

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

Resolution No. CR-081-2021  
Proposed by The Chair (by request --- County Executive)  
Introduced by Council Members Hawkins, Franklin, Glaros, Turner, Harrison, Davis, Taveras  
Co-Sponsors \_\_\_\_\_  
Date of Introduction September 14, 2021

**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 Hill House at Beechfield  
5 project, an eligible activity not originally funded or described in the FY 2022 Annual Action  
6 Plan, and the reprogramming and reallocating of One million dollars (\$1,000,000) in HOME  
7 Investment Partnerships (“HOME”) Program funds from the FY 2020 and FY 2021 Annual  
8 Action Plans to support the Hill House at Beechfield project.

9 WHEREAS, the United States Department of Housing and Urban Development (“HUD”)  
10 requires 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 Participation Plan of the Prince

1 George's County Code, the County Executive and the County Council of Prince George's  
2 County, Maryland adopted CR-047-2020, which set forth the County's FY 2021-2025  
3 Consolidated Plan, 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; and (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; and (5) designations for Neighborhood Revitalization Strategy Areas  
16 (NRSAs); and (6) a change in the proposed uses of HUD 108 Loan Guarantee and Section 108  
17 Program 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 Development and Annual Action Plan of the Prince George's County  
22 Code; and

23 WHEREAS, pursuant to Section 15A-105(a)(2) – Annual Housing and Community  
24 Development Action Plan of the Prince George's County Code, the FY 2022 Annual Action Plan  
25 must be amended to include the estimated cost of projects, the total cost to bring them to  
26 completion, and an identification of the sources of funds; and

27 WHEREAS, the Hill House at Beechfield project involves the land acquisition and new  
28 construction of one hundred fifty (150) apartments for low-income and moderate-income seniors,  
29 will be part of an eighty-three acre master planned mixed-income retirement community that is  
30 being constructed by multiple developers called Traditions at Beechfield, located at 12005  
31 Traditions Boulevard, Bowie, Maryland 20720; and

1 WHEREAS, Attachments “A1-A3” describe the Hill House at Beechfield project, the  
2 associated costs and the source(s) of funding for the project, as attached hereto and made part of  
3 the record hereof; and

4 WHEREAS, Attachment “B” includes a summary of the reprogramming and reallocation of  
5 One million dollars (\$1,000,000) in HOME Program funds from the FY 2020 and FY 2021  
6 Annual Action Plans to support the Hill House at Beechfield project, attached hereto and made  
7 part of the record hereof; and

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

10 WHEREAS, the addition of the Hill House at Beechfield project constitutes a “substantial  
11 change” to the County’s FY 2022 Annual Action Plan because it is an eligible activity not  
12 originally funded or described in the FY 2022 Annual Action Plan; and

13 WHEREAS, the reprogramming and reallocation of One million dollars (\$1,000,000) in  
14 HOME Program funds constitutes a “substantial change” to the County’s FY 2022 Annual  
15 Action Plan because it is a change in the allocation priorities or a change in the method of  
16 distribution of funds; and

17 WHEREAS, the County Executive recommends the amendments to the FY 2022 Annual  
18 Action Plan to include the addition of the Hill House at Beechfield project, and the  
19 reprogramming and reallocation of One million dollars (\$1,000,000) in HOME funds to support  
20 this project.

21 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
22 County, Maryland, that the Fiscal Year (“FY”) 2022 Annual Action Plan for Housing and  
23 Community Development, a copy of which shall be marked for identification by the Clerk of the  
24 County Council and maintained as a permanent record, is hereby amended to include the Hill  
25 House at Beechfield project, and to reflect the reprograming and reallocation of One million  
26 dollars (\$1,000,000) in HOME Program funds, as described in Attachments “A1 – A3,” “B,” and  
27 “C,” respectively, as attached hereto and made a part of the record hereof.

28 BE IT FURTHER RESOLVED that upon the adoption of this Resolution, it shall be  
29 transmitted to the County Executive by the Clerk of the Council, and that the County Executive  
30 or her designee is hereby authorized and empowered as the official representative of Prince  
31 George’s County to submit the amended FY 2022 Annual Action Plan to United States

1 Department of Housing and Urban Development (“HUD”), along with all assurances contained  
2 therein, to act as necessary in connection with the submission, and to provide such additional  
3 information to HUD as may be required.

Adopted this 19th day of October, 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**

**Hill House at Beechfield Project  
12005 Traditions Boulevard  
Bowie, MD 20720**

**COUNCILMANIC DISTRICT 6**

**PROJECT DESCRIPTION:** KCG SSP Bowie Senior Living, LP plans to acquire land and construct a one hundred fifty (150) unit affordable apartment community for seniors in Bowie, Prince George’s County, Maryland.

**PROPOSED OWNER:** KCG SSP Bowie Senior Living, LP

**DEVELOPERS:** KCG Development, Inc.  
Streetscape Partners

**CONTACT:** Stacy Kaplowitz  
Vice President - Development  
KCG Development, Inc.  
(202) 744-1479

**NEIGHBORHOOD/LOCALITY:** Bowie, Prince George’s County District 6

**UNIT MIX:** Eighty-nine (89) units will have one-bedroom and one-bathroom; twenty-five (25) units will have two-bedrooms and one-bathroom, and thirty-six (36) units will have two-bedrooms and two-bathrooms

**PROPOSED RENTS:** One-bedroom ranges from \$1,140 to \$1,313 to per month  
Two-bedroom ranges from \$1,361 to \$1,568 per month

**ATTACHMENT A-2**

**PROJECT INFORMATION SHEET**

**Hill House at Beechfield Project  
12005 Traditions Boulevard  
Bowie, MD 20720**

**COUNCILMANIC DISTRICT 6**

**PROJECT DESCRIPTION:**

KCG SSP Bowie Senior Living, LP plans to acquire land and construct a one hundred fifty (150) unit affordable apartment community for seniors in Bowie, Prince George’s County, Maryland (hereinafter referred to as “Hill House”) on a 4.4183-acre site. The total development cost of this senior rental project is expected to be Forty-four million, Eight thousand, three hundred twenty-four dollars (\$44,008,324.)

Hill House will be located near the intersection of Enterprise Road and Route 50. Located approximately six miles outside the Capital Beltway, Hill House’s one hundred fifty (150) units will be part of an 83-acre master planned mixed-income retirement community that is being constructed by multiple developers called Traditions at Beechfield. When completed, Traditions at Beechfield will additionally feature seventy-four (74) single family attached villas, sixty (60) single family detached villas, one hundred eight (108) condominium units, and one hundred ninety-three (193) assisted living units.

Residents of the Hill House will have convenient access to major transportation corridors, well-regarded medical facilities, and retail amenities. Notable retail amenities include the Bowie Town Center which is located 7.0 miles from the site. The nearest bust stop is located 1.2 miles from the site and the New Carrollton Metro station is 6.6 miles away. There are medical offices 1.5 miles away and Doctors Community Hospital is located 4.3 miles from the site. There is also a Safeway grocery store 1.8 miles away.

Hill House is designed as a four-floor, elevator-served building. Of the one hundred fifty (150) units, eighty-nine (89) units will have one-bedroom and one-bathroom; twenty-five units (25) units will have two-bedrooms and one-bathroom; and thirty-six (36) units will have two-bedrooms and two-bathrooms. The monthly utility allowances are conservatively estimated at Sixty-nine dollars (\$69) for one-bedroom units, and Ninety dollars (\$90) for two-bedroom units.

Hill House will reserve two (2) units for households whose incomes are fifty percent (50%) of the Area Median Income (“AMI”), which translates into an income of Forty-five thousand, one hundred fifty dollars (\$45,150) for a household of one and Fifty-one thousand, Six hundred dollars (\$51,600) for a household of two, and rent of \$1,140 for the one-bedroom unit and \$1,361 for the two-bedroom unit. One hundred forty-eight (148) units will be reserved for households whose incomes are sixty percent (60%) of the AMI, which translates into incomes of Fifty-four thousand, One hundred eighty dollars (\$54,180) for households of one and Sixty-one thousand, Nine hundred twenty dollars (\$61,920) for households of two, and rents of \$1,313 for one-bedroom units and rents of \$1,568 for two-bedroom units.

Onsite amenities available to the residents include a light-filled community lounge, a state-of-the-art fitness center, and access to a large outdoor patio. The managing agent, Habitat America, will maintain an onsite management office and arrange supportive services and activities. Supportive services will include onsite medical services such as health screenings and vaccinations. Social events, such as communal meals and crafts and game nights, will be also organized. Computer classes will be provided and fitness classes, such as Zumba, will be held. Residents will also have access to shared amenities at the larger Traditions at Beechfield community that will include walking trails, a large community center, and a resort-style pool.

**ATTACHMENT A-3**

**PROJECT FINANCING ESTIMATE**

**Hill House at Beechfield Project  
12005 Traditions Boulevard  
Bowie, MD 20720**

**COUNCILMANIC DISTRICT 6**

<b>SOURCES</b>	<b>Amount</b>	<b>Percentage</b>
Citi Community Capital (Bond Loan)	\$21,500,000	48.85%
LIHTC Equity	\$17,387,111	39.51%
CDA Rental Housing Works Loan	\$2,500,000	5.68%
Deferred Developer Fee	\$1,621,213	3.68%
Prince George's County HOME Loan	\$1,000,000	2.28%
<b>SUM</b>	<b>\$44,008,324</b>	<b>100.00%</b>
<b>USES</b>	<b>Amount</b>	<b>Percentage</b>
Construction Costs	\$27,284,122	62.00%
Fees Related to Construction	\$3,740,575	8.50%
Financing Fees and Charges	\$3,332,500	7.57%
Acquisition Costs	\$4,000,000	9.09%
Developer's Fee	\$4,335,720	9.85%
Syndication Related Costs	\$212,257	0.48%
Guarantees and Reserves	\$1,103,150	2.51%
<b>SUM</b>	<b>\$44,008,324</b>	<b>100.00%</b>