

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2010 Legislative Session

Resolution No. CR-79-2010

Proposed by The Chairman (by request – County Executive)

Introduced by Council Member Dernoga

Co-Sponsors _____

Date of Introduction September 7, 2010

RESOLUTION

1 A RESOLUTION concerning

2 Housing and Community Development

3 Rainier Manor Senior Rental Housing Project

4 For the purpose of approving the financing of the Rainier Manor project through the Community
5 Development Administration (“CDA”) of the Maryland Department of Housing and Community
6 Development.

7 WHEREAS, there is significant need for quality rental housing units in Prince George’s
8 County for seniors of low or limited incomes; and

9 WHEREAS, Rainier Redevelopment Associates, Limited Partnership proposes to acquire
10 and complete a full renovation of the Rainier Manor property (the “Project”) into a low-income
11 senior rental housing facility, as more fully described in Attachments “A1” and “A2”; and

12 WHEREAS, Rainier Redevelopment Associates, in accordance with COMAR 05.05.02
13 and COMAR 05.05.06, has applied with the CDA for financing of the Project in the form of tax-
14 exempt bond financing of \$6,500,000 and low-income housing tax credits of \$3,204,324; and

15 WHEREAS, CDA program regulations require an approving resolution of the local
16 governing body in order to provide the Project financing; and

17 WHEREAS, the County Executive endorses and recommends approval of the Project and
18 its financing in the amounts set forth in Attachment “A-3”, attached hereto and made a part
19 hereof.

20 NOW, THEREFORE, BE IT RESOLVED that the County Council of Prince George’s
21 County, Maryland hereby approves of the financing of the Rainier Manor project through the
22 CDA as set forth in Attachment “A-3”.

1 BE IT FURTHER RESOLVED that copies of this Resolution be sent to the Secretary of the
2 State of Maryland Department of Housing and Community Development.

Adopted this 7th day of September, 2010.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Thomas E. Dernoga
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Jack B. Johnson
County Executive

ATTACHMENT A-1

PROJECT INFORMATION SHEET

Rainier Manor

Elderly Housing Units

3001 Queens Chapel Road, Mt. Rainier, Maryland 20712

COUNCILMANIC DISTRICT 2

PROPERTY DESCRIPTION: Acquisition and Renovation of an elderly housing project located at 3001 Queens Chapel Road, in Mt. Rainier that will provide 100 units of rental housing for low-income seniors.

PROPOSED OWNER: Rainier Redevelopment Associates, Limited Partnership.

DEVELOPER: R&S, LLC c/o Stavrou Associates, Inc.

CONTACT: Attention: Stephen J. Moore, Vice President
441 Defense Highway, Suite C
Annapolis, Maryland 21401

NEIGHBORHOOD/LOCALITY: Project is located in Mt. Rainier.

UNIT MIX: The unit mix will be 78 one-bedroom apartments and 22 two-bedroom apartments.

PROPOSED RENTS: \$708 - \$1,050 per month.

ATTACHMENT A-2

PROJECT FINANCING ESTIMATE

Rainier Manor

Elderly Housing Units

3001 Queens Chapel Road, Mt. Rainier, Maryland 20712

COUNCILMANIC DISTRICT 2

PROPERTY DESCRIPTION: Stavrou Associates, Inc. plans to acquire and complete a full renovation of the Rainier Manor property. The development is currently composed of 104 affordable, senior units with minimal common space, and outdated building systems and appliances. The existing building has experienced water intrusion over the last few years and as a result, 18 units are currently shut down. The main amenity space that is used for meetings and activities, the Community Room, is also shut down as a result of the water damage. The developers plan to reduce density to 100 units, provide extensive amenity spaces, and implement green improvements throughout the building and the units. This will reduce the residents' utility costs, increase resident services by utilizing the new amenity spaces, and create more livable units for the residents. Even after the renovations are complete, the developer will maintain the project's affordability by renting all 100 units to seniors making 60% of AMI or less. Some of the upgrades the developers will be incorporating into the project include energy star appliances, air filtration and gap sealing, lighting fixture upgrades, SEER efficient HVAC systems, efficient hot water heaters, energy star windows, water saving plumbing fixtures, and many others.

ATTACHMENT A-3**PROJECT FINANCING ESTIMATE****Rainer Manor****Elderly Housing Units****3001 Queens Chapel Road, Mt. Rainier, Maryland 20712****COUNCILMANIC DISTRICT 2**

SOURCES OF FUNDS	AMOUNT	%
Maryland DHCD Tax Exempt Bonds	\$6,500,000	49.05%
LIHTC	\$3,204,324	24.18%
Maryland DHCD Rental Rehabilitation Program Loan	\$1,000,000	7.55%
Prince George's County HOME Loan	\$2,300,000	17.36%
Developer's Equity	\$247,066	1.86%
TOTAL SOURCES	\$13,251,390	100%

USES OF FUNDS	AMOUNT	%
Construction Costs	\$5,722,401	43.23%
A&E and Other Construction Fees	\$671,065	5.07%
Acquisition Costs	\$3,400,000	25.69%
Developer's Fee	\$1,403,189	10.60%
Financing Fees & Costs	\$1,299,677	9.82%
Guarantees & Reserves	\$610,000	4.61%
Syndication Costs	\$129,307	0.98%
TOTAL USES	\$13,235,640	100%