

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

**2000 Legislative Session**

Resolution No. CR-7-2000

Proposed by The Chairman (by request – County Executive)

Introduced by Council Members Bailey and Shapiro

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

Date of Introduction February 29, 2000

**RESOLUTION**

1 A RESOLUTION concerning

2 St. Paul's Senior Living Apartments

3 For the purpose of approving the St. Paul's Senior Living Apartments project to be constructed  
4 by St. Paul's Senior Living Limited Partnership and financed in part by the Rental Housing  
5 Production Program (RHPP) of the Maryland Community Development Administration (CDA).

6 WHEREAS, St. Paul's Senior Living Limited Partnership proposes to construct a 150-unit  
7 apartment complex known as St. Paul's Senior Living Apartments on a site at 1207 Addison  
8 Road, Capitol Heights, Maryland; and

9 WHEREAS, certain financing for the St. Paul's Senior Living Apartments is to come from  
10 the RHPP; and

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

13 WHEREAS, the County Executive endorses and recommends approval of the St. Paul's  
14 Senior Living Apartments project, more fully described in Attachment A, attached hereto; and

15 WHEREAS, by Council Resolution CR-67-1998, the County Council expressed its  
16 approval for the financing of the St. Paul's Senior Living Apartments project from RHPP in an  
17 amount not to exceed One Million Dollars (\$1,000,000); and

18 WHEREAS, the amount of the RHPP financing has increased by \$100,000;

19 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
20 County, Maryland, that the St. Paul's Senior Living Apartments project, as financed by the  
21 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

St. Paul's Senior Living Apartments  
1207 Addison Road  
Capitol Heights, Maryland 20743

COUNCILMANIC DISTRICT 7

PROPERTY DESCRIPTION:

St. Paul's Senior Living Apartments is to be a newly constructed 150-unit complex for senior citizens. It will be a four-story, elevator building offering 136 one bedroom units and 14 two bedroom units. Proposed direct construction costs are \$54,580 per unit.

DEVELOPER:

St. Paul's Senior Living Limited Partnership  
c/o The Bozzuto Group  
6401 Golden Triangle Drive, Suite 200  
Greenbelt, Maryland 20770-3203  
St. Paul's Senior Living Limited Partnership has two partners:

Bozzuto Development Company

The Bozzuto Group has overseen the development, construction and management of over \$275,000,000 of income producing and for-sale housing since its inception in April, 1988.

St. Paul Community Development Corporation

The St. Paul's Community Development Corporation is an affiliate of St. Paul Baptist Church. St. Paul Baptist Church is a historic church with deep roots in the State of Maryland/Prince George's County. The Church has been under the leadership of Reverend Robert J. Williams, Sr. for the past thirty (30) years.

**FINANCING AND LOCAL  
CONTRIBUTION:**

Sources and amounts of financing are:

Conventional financing	\$3,950,000
Housing Tax Credits	6,828,000
State RHPP Loan	1,100,000
County HOME Loan	400,000
Federal Home Loan (Grants)	400,000
Deferred Developer Fees	<u>200,000</u>
	\$12,878,000

**NEIGHBORHOOD/LOCALITY:**

The project is located on Addison Road, inside the Beltway and is located within one mile of a METRO station. It is close to three shopping centers. The immediate neighborhood is a mixture of housing and retail. Places of worship are plentiful.

**PROJECT AMENITIES:**

The project will include 136 one bedroom units and 14 two bedroom units with full kitchens and a living/dining room area. Amenities include two elevators, a community/ dining room, arts and crafts, game room and a wellness center. A comprehensive services plan will include, among other things, participation by a number of corporate and public institutions. St. Paul Baptist Church will provide access to its van for transportation and interface with its day care program.

**PARKING SPACES:**

124 surface spaces

**RENT STRUCTURE:**

Number of Units	Proposed Monthly Rent
One Bedroom - 136	\$339 to \$595
Two Bedroom - 14	\$704

Ten units will be occupied by households with income at or below 30% of the area median income. Fifteen units will be subsidized for households whose income is between 40% and 50% of the area median income. The remaining 125 units will be occupied by households with income at or below 50% of the median income