

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2019 Legislative Session**

Resolution No. CR-34-2019

Proposed by The Chair (by request – County Executive)

Introduced by Council Members Turner, Davis, Ivey, Harrison, Franklin, Streeter,  
Dernoga, Taveras, Hawkins and Anderson-Walker

Date of Introduction May 14, 2019

**RESOLUTION**

1 A RESOLUTION concerning

2 Fiscal Year 2019 Annual Action Plan for Housing and Community Development  
3 For the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2019 Annual  
4 Action Plan for Housing and Community Development by adding the Glenarden Phase 2A  
5 project, an eligible activity not originally funded or described in the FY 2019 Annual Action  
6 Plan, and the reprogramming and reallocating of seven hundred and fifty thousand dollars  
7 (\$750,000) in HOME Investment Partnerships (“HOME”) Program funds from the FY 2017  
8 Annual Action Plan to support the Glenarden Phase 2A 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 of  
12 HUD that outlines ways to develop viable communities by: providing decent housing, a suitable  
13 living environment, and expanding economic opportunities principally for low- and moderate-  
14 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

22 WHEREAS, pursuant to Section 15A-107 of the Prince George’s County Code, the County

1 Executive and the County Council of Prince George’s County, Maryland adopted CR-8-2015,  
2 which set forth the County’s FY 2016-2020 Consolidated Plan, along with the County’s FY  
3 2016-2020 Citizen Participation Plan; and

4 WHEREAS, the County’s 2016-2020 Citizen Participation Plan requires the County to  
5 submit to HUD, any amendments to the County’s five-year Consolidated Plan or Annual Action  
6 Plan that constitutes a “substantial change;” and

7 WHEREAS, pursuant to the County’s 2016-2020 Citizen Participation Plan, the following  
8 decisions constitute a “substantial change”: (1) a change in the allocation priorities or a change  
9 in the method of distribution of funds; (2) the addition of an eligible activity not originally  
10 funded or described in the Annual Action Plan; (3) a change in the location, description,  
11 regulatory reference, national objective citation, or status of an activity originally described in  
12 the Annual Action Plan; and (4) a change in the use of Community Development Block Grant  
13 (CDBG), Program Income, or Emergency Shelter Grant (ESG) funds, exceeding at least  
14 \$250,000, from one existing activity to another existing eligible activity in any category within  
15 the applicable Program Year; and

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

19 WHEREAS, pursuant to Section 15A-105(a)(2) of the County Code, the FY 2019 Annual  
20 Action Plan must be amended to include the estimated cost of projects, the total cost to bring  
21 them to completion, and an identification of the sources of funds; and

22 WHEREAS, the Glenarden Phase 2A project involves the land acquisition and new  
23 construction of fifty-five (55) apartments for seniors, ages sixty-two (62) years and older, located  
24 at 4805 Hamlin Street, Glenarden, MD 20706; and

25 WHEREAS, Attachments “A1-A3” describe the Glenarden Phase 2A project, the  
26 associated costs and the sources of funding for the project, as attached hereto and made part  
27 hereof; and

28 WHEREAS, Attachment “B” includes a summary of the reprogramming and reallocation of  
29 seven hundred and fifty thousand dollars (\$750,000) in HOME Program funds from the FY 2017  
30 Annual Action Plan to support the Glenarden Phase 2A project, attached hereto and made part  
31 hereof; and

1           WHEREAS, Attachment “C,” consists of the County’s FY 2019 Annual Action Plan, as  
2 amended – Draft 2019-1, as modified on March 26, 2019, and attached hereto and made part  
3 hereof; and

4           WHEREAS, the addition of the Glenarden Phase 2A project constitutes a “substantial  
5 change” to the County’s FY 2019 Annual Action Plan because it is an eligible activity not  
6 originally funded or described in the FY 2019 Annual Action Plan; and

7           WHEREAS, the reprogramming and reallocation of seven hundred and fifty thousand  
8 dollars (\$750,000) in HOME Program funds constitutes a “substantial change;” and

9           WHEREAS, the County Executive recommends the amendments to the FY 2019 Annual  
10 Action Plan to include the addition of the Glenarden Phase 2A project, and the reprogramming  
11 and reallocation of seven hundred and fifty thousand dollars (\$750,000) in HOME funds to  
12 support this project.

13           NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s  
14 County, Maryland, that the FY 2019 Annual Action Plan for Housing and Community  
15 Development, is hereby amended to include the Glenarden Phase 2A project, and to reflect the  
16 reprogramming and reallocation of seven hundred and fifty thousand dollars (\$750,000) in HOME  
17 Program funds, as described in Attachments “A1 – A3,” “B,” and “C.”

18           BE IT FURTHER RESOLVED that upon the adoption of this Resolution, it shall be  
19 transmitted to the County Executive by the Clerk of the Council to submit the amended Annual  
20 Action Plan to the United States Department of Housing and Urban Development.

Adopted this 2<sup>nd</sup> 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**

**Glenarden Phase 2A  
4805 Hamlin Street  
Glenarden, MD 20706**

**COUNCILMAN DISTRICT 5**

**PROJECT DESCRIPTION:** Land acquisition and new construction of fifty-five (55) apartments for seniors, ages sixty-two (62) years and older

**PROPOSED OWNER:** Glenarden Phase 2A LLC

**DEVELOPER(S):** Pennrose Holdings LLC  
B & W Solutions, Inc.  
SHABACH! Ministries, Inc.  
Redevelopment Authority of Prince George’s County

**CONTACT:** Ivy Dench-Carter, Regional V.P.  
Pennrose LLC  
575 South Charles Street, Baltimore, MD  
(443) 423-1624

**NEIGHBORHOOD/LOCALITY:** City of Glenarden, Maryland  
Prince George’s County  
District 5

**UNIT MIX:** Forty-seven (47) one-bedroom and eight (8) two-bedroom units

**AFFORDABILITY BAND:** One hundred percent (100%) at sixty percent (60%) of Area Median Income (AMI)

**PROPOSED RENTS:** Average one-bedroom – \$1,207 per month  
Average two-bedroom – \$1,395 per month

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

**Glenarden Phase 2A  
4805 Hamlin Street  
Glenarden, MD 20706**

**COUNCILMANIC DISTRICT 5****PROJECT DESCRIPTION:**

The development team of Pennrose Holdings LLC, B & W Solutions, Inc., SHABACH! Ministries, Inc., and the Redevelopment Authority of Prince George's County have partnered together to establish Glenarden Phase 2A LLC, which allows for a co-development of fifty-five (55) units of housing for low-to-moderate income seniors in the Glenarden/Lanham Community of Prince George's County, Maryland.

Located inside the capital beltway, Glenarden Phase 2A will offer senior residents a convenient location with transportation, healthcare, retail, in addition to other important neighborhood amenities. Commercial and retail centers along the major transportation routes of Landover Road and Central Avenue, and the Woodmere Retail Centre will provide a variety of shopping and food amenities. Additionally, two state-of-the-art medical facilities: 1) the Prince George's County Regional Medical Center; and 2) a Kaiser facility at New Carrollton, are under construction and will provide residents with several options for primary and specialized medical care in the very near future. Other neighborhood amenities include the University of Maryland University College in Largo and several houses of Worship in and around the senior residence.

The Glenarden Phase 2A will be a four-story, elevator-served building with high-quality brick and exterior architectural steel finishes. Of the fifty-five (55) units, there will be forty-seven (47) one-bedroom units and eight (8) two-bedroom units. Each unit will consist of spacious kitchens with dishwashers, sink disposals, microwaves, EnergyStar appliances, and large closets.

Amenities at the redeveloped Glenarden complex include a community center, pool and open green space laid out in a walkable, neighborhood scale environment. Within the senior building, amenities include a multipurpose meeting room with a kitchen, an outdoor patio, lobby coffee bar, a café/library, fitness center and additional storage for residents. A management

office will also be located onsite for the convenience and administration of this important community redevelopment asset.

The Glenarden Phase 2A project is the second half of a major senior citizen housing development project spearheaded by the Redevelopment Authority of Prince George's County, a co-developer and owner of the property. The units in Glenarden Phase 2A will be reserved for seniors, ages sixty-two (62) years and older, earning sixty percent (60%) of the Area Median Income (AMI), which translates into an income of approximately forty nine thousand, two hundred and sixty dollars (\$49,260) for a single senior renter. The rent for a one-bedroom apartment will be one thousand, two hundred and seven dollars (\$1,207), requiring an income not to exceed forty nine thousand, two hundred and sixty dollars (\$49,260). Additionally, the two-bedroom apartments will rent for one thousand, three hundred and ninety-five dollars (\$1,395), requiring an income not to exceed fifty six thousand, two hundred and eighty dollars (\$56,280).

In addition to providing much needed senior housing to low- to -moderate income seniors in Prince George's County and the City of Glenarden, the Glenarden 2A project will contribute many economic benefits including, but not limited to the creation of construction jobs, property management and maintenance jobs, when operational.

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

**Glenarden Phase 2A  
4805 Hamlin Street  
Glenarden, MD 20706**

**COUNCILMANIC DISTRICT 5**

SOURCES	AMOUNT	%
Tax Exempt Bonds	4,764,749.00	34.9%
MD CDA Rental Housing Works	2,500,000.00	17.9%
LIHTC (4%)	4,656,816.00	32.4%
Deferred Dev. Fee	460,633.00	3.2%
Prince George's County HOME Loan	750,000.00	5.3%
RDA Fund (Infrastructure)	1,099,456.00	7.7%
<b>TOTAL</b>	<b>14,231,654.00</b>	<b>100.0%</b>

USES	AMOUNT	%
Hard Construction cost	8,829,006.00	63.1%
A & E Construction Cost	1,487,108.00	9.7%
Acquisition	405,868.00	2.9%
Developer Fee	1,651,950.00	11.7%
Financing Fees	1,285,578.00	9.0%
Guarantees and Reserves	413,310.00	2.8%
Syndication Costs	158,834.00	0.7%
<b>TOTAL</b>	<b>14,231,654.00</b>	<b>100.0%</b>