COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND 2015 Legislative Session

Resolution No.	CR-18-2015
Proposed by	The Chairman (by request – County Executive)
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Introduced by	Council Members Turner, Lehman, Harrison, Davis
-	Glaros, Franklin and Taveras
Date of Introduc	May 5, 2015
	RESOLUTION
A RESOLUTION	N concerning
	Housing and Community Development
	Annual Action Plan: FY 2015
For the purpose of	of amending the Annual Action Plan for Housing and Community Development
Fiscal Year (FY)	2015 to include a new, eligible HOME Investment Partnerships Program
("HOME") activi	ty, the Rainier Manor Phase II senior rental housing project and approving the
reallocating and	commitment of \$850,000 in HOME funds from the FY 2015 Annual Action
Plan for this activ	vity.
WHEREAS	, pursuant to Section 15A-107 of the Prince George's County Code, the County
Executive submit	tted a citizen participation plan in conjunction with the FY 2011-2015
Consolidated Pla	n for Housing and Community Development to the County Council; and
WHEREAS	, the citizen participation plan was adopted by CR-26-2010 and provided for
citizen involveme	ent in the various stages of the Housing and Community Development activities
and listed the act	ions which are subject to the citizen participation plan; and
WHEREAS	, pursuant to Section 15A-105 of the County Code, the Annual Action Plan for
Housing and Cor	nmunity Development: FY 2015 must be amended at this time to include the
new, eligible pro	ject activity, the estimated cost of the project, the total cost for completion, and
the identification	of the sources of funds; and
WHEREAS	, Rainier Manor Phase II senior rental housing project is a proposed 57 unit
building located	at 3201 Buchanan Street in Mount Rainier, Maryland. The units will be rented

bedroom units, 20 two bedroom units, a community room, greenhouse, library and internet café

to seniors earning 60% or below the County's Area Median Income and will include 37 one

(the "Project"); and

WHEREAS, Attachments "A1-A3" describe the HOME project, the associated costs, and sources of funds; and

WHEREAS, Attachment "B" includes the category from HOME Program Year 23 (i.e., FY 2015) that was approved in the Annual Action Plan and has available HOME funds totaling \$850,000 that need to be reallocated and committed; and

WHEREAS, Attachment "C" consists of the Annual Action Plan for Housing and Community Development: FY 2015, as amended; and

WHEREAS, the County Executive recommends the reallocation and commitment of \$850,000 in HOME funds to the Rainier Manor Phase II project.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's County, Maryland, that the "Annual Action Plan for Housing and Community Development: FY 2015," is hereby amended to include the HOME project and the reallocation and commitment of \$850,000 in HOME funding as described in Attachments "A1-A3", "B", and "C", respectively, as attached hereto and made a part hereof.

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

Adopted this 9th day of June, 2015.	COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
BY	: Mel Franklin Chairman
ATTEST:	
Redis C. Floyd Clerk of the Council	
	APPROVED:
DATE: BY	Rushern L. Baker, III County Executive
Note: Attachments B & C are available as I available for review in the Office of the Cler	Inclusion Files in LIS. Hard copy of Attachment is rk of the Council

ATTACHMENT A-1

PROJECT INFORMATION SHEET

Rainier Manor Phase II 3201 Buchanan Street Mount Rainier, Maryland 20712

COUNCILMANIC DISTRICT 2

PROJECT DESCRIPTION: Land acquisition and new construction of 57 senior rental units PROPOSED OWNER: Rainier Manor 2, LP **DEVELOPER**: Stavrou Associates, Inc. **CONTACT**: Scott Link, Vice President Stavrou Associates, Inc. 2661 Riva Road Building 300, Suite 320 Annapolis, Maryland 21401 **NEIGHBORHOOD/LOCALITY:** Mount Rainier, Prince George's County Councilmanic District 2 **UNIT MIX**: The unit mix is (37) one-bedroom and (20) two-bedroom

Average one- bedroom \$1,123 per month Average two-bedroom \$1,284 per month

PROPOSED RENTS:

ATTACHMENT A-2

PROJECT INFORMATION SHEET

Rainier Manor Phase II 3201 Buchanan Street Mount Rainier, Maryland 20712

COUNCILMANIC DISTRICT 2

PROJECT DESCRIPTION:

Rainier Manor is located at 3201 Buchanan Street, Mount Rainier, Maryland in Councilmanic District Two (2). The site for this development consists of a total of 3.84 acres, including a vacant 1.32 acres that is owned by the Rainier Redevelopment Associates, LP. The original building (Rainier Manor Phase I) was constructed in 1993, and consisted of 104 senior rental units. The Developer acquired all the land and building in 2010, with assistance from the State and County, and reduced the density of building to 100 units of rental housing for the elderly to allow for more amenity spaces for the residents. The project underwent substantial renovation in 2010 and 2011. It is now a successful 100 unit senior community that is averaging 100% occupancy with a waiting list.

Due to high market demand and available space on the site, the Developer is proposing Rainier Manor Phase II, which would consist of a separate 57 unit senior building located on the existing site. The new building will include 37 one bedroom units, 20 two bedroom units, a community room, greenhouse, library and internet café (the "Project"). The one bedroom units will have an average size of 740 square feet and an average rent of \$1,123. The two bedroom units will have an average size of 986 square feet and an average rent of \$1,284 per month. All units will be rented to seniors earning 60% or below the County's Area Median Income. The Project will provide a wide-range of tenant services to include: employment assistance/counseling; community safety programs; literacy programs; health education; counseling; referral and wellness programs; financial assistance; housing assistance and transportation. A land condominium will be created to legally separate the Phase II parcel from the existing Phase I parcel. The shared common entrance, parking lot and amenities in Phase I and II would be in a cross easement use agreement.

ATTACHMENT A-3

PROJECT FINANCING ESTIMATE

Rainier Manor Phase II 3201 Buchanan Street Mount Rainier, Maryland 20712

COUNCILMANIC DISTRICT 2

SOURCES OF FUNDS	AMOUNT	%
FHA Insured Mortgage [221(d)(4)]	\$6,075,000.00	41.35%
MD CDA Rental Housing Works	\$2,500,000.00	17.01%
Low Income Housing Tax Credits (LIHTC)	\$4,939,710.00	33.62%
HOME Loan	\$850,000.00	5.79%
Developer Equity	\$328,387.00	2.23%
TOTAL SOURCES	\$14,693,097.00	100.00%
USES OF FUNDS	AMOUNT	%
Construction Costs	\$8,381,665.00	57.04%
Construction Contingency	\$419,083.00	2.85%
A&E and Other Constrution Fees	\$1,928,742.00	13.13%
Acquisition Costs	\$232,500.00	1.58%
Financing Fees and Other Costs	\$1,338,380.00	9.11%
Developer Fee	\$1,679,012.00	11.43%
Syndication Costs	\$144,707.00	0.98%
Guarantees and Reserves	\$569,008.00	3.87%
TOTAL USES	\$14,693,097.00	100.00%