

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

Resolution No. CR-35-2019

Proposed by The Chair (by request – County Executive)

Introduced by Council Members Turner, Ivey, Franklin, Davis, Streeter, Glaros
Dernoga, Taveras, Harrison and Hawkins

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 Suitland Senior
5 Residences at Town Square project, an eligible activity not originally funded or described in the
6 FY 2019 Annual Action Plan, and the reprogramming and reallocating of one million, five
7 hundred thousand dollars (\$1,500,000) in HOME Investment Partnerships (“HOME”) Program
8 funds from the FY 2017, FY 2018 and FY 2019 Annual Action Plans to support the Suitland
9 Senior Residences at Town Square 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 of
13 HUD that outlines ways to develop viable communities by: providing decent housing, a suitable
14 living environment, and expanding economic opportunities principally for low- and moderate-
15 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,
22 and the performance report; and

1 WHEREAS, pursuant to Section 15A-107 of the Prince George’s County Code, the County
2 Executive and the County Council of Prince George’s County, Maryland adopted CR-8-2015,
3 which set forth the County’s FY 2016-2020 Consolidated Plan, along with the County’s FY
4 2016-2020 Citizen Participation Plan; and

5 WHEREAS, the County’s 2016-2020 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 2016-2020 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, or status of an activity originally described in
13 the Annual Action Plan; and (4) a change in the use of Community Development Block Grant
14 (CDBG), Program Income, or Emergency Shelter Grant (ESG) funds, exceeding at least
15 \$250,000, from one existing activity to another existing eligible activity in any category within
16 the applicable Program Year; and

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

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

23 WHEREAS, the Suitland Senior Residences at Town Square project involves the land
24 acquisition and new construction of one hundred and thirty-seven (137) mixed-income
25 apartments for seniors, ages sixty-two (62) years and older, located at 2901 Toles Park Drive,
26 Suitland, MD 20746; and

27 WHEREAS, Attachments “A1-A3” describe the Suitland Senior Residences at Town
28 Square project, the associated costs and the sources of funding for the project, as attached hereto
29 and made part hereof; and

30 WHEREAS, Attachment “B” includes a summary of the reprogramming and reallocation of
31 one million, five hundred thousand dollars (\$1, 500,000) in HOME Program funds from the FY

1 2017, FY 2018 and FY 2019 Annual Action Plans to support the Suitland Senior Residences at
2 Town Square project, attached hereto and made part hereof; and

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

6 WHEREAS, the addition of the Suitland Senior Residences at Town Square project
7 constitutes a “substantial change” to the County’s FY 2019 Annual Action Plan because it is an
8 eligible activity not originally funded or described in the FY 2019 Annual Action Plan; and

9 WHEREAS, the reprogramming and reallocation of one million, five hundred thousand
10 dollars (\$1,500,000) in HOME Program funds constitutes a “substantial change;” and

11 WHEREAS, the County Executive recommends the amendments to the FY 2019 Annual
12 Action Plan to include the addition of the Suitland Senior Residences at Town Square project,
13 and the reprogramming and reallocation of one million, five hundred thousand dollars
14 (\$1,500,000) in HOME funds to support this project.

15 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
16 County, Maryland, that the FY 2019 Annual Action Plan for Housing and Community
17 Development, is hereby amended to include the Suitland Senior Residences at Town Square
18 project, and to reflect the reprograming and reallocation of one million, five hundred thousand
19 dollars (\$1,500,000) in HOME Program funds, as described in Attachments “A1 – A3,” “B,” and
20 “C.”

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

Adopted this 2nd 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

**Suitland Senior Residences at Town Square
2901 Toles Park Drive
Suitland, MD 20746**

COUNCILMAN DISTRICT 7

PROJECT DESCRIPTION: Land acquisition and new construction of one hundred and thirty-seven (137) mixed-income apartments for seniors, ages sixty-two (62) years and older, in the Suitland/Silver Hill neighborhood of Prince George’s County, Maryland.

PROPOSED OWNER: Suitland Senior LLC

DEVELOPER(S): Mission First Housing Development Corporation
L.A. Bolden Company

CONTACT: Sarah Constant
Managing Director
Mission First Development Corporation
(202) 223-3401

NEIGHBORHOOD/LOCALITY: Suitland, Maryland
Prince George’s County
District 7

UNIT MIX: One hundred and twenty (120) one-bedroom and seventeen (17) two-bedroom units

AFFORDABILITY BAND: Mixed-income

PROPOSED RENTS: One-bedroom – Range of \$1,025 to \$1,275 per month
Two-bedroom – Range of \$1,228 to \$1,575 per month

ATTACHMENT A-2**PROJECT INFORMATION SHEET**

**Suitland Senior Residences at Town Square
2901 Toles Park Drive
Suitland, MD 20746**

COUNCILMANIC DISTRICT 7**PROJECT DESCRIPTION:**

Suitland Senior LLC seeks to acquire land and construct a development consisting of one hundred and thirty-seven (137) mixed-income apartments for seniors, ages sixty-two (62) years and older, in the Suitland/Silver Hill neighborhood of Prince George's County, Maryland (hereinafter referred to as "Suitland Senior"). The total development cost is expected to be thirty two million, three hundred seventy nine thousand, six hundred and seventy-nine dollars (\$32,379,679).

Located inside the Capital Beltway, east of the Anacostia section of District of Columbia (DC), Suitland Senior will be situated at the Town Square at Suitland Federal Center, presently being constructed as part of a large mixed-use, mixed-income, redevelopment and community revitalization effort. Positioned in the well-landscaped pedestrian-friendly town center, the Suitland Senior will offer residents a convenient location for employment, healthcare, retail, and transit with the Suitland Metro Station being located less than one mile away. At completion, the Town Square will have close to nine hundred (900) residential family and senior units, which will be a combination of market-rate and affordable apartment homes, as well as for-sale townhomes.

Neighboring the proposed development is a significant employment center, the U.S. Census Bureau headquarters. The Census Bureau is across the street at the Suitland Federal Center and it is home to approximately four thousand, four hundred (4,400) employees. Other employment centers include the many commercial and retail centers along the major transportation routes of Suitland Road, Silver Hill Road, and Pennsylvania Avenue. In addition to the approximate one hundred thousand (100,000) square feet of retail space and the performing arts center planned for the Town Square, local amenities include two large shopping centers at the intersection of Silver Hill Road and Pennsylvania Avenue housing numerous retail stores, fast food restaurants, and a

supermarket. The nearest hospital, United Medical Center, is only four and a half (4.5) miles southwest of the Suitland Senior, and there are medical offices located within one and a half (1.5) miles on Silver Hill Road and Branch Avenue.

Suitland Senior Residences is designed as a six-story, elevator-served building with high-quality brick facing and cement finishes. Of the one hundred and thirty-seven (137) apartment units, one hundred and thirty-three (133) units will be reserved for low-to-moderate-income seniors, while the remaining four (4) units will be rented at the market rate with no income restrictions. Additionally, there will be one hundred and twenty (120) one-bedroom units and seventeen (17) two-bedroom units. All units will each have one bathroom, high ceilings to create a spacious feel, kitchens with dishwashers, disposals, microwaves, and EnergyStar appliances. In-unit washer/dryers will be located in twenty-one (21) units. Furthermore, Suitland Senior is designed to meet the *Enterprise Green Community 2015* criteria, which will provide a direct benefit to each resident's electric bill (units will be all-electric). Suitland Senior's monthly utility allowances are conservatively estimated at seventy dollars (\$70) for one-bedroom units and ninety dollars (\$90) for two-bedroom units.

Amenities at Suitland Senior Residences will include a rooftop terrace, yoga room, fitness center, game room, community kitchen, and club room. Laundry facilities will be located on each floor. The development team has partnered with the White Rose Foundation, a non-profit charitable arm of the Prince George's County, Maryland, Chapter of the Links, Inc. to provide onsite office space where it can host programming that will be open to residents and the local community. Programming topics will be focused around economic survival and cultural enrichment. Suitland Senior's location within a walkable, pedestrian friendly community with an abundance of retail stores, will contribute to healthy lifestyles.

Suitland Senior Residences is reserving eighty-three (83) of its units for seniors, ages sixty-two (62) years, earning fifty percent (50%) of the Area Median Income (AMI), which translates into an income of approximately forty six thousand, nine hundred dollars (\$46,900) for a household of two (2) persons. The rent for a one-bedroom apartment will be one thousand and twenty-five (\$1,025), while the two-bedroom apartments will rent for one thousand, two hundred and twenty-eight dollars (\$1,228). Additionally, thirty-four (34) units are being reserved for seniors earning sixty percent (60%) of the AMI, which translates into an income of approximately fifty six thousand, two hundred and eighty dollars (\$56,280) for a household of

two (2) persons. At this income band, the rent for a one-bedroom apartment will be one thousand, one hundred and ninety-five dollars (\$1,195), while the two-bedroom apartments will rent for one thousand, three hundred and ninety-five dollars (\$1,395). Further, sixteen (16) units are being reserved for seniors earning eighty percent (80%) of the AMI, which translates into an income of approximately seventy thousand, six hundred dollars (\$70,600) for a household of two (2) persons. At this income band, the rent for a one-bedroom apartment will be one thousand, two hundred and seventy-five dollars (\$1,275), while the two-bedroom apartments will rent for one thousand, five hundred and seventy-five dollars (\$1,575). Lastly, the final four (4) units will be rented at market-rate, with rent for a one-bedroom apartment being one thousand, two hundred and seventy-five dollars (\$1,275), while the two-bedroom apartments will rent for one thousand, five hundred and seventy-five dollars (\$1,575).

The addition of one hundred and thirty-seven (137) units of high-quality mixed-income senior housing will help address a significant need within the Suitland community. The construction of Suitland Senior residences and the Town Square redevelopment will contribute many economic benefits including, but not limited to, the addition of over one thousand, two hundred (1,200) jobs during construction and an expansion of the County's tax base through the investment of four hundred million dollars (\$400,000,000) in new commercial retail space and residential housing.

ATTACHMENT A-3

PROJECT FINANCING ESTIMATE

**Suitland Senior Residences at Town Square
 2901 Toles Park Drive
 Suitland, MD 20746**

COUNCILMANIC DISTRICT 7

SOURCES	AMOUNTS	PERCENTAGE
Tax-exempt Bonds	\$ 15,200,700	46.95%
State DHCD Rental Housing Works loan	\$ 2,500,000	7.72%
State DHCD Partnership Rental Housing loan	\$ 2,000,000	6.18%
County HOME funds	\$ 1,500,000	4.63%
Tax Credit Equity	\$ 8,552,394	26.41%
Deferred Developer Fee	\$ 876,585	2.71%
Capitalized Lease Payment	\$ 750,000	2.32%
Federal Home Loan Bank Affordable Housing Grant	\$ 1,000,000	3.09%
TOTAL SOURCES	\$ 32,379,679	100.00%
USES	AMOUNTS	PERCENTAGE
Construction Costs	\$ 23,425,751	72.35%
Fees Related to Construction	\$ 1,918,112	5.92%
Financing Fees and Charges	\$ 2,513,170	7.76%
Acquisition Costs	\$ 450,000	1.39%
Developer's Fee	\$ 2,500,000	7.72%
Syndication Related Costs	\$ 598,485	1.85%
Guarantees and Reserves	\$ 974,161	3.01%
TOTAL USES	\$ 32,379,679	100.00%