

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

Resolution No. CR-38-2021
Proposed by The Chair (by request – County Executive)
Introduced by Council Member Hawkins, Turner, Franklin, Harrison, Streeter,
Glaros and 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 8230 Schultz Road project,
5 an eligible activity not originally funded or described in the FY 2021 Annual Action Plan, and
6 the reprogramming and reallocating of three million dollars (\$3,000,000) in HOME Investment
7 Partnerships (“HOME”) Program funds from the FY 2019 and FY 2020 Annual Action Plans to
8 support the 8230 Schultz Road 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

22 WHEREAS, pursuant to Section 15A-107 Citizen Action Plan of the Prince George’s

1 County Code, the County Executive and the County Council of Prince George’s County,
2 Maryland adopted CR-047-2020, which set forth the County’s FY 2021-2025 Consolidated Plan,
3 along with the County’s FY 2021-2025 Citizen Participation Plan; and

4 WHEREAS, the County’s 2021-2025 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 2021-2025 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, and status of an activity originally described in
12 the Annual Action Plan; (4) a change in the use of CDBG, HOME, Program Income, or ESG
13 funds, exceeding at least \$250,000 from one existing activity to another existing eligible activity
14 in any category within the applicable Program; all activities must have been in an approved
15 Annual Action Plan; (5) designations for Neighborhood Revitalization Strategy Areas (NRSAs);
16 and (6) a change in the proposed uses of HUD 108 Loan Guarantee and Section 108 Program
17 Income; and

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

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

27 WHEREAS, the 8230 Schultz Road project involves the land acquisition and new
28 construction of ninety (90) apartments for seniors, ages sixty-two (62) years and older, located at
29 8230 Schultz Road, Clinton, Maryland 20735; and

30 WHEREAS, Attachments “A1-A3” describe the 8230 Schultz Road project, the associated
31 costs and the source(s) of funding for the project, as attached hereto and made part hereof; and

1 WHEREAS, Attachment “B” includes a summary of the reprogramming and reallocation of
2 three million dollars (\$3,000,000) in HOME Program funds from the FY 2019 and FY 2020
3 Annual Action Plans to support the 8230 Schultz Road project, attached hereto and made part of
4 the record hereof; and

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

7 WHEREAS, the addition of the 8230 Schultz Road project constitutes a “substantial
8 change” to the County’s FY 2021 Annual Action Plan because it is an eligible activity not
9 originally funded or described in the FY 2021 Annual Action Plan; and

10 WHEREAS, the reprogramming and reallocation of three million dollars (\$3,000,000) in
11 HOME Program funds constitutes a “substantial change” to the County’s FY 2021 Annual
12 Action Plan because it is a change in the allocation priorities or a change in the method of
13 distribution of funds; and

14 WHEREAS, the County Executive recommends the amendments to the FY 2021 Annual
15 Action Plan to include the addition of the 8230 Schultz Road project, and the reprogramming and
16 reallocation of three million dollars (\$3,000,000) in HOME funds to support this project.

17 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
18 County, Maryland, that the Fiscal Year (“FY”) 2021 Annual Action Plan for Housing and
19 Community Development, a copy of which shall be marked for identification by the Clerk of the
20 County Council and maintained as a permanent record, is hereby amended to include the 8230
21 Schultz Road project, and to reflect the reprogramming and reallocation of three million dollars
22 (\$3,000,000) in HOME Program funds, as described in Attachments “A1 – A3,” “B,” and “C,”
23 respectively, as attached hereto and made a part of the record hereof.

24 BE IT FURTHER RESOLVED that the County Executive or her designee is hereby
25 authorized and empowered as the official representative of Prince George’s County to submit the
26 amended FY 2021 Annual Action Plan to U.S. Department of Housing and Urban Development
27 (“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

**THE 8230 SCHULTZ ROAD PROJECT
8230 Schultz Road
Clinton, MD 20735**

COUNCILMAN DISTRICT 9

PROJECT DESCRIPTION:	8230 Schultz Road, LLC plans to acquire land for construction of a ninety (90) unit affordable apartment community for seniors ages sixty-two (62) and over in Clinton, Prince George’s County, Maryland
PROPOSED OWNER:	8230 Schultz Road, LLC
DEVELOPER:	Housing Initiative Partnership, Inc. Parallax Development Group, LLC Banc of America Community Development Corporation
CONTACT:	Maryann Dillon Executive Director Housing Initiative Partnership, Inc. 301- 985-1252
NEIGHBORHOOD/LOCALITY:	Clinton, Maryland Prince George’s County District 9
UNIT MIX:	Seventy-two (72) one-bedroom and one bathroom; eight (8) two-bedroom and one bathroom, and ten (10) two-bedroom and two-bathroom units
PROPOSED RENTS:	One-bedroom – Range of \$636 to \$1,207 per month Two-bedroom – Range of \$1,326 to \$1,429 per month

ATTACHMENT A-2

PROJECT INFORMATION SHEET

THE 8230 SCHULTZ ROAD PROJECT

**8230 Schultz Road
Clinton, MD 20735**

COUNCILMAN DISTRICT 9

PROJECT DESCRIPTION:

8230 Schultz Road, LLC plans to acquire land and construct ninety (90) units of affordable apartment housing community for seniors, ages sixty-two (62) and over, in Clinton, Prince George’s County, Maryland (hereinafter referred to as “8230 Schultz Road”) on a 3.51-acre site. The total development cost of this project is expected to be twenty six million, seven hundred sixty-eight thousand, three hundred seventy-six dollars (\$26,768,376).

Located four miles outside the Capital Beltway and southeast of the Anacostia section of District of Columbia (DC) about a half (1/2) mile from Coventry Way’s intersection with Branch Avenue, 8230 Schultz Road will offer residents a convenient location for employment, healthcare, retail, and transit. A Metrobus stop located 0.7 miles away from the community’s entrance will offer transit to the Branch Avenue Metro Station located 5.6 miles away from the site. Significant nearby employment centers include Andrews Air Force Base which is located 2.5 miles from the site and the US Census Bureau headquarters at the Suitland Federal Center that is approximately 7.1 miles away from that site and is also home to approximately four thousand four hundred (4,400) employees.

Local amenities include the Woodyard Crossing Shopping Center, located 1.8 miles away at the intersection of Woodyard Road and Branch Avenue, which is home to retail options such as a Safeway supermarket, Walmart, and a Lowe’s Home Improvement store. Other nearby amenities include a post office, a Walgreens pharmacy, several banks, various restaurants and eateries, and a Patient First clinic and other medical offices. The MedStar Southern Maryland Hospital Center is also located at the intersection of Surratts Road and Branch Avenue, 2.2 miles from the site. Public elementary, middle, and high schools are all located within two (2) miles of the site.

8230 Schultz Road is designed as a four-story, elevator-served building. Of the ninety (90)

units, seventy-two (72) units will be one-bedroom and one-bathroom; eight (8) units will have two-bedrooms and one-bathroom, and ten (10) units will have two-bedrooms and two-bathrooms. The monthly utility allowances are conservatively estimated at seventy-two dollars (\$72) for one-bedroom units, and ninety-one dollars (\$91) for the two-bedroom units. 8230 Schultz Road is reserving ten (10) units for senior households whose incomes are at forty percent (40%) of the AMI, which translates into incomes of thirty five thousand, two hundred eighty dollars (\$35,280) for a household of one and forty thousand, three hundred twenty dollars (\$40,320) for a household of two, with rents at eight hundred seventy-three dollars (\$873) for the one-bedroom units. Forty four (44) units will be reserved for senior households whose income are at fifty percent (50%) of the AMI, which translates into incomes of forty four thousand, one hundred dollars (\$44,100) for a household of one, and fifty thousand, four hundred dollars (\$50,400) for a household of two, with rents at one thousand, one hundred nine dollars (\$1,109) for the one-bedroom units and one thousand, three hundred twenty-six dollars (\$1,326) for the two-bedroom units. Thirty six (36) units will be reserved for senior households at sixty percent (60%) of the AMI, which translates into incomes of fifty two thousand, nine hundred twenty dollars (\$52,920) for a household of one, and sixty thousand, four hundred eighty dollars (\$60,480) for a household of two, with rents at one thousand, two hundred seven dollars (\$1,207) for the one-bedroom units and one thousand, four hundred twenty-nine dollars (\$1,429) for the two-bedroom units.

Onsite amenities available to the residents will include a large multi-purpose community room with a kitchenette, a party room, and a workout room. There will be common areas and laundry rooms on the second, third, and fourth floors. The managing agent, Habitat America, will maintain an onsite management office. A Social Services Coordinator will be onsite for fifteen hours per week to organize and monitor programming and identify the best onsite and offsite services for individual residents. Transportation will be coordinated for residents needing to travel off-site for medical appointments, shopping, and activities. Residents will also be able to take advantage of activities at the nearby Camp Springs Senior Activity Center on Mondays through Saturdays.

ATTACHMENT A-3

PROJECT FINANCING ESTIMATE

THE 8230 SCHULTZ ROAD PROJECT
8230 Schultz Road
Clinton, MD 20735

COUNCILMANIC DISTRICT 9

SOURCES	Amount	Percentage
Freddie TEL Private Loan	\$ 8,100,000	30.26%
LIHTC Equity	\$ 12,041,396	44.98%
PGC DHCD HOME Loan	\$ 3,000,000	11.21%
CDA Rental Housing Works Loan	\$ 2,500,000	9.34%
Deferred Developer Fee	\$ 166,980	0.62%
Federal Home Loan Bank	\$ 500,000	1.87%
Seller's Note	\$ 460,000	1.72%
TOTAL	\$ 26,768,376	100.00%
USES	Amount	Percentage
Construction Costs	\$ 16,286,704	60.84%
Fees Related to Construction	\$ 2,926,586	10.93%
Financing Fees and Charges	\$ 2,681,388	10.02%
Acquisition Costs	\$ 1,260,000	4.71%
Developer's Fee	\$ 2,500,000	9.34%
Syndication Related Costs	\$ 188,865	0.71%
Guarantees and Reserves	\$ 924,833	3.45%
TOTAL	\$ 26,768,376	100.00%