

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2022 Legislative Session

Resolution No. CR-036-2022
Proposed by The Chair (by request – County Executive)
Introduced by Council Members Hawkins, Streeter, Turner, Franklin, Glaros, Harrison, Taveras
Co-Sponsors _____
Date of Introduction April 26, 2022

RESOLUTION

1 A RESOLUTION concerning

2 Fiscal Year (“FY”) 2022 Annual Action Plan for Housing and Community Development
3 For the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2022 Annual
4 Action Plan for Housing and Community Development by adding the Birchwood at Upper
5 Marlboro project, an eligible activity not originally funded or described in the FY 2022 Annual
6 Action Plan, and the reprogramming and reallocation of two million dollars (\$2,000,000) in
7 HOME Investment Partnerships (“HOME”) Program funds from the FY 2017, FY 2018, FY
8 2019, FY 2020, FY 2021 and FY 2022 Annual Action Plans to support the Birchwood at Upper
9 Marlboro 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 2022 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 Birchwood at Upper Marlboro project involves the land acquisition and
26 new construction of ninety (90) affordable rental housing units for seniors, located at 15402
27 Marlboro Pike, Upper Marlboro, Maryland 20772; and

28 WHEREAS, Attachments “A1-A3” describe the Birchwood at Upper Marlboro project, the
29 associated costs and the source(s) of funding for the project, as attached hereto and made a part
30 hereof; and

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

1 two million dollars (\$2,000,000) in HOME Program funds from the FY 2017, FY 2018, FY
2 2019, FY 2020, FY 2021 and FY 2022 Annual Action Plans to support the Birchwood at Upper
3 Marlboro project, attached hereto and made a part hereof; and

4 WHEREAS, Attachment “C,” consists of the County’s FY 2022 Annual Action Plan, and
5 attached hereto and made a part hereof; and

6 WHEREAS, the addition of the Birchwood at Upper Marlboro project constitutes a
7 “substantial change” to the County’s FY 2022 Annual Action Plan because it is an eligible
8 activity not originally funded or described in the FY 2022 Annual Action Plan; and

9 WHEREAS, the reprogramming and reallocation of two million dollars (\$2,000,000) in
10 HOME Program funds constitutes a “substantial change” to the County’s FY 2022 Annual
11 Action Plan because it is a change in the allocation priorities or a change in the method of
12 distribution of funds; and

13 WHEREAS, the County Executive recommends the amendments to the FY 2022 Annual
14 Action Plan to include the addition of the Birchwood at Upper Marlboro project, and the
15 reprogramming and reallocation of two million dollars (\$2,000,000) in HOME Program funds to
16 support this project.

17 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
18 County, Maryland, that the FY 2022 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 Birchwood at
21 Upper Marlboro project, and to reflect the reprogramming and reallocation of two million dollars
22 (\$2,000,000) in HOME Program funds, as described in Attachments “A1 – A3,” “B,” and “C,”
23 respectively, as attached hereto and made a part hereof.

24 BE IT FURTHER RESOLVED that the County Executive or his designee is hereby
25 authorized and empowered as the official representative of Prince George’s County to submit the
26 amended FY 2022 Annual Action Plan to U.S. Department of Housing and Urban Development
27 (“HUD”), along with all assurances contained therein, to act as necessary in connection with the
28 submission, and to provide such additional information to HUD as may be required.

Adopted this 7th day of June, 2022.

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

**Birchwood at Upper Marlboro
15402 Marlboro Pike
Upper Marlboro, MD 20772**

COUNCILMANIC DISTRICT 6

PROJECT DESCRIPTION: Birchwood at Upper Marlboro, LLC plans to acquire land and construct a ninety (90) unit affordable elevator rental apartment building for senior households with various income levels up to 80% of the Area Median Income (“AMI”) in Upper Marlboro, Prince George’s County

OWNER: Birchwood at Upper Marlboro, LLC

DEVELOPERS: MBID of Delaware, LLC (d/b/a/ Ingerman) Housing Initiative Partnership, Inc.

CONTACT: Brad Ingerman, President/CEO
MBID of Delaware, LLC (d/b/a/ Ingerman)
856-662-1730
bingerman@ingerman.com

NEIGHBORHOOD/LOCALITY: Upper Marlboro, Prince George’s County, District 6

UNIT MIX: One Bedroom: 62 units
Two Bedrooms: 28 units

PROPOSED RENTS: One-bedroom ranges from \$675 to \$1,452
Two-bedroom ranges from \$801 to \$1,680

ATTACHMENT A-2**PROJECT INFORMATION SHEET**

**Birchwood at Upper Marlboro
15402 Marlboro Pike
Upper Marlboro, MD 20772**

COUNCILMANIC DISTRICT 6**PROJECT DESCRIPTION:**

Lead developer MBID of Delaware, LLC (d/b/a/ Ingerman) and Housing Initiative Partnership, Inc. (together, the “Development Team”) plan to acquire land and construct the Birchwood at Upper Marlboro project, a ninety (90) unit age-restricted affordable rental community for seniors in Upper Marlboro Prince George’s County, Maryland (the “Birchwood Project”). Developments plans also call for the construction of a neighboring sixty (60) unit mixed-income rental community for families (the “Willows Project”). Through a “twinning” financial structure, the Birchwood Project and Willows Project will be separately financed, but simultaneously constructed by the Development Team. The total development cost of the Birchwood Project is expected to be approximately twenty four million, six hundred sixty three thousand, eight hundred nineteen dollars (\$24,663,819) for this four (4) story elevated building.

The ninety (90) unit Birchwood Project will be entirely affordable. It will be occupied by senior households at various income levels up to eighty percent (80%) of the Area Median Income (“AMI”). Across the Birchwood Project, there will be sixty two (62) one-bedroom units and twenty eight (28) two-bedroom units. One-bedroom rents will range from six hundred seventy five dollars (\$675) to one thousand, four hundred fifty two dollars (\$1,452) and two-bedroom ranges from eight hundred one dollars (\$801) to one thousand, six hundred eighty dollars (\$1,680).

Exterior features of the Birchwood Project will include walkways, seating areas, and

parking. Walkways and seating areas will provide passive recreation to residents and a connection to surrounding land uses. The grounds around the building will be appropriately lighted for resident safety and security. The Birchwood Project will feature many interior amenities including social spaces, a fitness center, a game rooms recreational space, and suite of management and maintenance offices. The site is sufficiently sized to accommodate all the social programs and will not require any unusual or significant maintenance. The Birchwood Project will also meet LEED certification standards for environmental sustainability.

The Birchwood Project is conveniently located proximate to a wide variety of commercial, retail, and public uses. Nearby amenities include a grocery store, pharmacy, bank, schools, medical care, parks, post office, library, and houses of worship. Prince George's County TheBus operates Route 53 with a stop approximately 0.2 miles from the site. The mixed-use and walkable Town of Upper Marlboro is located approximately one mile to the southwest, providing easy access to civic, educational, and recreational amenities.

ATTACHMENT A-3**PROJECT FINANCING ESTIMATE**

**Birchwood at Upper Marlboro
15402 Marlboro Pike
Upper Marlboro, MD 20772**

COUNCILMANIC DISTRICT 6

Sources	Amount	
Permanent Mortgage - Citi	\$11,499,997	46.63%
Prince George's County HOME Loan	\$2,000,000	8.11%
Rental Housing Works	\$2,500,000	10.14%
Investor Equity - LIHTC	\$7,491,289	30.37%
Deferred Developer's Fee	\$942,533	3.82%
Return of Freddie Mac fee	\$230,000	0.93%
TOTAL	\$24,663,819	100%

Uses	Amount	
Construction or Rehabilitation Costs	\$15,742,076	63.83%
Fees Related to Construction or Rehabilitation	\$2,096,047	8.50%
Financing Fees and Charges	\$1,728,692	7.01%
Acquisition Costs	\$1,197,493	4.86%
Developer's Fee	\$2,500,000	10.14%
Syndication Related Costs	\$344,680	1.40%
Guarantees and Reserves	\$1,054,831	4.28%
TOTAL	\$24,663,819	100.00%