

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2022 Legislative Session

Resolution No. CR-040-2022
Proposed by The Chair (by request – County Executive)
Introduced by Council Members Hawkins, Streeter, Turner, Glaros, Taveras, and Franklin
Co-Sponsors Council Member Medlock
Date of Introduction April 26, 2022

RESOLUTION

1 A RESOLUTION concerning

2 Housing Investment Trust Fund for Housing and Community Development

3 For the purpose of committing and allocating to the Willows at Upper Marlboro project, an
4 eligible activity not originally funded, the amount of two million, five hundred thousand dollars
5 (\$2,500,000) in Housing Investment Trust Fund (“HITF”) Program funds for gap financing of
6 new 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-21-2012, 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-57-2017, 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 within 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, pursuant to Section 15A-107 of the Prince George's County Code, the County
9 Executive and the County Council of Prince George's County, Maryland adopted CR-047-2020,
10 which set forth the County's FY 2021-2025 Consolidated Plan, along with the County's FY
11 2021-2025 Citizen Participation Plan; and

12 WHEREAS, consistent with the County's 2021-2025 Citizen Participation Plan, the County
13 Council shall hold a public hearing for public input regarding the commitment of the Housing
14 Investment Trust Fund to an eligible project; and

15 WHEREAS, the Willows at Upper Marlboro project involves the land acquisition and new
16 construction of sixty (60) units of multi-family rental housing for mixed income families,
17 especially those with low- and moderate-income, located at 15402 Marlboro Pike, Upper
18 Marlboro, Maryland 20772; and

19 WHEREAS, Attachments "A1-A3" describe the Willows at Upper Marlboro project, the
20 associated costs and the source(s) of funding for the project, as attached hereto and made part
21 hereof; and

22 WHEREAS, the commitment and allocation of two million, five hundred thousand dollars
23 (\$2,500,000) in HITF Program funds will provide gap financing necessary to complete the
24 Willows at Upper Marlboro project; and

25 WHEREAS, the County Executive recommends the County's financial commitment to the
26 Willows at Upper Marlboro project and an allocation of two million, five hundred thousand
27 dollars (\$2,500,000) in HITF Program funds to support this project.

28 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
29 County, Maryland, that the commitment and allocation of the Housing Investment Trust Fund for
30 Housing and Community Development to the Willows at Upper Marlboro Project is hereby
31 approved in the amount of two million, five hundred thousand dollars (\$2,500,000), as described

1

in Attachments “A1 – A3,” respectively, as attached hereto and made a part hereof.

Adopted this 5th day of July, 2022.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Calvin S. Hawkins, II
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

ATTACHMENT A-1

PROJECT INFORMATION SHEET

**Willows at Upper Marlboro
15402 Marlboro Pike
Upper Marlboro, MD 20772**

COUNCILMANIC DISTRICT 6

PROJECT DESCRIPTION: Willows at Upper Marlboro, LLC plans to acquire land and construct sixty (60) units of mixed-income garden-style apartment rental housing for families across three (3) buildings in Upper Marlboro, Prince George’s County. Fifty-one (51) units will be priced at various affordability levels up to eighty percent (80%) of the Area Median Income (“AMI”) and nine (9) units will be market rate.

OWNER: Willows at Upper Marlboro, LLC

DEVELOPERS: MBID of Delaware, LLC (d/b/a/ Ingerman) Housing Initiative Partnership, Inc.

CONTACT: Brad Ingerman, President/CEO
MBID of Delaware, LLC (d/b/a/ Ingerman)
856-662-1730
bingerman@ingerman.com

NEIGHBORHOOD/LOCALITY: Upper Marlboro, Prince George’s County, District 6

UNIT MIX: One Bedroom: 13 units
Two Bedrooms: 29 units
Three Bedrooms: 18 units

PROPOSED RENTS: One-bedroom ranges from \$370 to \$1,444
Two-bedroom ranges from \$470 to \$1,710
Three-bedroom ranges from \$550 to \$2,010

ATTACHMENT A-2**PROJECT INFORMATION SHEET**

**Willows at Upper Marlboro
15402 Marlboro Pike
Upper Marlboro, MD 20772**

COUNCILMANIC DISTRICT 6**PROJECT DESCRIPTION:**

Lead developer MBID of Delaware, LLC (d/b/a/ Ingerman) and Housing Initiative Partnership, Inc. (together, the “Development Team”) plan to acquire land and construct the Willows at Upper Marlboro project, a sixty (60) unit mixed-income rental community for families in Upper Marlboro Prince George’s County, Maryland (the “Willows Project”). Developments plans also call for the construction of a neighboring ninety (90) unit affordable rental community for seniors (the “Birchwood Project”). Through a “twinning” financial structure, the Willows Project and Birchwood Project will be separately financed, but simultaneously constructed by the Development Team. The total development cost of the Willows Project is expected to be approximately twenty four million, three hundred forty one thousand, three hundred forty three dollars (\$24,341,343) for this three-building garden style apartment community.

The sixty (60) unit Willows Project will be mixed-income. Fifty one (51) units will be priced at various affordability levels up to 80% of the Area Median Income (“AMI”) and nine (9) units will be market rate. Across the Project, there will be a unit mix of thirteen (13) one-bedroom units, twenty nine (29) two-bedroom units, and eighteen (18) three-bedroom units. One-bedroom rents will range from three hundred seventy dollars (\$370) to one thousand, four hundred forty four dollars (\$1,444); two-bedroom will range from four hundred seventy dollars (\$470) to one thousand, seven hundred ten dollars (\$1,710); and three-bedroom rents will range from five hundred fifty dollars (\$550) to two thousand, ten dollars (\$2,010).

Exterior features of the Willows Project will include walkways, seating areas, and parking. Walkways and seating areas will provide passive recreation to residents and a connection to surrounding land uses. The grounds around the building will be appropriately lighted for resident safety and security. The Willows Project will feature many interior amenities

including social spaces, a fitness center, a game rooms recreational space, and suite of management and maintenance offices. The site is sufficiently sized to accommodate all the social programs and will not require any unusual or significant maintenance. The Willows Project will also meet LEED certification standards for environmental sustainability.

The Willows Project is conveniently located proximate to a wide variety of commercial, retail, and public uses. Nearby amenities include a grocery store, pharmacy, bank, schools, medical care, parks, post office, library, and houses of worship. Prince George's County TheBus operates Route 53 with a stop approximately 0.2 miles from the site. The mixed-use and walkable Town of Upper Marlboro is located approximately one mile to the southwest, providing easy access to civic, educational, and recreational amenities.

ATTACHMENT A-3**PROJECT FINANCING ESTIMATE**

**Willows at Upper Marlboro
15402 Marlboro Pike
Upper Marlboro, MD 20772**

COUNCILMANIC DISTRICT 6

Sources	Amount	
Citi Mortgage	\$4,278,836	17.58%
Prince George's County HITF Loan	\$2,500,000	10.27%
Rental Housing Works	\$1,638,000	6.73%
Investor Equity - LIHTC	\$14,248,575	58.54%
Deferred Developer's Fee	\$1,435,932	5.90%
Developer Equity: Contribution to Social Services	\$240,000	0.99%
TOTAL	\$24,341,343	100%

Uses	Amount	
Construction or Rehabilitation Costs	\$13,063,505	53.67%
Fees Related to Construction or Rehabilitation	\$3,444,992	14.15%
Financing Fees and Charges	\$1,234,301	5.07%
Acquisition Costs	\$3,387,507	13.92%
Developer's Fee	\$2,500,000	10.27%
Syndication Related Costs	\$105,500	0.43%
Guarantees and Reserves	\$605,538	2.49%
TOTAL	\$24,341,343	100.00%