

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

1998 Legislative Session

Resolution No. CR-76-1998

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 Prince George's Manor 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 Prince George's Manor Apartments by Prince George's Manor, LLC.

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

WHEREAS, Prince George's Manor, LLC proposes to construct a 147-unit apartment complex known as Prince George's Manor on a site situated on Rickey Avenue in Temple Hills, Maryland in accordance with Special Exception 4141; and

WHEREAS, the CDA has received an application from Prince George's Manor, LLC for RHPP financing for the construction of the Prince George's Manor Apartments in an aggregate amount not to exceed Two Hundred Fifty Thousand Dollars (\$250,000) 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 Prince George's Manor 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 Prince George's Manor Apartments is hereby approved in an amount not to exceed Two Hundred Fifty Thousand Dollars (\$250,000).

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

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 147 units, predominantly one bedroom. All 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.

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	\$6,476,042
Conventional Financing	5,000,000
State RHPP Loan	250,000
County HOME Loan	<u>150,000</u>
Total Development Cost	\$11,876,042

NEIGHBORHOOD/LOCALITY: The neighborhood is located within the Washington Beltway in Prince George's construction entrance 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 (4)	30%	357
1 Bed 1 Bath (60)	50%	588
1 Bed 1 Bath (39)	60%	670
2 Bed 2 Bath (8)	30%	425
2 Bed 2 Bath (34)	60%	800