

PUBLIC NOTICE

DRAFT SUBSTANTIAL AMENDMENT TO THE HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN: FY 2008 and FY 2009

The Prince George's County Draft Substantial Amendment to the Housing and Community Development Annual Action Plan: FY 2008 and FY 2009 are now available for public comment for a period of 30 days. The public comment period will end on March 6, 2010. A copy of the substantial amendment is available at the main County libraries, at the Department of Housing and Community Development (DHCD) at 9400 Peppercorn Place, Suite 120, Largo, Maryland 20774, the County's website: www.co.pg.md.us/Government/AgencyIndex/HCD or mailed upon request by contacting DHCD at 301-883-5540 or 301-883-5570.

The purpose of the Substantial Amendment to these Annual Action Plans is to include HOME Investment Partnerships (HOME) projects: The Singer Building, Romwood Square, Livingston Forest, Rainier Manor.

Written comments may be sent to the Prince George's County Department of Housing and Community Development at 9400 Peppercorn Place, Suite 120, Largo, Maryland, 20774.

For more information, please contact Ms. Shirley E. Grant, Acting CPD Administrator at 301-883-5540 or 301-883-5570.

Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of:

James E. Johnson, Director
Department of Housing and Community Development
9400 Peppercorn Place, Suite 200
Largo, Maryland 20774
Date: February 11, 2010

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

Resolution No. CR- -2010

Proposed by _____

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

RESOLUTION

1 A RESOLUTION concerning

2 Housing and Community Development

3 Annual Action Plans: FY 2008 and FY 2009

4 For the purpose of amending the Prince George’s County FY 2008 and FY 2009 Annual Action
5 Plans to include as HOME Investment Partnerships (“HOME”) projects: The Singer Building,
6 Romwood Square, Livingston Forest, Rainier Manor, and Parkview at Laurel.

7 WHEREAS, pursuant to Subtitle 15A-103 of the Prince George’s County Code, as
8 amended, the County Executive submitted a citizen participation plan in conjunction with the
9 FY 2006-2010 Consolidated Plan for Housing and Community Development to the County
10 Council; and

11 WHEREAS, the citizen participation plan was adopted by CR-41-2005 and provided for
12 citizen involvement in the various stages of Housing and Community Development activities and
13 was amended by CR-81-2005 to list the actions which are subject to the citizen participation
14 plan; and

15 WHEREAS, pursuant to Section 15A-105(a)(2) of the County Code, the FY 2008 and
16 FY 2009 Annual Action Plans must also include the estimated cost for each project proposed in
17 the subject program year, the total cost for completion and an identification of the sources of
18 funds; and

19 WHEREAS, the County Executive recommends amendments to the FY 2008 and FY 2009
20 Annual Action Plans to include the project financing as set forth in Attachments “A through E”.

21 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s
22 County, Maryland, that the Prince George’s County FY 2008 and FY 2009 Annual Action Plans

1 are hereby amended to include the HOME projects and financing as described in Attachments "A
2 through E".

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

Adopted this _____ day of _____, 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

PROJECT INFORMATION SHEET

The Singer Building – FY 2009
Rental Housing and Street Front Commercial Space
3300 Rhode Island Avenue, Mount Rainier, MD

COUNCILMANIC DISTRICT 2

PROJECT DESCRIPTION: Three-story, brick building with street level commercial space with 11 apartment units on the second and third floor. To be renovated for affordable housing with commercial space on bottom level.

OWNER: Proposed Ownership Entity is The Singer Building LLP with Housing Initiative Partnership as the 99% General Partner and the City of Mount Rainier as the 1% Limited Partner

DEVELOPER: Housing Initiative Partnership, Inc.

CONTACT: Mosi Harrington, Executive Director
Housing Initiative Partnership, Inc.
6525 Belcrest Road, Suite 555
Hyattsville, MD 20782
mharrington@hiphomes.org
301-985-1252
301-699-8184 - fax

NEIGHBORHOOD/LOCALITY: Project is located in the City of Mount Rainier

UNIT MIX: The unit mix will be 8 one-bedroom apartments, 3 two-bedroom apartments, and 5,000 square feet of street-front commercial space.

PROPOSED RENTS: \$578 to \$693 per month.
\$10-\$12 per square foot for commercial space

PROJECT FINANCING ESTIMATE

The Singer Building – FY 2009
Rental Housing and Street Front Commercial Space
3300 Rhode Island Avenue, Mount Rainier, MD

COUNCILMANIC DISTRICT 2

SOURCES OF FUNDS	AMOUNT	%
State of Maryland - Rental Partnership Funds	935,000.	29.6%
Historic Tax Credits	560,000.	17.7%
Prince George's HOME Loan	1,300,000.	41.2%
Federal Home Loan - Affordable Housing Grant	55,000.	1.7%
Maryland Energy Administration	40,000.	1.3%
Maryland Bond Appropriation	150,000.	4.8%
Maryland Housing Trust	55,000.	1.7%
Green grants - Home Depot, Philip L. Graham Fund, Enterprise Community Partners	62,780.	2.0%
TOTAL SOURCES	\$3,157,780	100%
USES OF FUNDS	AMOUNT	%
Construction Costs	1,620,000	51.3%
A&E and Other Construction Fees	146,000	4.6%
Acquisition Costs	800,000	25.4%
Developer's Fee	287,000	9.1%
Financing Fees & Costs	249,780	7.9%
Guarantees & Reserves	55,000	1.7%
TOTAL USES	3,157,780	100%

ATTACHMENT B

PROJECT INFORMATION SHEET

Romwood Square – FY 2008/FY 2009
Single Family Rental Units
15000 – 15210 Peerless Avenue, Upper Marlboro, Maryland 20772

COUNCILMANIC DISTRICT 6

PROJECT DESCRIPTION: Acquisition and renovation of 11 single-family homes located on 13.41 acres of land. Homes will be rented to low and very low-income persons.

OWNER: Romwood Square, LLC.

DEVELOPER: Roots of Mankind, a Community Housing Development Corporation

CONTACT: William C. Johnson, Executive Director
Roots of Mankind Corporation
4273 Branch Avenue, Suite 205
Temple Hills, Maryland 20748

NEIGHBORHOOD/LOCALITY: Project is located in the Sugar Hill Subdivision in Upper Marlboro

UNIT MIX: All units are single-family, rancher style, detached homes with 4 bedrooms and 1 bath. Five units have a full basement.

PROPOSED RENTS: \$1,488 - \$1,799 per month.

PROJECT FINANCING ESTIMATE**Romwood Square – FY 2008/FY 2009****Single Family Rental Units****15000 – 15210 Peerless Avenue, Upper Marlboro, Maryland 20772****COUNCILMANIC DISTRICT 6**

SOURCES OF FUNDS	AMOUNT	%
Prince George's County HOME Loan	1,700,000	100%
TOTAL SOURCES	\$1,700,000	100%
USES OF FUNDS	AMOUNT	%
Acquisition Costs	1,200,000	70.6%
Construction Costs	300,000	17.6%
Developer's Fee	200,000	11.8%
TOTAL USES	\$1,700,000	100%

ATTACHMENT C

PROJECT INFORMATION SHEET

**Livingston Forest – FY 2009
Rental Housing for Seniors
Livingston Road, Oxon Hill, MD**

COUNCILMANIC DISTRICT 8

PROJECT DESCRIPTION: 72 units of new rental housing for low-income and very low-income independent seniors located within 3 separate buildings of 24 units each. To be built on a vacant site on Livingston Road in Oxon Hill, MD.

OWNER: Proposed Ownership Entity: Housing Initiative Partnership will form a Maryland limited partnership to own and operate the project

DEVELOPER: Housing Initiative Partnership, Inc.

CONTACT: Mosi Harrington, Executive Director
Housing Initiative Partnership, Inc.
6525 Belcrest Road, Suite 555
Hyattsville, MD 20782
mharrington@hiphomes.org
301-985-1252
301-699-8184 - fax

NEIGHBORHOOD/LOCALITY: Project is located in Oxon Hill, MD

UNIT MIX: The proposed unit mix will be 58 one-bedroom apartments, 14 two-bedroom apartments.

PROPOSED RENTS: \$385 - \$1,006 per month.

PROJECT FINANCING ESTIMATE

Livingston Forest – FY 2009
Rental Housing for Seniors
Livingston Road, Oxon Hill, MD

COUNCILMANIC DISTRICT 8

SOURCES OF FUNDS	AMOUNT	%
LIHTC Proceeds	6,985,100	49.8%
Rental Housing Production Loan	1,757,794	12.5%
FHL - Affordable Housing Grant	180,000	1.3%
MEA & other Green Grants	150,000	1.1%
MD Housing Trust	80,000	0.6%
CDBG	200,000	1.4%
Private Loan	2,772,711	19.8%
Prince George's HOME Loan	1,900,000	13.5%
TOTAL	\$14,025,605	100%
USES OF FUNDS	AMOUNT	%
Construction Costs	9,249,362	65.9%
A & E and Other Construction Fees	1,622,448	11.6%
Acquisition Costs	892,000	6.4%
Developer's Fee	1,620,348	11.6%
Financing Fees & Costs	377,668	2.7%
Guarantees & Reserves	200,000	1.4%
Syndication Costs	63,779	0.5%
TOTAL USES	\$14,025,605	100%

ATTACHMENT D

PROJECT INFORMATION SHEET

Rainier Manor – FY 2009
Elderly Housing Units
3001 Queens Chapel Road, Mount Rainier, Maryland 20712

COUNCILMANIC DISTRICT 2

PROJECT DESCRIPTION: Acquisition and renovation of an elderly housing project located at 3001 Queens Chapel Road, in Mt. Rainier that will provide 98 units of rental housing for low income seniors.

PROPOSED OWNER: Rainier Manor Associates Limited Partnership

DEVELOPER: 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 77 one-bedroom apartments and 21 two-bedroom apartments.

PROPOSED RENTS: \$425 - \$950 per month.

PROJECT FINANCING ESTIMATE

Rainier Manor – FY 2009
Elderly Housing Units
3001 Queens Chapel Road, Mount Rainier, Maryland 20712

COUNCILMANIC DISTRICT 2

SOURCES OF FUNDS	AMOUNT	%
Bank of America - private loan	\$4,400,000	27.9%
LIHTC	\$8,373,076	53.2%
Maryland DHCD Rental Housing Loan	\$1,870,777	11.9%
Prince George's HOME Loan	\$1,000,000	6.3%
Developer's Equity	\$108,599	.07%
TOTAL SOURCES	\$15,752,452	100%
USES OF FUNDS	AMOUNT	%
Construction Costs	\$7,229,898	45.9%
A&E and Other Construction Fees	\$1,022,500	6.5%
Acquisition Costs	\$4,350,000	27.6%
Developer's Fee	\$1,747,394	11.1%
Financing Fees & Costs	\$888,797	5.6%
Guarantees & Reserves	\$282,163	1.8%
Syndication Costs	\$231,700	1.5%
TOTAL USES	\$15,752,452	100%

ATTACHMENT E

PROJECT INFORMATION SHEET

Parkview at Laurel – FY 2009
Elderly Residential Rental Units
900 Briarcroft Lane, Laurel, Maryland 20708

COUNCILMANIC DISTRICT 1

PROJECT DESCRIPTION: Acquisition and rehabilitation of 153 affordable rental housing units for the elderly.

OWNER: Laurel, LLP

DEVELOPER: Shelter Development

CONTACT: Jeff Paxson
The Shelter Group
218 N. Charles Street, Suite 220
Baltimore, Maryland 21201

NEIGHBORHOOD/LOCALITY: Project is located in Laurel

UNIT MIX: The unit mix will be 153 one-bedroom apartments.

PROPOSED RENTS: \$294 - \$800 per month.

PROJECT FINANCING ESTIMATE

Parkview at Laurel – FY 2009
Elderly Residential Rental Units
900 Briarcroft Lane, Laurel, Maryland 20708

COUNCILMANIC DISTRICT 1

SOURCES OF FUNDS	AMOUNT	%
Tax Exempt Bonds	6,077,000	52.2%
LIHTC	1,908,000	16.4%
Maryland DHCD Rental Housing Loan	1,189,000	10.2%
Prince George's HOME Loan	800,000	6.9%
Partnership Rental Housing Funds	655,000	5.6%
MD Rental Housing Loan	500,000	4.3%
Developer's Equity	513,000	4.4%
TOTAL SOURCES	11,642,000	100%
USES OF FUNDS	AMOUNT	%
Construction Costs	2,815,000	24.2%
A&E and Other Construction Fees	581,000	5.0%
Acquisition Costs	6,015,000	52.0%
Developer's Fee	1,178,000	10.0%
Financing Fees & Costs	586,000	5.0%
Guarantees & Reserves	402,000	3.4%
Syndication Costs	65,000	.05%
TOTAL USES	11,642,000	100%