

DHCD Presentation to the

Planning, Housing, and Economic Development Council Subcommittee

HOME Program – Development Project
Recommended for Gap Financing
Palmer Park Meadows



JULY 18, 2019 | ESTELLA ALEXANDER | ACTING DIRECTOR

Housing and Community Development

Palmer Park Meadows

Housing Initiative Partnership, Inc.

Land Acquisition and New Construction: 2002-2018 Palmer Park Road, Landover, Maryland (District 5)

- Targeted Completion Date: May 2020
- Description: Three (3) sets of townhomes for a total of nine (9) three-bedroom townhome units to be sold to households 80% of AMI
- Eligible Homeowners: First Time Homebuyers; 80% or less of AMI (maximum \$97,050 for a family of 4 persons); Completion of HIP's HUD-Certified Homeownership Counseling



Housing and Community Development

Palmer Park Meadows Housing Initiative Partnership, Inc.



Financing

- Sales Price to Homebuyers – \$2,137,500
- National Fair Housing Alliance – \$225,000
- National Capital Strategic Economic Development Fund – \$200,000
- Community Legacy – \$95,000
- Maryland Operating Grant – \$20,000
- PEPCO Energy Star Rebate – \$11,250
- **Prince George's HOME Loan - \$1,700,000¹**
- **Total Development Cost: \$4,388,750**

FN1: Palmer Park Meadows is an existing new construction HOME project previously approved through Council Resolution **CR-045-2017** for the use of HOME Program funds in the amount of nine hundred thousand dollars (\$900,000). This request for an additional eight hundred thousand dollars (\$800,000) results in a total commitment of one million, seven hundred thousand dollars (\$1,700,000) in HOME Program funds.

ENGINEER'S CERTIFICATE

WE HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY TERESA A. TURNER, UNMARRIED, TO FRANK DEVELOPMENT COMPANY, No. 1, Inc., BY DEED DATED FEBRUARY 27, 1954 AND RECORDED IN LIBER 1707 AT FOLIO 199, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AND THAT IRON PILES MARKED THIS AND STONES MARKED THIS ARE IN PLACE WHERE SHOWN. THE TOTAL AREA INCLUDED IN THIS SUBDIVISION IS: 320,502 S. SQUARE FEET.

MADDOX & HOPKINS

By: *[Signature]*
 PAGE FIVE
 REGISTERED PROFESSIONAL ENGINEER
 No. 1165 & LAND SURVEYOR

OWNER'S DEDICATION

WE, FRANK DEVELOPMENT COMPANY, No. 1, Inc., A MARYLAND CORPORATION BY KENNETH FRANK, PRESIDENT AND ARTHUR M. CRAIG, SECRETARY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS AND EASEMENTS TO PUBLIC USE. THERE ARE NO SUITS OF ACTION, LIENS OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

ATTEST: *[Signature]* ARTHUR M. CRAIG, SECRETARY
 By: *[Signature]* KENNETH FRANK, PRESIDENT

FRANK DEVELOPMENT Co., No. 1, Inc.

NOTE: AREA OF STREET DEDICATION - 75,439 S. OR 1.732 AC.



PART OF BLOCKS 1, 3 & 4
 SECTION TWO

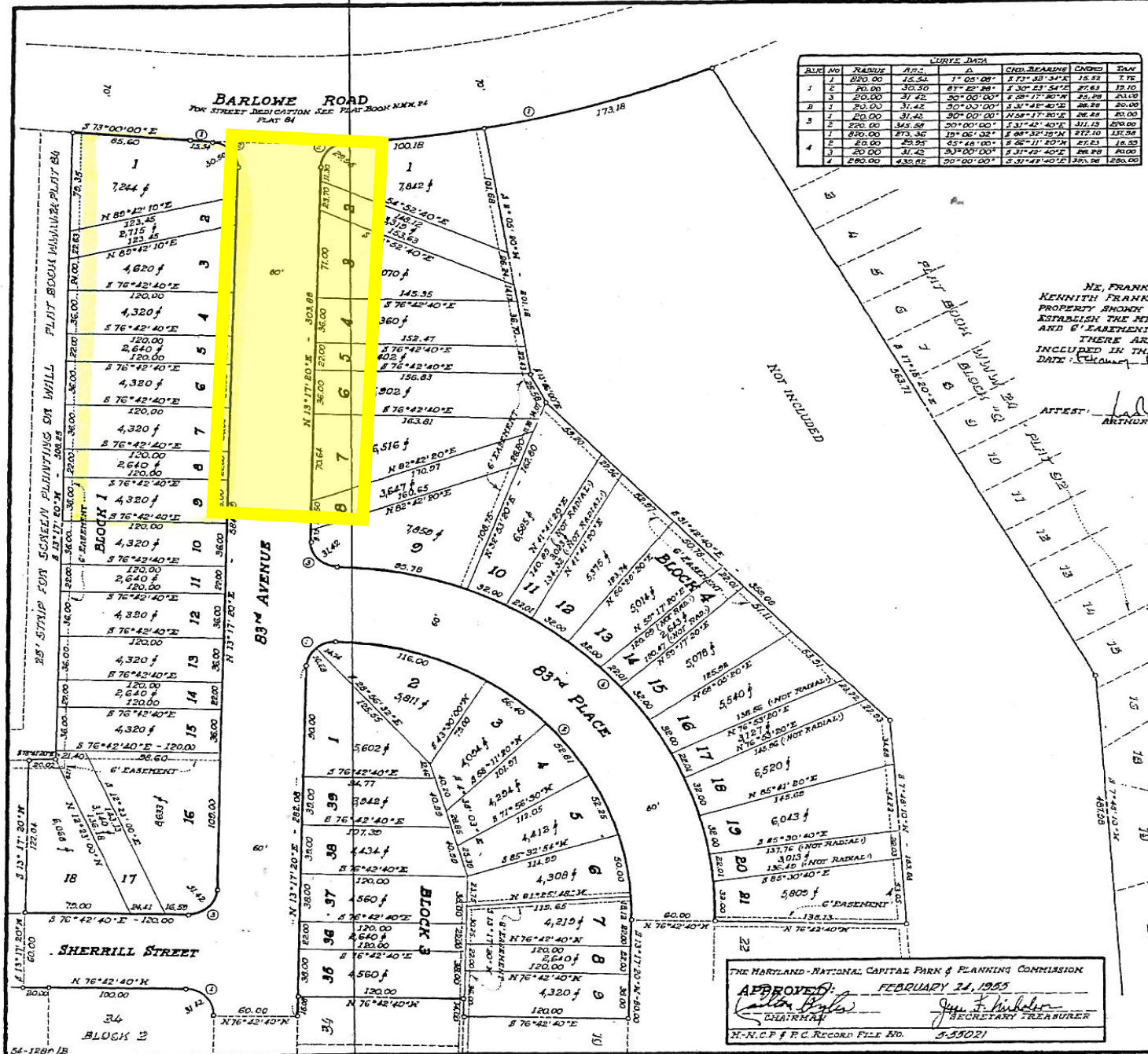
PALMER PARK

PRINCE GEORGE'S COUNTY, MARYLAND
 SCALE: 1" = 50'
 DECEMBER, 1954

MADDOX & HOPKINS
 CIVIL ENGINEERS
 SILVER SPRING, MD.

BLK.	NO.	RADIUS	ARC	CHORD BEARING	CHORD	PLAN
1	1	200.00	15.34	S 77° 30' 34" W	75.22	7.78
1	2	200.00	30.50	S 61° 22' 28" W	130.23	12.10
1	3	200.00	45.75	S 30° 00' 00" W	180.00	18.00
1	4	200.00	61.00	S 0° 00' 00" W	200.00	20.00
2	1	200.00	15.34	S 77° 30' 34" W	75.22	7.78
2	2	200.00	30.50	S 61° 22' 28" W	130.23	12.10
2	3	200.00	45.75	S 30° 00' 00" W	180.00	18.00
2	4	200.00	61.00	S 0° 00' 00" W	200.00	20.00

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 APPROVED: FEBRUARY 21, 1955
[Signature] CHAIRMAN
[Signature] SECRETARY-TREASURER
 M.-N.C.P. & P.C. RECORD FILE NO. 5-35021



Bird's Eye View



View from Barlowe Road

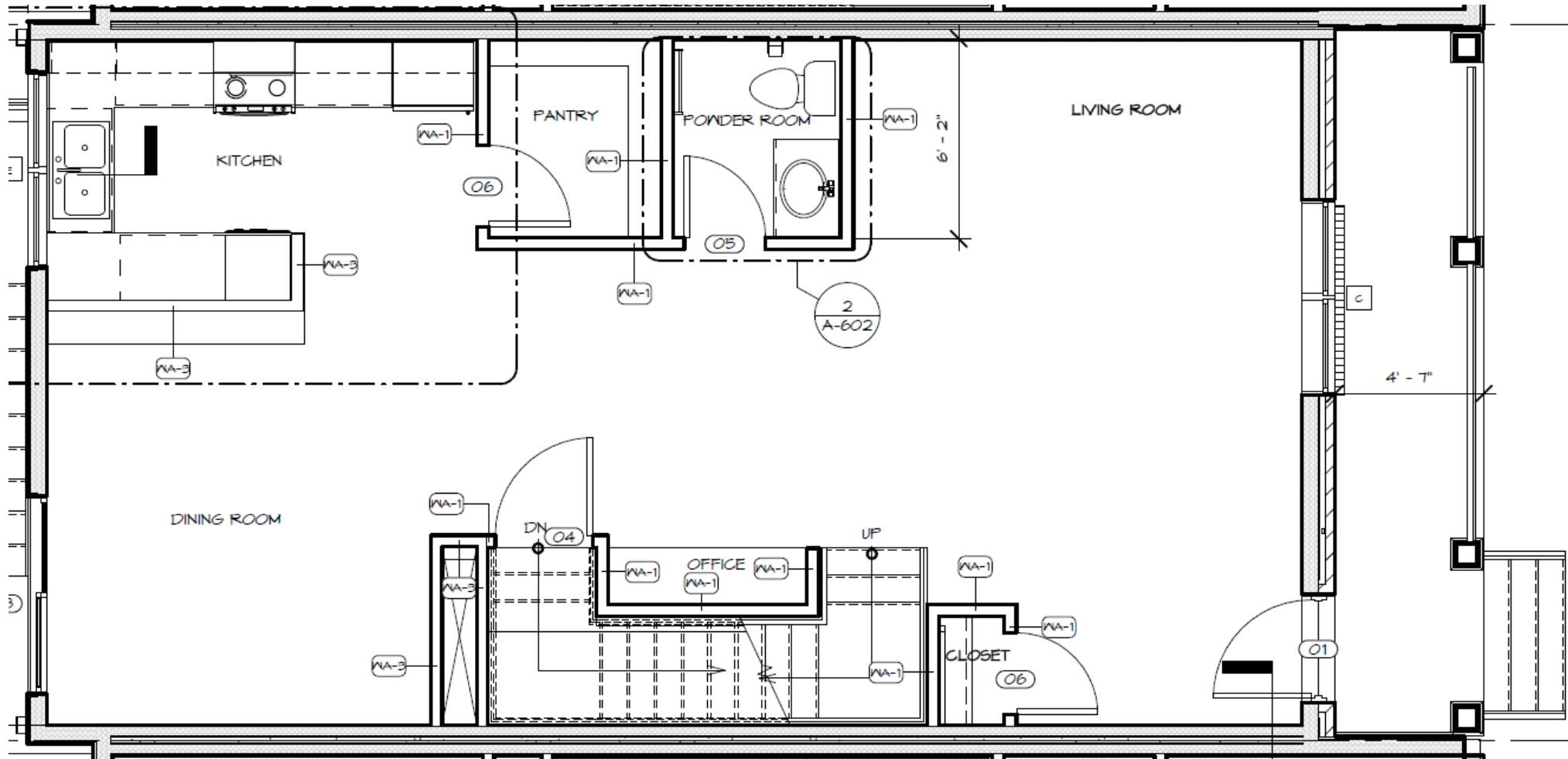


Elevation - Front

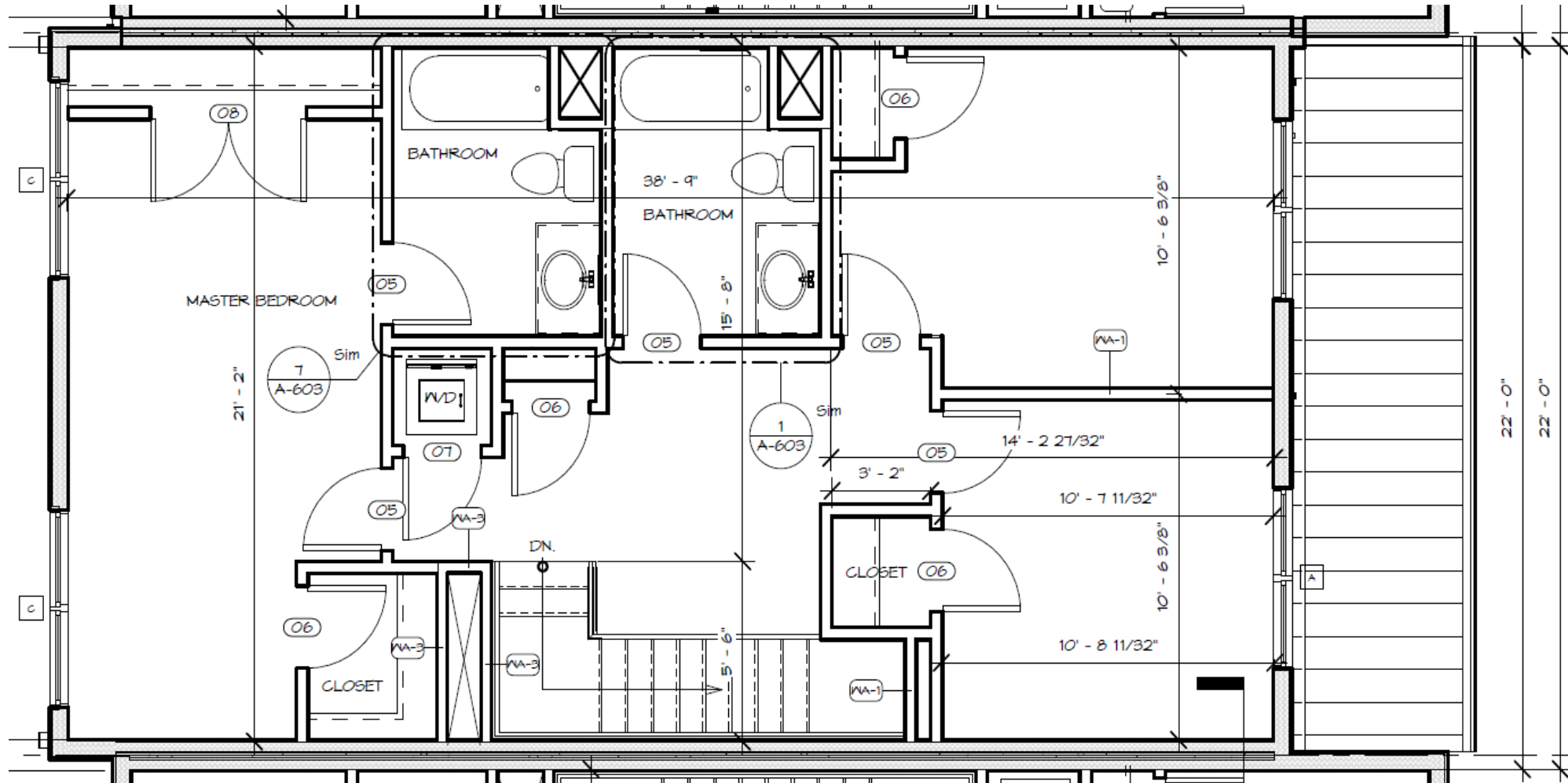


1 FRONT ELEVATION
A-301 SCALE: 1/4" = 1'-0"

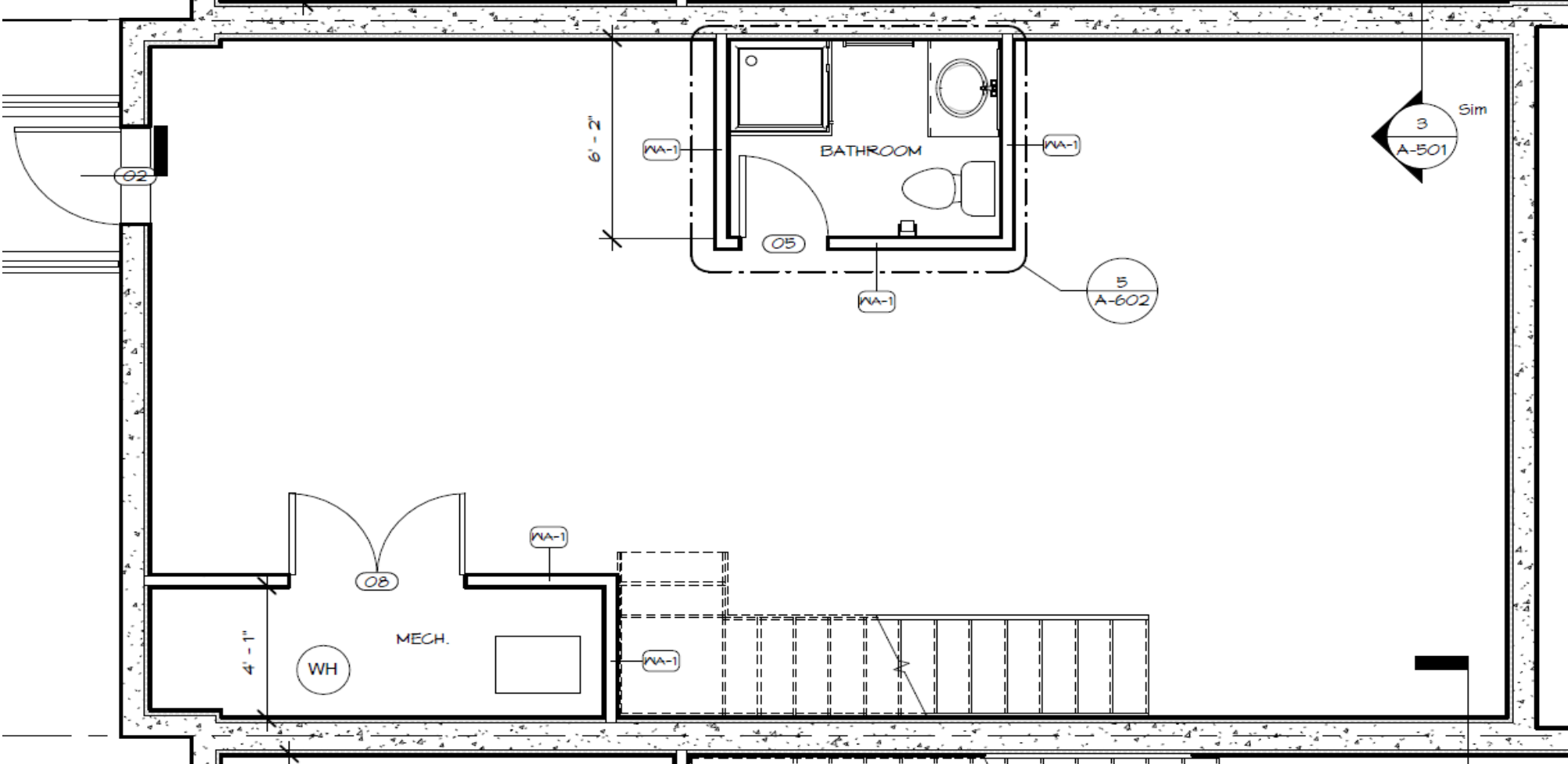
Floor Plan – First Floor (Middle Unit)



Floor Plan – Second Floor (Middle Unit)



Floor Plan – Basement (Middle Unit)





Angela D. Alsobrooks
County Executive

Questions?
