

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**1995 Legislative Session**Resolution No. CR-46-1995Proposed by Chairwoman MacKinnon (by request - County Executive)Introduced by Council Members MacKinnon, Bailey and Del Giudice

Co-Sponsors

Date of Introduction July 26, 1995**RESOLUTION**

A RESOLUTION concerning

Overlook Apartments - Housing Authority Bonds

For the purpose of expressing the County Council's approval of the exercise by the Housing Authority of its authority to issue and sell its revenue refunding bonds or notes for the Overlook Apartments.

WHEREAS, Sections 4-101 and 4-102 of Article 44A of the Annotated Code of Maryland, as amended, permits the Prince George's County Housing Authority ("Housing Authority") to exercise certain powers to enable it to make construction loans and long-term mortgage loans which will produce housing development, and to issue and sell bonds and/or notes of the Authority to finance housing and housing rehabilitation in Prince George's County, Maryland, upon approval of the governing body of the County; and

WHEREAS, the Housing Authority has additional authority and power under Section 1-501 of Article 44A of the Annotated Code of Maryland, as amended, to issue bonds from time to time, at its discretion, for any of its authorized purposes, as well as to issue refunding bonds for the purpose of paying or retiring any bonds previously issued by it; and

WHEREAS, the Housing Development Program of Prince George's County was previously expanded to include Overlook Apartments by the Housing Authority through Resolution No. LHA-504, dated July 30, 1984; and

WHEREAS, by CR-130-1984, the County Council approved the amendment to the Housing Development Program of Prince George's County to include Overlook Apartments and the issuance and sale of bonds by the Housing Authority of Prince George's County, in an

aggregate amount not to exceed \$6,250,000; and

WHEREAS, pursuant to Resolution No. LHA-529 the Housing Authority has previously authorized the issuance and sale of its mortgage revenue bonds, designated "HOUSING AUTHORITY OF PRINCE GEORGE'S COUNTY (Maryland) MORTGAGE REVENUE BONDS, SERIES 1984 (OVERLOOK APARTMENTS PROJECT) (the "Bonds"), in a principal amount of \$6,005,900, in order to provide permanent financing for Ray Road Associates, a Maryland Limited Partnership (the "Owner"), for the acquisition and rehabilitation of a 187 unit multifamily housing project located at 1507 Ray Road, Hyattsville in Prince George's County, Maryland, known as Overlook Apartments Project (hereinafter referred to as the "Project"); and

WHEREAS, the Bonds are subject to optional redemption on any December 17 on or after December 17, 1995, and the Owner has requested that the Housing Authority refund the Bonds in order to secure a lower interest rate for the mortgage loan on the Project; and

WHEREAS, the Owner has represented to the Housing Authority that if the mortgage interest rate is lowered by means of a refunding of the Bonds, the Project will generate sufficient funds to help assure the continued long-term economic viability of the Project, thus helping to continue to provide a supply of affordable housing in the area of the Project.

The Owner has agreed to pay any premium due as a result of redeeming the Bonds prior to their stated maturities; and

WHEREAS, based upon the foregoing, the Owner has asked the Housing Authority to authorize a current refunding of the outstanding Bonds; and

WHEREAS, the Housing Authority adopted Resolution No. LHA-933 whereby it concluded that it was in the best interests of the County residents living in the Project and of the County's Housing Development Program generally to assist the Owner in promoting the long-term economic viability of the Project in order to assure decent, safe, and sanitary housing for County residents, and expressed its intent to issue and sell federally tax-exempt Series 1995A refunding bonds (the "Series 1995A Bonds"), subject to the approval of the County Council, in a principal amount not to exceed \$6,005,900 to provide funds for the refunding of an equal principal amount of the outstanding Bonds, and, if necessary, to issue

and sell federally taxable refunding bonds (the "Series 1995B Bonds"), simultaneously with the issuance and sale of the Series 1995A Bonds, in a principal amount to be determined by the Executive Director of the Housing Authority, upon the advice of the Housing Authority's bond counsel and the purchasers of the refunding bonds, as shall be sufficient to pay certain bond issuance costs and such additional costs as are deemed necessary to retire the Bonds; and

WHEREAS, the current zoning of the property is R-18 in which apartment development is permissible subject to all applicable requirements of the Zoning Ordinance (including certification of a nonconforming use, if necessary); and

WHEREAS, the initial manager of the Project, upon the issuance of the refunding bonds, will be Realty Management Services, Inc.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's County, Maryland, that the issuance and sale of federally tax-exempt refunding revenue bonds by the Housing Authority of Prince George's County, Maryland, in an aggregate amount not to exceed \$6,005,900, and the simultaneous issuance and sale of federally taxable refunding revenue bonds in an aggregate amount as determined by the Executive Director of the Housing Authority, subject to any other conditions or requirements imposed by the County Executive in order to assure decent, safe, and sanitary housing for County residents, be and the same is hereby approved.

Adopted this 3rd day of October , 1995.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY:
Anne T. MacKinnon
Chairwoman

ATTEST:

Joyce T. Sweeney
Clerk of the Council

PROJECT INFORMATION SHEET
OVERLOOK APARTMENTS
1507 RAY ROAD
HYATTSVILLE, MD 20782

COUNCILMANIC DISTRICT 2

PROPERTY DESCRIPTION This is a 187 garden style apartment complex. It contains 58 one-bedroom, 127 two-bedroom and 2 three-bedroom units. It is located off Chillum road across from Kirkwood Park. The project is well maintained and has virtually no vacancies.

DEVELOPER INFORMATION Ross Development and Investment and its rehabilitation subsidiary, R & R Construction, have rehabilitated 15 projects in the area, including five in the County. Ross Development is based in Bethesda. The president is Scott Ross.

REVIEW OF CODE There are no outstanding Code violations at the project.

REHABILITATION PROGRAM All maintenance items are addressed as they occur. The project is fully rehabilitated, however, the refunding will allow more flexibility of funds put back into the project.

MANAGEMENT Realty Management Services, Inc., currently manages 25 projects in the area. Over 1800 units are located in Prince George's County. This organization is sought out by apartment owners because of its effective and efficient management service.

RENTAL TRENDS Rents will remain essentially the same as they are currently.

	Current Rents	Street Rents
1Br	\$575-690	\$640-690
2Br	\$665-770	\$710-770
3Br	\$845	\$845

**Tuesday, September 5, 1995
Council Hearing Room
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772**

1:30 P.M.

CR-46 -1995 - A RESOLUTION CONCERNING OVERLOOK APARTMENTS PROJECT

Notice is hereby given that on Tuesday, September , 1995, the County Council of Prince George's County, Maryland, will hold a public hearing on Council Resolution CR-46-1995.

The purpose of the public hearing is to permit any resident of Prince George's County to appear and testify concerning the proposed issuance (at one time or from time to time) and sale of bonds or other obligations by the Housing Authority of Prince George's County for refinancing the acquisition of the following multifamily housing project and equipment and facilities functionally related thereto, and any other improvements or interests in land necessary or desirable for operation of the project in the aggregate principal amount no exceeding the amount listed below for the project:

Project: Overlook Apartments

Location: 1507 Ray Road
Hyattsville, MD 20782

Approximate Number
of Units: 187

Maximum Amount: \$6,005,900 - A-Bonds
To be determined - B-Bonds

Initial Manager of Facility: Realty Management Services, Inc.

Persons wishing to be placed on the advanced speakers' list to testify at said hearing, or those wishing to receive copies of said resolution, should contact the Clerk to the Council, (301) 952-3600, TTY-925-5167. Persons wishing to submit written comments concerning the above issuance of bonds should send them to the Clerk to the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland 20772. Written comments must be received no later than Monday, September 4, 1995.

BY ORDER OF THE COUNTY COUNCIL

PRINCE GEORGE'S COUNTY, MARYLAND

Anne T. MacKinnon
Chairwoman

ATTEST:

Joyce T. Sweeney
Clerk to the Council