

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
AFFORDABLE HOUSING IMPACT STATEMENT



Plan Type: Site Plan

Date Range: Not Applicable

Planning Area: 36 - SILVER SPRING

Planning Board Report

Project Description

Name of Project / Plan	NATIONAL PARK SEMINARY
Project / Plan Number	820050240
Current Zoning	PD-15, PD-15, PD-15, PD-15
What is Proposed?	GR, TW, SF, DM
Is project being considered as a Green Tape project for affordable housing?	No
TDR's (Proposed / Approved)	0 / 0

Impact on Housing Supply

	<i>Single Family Detached</i>	<i>Single Family Attached</i>	<i>Multi-Family</i>	<i>Total Units</i>
Maximum number of dwelling units allowed by Zoning	0	0	0	0
Number and type of dwelling units proposed	12	90	155	257
Number and type of dwelling units approved	0	0	0	0
Number and type of dwelling units to be removed or demolished	1	0	0	1
Net increase \ decrease in dwelling units	0	0	0	0

Impact on Affordable Housing

	Affordable Housing			Total Units
	MPDU	Other	Workforce	
Number and type of affordable housing units proposed	34	22	0	56
Number and type of affordable housing units approved	0	0	0	0
Number and type of affordable housing units to be removed or demolished	0	0	0	0
Increase/Decrease in affordable housing units	0	0	0	0

Impact on the Demand for Housing

Types of jobs to be created:

Commercial	Manufacturing	Office	Research & Development	Schools
0	0	0	0	0



December 20, 2004

Elizabeth B. Davison
Director
Department of Housing and Community Affairs
100 Maryland Ave
4th Floor
Rockville, MD 20850

RE: National Park Seminary

Dear Elizabeth:

The proposed redevelopment of National Park Seminary will provide multiple, diverse, housing options at a variety of price points. In total there will be approximately 280 dwelling units on the site. The housing options will include historic condominiums, fee simple townhomes, historic single-family homes, affordable and market rate rentals, and transitional housing for men. A minimum of twenty percent (20%) of the housing units being developed (56 units) will be available to individuals or families at 60% or less of the Area Median Income. The designated units will be continue to be affordable for a period of not less than 30 years. The transitional housing, which has been designed to accommodate up to 32 men, is in addition to these 56 units of affordable housing. The affordable housing units will be located in the primary historic structure, will be integrated with market rate rental housing, and will be rental units.

The affordable housing units are not being provided across product type due to the financial structure needed to fund the historic renovation.

- The land value generated by the new construction is needed to help fund the renovation costs of the historic structures, and providing MPDUs within the new construction component would reduce the proceeds generated by this land value and thereby make the historic renovation economically infeasible.
- Another significant component of the financing required to make the renovation of the historic structures feasible is the use of federal historic tax credits and affordable housing tax credits. When combined the tax credits generate significant equity to pay for the costly renovation of the primary historic structure. Unfortunately, the credits and the equity they generate are only available for the creation of rental housing and cannot be used to fund the capital costs of owner occupied housing. Consequently, the condominium portion of the main building and the other historic structures being converted to condominiums across the site cannot incorporate affordable housing in a way which would make them eligible for the federal low income housing tax and historic credits.

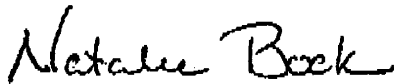
The affordable housing units will be integrated with market rate rental units and will be located within the main building historic structure, which main building will also include condominiums, thereby providing a balanced mix of market rate and affordable housing within this overall structure, which is the largest building on the site.

While the tax credits do not support owner occupied affordable housing, they do create an opportunity to provide more affordable units at deeper levels of affordability allowing us to provide housing units at or below 60% of the Area Median Income and to provide a replacement facility for Carroll House.

Given the constraints of this historically significant site, and the provision of more than the required number of MPDU's at deeper levels of affordability for a longer period of time, we respectfully request that you approve the proposed plan for providing affordable housing and acknowledge that it meets the requirements Montgomery County code Chapter 25A. Housing, Moderately Priced by signing below. If you would then return a copy to me by facsimile (608.258.5599) and return a copy in the envelope provided, I would greatly appreciate it.

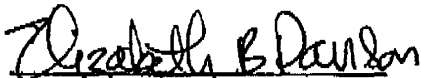
Sincerely,

THE ALEXANDER COMPANY, INC.



Natalie Bock
Development Project Manager

ACKNOWLEDGED the 21 day of December, 2004



Elizabeth B. Davison
Director
Department of Housing and Community Affairs

Cc: Lisa Rother
Steve Robins
Eric Larson
Matthew Birenbaum