



1 State, or local government program that (a)(2)(ii)(1) funds construction or insures its financing in  
2 whole or in part, or (a)(2)(ii)(2) provides interest subsidy, rent subsidy, or rent supplements;  
3 (a)(2)(iii) the owner and the governing body of the county and, where applicable, the municipal  
4 corporation where the real property is located agree that the owner shall pay a negotiated amount  
5 in lieu of the applicable county or municipal corporation property tax; and (a)(2)(iv) the owner of  
6 the real property: (a)(2)(iv)(1)(A) agrees to continue to maintain the real property as rental  
7 housing for lower income persons under the requirements of the government programs described  
8 in paragraph (a)(2)(ii) of this subsection; and (a)(2)(iv)(1)(B) agrees to renew any annual  
9 contributions contract or other agreement for rental subsidy or supplement, or (a)(2)(iv)(2) enters  
10 into an agreement with the governing body of the county or municipal corporation to allow the  
11 entire property or the portion of the property which was maintained for lower income persons to  
12 remain as housing for lower income persons for a term of at least five (5) years; and

13 WHEREAS, the Owner has demonstrated to the County that an agreement for payments in  
14 lieu of County real property taxes is necessary to make the Project economically feasible, as  
15 described in Attachments A-1, A-2 and A-3, attached hereto and made a part hereof; and

16 WHEREAS, in order to induce the Owner to provide housing for Seniors with restricted  
17 incomes, it is in the interest of the County to accept payments in lieu of County real property  
18 taxes, subject to the terms and conditions of the PILOT Agreement (the "Agreement") set forth  
19 in Attachment B, attached hereto and made a part hereof; and

20 WHEREAS, the County Executive has recommended support of the acquisition and  
21 construction of the Project.

22 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
23 County, Maryland, that in accordance with Section 7-506.1 of the Tax-Property Article of the  
24 Annotated Code of Maryland, as amended, the County shall accept payments in lieu of County  
25 real property taxes for the Project, subject to the Agreement attached to this Resolution.

26 BE IT FURTHER RESOLVED that the County Executive or the County Executive's  
27 designee is hereby authorized to execute and deliver the Agreement in the name of and on behalf  
28 of the County in substantially the same form attached hereto.

29 BE IT FURTHER RESOLVED that the County Executive, prior to the execution and  
30 delivery of the Agreement, may make such changes or modifications to the Agreement as  
31 deemed appropriate in order to accomplish the purpose of the transaction authorized by this

1 Resolution, provided that such changes or modifications shall be within the scope of the  
2 transactions authorized by this Resolution; and the execution of the Agreement by the County  
3 Executive or the County Executive’s designee shall be conclusive evidence of the approval of the  
4 County Executive of all changes or modifications to the Agreement; and the Agreement shall  
5 thereupon become binding upon the County in accordance with the terms and conditions therein.

6 BE IT FURTHER RESOLVED that this Resolution shall become effective as of the date of  
7 its adoption.

Adopted this 23rd 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**

**Suitland Senior Residences at Town Square  
2901 Toles Park Drive  
Suitland, MD 20746**

**COUNCILMANIC DISTRICT 7**

**PROJECT DESCRIPTION:** Land acquisition and new construction of one hundred and thirty-seven (137) mixed-income apartments for seniors, ages sixty-two (62) years and older, in the Suitland/Silver Hill neighborhood of Prince George’s County, Maryland.

**PROPOSED OWNER:** Suitland Senior LLC

**DEVELOPER(S):** Mission First Housing Development Corporation  
L.A. Bolden Company  
The Henson Development Company

**CONTACT:** Sarah Constant  
Managing Director  
Mission First Development Corporation  
(202) 223-3401

**NEIGHBORHOOD/LOCALITY:** Suitland, Maryland  
Prince George’s County  
District 7

**UNIT MIX:** One hundred and twenty (120) one-bedroom and seventeen (17) two-bedroom units

**AFFORDABILITY BAND:** Mixed-income

**PROPOSED RENTS:** One-bedroom – Range of \$1,025 to \$1,275 per month  
Two-bedroom – Range of \$1,228 to \$1,575 per month

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

**Suitland Senior Residences at Town Square  
2901 Toles Park Drive  
Suitland, MD 20746**

**COUNCILMANIC DISTRICT 7****PROJECT DESCRIPTION:**

Suitland Senior LLC seeks to acquire land and construct a development consisting of one hundred and thirty-seven (137) mixed-income apartments for seniors, ages sixty-two (62) years and older, in the Suitland/Silver Hill neighborhood of Prince George's County, Maryland (hereinafter referred to as "Suitland Senior"). The total development cost is expected to be thirty two million, three hundred seventy nine thousand, six hundred and seventy-nine dollars (\$32,379,679).

Located inside the Capital Beltway, east of the Anacostia section of District of Columbia (DC), Suitland Senior will be situated at the Town Square at Suitland Federal Center, presently being constructed as part of a large mixed-use, mixed-income, redevelopment and community revitalization effort. Positioned in the well-landscaped pedestrian-friendly town center, the Suitland Senior will offer residents a convenient location for employment, healthcare, retail, and transit with the Suitland Metro Station being located less than one mile away. At completion, the Town Square will have close to nine hundred (900) residential family and senior units, which will be a combination of market-rate and affordable apartment homes, as well as for-sale townhomes.

Neighboring the proposed development is a significant employment center, the U.S. Census Bureau headquarters. The Census Bureau is across the street at the Suitland Federal Center and it is home to approximately four thousand, four hundred (4,400) employees. Other employment centers include the many commercial and retail centers along the major transportation routes of Suitland Road, Silver Hill Road, and Pennsylvania Avenue. In addition to the approximate one hundred thousand (100,000) square feet of retail space and the performing arts center planned for the Town Square, local amenities include two large shopping centers at the intersection of Silver Hill Road and Pennsylvania Avenue housing numerous retail stores, fast food restaurants, and a

supermarket. The nearest hospital, United Medical Center, is only four and a half (4.5) miles southwest of the Suitland Senior, and there are medical offices located within one and a half (1.5) miles on Silver Hill Road and Branch Avenue.

Suitland Senior Residences is designed as a six-story, elevator-served building with high-quality brick facing and cement finishes. Of the one hundred and thirty-seven (137) apartment units, one hundred and thirty-three (133) units will be reserved for low-to-moderate-income seniors, while the remaining four (4) units will be rented at the market rate with no income restrictions. Additionally, there will be one hundred and twenty (120) one-bedroom units and seventeen (17) two-bedroom units. All units will each have one bathroom, high ceilings to create a spacious feel, kitchens with dishwashers, disposals, microwaves, and EnergyStar appliances. In-unit washer/dryers will be located in twenty-one (21) units. Furthermore, Suitland Senior 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). Suitland Senior's monthly utility allowances are conservatively estimated at seventy dollars (\$70) for one-bedroom units and ninety dollars (\$90) for two-bedroom units.

Amenities at Suitland Senior Residences will include a rooftop terrace, yoga room, fitness center, game room, community kitchen, and club room. Laundry facilities will be located on each floor. The development team has partnered with the White Rose Foundation, a non-profit charitable arm of the Prince George's County, Maryland, Chapter of the Links, Inc. to provide onsite office space where it can host programming that will be open to residents and the local community. Programming topics will be focused around economic survival and cultural enrichment. Suitland Senior's location within a walkable, pedestrian friendly community with an abundance of retail stores, will contribute to healthy lifestyles.

Suitland Senior Residences is reserving eighty-three (83) of its units for seniors, ages sixty-two (62) years, earning fifty percent (50%) of the Area Median Income (AMI), which translates into an income of approximately forty six thousand, nine hundred dollars (\$46,900) for a household of two (2) persons. The rent for a one-bedroom apartment will be one thousand and twenty-five dollars (\$1,025), while the two-bedroom apartments will rent for one thousand, two hundred and twenty-eight dollars (\$1,228). Additionally, thirty-four (34) units are being reserved for seniors earning sixty percent (60%) of the 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, one hundred and ninety-five dollars (\$1,195), while the two-bedroom apartments will rent for one thousand, three hundred and ninety-five dollars (\$1,395). Further, sixteen (16) units are being reserved for seniors earning eighty percent (80%) of the AMI, which translates into an income of approximately seventy thousand, six hundred dollars (\$70,600) 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 seventy-five dollars (\$1,275), while the two-bedroom apartments will rent for one thousand, five hundred and seventy-five dollars (\$1,575). Lastly, the final four (4) units will be rented at market-rate, with rent for a one-bedroom apartment being one thousand, two hundred and seventy-five dollars (\$1,275), while the two-bedroom apartments will rent for one thousand, five hundred and seventy-five dollars (\$1,575).

The addition of one hundred and thirty-seven (137) units of high-quality mixed-income senior housing will help address a significant need within the Suitland community. The construction of Suitland Senior residences and the Town Square redevelopment will contribute many economic benefits including, but not limited to, the addition of over one thousand, two hundred (1,200) jobs during construction and an expansion of the County's tax base through the investment of four hundred million dollars (\$400,000,000) in new commercial retail space and residential housing.

**ATTACHMENT A-3**

**PROJECT FINANCING ESTIMATE**

**Suitland Senior Residences at Town Square  
 2901 Toles Park Drive  
 Suitland, MD 20746**

**COUNCILMANIC DISTRICT 7**

<b>SOURCES</b>	<b>AMOUNTS</b>	<b>PERCENTAGE</b>
Tax-exempt Bonds	\$ 15,200,700	46.95%
State DHCD Rental Housing Works loan	\$ 2,500,000	7.72%
State DHCD Partnership Rental Housing loan	\$ 2,000,000	6.18%
County HOME funds	\$ 1,500,000	4.63%
Tax Credit Equity	\$ 8,552,394	26.41%
Deferred Developer Fee	\$ 876,585	2.71%
Capitalized Lease Payment	\$ 750,000	2.32%
Federal Home Loan Bank Affordable Housing Grant	\$ 1,000,000	3.09%
<b>TOTAL SOURCES</b>	<b>\$ 32,379,679</b>	<b>100.00%</b>
<b>USES</b>	<b>AMOUNTS</b>	<b>PERCENTAGE</b>
Construction Costs	\$ 23,425,751	72.35%
Fees Related to Construction	\$ 1,918,112	5.92%
Financing Fees and Charges	\$ 2,513,170	7.76%
Acquisition Costs	\$ 450,000	1.39%
Developer's Fee	\$ 2,500,000	7.72%
Syndication Related Costs	\$ 598,485	1.85%
Guarantees and Reserves	\$ 974,161	3.01%
<b>TOTAL USES</b>	<b>\$ 32,379,679</b>	<b>100.00%</b>