

# Consent Agenda

<b>Agenda Item #</b>	12D
<b>Meeting Date</b>	June 22, 2009
<b>Prepared By</b>	Linda Walker Affordable Housing Manager
<b>Approved By</b>	Barbara B. Matthews City Manager

<b>Discussion Item</b>	Resolution of Support for Montgomery County Housing Opportunities Commission's Purchase and Development of 7411 Aspen Court.
<b>Background</b>	<p>The Housing Opportunities Commission (HOC) is Montgomery County's housing authority. It provides affordable housing to low and moderate income families and individual throughout the county.</p> <p>The Housing Opportunities Commission will be purchasing 7411 Aspen Court, an 11-unit residential facility located in Ward 2. The purchase is to be finalized on or before August 31, 2009. To facilitate the pending purchase and in accordance with Chapter 53A-4(d) of the Montgomery County Code, "the County and HOC may accept an offer to buy rental housing in a municipality only if the municipality approves."</p> <p>As the Council was informed during HOC's June 15 presentation, the agency acquired 7423-27 Aspen Court (16 units) in October 2007 and 717 Sligo Creek Parkway (12 units) in December 2008. The purchase of 7411 Aspen Court would complete HOC's acquisitions in the Aspen Court cul-de-sac, which are now being developed as affordable rental units. The agency is in the process of applying for funding for the renovation of the properties and rents will, depending upon the requirements of their financing, be affordable for households who earn less than 50 or 60% of the area median income (AMI). If any portion of the project is financed by Montgomery County, a number of the units may be required to be rented at market rates, furthering the County's goal of creating mixed-income rental facilities.</p> <p>The properties could, upon application by HOC, be exempted from certain requirements of the City's rent stabilization program. If approved, the exemption would apply to rental units in the entire facility – both those units set aside for low- and moderate-income households, as well as any market rate units that may be required by the County.</p>
<b>Policy</b>	<p>"(To) provide affordable home ownership opportunities throughout the city; provide appropriate and affordable rental housing to all residents; and to improve and maintain our community's existing housing stock."</p> <p><i>Affordable Housing Policy and Action Plan (2005)</i></p>
<b>Fiscal Impact</b>	NA
<b>Attachments</b>	Resolution of Support for Purchase and Development of 7411 Aspen Court
<b>Recommendation</b>	To approve resolution in support of the proposed purchase.
<b>Special Consideration</b>	

Introduced by:

**CITY OF TAKOMA PARK, MARYLAND**

**RESOLUTION #2009-**

**APPROVING MONTGOMERY COUNTY HOUSING OPPORTUNITIES COMMISSION'S PURCHASE AND DEVELOPMENT OF 7411 ASPEN COURT, TAKOMA PARK, MARYLAND**

**WHEREAS,** the City of Takoma Park's Council recognizes that there is a significant need for decent, safe and sanitary housing in Montgomery County for families of low or limited incomes; and,

**WHEREAS,** the Housing Opportunities Commission, Montgomery County's housing authority, proposes to develop and operate a rental housing facility that will be comprised of 11 units, located at 7411 Aspen Court in Takoma Park, Maryland (the "Project"), all or a portion of which will assist families of low or limited income as required by applicable law or regulations; and,

**WHEREAS,** 7411 Aspen Court is one of three rental facilities on the Aspen Court cul-de-sac , two of which have been purchased by HOC; and,

**WHEREAS,** the Housing Opportunities Commission may apply for Maryland's Low Income Housing Tax Credits and other appropriate financing for the project; and,

**WHEREAS,** the Department of Housing and Community Affairs of Montgomery County will finance the project in its entirety in the event other resources are not available; and,

**WHEREAS,** 53A-4(d) of the Montgomery County Code necessitates approval of the purchase of the property by the City of Takoma Park Council and its Mayor.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF TAKOMA PARK, MARYLAND** that it hereby endorses the purchase of 7411 Aspen Court by the Montgomery County Housing Opportunities Commission.

Adopted this \_\_\_\_ day of June 2009.

---

Bruce R. Williams  
Mayor

**ATTEST:**

---

Jessie Carpenter, CMC  
City Clerk