



Angela D. Alsobrooks
County Executive

PRINCE GEORGE'S COUNTY GOVERNMENT

OFFICE OF THE COUNTY EXECUTIVE

September 2, 2021

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

Dear Chairman Hawkins:

Enclosed for the County Council's consideration is a Resolution approving the commitment and allocation of gap financing from the Prince George's County Housing Investment Trust Fund ("HITF") for the Hamilton Manor Project, an eligible housing and community development activity, in the amount of one million dollars (\$1,000,000).

The Hamilton Manor project involves the acquisition and preservation of a mid-rise two hundred forty-five (245) unit apartment adjacent to the Queens Chapel Manor commercial district located at 3342 and 3326 Lancer Drive, Hyattsville, Maryland 20782. Seventy-five (75%) percent of the units will be rent restricted for individuals and families at sixty (60%) percent to eighty (80%) percent of the area median income ("AMI"). The remaining twenty-five (25%) percent of the units will have no income restrictions. These apartments will be acquired and maintained by the National Housing Trust Communities and the Washington Housing Conservancy, together as Hamilton Manor Preservation Partners, LLC ("Owner").

The Project's total development cost, including acquisition is approximately forty-one million, nine hundred four thousand, four hundred ninety-nine dollars (\$41,904,499).

This Resolution requires at least one (1) public hearing consistent with the County's FY 2021-2025 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, please contact my office or Aspasia Xypolia, Director, Department of Housing and Community Development (DHCD), at (301) 883-5531.

Sincerely,

Angela D. Alsobrooks
County Executive

Enclosures

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