

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2015 Legislative Session**

Resolution No. CR-29-2015  
Proposed by The Chairman (by request – County Executive)  
Introduced by Council Members Turner, Lehman and Franklin  
Co-Sponsors \_\_\_\_\_  
Date of Introduction June 16, 2015

**RESOLUTION**

1 A RESOLUTION concerning

2 Housing and Community Development

3 Annual Action Plan: FY 2015

4 For the purpose of amending the Annual Action Plan for Housing and Community Development:  
5 Fiscal Year (“FY”) 2015 to include a new, eligible HOME Investment Partnerships (“HOME”)  
6 Program activity, Brinkley Hill, and approving the reprogramming and reallocating of  
7 \$2,000,000.00 in HOME Program funds from the FY 2008, FY 2009 and FY 2015 Annual  
8 Action Plans approved in prior years for this activity.

9 WHEREAS, pursuant to Section 15A-107 of the Prince George’s County Code, the County  
10 Executive submitted a citizen participation plan in conjunction with the FY 2011-2015  
11 Consolidated Plan for Housing and Community Development to the County Council; and

12 WHEREAS, the citizen participation plan was adopted by CR-26-2010 and provided for  
13 citizen involvement in the various stages of the Housing and Community Development activities  
14 and listed the actions which are subject to the citizen participation plan; and

15 WHEREAS, pursuant to Section 15A-105 of the County Code, the Annual Action Plan for  
16 Housing and Community Development: FY 2015 must be amended at this time to include the  
17 new, eligible activity, estimated cost of the activity, the total cost for completion, and  
18 identification of the sources of funds; and

19 WHEREAS, the Brinkley Hill activity is a proposed 64-unit townhouse rental community  
20 located at Brinkley Road and Fisher Road in Temple Hills, Maryland. The townhouse units will  
21 be rented to residents earning sixty percent (60%) of the County’s Area Medium Income  
22 (“AMI”) with rents that are affordable to families as low as thirty percent (30%) AMI.

1 Approximately ten percent (10%) of units will be available to families with no limit on  
2 household income. The townhouse units will include thirty-eight (38) two-bedroom units and  
3 twenty-six (26) three-bedroom units, a fitness center, furnished community room, TV lounge,  
4 computer lab, laundry facilities, and two outdoor playgrounds (“the Project”); and

5 WHEREAS, Attachments “A1-A3” describe the Brinkley Hill activity, the associated costs,  
6 and sources of funds; and

7 WHEREAS, Attachment “B” includes the activities from HOME Program Years 16, 17 and  
8 23 (i.e., FY 2008, FY 2009 and FY 2015) that were approved in prior years’ Annual Action  
9 Plans and have available HOME Program funds totaling \$2,000,000.00 that need to be  
10 reprogrammed and reallocated; and

11 WHEREAS, Attachment “C” consists of the Annual Action Plan for Housing and  
12 Community Development: FY 2015, as amended; and

13 WHEREAS, the County Executive recommends the reallocation and commitment of  
14 \$2,000,000.00 in HOME funds to the new activity, Brinkley Hill.

15 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
16 County, Maryland, that the “Annual Action Plan for Housing and Community Development: FY  
17 2015,” is hereby amended to include the HOME activity and the reallocation and commitment of  
18 \$2,000,000.00 in HOME funding as described in Attachments “A1-A3”, “B”, and “C”,  
19 respectively, as attached hereto and made a part hereof.

20 BE IT FURTHER RESOLVED that upon the adoption of this Resolution, it shall be  
21 transmitted to the County Executive by the Clerk of the Council to submit the amended Annual  
22 Action Plan to the U.S. Department of Housing and Urban Development.

Adopted this 21<sup>st</sup> day of July, 2015.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Mel Franklin  
Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

APPROVED:

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
Rushern L. Baker, III  
County Executive

Note: Attachments B & C are available as Inclusion Files in LIS and hard copy in the Office of the Clerk of the Council.

**ATTACHMENT A-1**  
**PROJECT INFORMATION SHEET**

**Brinkley Hill**  
**Brinkley Rd. and Fisher Rd.**  
**Temple Hills, MD 20748**

**COUNCILMANIC DISTRICT 8**

**PROJECT DESCRIPTION:** Land acquisition and new construction of 64 townhouse rental units

**PROPOSED OWNER:** Brinkley Hill Associates, LLC

**DEVELOPER:** Conifer Realty, LLC

**CONTACT:** Jessica Zuniga  
Conifer Realty, LLC  
8808 Centre Park Drive, Suite 205  
Columbia, MD 21045

**NEIGHBORHOOD/LOCALITY:** Temple Hills, Prince George’s County District 8

**UNIT MIX:** The unit mix is (38) two-bedroom and (26) three-bedroom

**PROPOSED RENTS:** Average two-bedroom \$1,142 per month  
Average three-bedroom \$1,295 per month

**ATTACHMENT A-2**

**PROJECT INFORMATION SHEET**

**Brinkley Hill  
Brinkley Rd. and Fisher Rd.  
Temple Hills, MD 20748**

**COUNCILMANIC DISTRICT 8**

**PROJECT DESCRIPTION:**

Conifer Realty, LLC proposes to develop and operate a mixed-income, 64-unit townhouse rental community located at the intersection of Brinkley and Fisher Roads in Temple Hills, Prince George's County, Maryland.

Residents will enjoy the convenient access to employment, schools, shopping, public transportation, and recreation. The planned community is supportive of the visions adopted in the Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area, including strengthening existing neighborhoods, providing a mix of housing choices to meet the needs of a wide range of citizens, and concentrating new housing in balanced, pedestrian-friendly, mixed-use communities close to and serviceable by transit. The Plan also specifically identifies the project site within the Developed Tier and for Multifamily Medium Density Residential.

In keeping with the land development approvals, the 64 townhouse units will be clad in a variety of high-quality, durable materials such as brick, stone, and siding with ornamental details like bay windows and metal roofs. The homes will provide two floors of living space, individual entries, rear patios, fully-equipped kitchens, eat-in kitchens, window treatments, walk-in closets, additional storage space, washer/dryer hook-ups, individual heating and cooling controls, and a first floor powder room. Many of the homes will also have a garage and large bonus room. The townhouses will consist of two-bedroom units with one and a half bathrooms averaging 1,500 square feet of living space, and three-bedroom units with one and a half bathrooms averaging 1,800 square feet of living space. The homes will all be Energy Star and Green Communities-certified, which will provide a direct benefit to residents' energy bills.

A community building marks the gateway into the community and opens onto a common green. The homes will be positioned along the internal street to provide for walkability and a

sense of community. Parking is provided in the garages or directly in front of the few homes without garages. Additional overflow parking is available throughout within easy walking distance of all homes and amenities. The community center will feature the community amenities as well as house the management and maintenance operations. Community amenities include a fitness center, furnished community room, TV lounge, computer lab, laundry facilities, and two outdoor playgrounds. Management and maintenance space will also be provided for the on-site staff. Residents will have 24-hour emergency maintenance available should problems occur after office hours or on weekends.

Designed as a mixed-income community for working families, Brinkley Hill will serve residents of all income levels. The proposed community will primarily serve residents at or below sixty percent (60%) of the Area Median Income (AMI) with rents that are affordable to families as low as thirty percent (30%) AMI. Approximately ten percent (10%) of units will be available to families with no limit on household income. Additionally, at least five percent (5%) of the units will be fully Uniform Federal Accessibility Standards (“UFAS”) compliant and at least two percent (2%) of the units will be equipped with hearing/vision features to provide options for disabled households in the County. A preference will also be given to households with disabilities for fifteen percent (15%) of the units. The community will work to support and enhance its residents’ lives through providing a comprehensive social services program. Episcopal Housing Corporation will coordinate services to the community that will include programs such as financial literacy, health and wellness, computer training, social events and opportunities, and specific programs designed for children.

## ATTACHMENT A-3

## PROJECT FINANCING ESTIMATE

**Brinkley Hill**  
**Brinkley Rd. and Fisher Rd.**  
**Temple Hills, MD 20748**

## COUNCILMANIC DISTRICT 8

SOURCES OF FUNDS	AMOUNT	%
FHA Insured Mortgage [221(d)(4)]	\$5,664,421.00	22.64%
MD CDA Rental Housing Works	\$2,000,000.00	7.99%
Low Income Housing Tax Credits (LIHTC)	\$14,700,000.00	58.74%
HOME Loan	\$2,000,000.00	7.99%
Developer Equity	\$659,295.00	2.63%
<b>TOTAL SOURCES</b>	<b>\$25,023,716.00</b>	<b>100.00%</b>
USES OF FUNDS	AMOUNT	%
Construction Costs	\$15,463,799.00	61.80%
Construction Contingency	\$773,026.00	3.09%
A&E and Other Construction Fees	\$2,922,500.00	11.68%
Acquisition Costs	\$1,350,000.00	5.39%
Financing Fees and Other Costs	\$1,190,395.00	4.76%
Developer Fee	\$2,500,000.00	9.99%
Syndication Costs	\$163,000.00	0.65%
Guarantees and Reserves	\$660,996.00	2.64%
<b>TOTAL USES</b>	<b>\$25,023,716.00</b>	<b>100.00%</b>