

Resolution No.: 17-1124

Introduced: June 10, 2014

Adopted: June 10, 2014

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: Council President at the Request of the County Executive

SUBJECT: Approval of Financing from the State of Maryland Department of Housing and Community Development and the Community Development Administration for the Construction of the Silver Spring Library Residences (“Project”) located at 929 Bonifant Street, Silver Spring

Background

1. Montgomery Housing Partnership, (MHP) Inc., and Donohoe Development Company, the managing members of Silver Spring Library Residences LP, (SSLR) plan to construct a 149-unit mixed-income age-restricted apartment building at 929 Bonifant Street in Silver Spring. All 149 units will be restricted to seniors (62 years of age and older), with 139 of the units being restricted to residents with incomes at or below 60 percent of the area median income. The State of Maryland Department of Housing and Community Development (MDDHCD) approved an application for SSLR from tax-exempt bond financing that enables the Project to qualify for 4% Low Income Housing Tax Credits and Rental Housing Works (RHW) funds for the financing of this Project. The tax-exempt bond loan will be “paired” with a construction-permanent loan that is credit enhanced through HUD’s 221(d)(4) program.
2. Montgomery County supports the development and preservation of affordable multifamily rental housing including the provision of rental housing for lower income seniors such as Silver Spring Library Residences.
3. The State of Maryland Department of Housing and Community Development through its Community Development Administration’s Low Income Housing Tax Credit (LIHTC) Program, administers the Federal LIHTC Program to support the development of affordable multifamily rental housing. LIHTCs are being provided pursuant to the Internal Revenue Code, 26 USC § 42.
4. Montgomery Housing Partnership, Inc. and Donohoe Development Company both have extensive experience as a developer of multifamily communities. Montgomery Housing Partnership, Inc. has developed more 1,100 units throughout Montgomery County. Donohoe Development Company has developed numerous units of multifamily housing in Maryland, Virginia, and the District of Columbia. The Montgomery County Department of Housing and Community Affairs have committed a loan from the Montgomery County Housing Initiative Fund Housing Acquisition and Rehabilitation Program, and a Payment In Lieu of Taxes (PILOT) Agreement for the affordable units.

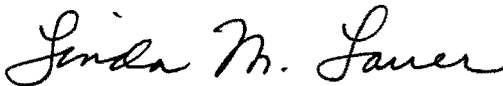
5. As part of the application for the allocation of the LIHTCs by Montgomery Housing Partnership, Inc., Montgomery County's support for the Project and for the allocation of tax credits is required under COMAR 05.14.01.05B (10) (a).
6. The regulations of MDDHCD require that the chief elected official and the governing body of the locality in which the project is located approve all projects financed with State programs.

Action

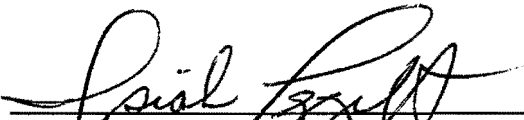
The County Council for Montgomery County, Maryland approves the following Resolution:

Montgomery County supports the application by Silver Spring Library Residences, LP. for financing from the Maryland Department of Housing and Community Development and the Community Development Administration for the development and construction of the Silver Spring Library Residences and the allocation of 4% Low Income Housing Tax Credits, tax-exempt bonds and Rental Housing Works (RHW) funds.

This is a correct copy of Council action:



Linda M. Lauer, Clerk of the Council



Isiah Leggett, County Executive

June 16, 2014

Date