

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2021 Legislative Session

Resolution No. CR-36-2021
Proposed by The Chair (by request – County Executive)
Introduced by Council Members Hawkins, Franklin, Turner, Davis, Anderson-Walker,
Harrison, Glaros and Streater
Co-Sponsor Council Member Taveras
Date of Introduction April 6, 2021

RESOLUTION

1 A RESOLUTION concerning

2 Fiscal Year (“FY”) 2021 Annual Action Plan for Housing and Community Development
3 For the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2021 Annual
4 Action Plan for Housing and Community Development by adding the Homes at Oxon Hill
5 project, an eligible activity not originally funded or described in the FY 2021 Annual Action
6 Plan, and the reprogramming and reallocating of one million, five hundred thousand dollars
7 (\$1,500,000) in HOME Investment Partnerships (“HOME”) Program funds from the FY 2019
8 Annual Action Plan to support the Homes at Oxon Hill project.

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

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

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

1 WHEREAS, pursuant to Section 15A-107 Citizen Action Plan of the Prince George's
2 County Code, the County Executive and the County Council of Prince George's County,
3 Maryland adopted CR-047-2020, which set forth the County's FY 2021-2025 Consolidated Plan,
4 along with the County's FY 2021-2025 Citizen Participation Plan; and

5 WHEREAS, the County's 2021-2025 Citizen Participation Plan requires the County to
6 submit to HUD, any amendments to the County's five-year Consolidated Plan or Annual Action
7 Plan that constitutes a "substantial change;" and

8 WHEREAS, pursuant to the County's 2021-2025 Citizen Participation Plan, the following
9 decisions constitute a "substantial change": (1) a change in the allocation priorities or a change
10 in the method of distribution of funds; (2) the addition of an eligible activity not originally
11 funded or described in the Annual Action Plan; (3) a change in the location, description,
12 regulatory reference, national objective citation, and status of an activity originally described in
13 the Annual Action Plan; and (4) a change in the use of CDBG, HOME, Program Income, or ESG
14 funds, exceeding at least \$250,000 from one existing activity to another existing eligible activity
15 in any category within the applicable Program; all activities must have been in an approved
16 Annual Action Plan; and (5) designations for Neighborhood Revitalization Strategy Areas
17 (NRSAs); and (6) a change in the proposed uses of HUD 108 Loan Guarantee and Section 108
18 Program Income; and

19 WHEREAS, the County Council shall hold a public hearing for public input on any
20 revision or amendment to the Consolidated Plan and the Annual Action Plan, and approve the
21 amendment by resolution pursuant to Section 15A-106 – Review and Approval of the Five-Year
22 Consolidated Housing and Community Development Plan and Annual Action Plan of the County
23 Code; and

24 WHEREAS, pursuant to Section 15A-105(a)(2) - Plan Annual Housing and Community
25 Development Action Plan – content of the County Code, the FY 2021 Annual Action Plan must
26 be amended to include the estimated cost of projects, the total cost to bring them to completion,
27 and an identification of the sources of funds; and

28 WHEREAS, the Homes at Oxon Hill project involves the land acquisition and new
29 construction of one hundred forty-seven (147) apartments for low-income and moderate-income
30 seniors, sixteen (16) units of market rate housing for seniors, and three thousand (3,000) square
31 feet of commercial space, located at 1313 Southern Avenue, Oxon Hill, Maryland 20745; and

1 WHEREAS, Attachments “A1-A3” describe the Homes at Oxon Hill project, the associated
2 costs and the source(s) of funding for the project, as attached hereto and made part of the record
3 hereof; and

4 WHEREAS, Attachment “B” includes a summary of the reprogramming and reallocation of
5 one million, five hundred thousand dollars (\$1,500,000) in HOME Program funds from the FY
6 2019 Annual Action Plan to support the Homes at Oxon Hill project, attached hereto and made
7 part of the record hereof; and

8 WHEREAS, Attachment “C,” consists of the County’s FY 2021 Annual Action Plan, and
9 attached hereto and made part of the record hereof; and

10 WHEREAS, the addition of the Homes at Oxon Hill project constitutes a “substantial
11 change” to the County’s FY 2021 Annual Action Plan because it is an eligible activity not
12 originally funded or described in the FY 2021 Annual Action Plan; and

13 WHEREAS, the reprogramming and reallocation of one million, five hundred thousand
14 dollars (\$1,500,000) in HOME Program funds constitutes a “substantial change” to the County’s
15 FY 2021 Annual Action Plan because it is a change in the allocation priorities or a change in the
16 method of distribution of funds; and

17 WHEREAS, the County Executive recommends the amendments to the FY 2021 Annual
18 Action Plan to include the addition of the Homes at Oxon Hill project, and the reprogramming
19 and reallocation of one million, five hundred thousand dollars (\$1,500,000) in HOME funds to
20 support this project.

21 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
22 County, Maryland, that the Fiscal Year (“FY”) 2021 Annual Action Plan for Housing and
23 Community Development, a copy of which shall be marked for identification by the Clerk of the
24 County Council and maintained as a permanent record, is hereby amended to include the Homes
25 at Oxon Hill project, and to reflect the reprogramming and reallocation of one million, five
26 hundred thousand dollars (\$1,500,000) in HOME Program funds, as described in Attachments
27 “A1 – A3,” “B,” and “C,” respectively, as attached hereto and made a part hereof.

28 BE IT FURTHER RESOLVED that the County Executive or her designee is hereby
29 authorized and empowered as the official representative of Prince George’s County to submit the
30 amended FY 2021 Annual Action Plan to U.S. Department of Housing and Urban Development
31 (“HUD”), and to provide such additional information to HUD as may be required.

Adopted this 18th day of May, 2021.

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

HOMES AT OXON HILL
1313 Southern Avenue
Oxon Hill, MD 20745

COUNCILMANIC DISTRICT 7

PROJECT DESCRIPTION: Land acquisition and new construction of one hundred forty-seven (147) apartments for low- and moderate-income seniors, sixteen (16) units of market rate housing and three thousand (3,000) square feet of commercial space.

PROPOSED OWNER: Homes at Oxon Hill, Limited Partnership

DEVELOPER: Homes for America, Inc.

CONTACT: Diane Talios, Development Director
Homes or America, Inc.
318 Sixth Street
Annapolis, MD 21403
(410) 269-1222

NEIGHBORHOOD/LOCALITY: Oxon Hill, MD
Prince George’s County
Councilmanic District 7

UNIT MIX: One hundred thirty-seven (137) one-bedroom units, twenty-six (26) two-bedroom units, and three thousand (3,000) square feet of commercial space

AFFORDABILITY BAND: One hundred forty-seven (147) affordable units at 60% or below of AMI (90% of total units)
Sixteen (16) units at market rate (10% of total units)

ATTACHMENT A-2

PROJECT INFORMATION SHEET

HOMES AT OXON HILL
1313 Southern Avenue
Oxon Hill, MD 20745

COUNCILMANIC DISTRICT 7

PROJECT DESCRIPTION:

Homes for America Inc. proposes to develop a mid-rise one hundred, sixty-three (163) units apartment community for seniors, ages sixty-two (62) and over, in the Oxon Hill community of Prince George's County, Maryland.

The developer will make significant infrastructure improvements to the site and surrounding areas including installing sidewalks and landscaping. The Homes at Oxon Hill project will consist of a five-story midrise building set back from the Southern Avenue roadway. With parking and outdoor amenity space, the development will be surrounded by a lush green canopy of evergreen, shade and ornamental trees, the site design provides a calming and enhanced pastoral aesthetic for resident's enjoyment. The exterior of the buildings will be clad with sustainable and durable materials such as brick, stone and cementitious siding to complement existing developments in the area. The interior will be an open concept layout equipped with Energy Star appliances and high efficiency systems. The use of high efficiency mechanical, electrical and plumbing systems, and an elevated insulation system will enhance the green profile of the development.

Of the one hundred, sixty-three (163) units, one hundred, thirty-seven (137) units will be one bedroom and twenty-six (26) will be two-bedroom units. Homes at Oxon Hill is reserving eight (8) units for seniors whose incomes are at fifty percent (50%) of the Area Median Income (AMI), through the State of Maryland's Partnership Rental Housing Program (PRHP). Nine (9) units will be reserved for seniors earning fifty percent (50%) of the AMI, one hundred thirty units (130) will be reserved for seniors earning sixty percent (60%) of the AMI, and sixteen (16) units will be market rate housing. The development's affordable incomes range from thirty five thousand, five hundred dollars (\$35,500) for the one-bedroom unit at fifty percent (50%) AMI (PRHP) to forty eight thousand, six hundred dollars (\$48,600) for a two-bedroom unit at

60% AMI for a household of two.

Each unit consists of a spacious kitchen with dishwasher, washer and dryer, high speed internet and Energy Star appliances. While the Uniform Federal Accessibility Standards (UFAS) requires five (5) percent of a project's units to be UFAS compliant: Homes at Oxon Hill will provide fifteen percent (15%) or twenty-five (25) UFAS compliant units. Two percent (2%) or four (4) units will be compliant with HVI (hearing and visually impaired) federal disability standards. These UFAS and HVI units will allow equal access to affordable housing options to those with disabilities and allow senior residents to gracefully age in place. WMATA Metrobus provides fixed route bus service in Prince George's County and The Greater Washington, DC metropolitan area from service stop's outside the facility on Southern Avenue and at the bus hub at the Southern Avenue Metrorail station. Close to the site, are Metrobus Stops P12, A2, A6 and A7 which also serves the DC communities of Anacostia and Congress Heights. Prince George's County's "The Bus" transit lines offers routes 33, 35 and 37, which provides transit service to the Eastover Shopping Center and the Suitland and Addison Road Metro stations.

Community amenities at Homes at Oxon Hill include a community room with a warming kitchen, cybercafé, a lounge, conference room/library, 24-hour fitness room and a wellness center. The Homes at Oxon Hill will offer comprehensive tenant services through its internal tenant services housing team. As resident services manager, Homes for America will provide the tenants with direct linkages to local qualified service providers that offer an array of programs and services. Local educational, cultural, recreational and health programs will be identified, and all residents will be encouraged to participate in the program activities. In addition to contributing one hundred, sixty three (163) units of much needed senior affordable housing in a transit rich environment in Central Prince George's County, the Homes at Oxon Hill will contribute many economic benefits including, but not limited to the economic boost of construction jobs and permanent full-time jobs related to the operation of this residential community upon construction completion.

ATTACHMENT A-3

PROJECT FINANCING ESTIMATE

**HOMES AT OXON HILL
 1313 Southern Avenue
 Oxon Hill, MD 20745**

COUNCILMANIC DISTRICT 7

DEVELOPMENT BUDGET SOURCES AND USES	
SOURCES	
Tax Exempt Loan (<i>Freddie Tel</i>)	\$ 23,650,000
Rental Housing Works	\$ 2,500,000
HOME	\$ 1,500,000
Partnership Rental Housing	\$ 600,000
Low Income Housing Tax Credits	\$ 11,945,446
Deferred Develop Fee	\$ 960,366
TOTAL	\$ 41,155,812
USES	
Construction Cost	\$ 28,594,244
Fees Related to Construction	\$ 4,490,245
Financing Fees	\$ 3,716,704
Acquisition Cost	\$ 625,000
Developer Fee	\$ 2,500,000
Syndication Cost	\$ 138,141
Reserves	\$ 1,091,478
TOTAL	\$ 41,155,812