

AS AMENDED ON JULY 8, 2013
RESOLUTION NO. 2299

A RESOLUTION ~~OF THE COUNCIL~~ OF THE CITY OF SALISBURY, MARYLAND TO SUPPORT PROJECT FINANCING TO BE PROVIDED EITHER DIRECTLY BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (THE "DEPARTMENT") OF THE STATE OF MARYLAND OR THROUGH THE DEPARTMENT'S COMMUNITY DEVELOPMENT ADMINISTRATION (THE "ADMINISTRATION"); FOR THE LODGES AT NAYLOR MILL SENIOR APARTMENTS (THE "PROJECT").

WHEREAS, the City Council of the City of Salisbury, Maryland recognizes that there is a significant need for quality housing units in Salisbury for senior citizens with moderate and low incomes; and

WHEREAS, Interfaith Housing Development Corporation and its development partner, The Volunteers of America, Inc., propose to construct and operate an additional 45 rental housing units for senior citizens of moderate and low income that would augment and be contiguous to the existing facility known as the Lodges at Naylor Mill Senior Apartments located on Naylor Mill Road. That facility currently serves 65 senior residents; and

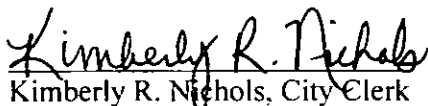
WHEREAS, the Department, either directly or through the Administration, may provide some or all of the financing for the Project (the "Project Financing") in order to assist in making it financially feasible;

NOW, THEREFORE, BE IT RESOLVED that the Salisbury City Council hereby endorses the Project expansion upon the existing site; and HEREBY approves the Project financing in the form of a loan from the Maryland Department of Housing and Community Development in an amount not to exceed \$2,000,000.

BE IT FURTHER RESOLVED by the Salisbury City Council, pursuant to proper authority granted it:

THE ABOVE RESOLUTION was introduced and duly passed at a meeting of the Council of the City of Salisbury, Maryland held on the 8th day of July, 2013 and is to become effective immediately upon adoption.

ATTEST:


Kimberly R. Nichols, City Clerk


Jacob R. Day, President
Salisbury City Council

APPROVED BY ME THIS:

15th Day of July, 2013


James Jreton Jr.
James Jreton Jr., Mayor

INTER

OFFICE

MEMO

Office of the Mayor

To: City Council
From: M. Thomas Stevenson, Jr. 
Subject: Lodges at Naylor Mill Senior Apartments - Phase II
Date: July 3, 2013

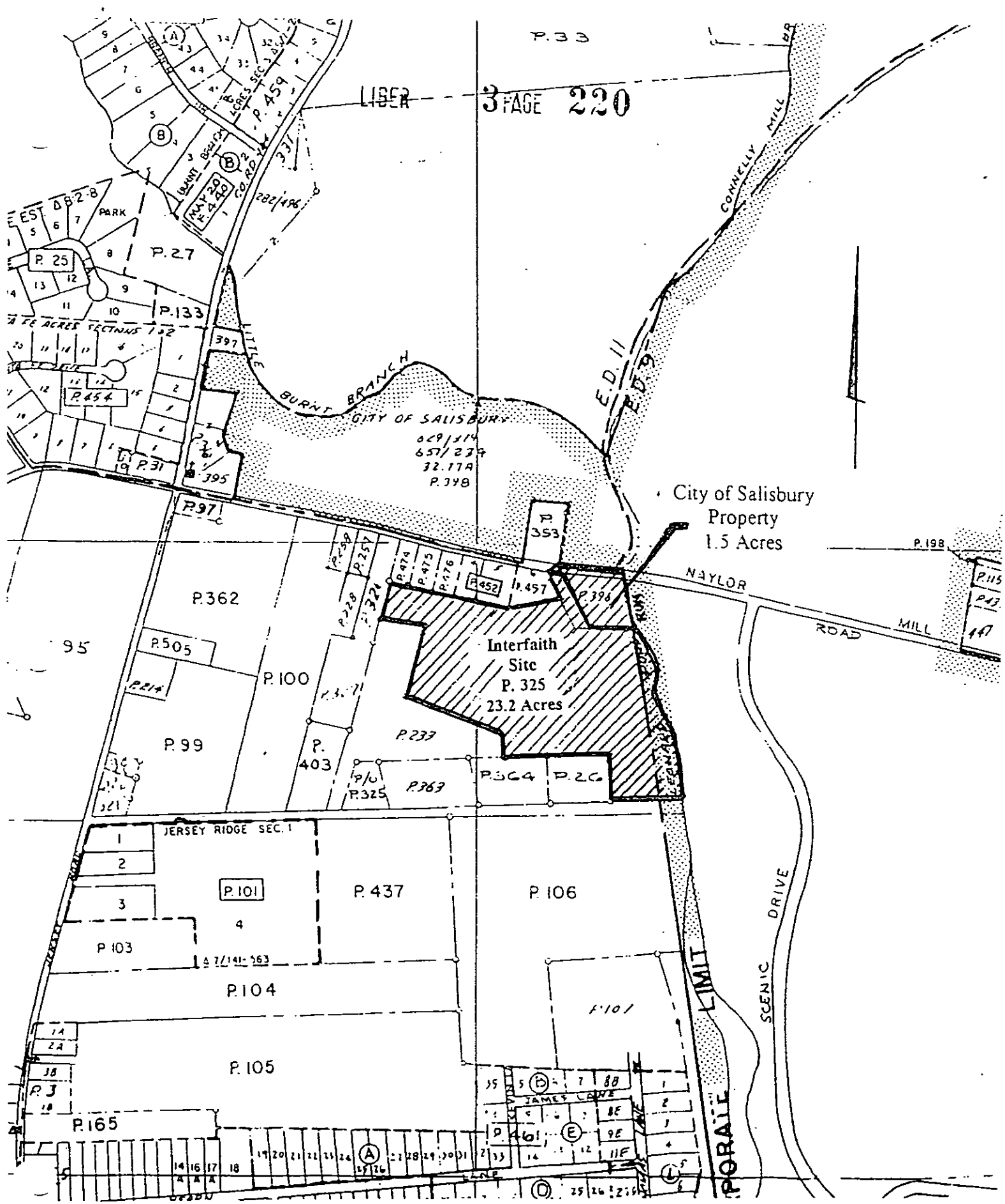
Interfaith Housing Development Corporation of the Maryland Eastern Shore, Inc., and its partners are seeking the necessary support of the Mayor and Salisbury City Council to secure financing through the Maryland Department of Housing and Community Development (DHCD) for the planned second phase of the Lodges at Naylor Mill Senior Apartments facility.

The Lodges at Naylor Mill property consists of approximately 23 acres and is zoned R-10A, which allows a density of 8 units per acre or, on this particular site, up to 184 apartments. The plans for the proposed Phase II include adding another 45 apartments to the existing facility's 65 units, therefore creating a 110 unit affordable senior project. Phase II will be the final phase of the Lodges building. The attached drawing indicated the positioning of the existing building and the proposed Phase II addition on the site. The second phase will join the existing building and use the same materials, colors and textures; when completed, the new expanded facility will appear to have been constructed at a single point in time.

The planned apartments will be identical in size and finishes to the existing apartments, and will include no less than 4 apartments that are designed for senior residents with severe mobility restrictions.

Attached is a resolution to support project financing to be provided either directly by the Department of Housing and Community Development of the State of Maryland or through the Department's Community Development Administration.

cc: Mayor Ireton
Lore' Chambers
Kim Nichols



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WEST NAYLOR MILL ROAD-INTERFAITH HOUSING ANNEXATION

