

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2024 Legislative Session

Resolution No. CR-074-2024
Proposed by The Chair (by request - County Executive)
Introduced by Council Members Ivey, Olson, Watson, Blegay and Dernoga
Co-Sponsors _____
Date of Introduction September 10, 2024

RESOLUTION

1 A RESOLUTION concerning

2 Fiscal Year (“FY”) 2025 Annual Action Plan for Housing and Community Development
3 For the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2025 Annual
4 Action Plan for Housing and Community Development by adding the New Carrollton –
5 Affordable – Phase 3 – 9% project, an eligible activity not originally funded or described in the
6 FY 2025 Annual Action Plan, and the reprogramming and reallocation of two million, seven
7 hundred fifty thousand dollars (\$2,750,000) in HOME Investment Partnerships (“HOME”)
8 Program funds from the FY 2019, FY 2022, FY 2023, and FY 2024 Annual Action Plans to
9 support the New Carrollton – Affordable – Phase 3 – 9% 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
13 of HUD that outlines ways to develop viable communities by: providing decent housing, a
14 suitable living environment, and expanding economic opportunities principally for low- and
15 moderate-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-047-2020,
3 which set forth the County’s FY 2021-2025 Consolidated Plan, along with the County’s FY
4 2021-2025 Citizen Participation Plan; and

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

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

22 WHEREAS, pursuant to Section 15A-105(a)(2) of the County Code, the FY 2025 Annual
23 Action Plan must be amended to include the estimated cost of projects, the total cost to bring
24 them to completion, and an identification of the sources of funds; and

25 WHEREAS, the New Carrollton – Affordable – Phase 3 – 9% project involves the land
26 acquisition and new construction of fifty (50) affordable housing units for families, located at
27 Pennsy Drive, Route 50 and Corporate Drive, New Carrollton, Maryland 20785; and

28 WHEREAS, Attachments “A1-A3” describe the New Carrollton – Affordable – Phase 3 –
29 9% project, the associated costs and the source(s) of funding for the project, as attached hereto
30 and made part hereof; and

31 WHEREAS, Attachment “B” includes a summary of the reprogramming and reallocation of

1 two million, seven hundred fifty thousand dollars (\$2,750,000) in HOME Program funds from
2 the FY 2019, FY 2022, FY 2023, and FY 2024 Annual Action Plans to support the New
3 Carrollton – Affordable – Phase 3 – 9% project, attached hereto and made part hereof; and

4 WHEREAS, Attachment “C,” consists of the County’s FY 2025 Annual Action Plan, as
5 amended, and attached hereto and made part hereof; and

6 WHEREAS, the addition of the New Carrollton – Affordable – Phase 3 – 9% project
7 constitutes a “substantial change” to the County’s FY 2025 Annual Action Plan because it is an
8 eligible activity not originally funded or described in the FY 2025 Annual Action Plan; and

9 WHEREAS, the reprogramming and reallocation of two million, seven hundred fifty
10 thousand dollars (\$2,750,000) in HOME Program funds constitutes a “substantial change” to the
11 County’s FY 2025 Annual Action Plan because it is a change in the allocation priorities or a
12 change in the method of distribution of funds; and

13 WHEREAS, the County Executive recommends the amendments to the FY 2025 Annual
14 Action Plan to include the addition of the New Carrollton – Affordable – Phase 3 – 9% project,
15 and the reprogramming and reallocation of two million, seven hundred fifty thousand dollars
16 (\$2,750,000) in HOME Program funds to support this project.

17 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
18 County, Maryland, that the FY 2025 Annual Action Plan for Housing and Community
19 Development, a copy of which shall be marked for identification by the Clerk of the County
20 Council and maintained as a permanent record, is hereby amended to include the New Carrollton
21 – Affordable – Phase 3 – 9% project, and to reflect the reprograming and reallocation of two
22 million, seven hundred fifty thousand dollars (\$2,750,000) in HOME Program funds, as
23 described in Attachments “A1 – A3,” “B,” and “C,” respectively, as attached hereto and made a
24 part hereof.

25 BE IT FURTHER RESOLVED that the County Executive or her designee is hereby
26 authorized and empowered as the official representative of Prince George’s County to submit the
27 amended FY 2025 Annual Action Plan to U.S. Department of Housing and Urban Development
28 (“HUD”), along with all assurances contained therein, to act as necessary in connection with the
29 submission, and to provide such additional information to HUD as may be required.

Adopted this 15th day of October, 2024.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Jolene Ivey
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

ATTACHMENT A-1

PROJECT INFORMATION SHEET

**New Carrollton – Affordable – Phase 3 – 9%
Pennsy Drive, Route 50, and Corporate Drive
New Carrollton, Maryland 20785**

COUNCILMANIC DISTRICT 5

PROJECT DESCRIPTION: A fifty (50) unit affordable family rental apartment community that will be constructed in New Carrollton, Maryland. All units will be affordable, and rents will be restricted for forty (40) years.

OWNER: Urban Atlantic Development LLC

DEVELOPER: Urban Atlantic Development LLC

CONTACT: Alan Lederman
Managing Director of Development
Urban Atlantic Development LLC
240-630-3299
alederman@urban-atlantic.com

NEIGHBORHOOD/LOCALITY: New Carrollton, Prince George’s County, District 5

UNIT MIX: A mix of one (1), two (2) and three (3) bedroom units

AFFORDABILITY: All units will be priced at levels affordable to households earning fifty percent (50%) or less of the Area Median Income (AMI) for forty (40) years

ATTACHMENT A-2**PROJECT INFORMATION SHEET**

**New Carrollton – Affordable - Phase 3 – 9%
Pennsy Drive, Route 50 and Corporate Drive
New Carrollton, Maryland 20785**

COUNCILMANIC DISTRICT 5**PROJECT DESCRIPTION:**

The New Carrollton – Affordable - Phase 3 – 9% project (the “Project”) is a proposed fifty (50) unit transit-oriented family affordable housing development to be located within the confines of Pennsy Drive, Route 50, and Corporate Drive, New Carrollton, Prince George’s County. The target population will be families that qualify at less than fifty percent (50%) of the Area Median Income (AMI). Of the fifty (50) units, three (3) units will be set aside for residents with mobility impairments and one (1) unit set aside for a resident with sensory impairments.

The Project will consist of twenty (20) one (1) bedroom units, fifteen (15) two (2) bedroom units and fifteen (15) three (3) bedroom units within one (1) elevator building of five (5) or more stories. The Project will offer a lounge, computer lab, and dog park with access to additional amenities within the neighboring buildings. Amenities include a fitness room, community room, outdoor lounge area, and swimming pool. The Community spaces will be furnished to facilitate community programs and activities.

The Project is located in an Opportunity Zone, Qualified Census Tract, and Transit Oriented Development Zone. Additionally, it sits within 0.5 mile of the New Carrollton Metro station, which is the terminus of the Orange Line, the future Purple Line, home to an AMTRAK and MARC station, as well as having a bus station serving multiple Metro bus lines and Greyhound. The property is closely surrounded by wooded areas and some commercial office buildings.

The proposed development is part of a forty (40) Acre Joint Development Agreement between Urban Atlantic Development LLC and Washington Metro Transit Authority (WMATA). To date, the Project has seen more than three hundred fifty million dollars (\$350,000,000) in new construction development.

Historically, affordable housing has been an afterthought in metropolitan, transit-oriented developments. However, by including high-quality affordable housing early in the master

development of New Carrollton Metro Center, this project guarantees housing reserved at fifty percent (50%) of AMI to be included in the center of a much larger development. Without this project, residents at this proposed income level will be priced out of this area, as land value and market rate rent prices are expected to increase with additional new construction development in the coming years.

Urban Atlantic Development LLC., the applicant/owner of the proposed New Carrollton – Affordable – Phase 3 – 9% project, is an experienced developer that has raised and deployed over one billion, three hundred million dollars (\$1,300,000,000) in debt and equity to develop over five hundred thirty (530) acres of land development and infrastructure , while creating over eight thousand, eight hundred (8,800) residential units and four hundred thousand (400,000) square feet of commercial space. Whiting Turner Contracting Company will provide General Contracting services and Washington DC based BKV Group DC, PPLC will serve as architect.

ATTACHMENT A-3**PROJECT FINANCING ESTIMATE**

**New Carrollton – Affordable – Phase 3 – 9%
Penny Drive, Route 50 and Corporate Drive
New Carrollton, Maryland 20785**

COUNCILMANIC DISTRICT 5

SOURCES	Amount	Percentage
Private Loan	\$ 2,479,648	12.80%
CDA - Rental Housing Program Funds	\$ 1,000,000	5.16%
Prince George's County HOME	\$ 2,750,000	14.20%
LIHTC Proceeds	\$ 12,900,000	66.60%
Deferred Developer Fee	\$ 174,825	0.90%
Interim Income	\$ 64,067	0.33%
TOTAL	\$ 19,368,540	100.00%

USES	Amount	Percentage
Construction costs	\$ 12,541,195	64.75%
Fees related to construction or rehab	\$ 2,866,380	14.80%
Total financing fees and charges	\$ 1,013,711	5.23%
Acquisition costs	\$ 91,174	0.47%
Developer's fee	\$ 1,534,482	7.92%
Syndication related costs - legal	\$ 964,396	4.98%
Guarantees and reserves	\$ 357,202	1.84%
TOTAL	\$ 19,368,540	100.00%