

Project Name	<b>Raphael House</b>
Address	1515 Dunster Road, Rockville, MD 20854
Owner	Victory Housing, Inc.
Total # of Units	30
# of Affordable Units	23
Population Served	Senior adults assisted living

**COUNTY FINANCING AND SOURCE:**

Housing Initiative Fund Loan	<b>\$800,000</b>
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**DATE OF COUNTY LOAN:**

**OTHER FINANCING SOURCES:**

Provident Bank (commercial loan)	<b>\$495,000</b>
Maryland DHCD RHPP Loan	<b>\$800,000</b>
City of Rockville Grant	<b>\$150,000</b>
Miscellaneous Funding	<b>\$70,000</b>

**LEVERAGE RATIO OF COUNTY FUNDS:**

2.9 to 1

**TOTAL PROJECT COST:**

\$2,315,000

**AFFORDABLE HOUSING EXPIRATION DATE:**

**PROJECT DESCRIPTION:**

Since 1992, the Raphael House has provided assisted living for frail senior adults. The building includes 30 resident rooms and 2 staff apartments. Common areas include a living and dining room; library; beauty salon; outdoor patio; and raised garden beds. Residents received three meals daily; weekly laundry and housekeeping service; personal care as needed; and social and inter-generational activities. Sixteen units are leased to individuals below 60% of area median income; eight to individuals from 60-80% of area median income; and six units have no income requirements. Raphael House is leasing the property, adjacent to St. Raphael's Catholic Church, from the Archdiocese of Washington for \$1 per year.

