

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2013 Legislative Session

Resolution No. CR-45-2013
Proposed by The Chair (by request – County Executive)
Introduced by Council Members Harrison, Davis and Lehman
Co-Sponsors _____
Date of Introduction June 4, 2013

RESOLUTION

1 A RESOLUTION concerning

2 Housing and Community Development

3 Annual Action Plan: FY 2013

4 For the purpose of amending the Prince George's County Annual Action Plan: FY 2013 to
5 include new HOME Investment Partnerships ("HOME") projects: Hawthorne Place Apartments
6 and The Residences at Woodland Springs and approving the reprogramming of \$2,100,000 in
7 HOME funds from the FY 2002, FY 2005, FY 2006, FY 2007, FY 2008, FY 2009 and FY 2012
8 annual action plans for these projects.

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 states of the Housing and Community Development activities
14 and listed the actions which are subject to the citizen participation plan; and

15 WHEREAS, pursuant to Section 15A-105(a)(2) of the County Code, the FY 2013 Annual
16 Action Plan must be amended to include the estimated cost of projects, the total cost to bring
17 them to completion, and an identification of the sources of funds; and

18 WHEREAS, Attachment "A1-A3" and "B1-B3" describes the HOME activities, their
19 associated costs, and sources of funds; and

20 WHEREAS, Attachment "C" describes the projects from HOME Program Years 10, 13, 14,
21 15, 16, 17, and 20 (i.e., Annual Action Plans FY 2002, FY 2005, FY 2006, FY 2007, FY 2008,
22 FY 2009 and FY 2012) with \$2,100,000 in HOME funds needing to be reprogrammed; and

1 WHEREAS, the County Executive recommends the reprogramming of HOME funds to
2 these projects.

3 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
4 County, Maryland, that the FY 2013 Annual Action Plan is hereby amended to reprogram and
5 reallocate \$2,100,000 in HOME funding to the projects described in Attachments "A1-A3", "B1-
6 B3", and "C" respectively, as attached hereto and made a part hereof.

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

10 BE IT FURTHER RESOLVED that this resolution shall become effective as of the date of
11 its adoption.

Adopted this 24th day of July, 2013.

COUNTY COUNCIL OF PRINCE

GEORGE'S COUNTY, MARYLAND

BY: _____
Andrea C. Harrison
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED:

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

ATTACHMENT A-1

PROJECT INFORMATION SHEET
Hawthorne Place Apartments
9007 Marshall Avenue, Laurel, Maryland 20707

COUNCILMANIC DISTRICT 1

PROPERTY DESCRIPTION:	Mixed-use development includes 296 multi-family rental units with 15,000 square feet of ground floor retail/small office space.
PROPOSED OWNER:	Timber Valley Preservation LLC, WM Properties LLC, BA Properties LLC.
DEVELOPER:	Patriot Realty LLC.
CONTACT:	Jerry Riciardi, 1700 Research Blvd. Suite 210 Rockville, Maryland 20850
NEIGHBORHOOD/ LOCALITY:	Project is located in a commercial area southeast of the City of Laurel and 500 yards from the newly developed Laurel Towne Center. The surrounding businesses include a sports bar/restaurant, self-storage facility, TV sales and repair facility, a bowling alley, an automobile dealership and an office condominium park.
UNIT MIX:	The unit mix is: 39 efficiency units 92 one-bedroom units, 25 one-bedroom w-den units 128 two-bedroom units, 12 three-bedroom units
PROPOSED RENTS:	Market rate and affordable units: \$713 - \$2,450 per month

ATTACHMENT A-2

**PROJECT INFORMATION SHEET
Hawthorne Place Apartments
9007 Marshall Avenue, Laurel, Maryland 20707**

COUNCILMANIC DISTRICT 1

PROPERTY DESCRIPTION:

The site is located at the intersection of Marshall Avenue and Stagers Road in Laurel, Maryland and consists of 4.58 acres that represents the first phase of development of a larger 10.95 acres. The proposed new development includes 296 multi-family rental units in three 4-5 story residential buildings built on top of one level of parking facilities and 5000 ground level retail/small office space in each building (15,000 sq. ft. total). The units will be a mix of market rate rents and eleven (11) HOME assisted units with affordable rents. Five percent (15 units) will be Uniform Federal Accessibility Standards (UFAS) accessible units, and two percent (6 units) will be designated for persons with hearing and visual impairments.

Improvements will include: 25 year warranty roof; energy efficient vinyl windows with low-E coated insulated glass; energy efficient through-the-wall vertical heat-pump units; Units will have expansive, high ceilings (9-11') within modern elevator serviced buildings. Each unit will have the latest fiber optic high speed data and internet service direct to the unit. Living areas will be carpeted. Kitchens will have: GE or similar energy star compliant appliances—refrigerator, electric range, microwave and dishwasher with stainless steel finish, wood flooring, stone countertops and individual washers and dryers in each unit. UFAS compliant apartments will have Kenmore slide-in electric ranges with none of the controls requiring reaching over the burners. Bathrooms will have synthetic marble countertops with integral bowls, standard shower/bathtub enclosures, water saving fixtures and ceramic floor tile; Amenities will include parking under each building under cover from the weather, and the parking level will have direct elevator access to each residential floor. Building amenities will also include free Wi-Fi service for all residents and visitors in common areas; a business center with computers, printers and copiers, a swimming pool, a large commercial style fitness center, and a putting green.

ATTACHMENT A-3**PROJECT FINANCING ESTIMATE**

Hawthorne Place Apartments
9007 Marshall Avenue, Laurel, Maryland 20707

COUNCILMANIC DISTRICT 1

USES OF FUNDS	AMOUNT	%
Construction Costs	44,201,664.00	68.47%
Construction Contingency	2,000,000.00	3.10%
A&E and Other Construction Fees	3,341,545.00	5.18%
Acquisition Costs	4,000,000.00	6.20%
Special Assessments-Impact Fees	7,310,058.00	11.32%
Financing Fees and Other Costs	2,369,835.00	3.67%
Developer Fee	1,331,435.00	2.06%
TOTAL USES	64,554,537.00	100.00%

SOURCES OF FUNDS	AMOUNT	%
U.S Bancorp - private loan	40,231,449.00	62.32%
Developer's Equity	21,777,288.00	33.73%
WSSC Development Charges credit	645,800.00	1.00%
Prince George's County HOME Loan	1,900,000.00	2.95%
TOTAL SOURCES NEEDED	64,554,537.00	100.00%

ATTACHMENT B-1

PROJECT INFORMATION SHEET
The Residences at Woodland Springs
Intersection of Rochelle Avenue and Atwood Street
District Heights, Maryland

COUNCILMANIC DISTRICT 6

PROJECT DESCRIPTION:	Land acquisition and new construction of 36 townhomes
PROPOSED OWNER:	Woodland Townhomes, LLLP
DEVELOPER:	Shelter Development, LLC
CONTACT:	Maria E. Miller, Vice President – Development 218 N. Charles Street Suite 220 Baltimore, Maryland 21201
NEIGHBORHOOD/LOCALITY:	District Heights, Tax Map 81, Prince George’s County District 6
UNIT MIX:	The unit mix is (26) four-bedroom and (10) three-bedroom townhomes, including (2) accessible for physical and (1) for sensory disabilities
PROPOSED RENTS:	\$500 - \$1,375 per month

ATTACHMENT B-2

PROJECT INFORMATION SHEET

**The Residences at Woodland Springs
Intersection of Rochelle Avenue and Atwood Street
District Heights, Maryland**

COUNCILMANIC DISTRICT 6

PROJECT DESCRIPTION:

Shelter Development, LLC, proposes to acquire 3.89 acres of vacant land from the Woodland Springs Apartment ownership and develop thirty six (36) new affordable rental townhomes. The project will provide affordable workforce housing, with three (3) and four (4) bedroom townhomes, for rental to families with incomes from 30% to 60% of the Area Household Median (AMI).

The townhomes will consist of three (3) and four (4) bedroom units, which, will average 1,496 and 1,684 net square feet respectively. All units will contain two and a half (2 ½) baths, a full range of appliances including dishwashers, garbage disposals, in unit washers/dryers, and high energy efficient HVAC units. The building exteriors will be designed with an eye toward pleasing aesthetics and durable materials using a mix of masonry products and architectural design features to add interest. The property will include new sidewalks in the front and rear of the property to ensure connectivity to the surrounding community, and a playground and exercise station.

ATTACHMENT B-3**PROJECT FINANCING ESTIMATE**

**The Residences at Woodland Springs
Intersection of Rochelle Avenue and Atwood Street
District Heights, Maryland**

COUNCILMANIC DISTRICT 6

USES OF FUNDS	AMOUNT	%
Construction Costs	\$6,512,109.00	59.96%
Construction Contingency	\$390,727.00	3.60%
A&E and Construction Fees	\$1,294,730.00	11.92%
Acquisition Costs	\$500,000.00	4.60%
Financing Fees and Other Costs	\$494,389.00	4.55%
Developer Fee	\$1,301,034.00	11.98%
Syndication Costs	\$191,492.00	1.76%
Rental Subsidy	\$39,500.00	0.36%
Operating Reserve	\$80,975.00	0.75%
Resident Services Escrow	\$50,000.00	0.46%
Letter of Credit (LOC) Bank Fee	\$ 5,000.00	0.05%
TOTAL USES	\$10,859,956.00	100.00%

SOURCES OF FUNDS	AMOUNT	%
Private Loan	\$1,830,000.00	16.85%
Rental Housing Fund	\$2,000,000.00	18.42%
Low Income Housing Tax Credits (LIHTC)	\$6,599,117.00	60.77%
Developer Equity – Deferred Fee	\$141,339.00	1.30%
Developer Equity – Resident Services Escrow	\$50,000.00	0.46%
Developer Equity – Rental Subsidy Escrow	\$39,500.00	0.36%
Prince George's County HOME Loan	\$200,000.00	1.84%
TOTAL SOURCES	\$10,859,956.00	100.00%