

RESOLUTION NO. 2427

A RESOLUTION 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

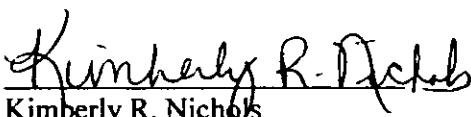
WHEREAS, the Department, either directly or through the Administration, may provide some or all of the financing for the Project (the "Project Financing") in order to assist in making it financially feasible;


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 4 day of August, 2014 and is to become effective immediately upon adoption.

ATTEST:


Kimberly R. Nichols
City Clerk


Laura Mitchell, Vice President
Salisbury City Council

APPROVED BY ME THIS:

5th Day of August, 2014


James W. Upton Jr.
James Upton, Mayor
City of Salisbury

INTER

OFFICE

MEMO

OFFICE OF THE MAYOR

To: Tom Stevenson, City Administrator
From: Terence Arrington, Assistant City Administrator 
Subject: Lodges at Naylor Mill Senior Apartments – Phase II
Date: July 23, 2014

Interfaith Housing Development Corporation of the Maryland Eastern Shore, Inc., and its partners are seeking support from the Mayor and City Council to obtain financing from the Maryland Department of Housing and Community Development (DHCD) or the Community Development Administration (CDA) for the second phase of the Lodges at Naylor Mill Senior Apartment facility. In July 2013, City Council unanimously approved this project by way of Resolution No. 2399. Unfortunately, DHCD and CDA did not select this project for funding last year. As you know, DHCD and CDA appropriates funding annually to fund projects throughout the State of Maryland by way of low interest loans or grants. Not all projects submitted are funded by these agencies. Each project submitted undertakes an extensive evaluation, scoring, and ranking process based on the program/project application criteria. This year, Interfaith Housing Development Corporation of the Maryland Eastern Shore would like to reapply to DHCD and CDA for \$2 Million in funding for this project and would like support from the Mayor and City Council.

The Lodges at Naylor Mill property sits on approximately 23 acres of land and is zoned R-10A. This allows a density of eight units per acre, or up to 184 apartments for this site. Phase II of this project will incorporate an addition 45 apartments to the existing 65 units, therefore creating a 110 affordable senior housing project. Each apartment will be identical in size and will include no less than four apartments, designed for senior residents with severe mobility restrictions. The design and infrastructure of Phase II post construction will have the same design as the existing structure.

Attached is a resolution of support for project financing from the Department of Housing and Community Development (DHCD) or the Community Development Administration (CDA).