



Angela D. Alsobrooks
County Executive

PRINCE GEORGE'S COUNTY GOVERNMENT

OFFICE OF THE COUNTY EXECUTIVE

April 15, 2022

The Honorable Calvin S. Hawkins, II
Chair
Prince George's County Council
County Administration Building
Upper Marlboro, Maryland 20772

Dear Chair Hawkins:

Enclosed for the County Council's consideration is a Resolution for the purpose of amending the Prince George's County Fiscal Year ("FY") 2022 Annual Action Plan for Housing and Community Development by adding the Birchwood at Upper Marlboro project, an eligible activity not originally funded or described in the FY 2022 Annual Action Plan. Additionally, this Resolution will amend the FY 2022 Annual Action Plan by reprogramming and reallocating two million dollars (\$2,000,000) in HOME Investment Partnerships ("HOME") Program funds from the FY 2017, FY 2018, FY 2019, FY 2020, FY 2021, and FY 2022 Annual Action Plans to support the project.

The Birchwood at Upper Marlboro project involves the land acquisition and new construction of ninety (90) affordable rental housing units for seniors, located at 15402 Marlboro Pike, Upper Marlboro, Maryland 20772. These apartments will be built and constructed by the development team consisting of MBID of Delaware, LLC (d/b/a/ Ingerman) and Housing Initiative Partnership, Inc.

The units in Birchwood at Upper Marlboro will be reserved for senior households at various income levels up to eighty percent (80%) of the Area Median Income ("AMI"). Across the Project, there will be a unit mix of sixty-two (62) one-bedroom units and twenty-eight (28) two-bedroom units. Additionally, the sixty-two (62) one-bedroom units will have rents ranging from six hundred seventy-five dollars (\$675) to one thousand, four hundred fifty-two dollars (\$1,452), while the twenty-eight (28) two-bedroom units will have rents ranging from eight hundred one dollars (\$801) to one thousand, six hundred eighty dollars (\$1,680).

This Resolution requires at least one (1) public hearing because the proposed amendment to the FY 2022 Annual Action Plan would constitute a "substantial change" under the FY 2021-2025 County Citizen Participation Plan, as described in the County's FY 2021-2025 Consolidated Plan.

The Council's favorable consideration of this legislation is greatly appreciated. If you have any questions or concerns, please contact my office or Aspasia Xypolia, Director, Department of Housing and Community Development at (301) 883-6511.

Sincerely,

Angela D. Alsobrooks
County Executive

Enclosures