

COUNTY COUNCIL OF WICOMICO COUNTY, MARYLAND

2013 Legislative Session

Legislative Day No. 16

Resolution No. 108-2013

Introduced by: The President of the Council at the request of the County Executive

A RESOLUTION AUTHORIZING THE TRANSFER OF THE WICOMICO COUNTY 2013 HOUSING BOND ALLOCATION IN THE AMOUNT OF THREE MILLION, THREE HUNDRED TWENTY-NINE THOUSAND, NINE HUNDRED ELEVEN DOLLARS (\$3,329,911) TO THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR USE IN ISSUING HOUSING BONDS.

WHEREAS, the County has been awarded volume cap authority in the amount of three million, three hundred twenty-nine thousand, nine hundred eleven dollars (\$3,329,911) permitting the issuance of bonds in order to raise capital for housing loans; and

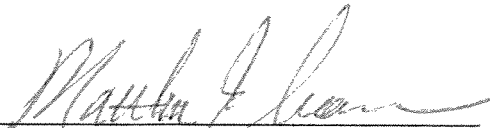
WHEREAS, the Department of Housing and Community Development has requested the transfer of the County's housing bond allocation to permit the Department to issue bonds to fund housing programs.

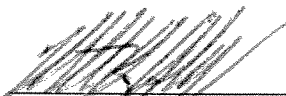
NOW, THEREFORE, BE IT RESOLVED, by the County Council of Wicomico County, Maryland that the County Executive of Wicomico County, Maryland be authorized to execute on behalf of Wicomico County, Maryland a letter authorizing the transfer of the 2013 Bond Allocation to the Department's Community Development Administration and the Statement of Conditions. The transfer and Statement of Conditions shall be in substantially the form attached hereto as Exhibit A and made a part hereof.

Done at Salisbury, Maryland, this 6th day of August, 2013.

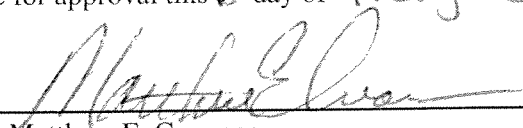
ATTEST:

COUNTY COUNCIL OF
WICOMICO COUNTY, MARYLAND


Matthew E. Creamer,
Council Administrator


Matt Holloway,
Council President

Executed and presented to the County Executive for approval this 12th day of August 2013
at 11:50 a.m./p.m.

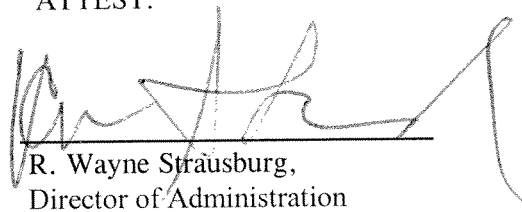


Matthew E. Creamer
Council Administrator

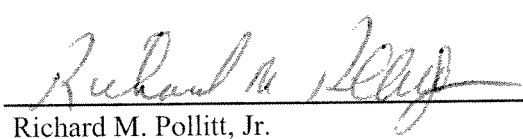
BY THE EXECUTIVE:

Approved: this 12th day of August, 2013.

ATTEST:



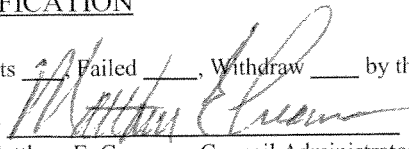
R. Wayne Strausburg,
Director of Administration



Richard M. Pollitt, Jr.
County Executive

CERTIFICATION

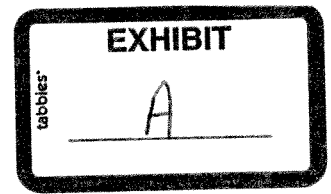
This Resolution was Adopted , Adopted with Amendments , Failed , Withdraw by the County Council on
August 6, 2013.

Certified by 

Matthew E. Creamer, Council Administrator

Wicomico County, Maryland

P.O. BOX 870
SALISBURY, MARYLAND 21803-0870
410-548-4801
FAX: 410-548-4803



Richard M. Pollitt, Jr.
County Executive

R. Wayne Strausburg
Director of Administration

Edgar A. Baker, Jr.
County Attorney

Tamara Lee-Brooks
Public Information Officer

August 6, 2013

William J. Manahan, Assistant Director
Single Family Housing
Community Development Administration
Department of Housing & Community Development
100 Community Place, Room 4.301
Crownsville MD 21032-2023

Dear Mr. Manahan:

Pursuant to Sections 13-801 through 13-807 of the Financial Institutions Article of the Maryland Annotated Code, Wicomico County hereby irrevocably transfers to the Community Development Administration, for use in issuing housing bonds on behalf of this jurisdiction, \$3,329,911 of its total \$3,329,911 tax-exempt housing bond allocation as set forth in 2013 allocation of the Maryland State Ceiling made by the Secretary of Business and Economic Development pursuant to the Article.

The attached form has been executed to indicate how the Community Development Administration is instructed to use this transferred allocation.

Very truly yours,

Richard M. Pollitt, Jr.
County Executive

Certificate of Council

This transfer of a tax-exempt bond allocation is duly authorized and executed and constitutes the valid, binding and irrevocable act of Wicomico County, Maryland.

Edgar A. Baker, Jr.
Department of Law
Attorney for: Wicomico County, Maryland

Attachment: Statement of Conditions

Building Bridges – Building Community

Wicomico County, Maryland

P.O. BOX 870
SALISBURY, MARYLAND 21803-0870
410-548-4801
FAX: 410-548-4803

Richard M. Pollitt, Jr.
County Executive

R. Wayne Strausburg
Director of Administration

Edgar A. Baker, Jr.
County Attorney

Tamara Lee-Brooks
Public Information Officer

Attachment II

STATEMENT OF CONDITIONS FOR PARTICIPATING IN COMMUNITY DEVELOPMENT ADMINISTRATION'S PROGRAMS

WICOMICO COUNTY, MARYLAND has assigned its 2013 housing bond allocation to the Community Development Administration for use as follows:

<input checked="" type="checkbox"/>	CDA Maryland Mortgage Program	\$ <u>3,329,911</u>
<input type="checkbox"/>	Multifamily Rental Housing Development Programs	\$ _____

The name of the project, location, sponsor and mortgage amount for each rental housing project is:



2013 FEDERAL INCOME LIMITS

HOUSEHOLD SIZE	NON-TARGETED AREA	TARGETED AREA
1 OR 2 MEMBERS	Washington, D.C. MSA ¹ \$129,000 (120% of <u>Area</u> Median)	Washington, D.C. MSA \$129,000 (120% of <u>Area</u> Median)
	Baltimore-Towson MSA ² \$102,720 (120% of <u>Area</u> Median)	Baltimore-Towson MSA \$107,160 (120% of <u>Statewide</u> Median)
	St. Mary's County \$106,908 (118% of <u>Area</u> Median)	
	Cecil County \$97,800 (120% of <u>Area</u> Median)	
	Talbot County \$92,880 (120% of <u>Area</u> Median)	
	All other areas of State: \$89,300 (100% of <u>Statewide</u> Median)	All other areas of State: \$107,160 (120% of <u>Statewide</u> Median)
3 OR MORE MEMBERS	Washington, D.C. MSA \$150,500 (140% of <u>Area</u> Median)	Washington, D.C. MSA \$150,500 (140% of <u>Area</u> Median)
	Baltimore-Towson MSA \$119,840 (140% of <u>Area</u> Median)	Baltimore-Towson MSA \$125,020 (140% of <u>Statewide</u> Median)
	St. Mary's County \$122,310 (135% of <u>Area</u> Median)	
	Cecil County \$114,100 (140% of <u>Area</u> Median)	
	Talbot County \$108,360 (140% of <u>Area</u> Median)	
	All other areas of the State \$102,695 (115% of <u>Statewide</u> Median)	All other areas of the State \$125,020 (140% of <u>Statewide</u> Median)

Martin O'Malley
Governor

Raymond A. Skinner
Secretary



The Maryland Department of Housing and Community Development (DHCD) pledges to foster the letter and spirit of the law for achieving equal housing opportunity in Maryland.

<http://www.dhcd.state.md.us>

¹ Counties of Calvert, Charles, Frederick, Montgomery and Prince George's

² Counties of Anne Arundel, Baltimore, Carroll, Harford, Howard, Queen Anne's and the City of Baltimore



**PROGRAM MAXIMUM ACQUISITION COSTS
2013**

JURISDICTION	Newly Constructed & Existing Homes	
	Non-Targeted	Targeted
Allegany County*		\$289,470
Anne Arundel County+	\$429,620	\$525,091
Baltimore City*		\$525,091
Baltimore County+	\$429,620	\$525,091
Calvert County	\$429,620	
Caroline County*		\$289,470
Carroll County	\$429,620	
Cecil County	\$346,601	
Charles County	\$429,620	
Dorchester County*		\$289,470
Frederick County+	\$429,620	\$525,091
Garrett County*		\$467,232
Harford County+	\$429,620	\$525,091
Howard County	\$429,620	
Kent County*		\$359,798

continued on next page

ATTACHMENT IV

Montgomery County	\$429,620	
Prince George's County+	\$429,620	\$525,091
Queen Anne's County	\$429,620	
St. Mary's County	\$343,125	
Somerset County*		\$351,092
Talbot County	\$334,125	
Washington County+	\$329,854	\$403,155
Wicomico County+	\$287,257	\$351,092
Worcester County+	\$382,281	\$467,232

*: Entire jurisdiction is targeted

+: Contains certain targeted census tracts—refer to “Targeted Areas” Attachment

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Secretary



The Maryland Department of Housing and Community Development (DHCD) pledges to foster the letter and spirit of the law for achieving equal housing opportunity in Maryland.

<http://www.dhcd.state.md.us>



TARGETED AREAS

Typically, borrowers under the CDA Mortgage Loan Program are “first-time” home buyers. A first-time home buyer is someone who has not owned their principal residence for the last three years. This requirement does not apply for borrowers purchasing in targeted areas as defined below. If one of the borrowers is a veteran, the borrowers are exempt from the “first-time” home buyer requirement.

A targeted area is: (1) an area in which 70 percent or more of the families have income at or below 80 percent of the statewide median family income, or (2) an area of chronic economic distress as designated by DHCD and approved by the federal government.

TARGETED AREAS - ENTIRE COUNTIES

Allegany, Baltimore City, Caroline, Dorchester, Garrett, Kent and Somerset

TARGETED CENSUS TRACTS/CITIES WITHIN NON-TARGETED COUNTIES

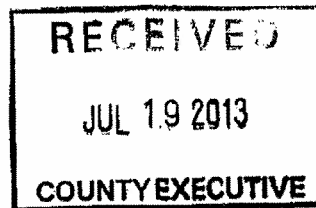
Anne Arundel	740105		
Baltimore County	City limits of East Towson, Oella and West Catonsville, plus Census Tracts:		
	401602	421300	450504
	450800	490605	491401
Frederick	750100	750300	
Harford	302901		
Prince George's	City limits of Brentwood, Capitol Heights, Colmar Manor, Fairmont Heights, Mt. Rainier, North Brentwood and Seat Pleasant, plus Census Tracts:		
	803200	803401	803509
	804300	804800	805601
	805602		

Attachment VI

**MARYLAND MORTGAGE PROGRAM
PURCHASE ACTIVITY
FOR
WICOMICO COUNTY**

	Regular MMP		Bond-Portion HIDP*	
Fiscal Year	#	Loan Amt	#	Loan Amt
2011	17	\$2,225,963	0	\$0
2012	20	\$2,806,838	1	\$79,142
2013	21	\$2,518,322	0	\$0

*The Homeownership for Individuals with Disabilities Program (HIDP) blends bond funds with State funds



MARTIN O'MALLEY
Governor

ANTHONY G. BROWN
Lt. Governor

RAYMOND A. SKINNER
Secretary

CLARENCE J. SNUGGS
Deputy Secretary

July 18, 2013

The Honorable Richard M. Pollitt, Jr.
County Executive of Wicomico County
Government Office Building, Room 303
125 North Division Street
Post Office Box 870
Salisbury MD 21803-0870

Dear Mr. Pollitt :

The Department of Housing and Community Development (DHCD) invites Wicomico County to transfer its 2013 housing bond allocation to DHCD. By doing this, the Department utilizes local government housing bond allocations to issue bonds to fund housing programs. The allocation represents the amount of volume cap authority that would have been available to the local government should they choose to issue the bonds themselves in order to raise capital for mortgage loans. In prior years, the annual housing bond allocation has been an extremely powerful and successful tool in creating affordable housing opportunities.

In order for DHCD to utilize your housing bond allocation, a participating local government must transfer its allocation to DHCD in writing on or before Friday, August 30, 2013. The housing bond allocation for your jurisdiction is \$3,329,911. Enclosed are two forms for your use in effecting the transfer. The first (Attachment I) is a form letter to be prepared on your letterhead authorizing the transfer of bond allocation to DHCD's Community Development Administration (CDA). The second form (Attachment II) should be completed to indicate how the funds are to be allocated.

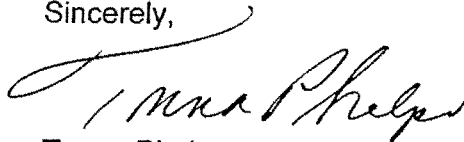
We ask your cooperation in transferring your 2013 bond authority to DHCD. Attachments I and II must be prepared on your letterhead and returned no later than Friday, August 30, 2013 to the following address:

William J. Manahan
CDA/Single Family Housing
Maryland Department of Housing and Community Development
100 Community Place
Crownsville MD 21032-2023



Attached, for information purposes only, are Attachment III – Federal Income Limits; Attachment IV – Program Maximum Acquisition Costs; Attachment V – Targeted Areas and Attachment VI - Maryland Mortgage Program Purchase Activity for FY 2011, 2012 and 2013. We look forward to your continued support of home ownership opportunities for residents of your County. Should you have any questions or need additional information, please contact Bill Manahan at 410-514-7508 or by email at manahan@mdhousing.org.

Sincerely,



Tonna Phelps
Director, Single Family Housing

Enclosures: Attachment I	Form Letter for Transfer of Allocation
Attachment II	Statement of Conditions for Participation in CDA's Programs
Attachment III	Federal Income Limits
Attachment IV	Program Maximum Acquisition Costs
Attachment V	Targeted Areas
Attachment VI	Maryland Mortgage Program Purchase Activity for FY 2011, 2012 and 2013

cc: Jack F. Lenox, Director, Wicomico County Department of Planning, Zoning and Community Development