

Resolution No.: 17-1131

Introduced: June 17, 2014

Adopted: June 17, 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 Churchill Senior Living Phase II (“Project”) located at 21000 Father Hurley Boulevard, Germantown.

Background

1. Oakwood Properties, Inc. (“Developer”) plans to construct a six-story residential apartment building for seniors, including two terrace levels, an elevator and extensive senior-oriented amenities. The Project will consist of a total of 133 units comprised of 30 units with one bedroom and one bathroom, 79 units with two bedrooms and one bathroom, and 24 units with two bedrooms and two bathrooms. Of the 133 units, 116 units will be restricted to households with incomes at or below 60 percent of area median income to comply with the Low Income Housing Tax Credit (LIHTC) program, five units will be restricted to households with incomes at or below 50 percent of the area median income and 12 units will be rented at market rates. The State of Maryland Department of Housing and Community Development (MDDHCD) approved an application for the Developer that enables the Project to qualify for four percent Low Income Housing Tax Credits which will be used to finance the Project.
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 this Project.
3. MDDHCD, through its Community Development Administration’s LIHTC Program, administers the Federal LIHTC program to support the development of affordable multifamily rental housing. LIHTCs are being provided to the Project pursuant to the Internal Revenue Code, 26 USC § 42.
4. The Developer’s team is experienced with the Department of Housing and Urban Development’s (HUD) requirements for senior apartment development, design, construction and management and successfully developed and constructed the Churchill Senior Living Phase I in 2002, which is a 121 unit income-restricted senior housing rental project. The Developer has selected Hamel Builders, Inc. as the General Contractor for the Project. Hamel Builders is an affiliate of Hamel Commercial, Inc., is based in Elkridge, Maryland, has an annual construction volume of \$125 million, and has been the selected contractor for numerous HUD-sponsored projects.

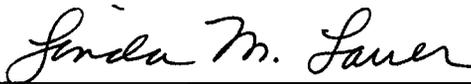
- 5. As part of the application for the allocation of the LIHTCs to Oakwood Properties, Inc., Montgomery County's support for the Project and for the allocation of tax credits is required under COMAR 05.14.01.05B (10) (a).
- 6. MDDHCD's regulations require that the chief elected official and the governing 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 Oakwood Properties, Inc., for financing from the Maryland Department of Housing and Community Development and the Community Development Administration for the development and construction of Churchill Senior Living, Phase II, and the allocation of four percent Low Income Housing Tax Credits.

This is a correct copy of Council action.



 Linda M. Lauer, Clerk of the Council

June 19, 2014

 Date

Approved



 Isiah Leggett, County Executive

June 18, 2014

 Date