74%
TOTAL SOURCES	\$23,550,228.00	100.00%

USES OF FUNDS	AMOUNT	%
Construction Costs	\$14,863,459.00	63.11%
Fees Related To Construction	\$3,691,600.00	15.68%
Acquisition Costs	\$985,000.00	4.18%
Financing Fees and Charges	\$792,820.00	3.37%
Developer Fee	\$2,424,299.00	10.29%
Syndication Costs	\$145,000.00	0.62%
Guarantees and Reserves	\$648,050.00	2.75%
TOTAL USES	\$23,550,228.00	100.00%