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

A RESOLUTION concerning

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

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

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

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

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and the Performance Report; and

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

WHEREAS, the County's 2026–2030 Citizen Participation Plan requires the County to submit to HUD, any amendments to the County's five-year Consolidated Plan or Annual Action Plan that constitutes a "substantial change;" and

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

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

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

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

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

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

WHEREAS, Attachment "C," consists of the County's FY 2026 Annual Action Plan, as amended, and attached hereto and made part hereof; and

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

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

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

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

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

Ador	oted this	day	y of _	, 20	25.
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	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

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 (4th) 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

SOURCES		Amount	Percentage
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%
TOTAL	\$	40,108,565	100.00%

USES		Amount	Percentage
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%
TOTAL	\$	40,108,565	100.00%