

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2025 Legislative Session**

Resolution No. CR-114-2025

Proposed by (The Chair – by request of the County Executive)

Introduced by Council Members Olson, Blegay, Watson, Oriadha, Fisher, Dernoga, Ivey,  
Hawkins, Adams-Stafford and Harrison

Co-Sponsors \_\_\_\_\_

Date of Introduction October 7, 2025

**RESOLUTION**

1 A RESOLUTION concerning

2 Fiscal Year (“FY”) 2026 Annual Action Plan for Housing and Community Development  
3 For the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2026 Annual  
4 Action Plan for Housing and Community Development by adding the New Carrollton –  
5 Affordable – Phase 4 project, an eligible activity not originally funded or described in the FY  
6 2026 Annual Action Plan, and the reprogramming and reallocation of two million, five hundred  
7 thousand dollars (\$2,500,000) in HOME Investment Partnerships (“HOME”) Program funds  
8 from Annual Action Plans approved in prior fiscal years to support the New Carrollton –  
9 Affordable – Phase 4 project.

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

16 WHEREAS, each jurisdiction is required to adopt a citizen participation plan as part of its  
17 Five-Year Consolidated Plan and Annual Action Plans; and

18 WHEREAS, a citizen participation plan sets forth the jurisdiction’s policies and procedures  
19 for citizen participation, and must provide for and encourage citizens to participate in the  
20 development of the Assessment of Fair Housing, any revisions to the Assessment of Fair  
21 Housing, the Five-Year Consolidated Plan, any substantial amendment to the Consolidated Plan,

1 and the Performance Report; and

2 WHEREAS, pursuant to Section 15A-107 of the Prince George’s County Code, the County  
3 Executive and the County Council of Prince George’s County, Maryland adopted CR–034–2025,  
4 which set forth the County’s FY 2026–2030 Consolidated Plan, along with the County’s FY  
5 2026–2030 Citizen Participation Plan; and

6 WHEREAS, the County’s 2026–2030 Citizen Participation Plan requires the County to  
7 submit to HUD, any amendments to the County’s five-year Consolidated Plan or Annual Action  
8 Plan that constitutes a “substantial change;” and

9 WHEREAS, pursuant to the County’s 2026–2030 Citizen Participation Plan, the following  
10 decisions constitute a “substantial change”: (1) a change in the allocation priorities or a change  
11 in the method of distribution of funds; (2) the addition of an eligible activity not originally  
12 funded or described in the Annual Action Plan; (3) a change in the location, description,  
13 regulatory reference, national objective citation, and status of an activity originally described in  
14 the Annual Action Plan; (4) a change in the use of CDBG, HOME, Program Income, or ESG  
15 funds, exceeding at least \$250,000 from one existing activity to another existing eligible activity  
16 in any category within the applicable Program. All activities must have been in an approved  
17 Annual Action Plan; (5) designations for Neighborhood Revitalization Strategy Areas (NRSAs);  
18 and (6) a change in the proposed uses of HUD 108 Loan Guarantee and Section 108 Program  
19 Income; and

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

23 WHEREAS, pursuant to Section 15A-105(a)(2) of the County Code, the FY 2026 Annual  
24 Action Plan must be amended to include the estimated cost of projects, the total cost to bring  
25 them to completion, and an identification of the sources of funds; and

26 WHEREAS, the New Carrollton – Affordable – Phase 4 project involves the ground lease  
27 acquisition and new construction of one hundred two (102) affordable housing units for families,  
28 located at 4041 Pennsy Drive, Hyattsville, Maryland 20785; and

29 WHEREAS, Attachments “A1-A3” describe the New Carrollton – Affordable – Phase 4  
30 project, the associated costs and the source(s) of funding for the project, as attached hereto and  
31 made part hereof; and

1 WHEREAS, Attachment “B” includes a summary of the reprogramming and reallocation of  
2 two million, five hundred thousand dollars (\$2,500,000) in HOME Program funds from Annual  
3 Action Plans approved in prior fiscal years to support the New Carrollton – Affordable – Phase 4  
4 project, attached hereto and made part hereof; and

5 WHEREAS, Attachment “C,” consists of the County’s FY 2026 Annual Action Plan, as  
6 amended, and attached hereto and made part hereof; and

7 WHEREAS, the addition of the New Carrollton – Affordable – Phase 4 project constitutes a  
8 “substantial change” to the County’s FY 2026 Annual Action Plan because it is an eligible  
9 activity not originally funded or described in the FY 2026 Annual Action Plan; and

10 WHEREAS, the reprogramming and reallocation of two million, five hundred thousand  
11 dollars (\$2,500,000) in HOME Program funds constitutes a “substantial change” to the County’s  
12 FY 2026 Annual Action Plan because it is a change in the allocation priorities or a change in the  
13 method of distribution of funds; and


14 WHEREAS, the County Executive recommends the amendments to the FY 2026 Annual  
15 Action Plan to include the addition of the New Carrollton – Affordable – Phase 4 project, and the  
16 reprogramming and reallocation of two million, five hundred thousand dollars (\$2,500,000) in  
17 HOME Program funds to support this project.

18 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
19 County, Maryland, that the FY 2026 Annual Action Plan for Housing and Community  
20 Development, a copy of which shall be marked for identification by the Clerk of the County  
21 Council and maintained as a permanent record, is hereby amended to include the New Carrollton  
22 – Affordable – Phase 4 project, and to reflect the reprogramming and reallocation of two million,  
23 five hundred thousand dollars (\$2,500,000) in HOME Program funds, as described in  
24 Attachments “A1 – A3,” “B,” and “C,” respectively, as attached hereto and made a part hereof.

25 BE IT FURTHER RESOLVED that the County Executive or her designee is hereby  
26 authorized and empowered as the official representative of Prince George’s County to submit the  
27 amended FY 2026 Annual Action Plan to U.S. Department of Housing and Urban Development  
28 (“HUD”), along with all assurances contained therein, to act as necessary in connection with the  
29 submission, and to provide such additional information to HUD as may be required.

Adopted this 17<sup>th</sup> day of November, 2025.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY:   
\_\_\_\_\_  
Edward P. Burroughs, III  
Chair

ATTEST:

  
\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council

**ATTACHMENT A-1**

**PROJECT INFORMATION SHEET**

**New Carrollton – Affordable – Phase 4  
4041 Pennsy Drive  
Hyattsville, Maryland 20785**

**COUNCILMANIC DISTRICT 5**

**PROJECT DESCRIPTION:** A one hundred two (102) unit affordable family rental apartment community that will be constructed in New Carrollton, Maryland. All units will be affordable, and rents will be restricted for forty (40) years.

**OWNER:** Urban Atlantic Development LLC

**DEVELOPER:** Urban Atlantic Development LLC

**CONTACT:** Alan Lederman  
Managing Director of Development  
Urban Atlantic Development LLC  
240-630-3299  
[alederman@urban-atlantic.com](mailto:alederman@urban-atlantic.com)

**NEIGHBORHOOD/LOCALITY:** New Carrollton, Prince George’s County, District 5

**UNIT MIX:** A mix of one (1), two (2) and three (3) bedroom units

**AFFORDABILITY:** All units will be priced at levels affordable to households earning seventy percent (70%) or less of the Area Median Income (“AMI”) for forty (40) years



**ATTACHMENT A-2**

**PROJECT INFORMATION SHEET**

**New Carrollton – Affordable – Phase 4  
4041 Pennsy Drive  
Hyattsville, Maryland 20785**

**COUNCILMANIC DISTRICT 5**

**PROJECT DESCRIPTION:**

The New Carrollton – Affordable – Phase 4 project (the “Project”) is a proposed one hundred two (102) unit transit-oriented family affordable housing development to be located at 4041 Pennsy Drive, Hyattsville, Maryland 20785. The target population will be families that qualify at or less than seventy percent (70%) of the area median income (“AMI”). Of the one hundred two (102) units, nine (9) units will be set-aside for residents with mobility impairments, including three (3) units set aside for residents with sensory impairments. This Project is the fourth (4<sup>th</sup>) of a total of four (4) phases of affordable housing at the New Carrollton Metro station.

The Project will consist of seventy two (72) one (1) bedroom units, fifteen (15) two (2) bedroom units, and fifteen (15) three (3) bedroom units within one (1) elevator building of five (5) or more stories. The Project will offer a lounge, computer lab, and dog park with access to additional amenities within the neighboring buildings. Amenities include a fitness room, community room, outdoor lounge area, and swimming pool. The Community spaces will be furnished to facilitate community programs and activities

The Project is located in an Opportunity Zone, Qualified Census Tract, and Transit Oriented Development Zone. Additionally, it sits within 0.5 mile of the New Carrollton Metro station, which is the terminus of the Orange Line, the future Purple Line, home to an AMTRAK and MARC station, as well as having a bus station serving multiple Metro bus lines and Greyhound. The property is closely surrounded by wooded areas and some commercial office buildings.

The proposed development is part of a forty (40) Acre Joint Development Agreement between Urban Atlantic Development LLC and Washington Metro Transit Authority (WMATA). To date, the Project has seen more than three hundred fifty million dollars (\$350,000,000) in new construction development.

Historically, affordable housing has been an afterthought in metropolitan, transit-oriented developments. However, by including high-quality affordable housing early in the master development of New Carrollton Metro Center, this project guarantees housing reserved at seventy percent (70%) of AMI to be included in the center of a much larger development. Without this project, residents at this proposed income level will be priced out of this area, as land value and market rate rent prices are expected to increase with additional new construction development in the coming years.

Urban Atlantic Development LLC., the applicant/owner of the proposed New Carrollton – Affordable – Phase 4 project, is an experienced developer that has raised and deployed over one billion, three hundred million dollars (\$1,300,000,000) in debt and equity to develop over five hundred thirty (530) acres of land development and infrastructure, while creating over eight thousand, eight hundred (8,800) residential units and four hundred thousand (400,000) square feet of commercial space. Whiting Turner Contracting Company will provide General Contracting services and Washington DC based BKV Group DC, PPLC will serve as architect.

**ATTACHMENT A-3****PROJECT FINANCING ESTIMATE**

**New Carrollton – Affordable – Phase 4  
4041 Pennsy Drive  
Hyattsville, Maryland 20785**

**COUNCILMANIC DISTRICT 5**

<b>SOURCES</b>	<b>Amount</b>	<b>Percentage</b>
Tax Exempt Bond	\$ 14,534,734	36.24%
CDA - Rental Housing Works	\$ 3,500,000	8.73%
Prince George's County HOME	\$ 2,500,000	6.23%
LIHTC Proceeds	\$ 15,392,604	38.38%
Deferred Developer Fee	\$ 1,931,794	4.82%
Interim Income	\$ 421,554	1.05%
45L Energy Credits	\$ 43,860	0.11%
MEEHA Grant	\$ 70,000	0.17%
Cash Collateralized Income	\$ 1,714,019	4.27%
<b>TOTAL</b>	<b>\$ 40,108,565</b>	<b>100.00%</b>

<b>USES</b>	<b>Amount</b>	<b>Percentage</b>
Construction costs	\$ 23,093,849	57.58%
Fees related to construction or rehab	\$ 3,652,219	9.11%
Total financing fees and charges	\$ 7,842,792	19.55%
Acquisition costs	\$ 133,120	0.33%
Developer's fee	\$ 3,845,513	9.59%
Syndication related costs - legal	\$ 436,992	1.09%
Guarantees and reserves	\$ 1,104,080	2.75%
<b>TOTAL</b>	<b>\$ 40,108,565</b>	<b>100.00%</b>