



Angela D. Alsobrooks
County Executive

PRINCE GEORGE'S COUNTY GOVERNMENT

OFFICE OF THE COUNTY EXECUTIVE

May 6, 2022

The Honorable Calvin S. Hawkins, II
Chair
Prince George's County Council
Wayne K. Curry Administration Building
Largo, Maryland 20774

Dear Chair Hawkins:

Enclosed for the County Council's consideration is a Resolution for the purpose of approving and adopting the commitment and allocation of gap financing from the Prince George's County Housing Investment Trust Fund ("HITF") for Housing and Community Development to the Glenarden Hills Phase 3, 4% project, an eligible activity, in the amount of three million dollars (\$3,000,000).

The Glenarden Hills Phase 3, 4% project involves the land acquisition and new construction of one hundred fourteen (114) affordable rental housing community for mixed income families, especially those with low- and moderate-income, located at 8405 Hamlin Street, Lanham, Maryland 20706. These apartments will be built and constructed by the development team consisting of Pennrose LLC, the Redevelopment Authority of Prince George's County, B&W Solutions, Inc., and SHABACH! Ministries, Inc.

The units in Glenarden Hills Phase 3, 4% will be reserved for families. Eighty-eight (88) of the affordable units will be reserved for family households whose incomes are at sixty percent (60%) of the Area Median Income ("AMI") and six (6) of the affordable units will be reserved for families whose incomes are at thirty percent (30%) of the AMI. Additionally, twenty (20) units will be at market rate.

Of the one hundred fourteen (114) units, forty-one (41) units will be one-bedroom units, fifty-seven (57) units will be two-bedroom units, and sixteen (16) units will be three-bedroom units. Across the Project, the one-bedroom rents will range from one thousand, two hundred twenty dollars (\$1,220) to one thousand, two hundred thirty-four dollars (\$1,234); two-bedroom rents will range from five hundred fifty-one dollars (\$551) to one thousand, seven hundred forty-eight dollars (\$1,748); and three-bedroom rents will range from six hundred fifty-two dollars (\$652) to one thousand, seven hundred eight dollars (\$1,708).

This Resolution requires at least one (1) public hearing consistent with the County's FY 2021-2025 County Citizen Participation Plan, as described in the County's FY 2021-2025 Consolidated Plan.

Wayne K. Curry Administration Building • 1301 McCormick Drive, Largo, MD 20774
(301) 952-4131 • www.princegeorgescountymd.gov

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The Council's favorable consideration of this legislation is greatly appreciated. If you have any questions or concerns, please contact my office or Aspasia Xypolia, Director, Department of Housing and Community Development at (301) 883-6511.

Sincerely,



Angela D. Alsobrooks
County Executive

Enclosures