

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2024 Legislative Session**

Resolution No. CR-076-2024  
Proposed by The Chair (by request - County Executive)  
Introduced by Council Members Ivey, Blegay, Watson, Oriadha and Dernoga  
Co-Sponsors Council Member Hawkins  
Date of Introduction September 10, 2024

**RESOLUTION**

1 A RESOLUTION concerning  
2 Housing Investment Trust Fund (“HITF”) for Housing and Community Development  
3 For the purpose of committing and allocating the amount of two million, five hundred thousand  
4 dollars (\$2,500,000) in Prince George’s County Housing Investment Trust Fund (“HITF”)  
5 Program funds to The Highlands Senior Apartments project, an eligible activity, for gap  
6 financing of new affordable rental housing construction.

7 WHEREAS, pursuant to Sections 10-295, 10-297, 10-298 and 10-299 of the Prince  
8 George’s County Code, the County Executive and the County Council of Prince George’s  
9 County, Maryland adopted County Bill CB-021-2012, which set forth the County’s Housing  
10 Investment Trust Fund Program; and

11 WHEREAS, the County established the Housing Investment Trust Fund, in order to  
12 authorize a funding and program mechanism to address foreclosure related issues facing  
13 residents in the County. The County sought to establish a Foreclosure Recovery Initiative Fund  
14 to allow Prince George’s County to support private investments, attract new homebuyers, and  
15 expand partnerships with the non-profit community by providing critically needed financial  
16 assistance for housing rehabilitation projects, first time homebuyers, and foreclosure mediation  
17 counseling agencies; and

18 WHEREAS, pursuant to Sections 10-295, 10-297, 10-298 and 10-299 of the Prince  
19 George’s County Code, and adopted in County Bill CB-057-2017, the Housing Investment Trust  
20 Fund Program was amended to include the provision of gap financing to support the  
21 development of new construction, rehabilitation and preservation of workforce and affordable  
22 housing, consistent with the adopted Prince George’s County Five-Year Consolidated Housing

1 and Community Development Plan. In addition to serving as a vehicle to address foreclosures  
2 with the County, the purpose of the amendment was to enable the County to support the  
3 development of new construction and preservation of existing workforce and affordable housing  
4 which would allow Prince George's County to provide Workforce Housing Gap Financing with  
5 an emphasis on supporting the development of new construction, rehabilitation and preservation  
6 of workforce and affordable housing while targeting households earning up to 120% of the area  
7 median income ("AMI"); and

8 WHEREAS, The Highlands Senior Apartments project involves the new construction of  
9 one hundred thirty seven (137) units of new affordable multi-family rental housing for low-  
10 income to moderate-income seniors, known as The Highlands Senior Apartments, on a 8.25 acre  
11 parcel located at 6801 Sheriff Road, Landover, Maryland 20785; and

12 WHEREAS, Attachments "A-1," "A-2," and "A-3," describe The Highlands Senior  
13 Apartments project, the associated costs and the source(s) of funding for the project, as attached  
14 hereto and made a part hereof; and

15 WHEREAS, Attachment "B" describes a summary of the financial commitment and  
16 allocation of two million, five hundred thousand dollars (\$2,500,000) in HITF Program funds to  
17 support The Highlands Senior Apartments project, as attached hereto and made a part hereof;  
18 and

19 WHEREAS, the commitment and allocation of two million, five hundred thousand dollars  
20 (\$2,500,000) in HITF Program funds will provide gap financing necessary to construct and  
21 complete The Highlands Senior Apartments project; and

22 WHEREAS, the County Executive recommends the County's financial commitment to The  
23 Highlands Senior Apartments project and an allocation of two million, five hundred thousand  
24 dollars (\$2,500,000) in HITF Program funds to support this project.

25 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
26 County, Maryland, that the commitment and allocation of the Housing Investment Trust Fund for  
27 Housing and Community Development to The Highlands Senior Apartments Project is hereby  
28 approved in the amount of two million, five hundred thousand dollars (\$2,500,000), as more  
29 particularly described in Attachments "A-1 – A-3," and "B," respectively, as attached hereto and  
30 made a part hereof.

31 BE IT FURTHER RESOLVED that this Resolution shall become effective as of the date of

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its adoption.

Adopted this 15<sup>th</sup> day of October, 2024.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Jolene Ivey  
Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council

**ATTACHMENT A-1**

**PROJECT INFORMATION SHEET**

**The Highlands Senior Apartments  
6801 Sheriff Road  
Landover, Maryland 20785**

**COUNCILMANIC DISTRICT 5**

**PROJECT DESCRIPTION:** A one hundred thirty seven (137) unit senior rental apartment community will be constructed in a one elevator building with four stories on an 8.25-acre site in Landover, Maryland. All units will be affordable, and rents will be restricted for forty (40) years.

**OWNER:** Highland Senior Living, LLLP

**DEVELOPER:** Community Housing Initiative, Inc.

**CONTACT:** Joe Byrne  
Vice President  
709-407-1626  
jbyrne@chidc.org

**NEIGHBORHOOD/LOCALITY:** Landover, District 5

**UNIT MIX:** A mix of one (1) and two (2) bedroom units

**AFFORDABILITY:** All units will be priced at levels affordable to households earning sixty percent (60%) or less of the Area Median Income (AMI) for forty (40) years

**ATTACHMENT A-2****PROJECT INFORMATION SHEET**

**The Highlands Senior Apartments  
6801 Sheriff Road  
Landover, Maryland 20785**

**COUNCILMANIC DISTRICT 5****PROJECT DESCRIPTION:**

The Highlands Senior Apartments is a one hundred thirty seven (137) unit new-construction, senior affordable housing project located on the existing campus of the First Baptist Church of Highland Park (FBCHP) in Landover. The Campus has a new sanctuary and parking lots that were constructed within the last ten (10) years. The Senior apartments will be built on top of the current parking lot and will be reconfigured to accommodate the new development. It is located along the southeast side of Sheriff Road, just east of the intersection of Sheriff Road and Martin Luther King, Jr. Highway, two (2) miles south of US-50 and two (2) miles west of the Washington Beltway. The pedestrian access is excellent with sidewalks adjacent to the site and several retailers and service providers within one (1) mile. Four (4) bus stops will provide access to three different routes all within a few hundred feet of the campus, including one bus stop on the campus of FBCHP. The Glenarden Senior Center is roughly two (2) miles northeast and offers a range of programs and services for aging residents.

The site is approximately 8.25 acres and is situated in an established area, surrounded by townhomes to the north, a vacant wooded parcel and cemetery to the east, a vacant wooded parcel to the south, the FBCHP and single-family homes to the southwest, and freestanding commercial establishments further west. The building will be four (4) stories in the front and five (5) stories in the rear with elevator service. The Project will be designed to meet all ADA requirements as well as all requirements for green/energy efficiency.

The Project will offer a mix of one (1) bedroom and two (2) bedroom units. All units will be restricted to renters aged sixty two (62) or older earning up to sixty percent (60%) of the Area Median Income (AMI). Five percent (5%) of the units will be ADA accessible, and two percent (2%) will be adaptable for residents with audio, visual, or hearing needs.

The units will have energy-efficient appliances, a washer/dryer, a private storage closet,

and designer fixtures. The community amenities include a multipurpose community room with a billiards lounge, television, and library/business center. A dog washing station, fitness room, and bike storage will be available for the residents. They will also be able to enjoy an open patio/courtyard, and outdoor recreation including bocce ball, a dog run, a gazebo, and a community garden.

The development team is well-versed in affordable housing development. Community Housing Initiative, Inc. (CHI) is experienced in developing Low-Income Housing Tax Credit (LIHTC) projects with one currently under construction in Frederick. The architect for this project is Studio K. They have extensive experience working on LIHTC projects in the State of Maryland. The property management team is Habitat America, an industry leader in the management of affordable housing projects, and an MBE based out of Annapolis. The civil engineer is iCivil, Inc. based out of Prince George's County. The current general contractor for this project is Austrian, who also has a high level of multifamily experience. The sponsor is partnering with the landowner, FBCHP, who will contribute the land to the project at no cost.

**ATTACHMENT A-3****PROJECT FINANCING ESTIMATE**

**The Highlands Senior Apartments  
6801 Sheriff Road  
Landover, Maryland 20785**

**COUNCILMANIC DISTRICT 5**

<b>SOURCES</b>	<b>Amount</b>	<b>Percentage</b>
Tax-exempt Bond Financing	\$ 20,900,000	50.54%
Maryland Rental Housing Works	\$ 3,500,000	8.46%
PGC HITF	\$ 2,500,000	6.05%
Deferred Developer Fee	\$ 1,669,323	4.04%
LIHTC - Investor Equity	\$ 12,780,000	30.91%
<b>TOTAL</b>	<b>\$ 41,349,323</b>	<b>100.00%</b>

<b>USES</b>	<b>Amount</b>	<b>Percentage</b>
Construction Costs	\$ 27,154,971	65.67%
Fees Related to Construction	\$ 2,837,435	6.86%
Financing Fees and Charges	\$ 5,360,531	12.96%
Acquisition Cost	\$ 240,000	0.58%
Developer's Fee	\$ 3,909,989	9.46%
Syndication Costs	\$ 400,340	0.97%
Guarantees and Reserves	\$ 1,446,057	3.50%
<b>TOTAL</b>	<b>\$ 41,349,323</b>	<b>100.00%</b>