

Project Name	Bethesda Commons
Address	5079 Bradley Boulevard, Bethesda, MD 20815
Owner	KSI Services, Inc.
Total # of Units	372
# of Affordable Units	372
Population Served	Low-income households, including elderly

COUNTY FINANCING AND SOURCE:

Montgomery County Loan	\$1,400,000
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DATE OF COUNTY LOAN:

OTHER FINANCING SOURCES:

State Bond Financed Loan	\$25,730,000
Low Income Housing Tax Credit Equity	\$5,961,000
Cash Flow	\$3,390,600
Private Financing	\$2,458,400

LEVERAGE RATIO OF COUNTY FUNDS:

19 to 1

TOTAL PROJECT COST:

\$38,940,000

AFFORDABLE HOUSING EXPIRATION DATE:

PROJECT DESCRIPTION:

Bethesda Commons is comprised of a group of apartment buildings formerly owned by the Casey family, when they were known as Exfair Gardens, Bradley Manor, Clarendon, and Elm Street Apartments. Before KSI purchased the property, it had thousands of housing code violations; many units were vacant and could not be rented because of their poor condition. The owner had already closed another apartment building in Rockville, displacing nearly 150 households.

The County's goal was to ensure rehabilitation of the units, while also preserving moderate rents for the long-term. KSI developed a plan to renovate the property and improve its appearance and management. The County's financing made it possible to rent 34 units to families with incomes at or below 40 percent of the area median income. The resulting rents on these units were lower than those previously at the property. HOC agreed to provide Section 8 vouchers to lower income elderly residents so they would not be displaced after the renovation work was completed.

