

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2019 Legislative Session

Resolution No. CR-36-2019

Proposed by The Chair (by request – County Executive)

Introduced by Council Members Turner, Harrison, Davis, Streeter, Glaros, Dernoga,
Taveras and Hawkins

Date of Introduction May 14, 2019

RESOLUTION

1 A RESOLUTION concerning

2 Fiscal Year 2019 Annual Action Plan for Housing and Community Development
3 For the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2019 Annual
4 Action Plan for Housing and Community Development by adding The Woodlands at Reid
5 Temple project, an eligible activity not originally funded or described in the FY 2019 Annual
6 Action Plan, and the reprogramming and reallocating of six hundred eighteen thousand, four
7 hundred and ninety dollars (\$618,490) in HOME Investment Partnerships (“HOME”) Program
8 funds from the FY 2017 Annual Action Plan to support The Woodlands at Reid Temple project.

9 WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) requires
10 jurisdictions that receive assistance under certain community planning and development
11 programs to submit a five-year consolidated plan and an annual action plan to the Secretary of
12 HUD that outlines ways to develop viable communities by: providing decent housing, a suitable
13 living environment, and expanding economic opportunities principally for low- and moderate-
14 income persons; and

15 WHEREAS, each jurisdiction is required to adopt a citizen participation plan as part of its
16 five-year consolidated plan and annual action plans; and

17 WHEREAS, a citizen participation plan sets forth the jurisdiction’s policies and procedures
18 for citizen participation, and must provide for and encourage citizens to participate in the
19 development of the Assessment of Fair Housing, any revisions to the Assessment of Fair
20 Housing, the five-year consolidated plan, any substantial amendment to the consolidated plan,
21 and the performance report; and

22 WHEREAS, pursuant to Section 15A-107 of the Prince George’s County Code, the County

1 Executive and the County Council of Prince George’s County, Maryland adopted CR-8-2015,
2 which set forth the County’s FY 2016-2020 Consolidated Plan, along with the County’s FY
3 2016-2020 Citizen Participation Plan; and

4 WHEREAS, the County’s 2016-2020 Citizen Participation Plan requires the County to
5 submit to HUD, any amendments to the County’s five-year Consolidated Plan or Annual Action
6 Plan that constitutes a “substantial change;” and

7 WHEREAS, pursuant to the County’s 2016-2020 Citizen Participation Plan, the following
8 decisions constitute a “substantial change”: (1) a change in the allocation priorities or a change
9 in the method of distribution of funds; (2) the addition of an eligible activity not originally
10 funded or described in the Annual Action Plan; (3) a change in the location, description,
11 regulatory reference, national objective citation, or status of an activity originally described in
12 the Annual Action Plan; and (4) a change in the use of Community Development Block Grant
13 (CDBG), Program Income, or Emergency Shelter Grant (ESG) funds, exceeding at least
14 \$250,000, from one existing activity to another existing eligible activity in any category within
15 the applicable Program Year; and

16 WHEREAS, the County Council shall hold a public hearing for public input on any
17 revision or amendment to the Consolidated Plan and the Annual Action Plan, and approve the
18 amendment by resolution pursuant to Section 15A-106 of the County Code; and

19 WHEREAS, pursuant to Section 15A-105(a)(2) of the County Code, the FY 2019 Annual
20 Action Plan must be amended to include the estimated cost of projects, the total cost to bring
21 them to completion, and an identification of the sources of funds; and

22 WHEREAS, The Woodlands at Reid Temple project involves the land acquisition and new
23 construction of two hundred and fifty-two (252) apartments for seniors, ages sixty-two (62) years
24 and older, located at 11609 Facchina Place, Glenn Dale, MD 20769; and

25 WHEREAS, Attachments “A1-A3” describe The Woodlands at Reid Temple project, the
26 associated costs and the sources of funding for the project, as attached hereto and made part
27 hereof; and

28 WHEREAS, Attachment “B” includes a summary of the reprogramming and reallocation of
29 six hundred eighteen thousand, four hundred and ninety dollars (\$618,490) in HOME Program
30 funds from the FY 2017 Annual Action Plan to support The Woodlands at Reid Temple project,
31 attached hereto and made part hereof; and

1 WHEREAS, Attachment “C,” consists of the County’s FY 2019 Annual Action Plan, as
2 amended – Draft 2019-3, as modified on March 26, 2019, and attached hereto and made part
3 hereof; and

4 WHEREAS, the addition of The Woodlands at Reid Temple project constitutes a
5 “substantial change” to the County’s FY 2019 Annual Action Plan because it is an eligible
6 activity not originally funded or described in the FY 2019 Annual Action Plan; and

7 WHEREAS, the reprogramming and reallocation of six hundred eighteen thousand, four
8 hundred and ninety dollars (\$618,490) in HOME Program funds constitutes a “substantial
9 change;” and

10 WHEREAS, the County Executive recommends the amendments to the FY 2019 Annual
11 Action Plan to include the addition of The Woodlands at Reid Temple project, and the
12 reprogramming and reallocation of six hundred eighteen thousand, four hundred and ninety
13 dollars (\$618,490) in HOME funds to support this project.

14 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
15 County, Maryland, that the FY 2019 Annual Action Plan for Housing and Community
16 Development, is hereby amended to include The Woodlands at Reid Temple project, and to
17 reflect the reprograming and reallocation of six hundred eighteen thousand, four hundred and
18 ninety dollars (\$618,490) in HOME Program funds, as described in Attachments “A1 – A3,”
19 “B,” and “C.”

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 United States Department of Housing and Urban Development.

Adopted this 2nd day of July, 2019.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Todd M. Turner
Chair

ATTEST:

Donna J. Brown
Acting Clerk of the Council

ATTACHMENT A-1

PROJECT INFORMATION SHEET

**The Woodlands at Reid Temple
11609 Facchina Place
Glenn Dale, MD 20769**

COUNCILMAN DISTRICT 4

PROJECT DESCRIPTION: Land acquisition and new construction of two hundred and fifty-two (252) apartments for seniors, ages sixty-two (62) years and older, in the Glenn Dale neighborhood of Prince George’s County, Maryland

PROPOSED OWNER: Woodlands at Reid Temple LP

DEVELOPER(S): Atlantic Pacific Communities LLC
UrbanMatters Development Partners LLC
Reid Community Development Corporation

CONTACT: Kenneth Naylor, COO
Atlantic Pacific Communities LLC
(305) 357-4700

NEIGHBORHOOD/LOCALITY: City of Glenn Dale, Maryland
Prince George’s County
District 4

UNIT MIX: One hundred and ninety-five (195) one-bedroom and fifty-seven (57) two-bedroom units

AFFORDABILITY BAND: Mixed-income

PROPOSED RENTS: One-bedroom – Range of \$1,009 to \$1,229 per month
Two-bedroom – Range of \$1,213 to \$1,477 per month

ATTACHMENT A-2**PROJECT INFORMATION SHEET**

**The Woodlands at Reid Temple
11609 Facchina Place
Glenn Dale, MD 20769
COUNCILMAN DISTRICT 4**

PROJECT DESCRIPTION:

Woodlands at Reid Temple LP seeks to acquire land and construct a development consisting of two hundred and fifty-two (252) mixed-income apartments for seniors, ages sixty-two (62) years and older, in the Glenn Dale neighborhood of Prince George's County, Maryland (hereinafter referred to as "Woodlands at Reid Temple"). The total development cost is expected to be fifty eight million, nine hundred ninety three thousand, six dollars (\$58,993,006).

Located four (4) miles east of the capital beltway off Glenn Dale Boulevard (Rt. 193) and one (1) mile from its intersection with Lanham-Severn Road (Rt. 564), Woodlands at Reid Temple will offer seniors a quiet location near retail, transportation, healthcare, as well as other important neighborhood amenities. Neighboring the proposed development are various retail and potential employment centers, including Vista Gardens Marketplace and Eastgate Shopping Center. Vista Gardens Marketplace is within four (4) miles of Woodlands at Reid Temple and is anchored by a Target and Home Depot. Eastgate Shopping Center is within two (2) miles of the site and is anchored by a Giant Food store. Additionally, there are several restaurants and other retail stores located southeast of the site.

Woodlands at Reid Temple is positioned in close proximity to local public transportation. The Metrobus has a stop located one (1) mile from the site, while the Metrorail, via the New Carrollton Metro Station, is six (6) miles from the site. Furthermore, the nearest hospital, Doctors Community Hospital, is four and a half (4.5) miles west of the site. Other neighborhood amenities include the WB&A walking trail, which is less than one (1) mile from the site.

The Woodlands at Reid Temple is designed as two-winged set of buildings connected by a central community center housing an onsite management office. Each wing will boast a four-story, elevator-served building. Of the two hundred and fifty-two (252) apartment units, one hundred and ninety-five (195) units, there will be one hundred and ninety-five (195) one-bedroom units with one bathroom, while there will be fifty-seven (57) two-bedroom units with two bathrooms. Each unit will have in-unit washer/dryer hook-ups, walk-in closets, and kitchens

with dishwashers, garbage disposals, microwaves, and EnergyStar appliances. Furthermore, Woodlands at Reid Temple is designed to meet the *Enterprise Green Community 2015* criteria, which will provide a direct benefit to each resident's electric bill (units will be all-electric). Woodlands at Reid Temple's monthly utility allowances are conservatively estimated at ninety dollars (\$90) for one-bedroom units and one hundred and five dollars (\$105) for two-bedroom units.

Amenities at Woodlands at Reid Temple will include a large meeting room, community food preparation area, salon/barber shop, game room, gym/exercise room, library/computer room, coffee bar, and an arts and crafts room. The community center will house a medical facility with an aquatic therapy tub that will be available for a resident's physician to provide on-site medical treatment, when necessary. Lounges will be located on each floor of each residential building with the ground floor units fitted with outdoor patios. There will be organized activities offered on-site, including crafts, games, lectures, workshops, and computer classes. Additionally, health and wellness activities will include seminars regarding health and nutrition. Fitness classes such as Zumba, aerobics and yoga will also be offered. Other amenities include two courtyards, a bocce court, a nature walking path and trail, a community garden, a gathering area with benches and barbecue grills.

Woodlands at Reid Temple is reserving two hundred and fifty (250) of its units for seniors, ages sixty-two (62) years, earning sixty percent (60%) of the Area Median Income (AMI), which translates into an income of approximately fifty six thousand, two hundred and eighty dollars (\$56,280) for a household of two (2) persons. At this income band, the rent for a one-bedroom apartment will be one thousand, two hundred and twenty-nine dollars (\$1,229), while the two-bedroom apartments will rent for one thousand, four hundred and seventy-seven dollars (\$1,477). The remaining two (2) units are being reserved for seniors earning fifty percent (50%) of the AMI, which translates into an income of approximately forty six thousand, nine hundred dollars (\$46,900) for a household of two (2) persons. At this income band, the rent for a one-bedroom apartment will be one thousand, nine dollars (\$1,009), while the two-bedroom apartments will rent for one thousand, two hundred and thirteen dollars (\$1,213).

The construction of The Woodlands at Reid Temple aligns with the goals of the "Prince George's County 2035: Approved General Plan" by increasing the supply of high-quality, attractive housing reserved for a vulnerable population and allows seniors to age-in-place.

ATTACHMENT A-3

PROJECT FINANCING ESTIMATE

**The Woodlands at Reid Temple
 11609 Facchina Place
 Glenn Dale, MD 20769**

COUNCILMAN DISTRICT 4

| SOURCES | AMOUNTS | PERCENTAGE |
|--------------------------------------|----------------------|-------------------|
| Tax-exempt Bonds | \$ 34,190,027 | 57.96% |
| Lessor Note | \$ 750,000 | 1.27% |
| State DHCD Rental Housing Works loan | \$ 2,500,000 | 4.24% |
| County HOME funds | \$ 618,490 | 1.05% |
| HUD Working Capital Reserve | \$ 653,801 | 1.11% |
| Tax Credit Equity | \$ 17,414,140 | 29.52% |
| Deferred Developer Fee | \$ 2,866,548 | 4.86% |
| TOTAL SOURCES | \$ 58,993,006 | 100.00% |
| | | |
| USES | AMOUNTS | PERCENTAGE |
| Total Construction Costs | \$ 41,275,086 | 69.97% |
| Fees Related to Construction | \$ 5,312,454 | 9.01% |
| Financing Fees and Charges | \$ 4,222,100 | 7.16% |
| Acquisition Costs | \$ 1,200,000 | 2.03% |
| Developer's Fee | \$ 5,356,759 | 9.08% |
| Syndication Related Costs | \$ 134,846 | 0.23% |
| Guarantees and Reserves | \$ 1,491,761 | 2.53% |
| TOTAL USES | \$ 58,993,006 | 100.00% |