

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

Resolution No. CR-018-2024

Proposed by The Chair (by request - County Executive)

Introduced by Council Members Ivey, Harrison, Watson, Hawkins, Dernoga,  
Fisher and Franklin

Co-Sponsors \_\_\_\_\_

Date of Introduction March 26, 2024

**RESOLUTION**

1 A RESOLUTION concerning

2 Fiscal Year (“FY”) 2022 Annual Action Plan, inclusive of the HOME Investment  
 3 Partnerships (“HOME”) Program American Rescue Plan (“ARP”), Allocation Plan, for Housing  
 4 and Community Development.

5 For the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2022 Annual  
 6 Action Plan for Housing and Community Development by adding The Cassidy project, an  
 7 eligible activity not originally funded or described in the FY 2022 Annual Action Plan, inclusive  
 8 of the HOME Investment Partnerships (“HOME”) Program American Rescue Plan (“ARP”),  
 9 Allocation Plan, and the allocation and commitment of one million, fifty thousand dollars  
 10 (\$1,050,000) in HOME Investment Partnerships (“HOME”) Program American Rescue Plan  
 11 (“ARP”) (“HOME–ARP”) Program funds from the FY 2022 Annual Action Plan, inclusive of  
 12 the HOME Investment Partnerships (“HOME”) Program American Rescue Plan (“ARP”),  
 13 Allocation Plan, to support the project.

14 WHEREAS, under the terms of the American Rescue Plan, enacted March 11, 2021, which  
 15 attempts to address the continued impact of the COVID-19 pandemic on the economy, public  
 16 health, State and local governments, individuals, and businesses, Congress designated funding to  
 17 the HOME Investment Partnerships (“HOME”) Program, allocated through the U.S. Department  
 18 of Housing and Urban Development (“HUD”); and

19 WHEREAS, through the American Rescue Plan funding appropriation to the HOME  
 20 Investment Partnerships (“HOME”) Program, Congress sought to address activities that  
 21 primarily benefit qualifying individuals and families who are homeless, at risk of homelessness,

1 or in other vulnerable populations, specifically with activities including the development and  
2 support of affordable housing, tenant-based rental assistance (“TBRA”), provision of supportive  
3 services, and acquisition and development of non-congregate shelter units; and

4 WHEREAS, under the terms of the American Rescue Plan, Prince George’s County is  
5 qualified as an urban county to receive entitlement HOME Investment Partnerships (“HOME”)  
6 Program American Rescue Plan (“HOME–ARP”) Program funds in the estimated amount of  
7 seven million, five hundred ninety two thousand, eighty five dollars (\$7,592,085) to provide  
8 homelessness assistance and supportive services; and

9 WHEREAS, the County’s HOME Investment Partnerships (“HOME”) Program American  
10 Rescue Plan (“ARP”), Allocation Plan, adopted by Council Resolution CR-099-2022, was  
11 prepared following a detailed analysis of the qualifying populations and inventory of existing  
12 resources, citizen participation, needs assessment, and gaps analysis of housing and community  
13 development, in order to present a strategic plan for addressing priority needs of the qualifying  
14 population using the HOME–ARP Program funds; and

15 WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) requires  
16 jurisdictions that receive assistance under certain community planning and development  
17 programs to submit a Five-Year Consolidated Plan and an Annual Action Plan to the Secretary  
18 of HUD that outlines ways to develop viable communities by: providing decent housing, a  
19 suitable living environment, and expanding economic opportunities principally for low- and  
20 moderate-income persons; and

21 WHEREAS, each jurisdiction is required to adopt a citizen participation plan as part of its  
22 Five-Year Consolidated Plan and Annual Action Plans; and

23 WHEREAS, a citizen participation plan sets forth the jurisdiction’s policies and procedures  
24 for citizen participation, and must provide for and encourage citizens to participate in the  
25 development of the Assessment of Fair Housing, any revisions to the Assessment of Fair  
26 Housing, the Five-Year Consolidated Plan, any substantial amendment to the Consolidated Plan,  
27 and the Performance Report; and

28 WHEREAS, pursuant to Section 15A-107 of the Prince George’s County Code, the County  
29 Executive and the County Council of Prince George’s County, Maryland adopted CR-047-2020,  
30 which set forth the County’s FY 2021-2025 Consolidated Plan, along with the County’s FY  
31 2021-2025 Citizen Participation Plan; and

1 WHEREAS, the County’s 2021-2025 Citizen Participation Plan requires the County to  
2 submit to HUD, any amendments to the County’s five-year Consolidated Plan or Annual Action  
3 Plan that constitutes a “substantial change;” and

4 WHEREAS, pursuant to the County’s 2021-2025 Citizen Participation Plan, the following  
5 decisions constitute a “substantial change”: (1) a change in the allocation priorities or a change  
6 in the method of distribution of funds; (2) the addition of an eligible activity not originally  
7 funded or described in the Annual Action Plan; (3) a change in the location, description,  
8 regulatory reference, national objective citation, and status of an activity originally described in  
9 the Annual Action Plan; (4) a change in the use of CDBG, HOME, Program Income, or ESG  
10 funds, exceeding at least \$250,000 from one existing activity to another existing eligible activity  
11 in any category within the applicable Program. All activities must have been in an approved  
12 Annual Action Plan; (5) designations for Neighborhood Revitalization Strategy Areas (NRSAs);  
13 and (6) a change in the proposed uses of HUD 108 Loan Guarantee and Section 108 Program  
14 Income; and

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

18 WHEREAS, pursuant to Section 15A-105(a)(2) of the County Code, the FY 2022 Annual  
19 Action Plan, inclusive of the HOME–ARP Allocation Plan, must be amended to include the  
20 estimated cost of projects, the total cost to bring them to completion, and an identification of the  
21 sources of funds; and

22 WHEREAS, The Cassidy project involves the land acquisition and new construction of one  
23 hundred seventy-five (175) affordable housing units for families, located at Karen Boulevard and  
24 Wilberforce Court, Capitol Heights, Maryland 20743; and

25 WHEREAS, Attachments “A1-A3” describe The Cassidy project, the associated costs and  
26 the source(s) of funding for the project, as attached hereto and made part hereof; and

27 WHEREAS, Attachment “B” includes a summary of the allocation and commitment of one  
28 million, fifty thousand dollars (\$1,050,000) in HOME–ARP Program funds from the FY 2022  
29 Annual Action Plan, inclusive of the HOME–ARP Allocation Plan, to support The Cassidy  
30 project, attached hereto and made part hereof; and

31 WHEREAS, Attachment “C,” consists of the County’s FY 2022 Annual Action Plan,

1 inclusive of the HOME–ARP Allocation Plan, and attached hereto and made part hereof; and

2 WHEREAS, the addition of The Cassidy project constitutes a “substantial change” to the  
3 County’s FY 2022 Annual Action Plan, inclusive of the HOME–ARP Allocation Plan, because it  
4 is an eligible activity not originally funded or described in the FY 2022 Annual Action Plan,  
5 inclusive of the HOME–ARP Allocation Plan; and

6 WHEREAS, the allocation and commitment of one million, fifty thousand dollars  
7 (\$1,050,000) in HOME–ARP Program funds constitutes a “substantial change” to the County’s  
8 FY 2022 Annual Action Plan, inclusive of the HOME–ARP Allocation Plan, because it is a  
9 change in the allocation priorities or a change in the method of distribution of funds; and

10 WHEREAS, the County Executive recommends the amendments to the FY 2022 Annual  
11 Action Plan, inclusive of the HOME–ARP Allocation Plan, to include the addition of The  
12 Cassidy project, and the allocation and commitment of one million, fifty thousand dollars  
13 (\$1,050,000) in HOME–ARP Program funds to support this project.

14 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
15 County, Maryland, that the FY 2022 Annual Action Plan, inclusive of the HOME–ARP  
16 Allocation Plan, for Housing and Community Development, a copy of which shall be marked for  
17 identification by the Clerk of the County Council and maintained as a permanent record, is  
18 hereby amended to include The Cassidy project, and to reflect the allocation and commitment of  
19 one million, fifty thousand dollars (\$1,050,000) in HOME–ARP Program funds, as described in  
20 Attachments “A1 – A3,” “B,” and “C,” respectively, as attached hereto and made a part hereof.

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

Adopted this 30<sup>th</sup> day of April, 2024.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: Jolene Ivey  
Jolene Ivey  
Chair

ATTEST:

Donna J. Brown  
Donna J. Brown  
Clerk of the Council

**ATTACHMENT A-1**

**PROJECT INFORMATION SHEET**

**The Cassidy  
Karen Boulevard and Wilberforce Court  
Capitol Heights, Maryland 20743**

**COUNCILMANIC DISTRICT 6**

**PROJECT DESCRIPTION:** A one hundred seventy-five (175) unit rental apartment community will be constructed in three (3) elevator buildings with four (4) stories or less on a 13.14-acre site in Capitol Heights, Maryland. All units will be affordable, and rents will be restricted for forty (40) years.

**OWNER:** KCG SSP Capitol Heights, LP

**DEVELOPER:** KCG Development, LLC  
Streetscape at Capitol Heights, LLC

**CONTACT:** Karla Burck  
Executive Vice President of Development  
KCG Development, LLC  
(317) 452-3729  
Karla.burck@kcgcompanies.com

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

**UNIT MIX:** A mix of one-bedroom, two-bedroom, and three-bedroom units

**AFFORDABILITY:** All units will be priced at levels affordable to households earning sixty percent (60%) or below of the Area Median Income (AMI) for forty (40) years. The unit mix will include three (3) HOME-ARP units for households earning thirty percent (30%) or below of the AMI.

**ATTACHMENT A-2****PROJECT INFORMATION SHEET**

**The Cassidy  
Karen Boulevard and Wilberforce Court  
Capitol Heights, Maryland 20743**

**COUNCILMANIC DISTRICT 6****PROJECT DESCRIPTION:**

The Cassidy project (the “Project”) is a proposed one hundred seventy-five (175) unit, multifamily community in Capitol Heights. It is located on Karen Boulevard and Wilberforce Court in a state-designated Opportunity Zone and Priority Funding Area. The project site is 13.14 acres and comprises two parcels: 18-4023313 (3.6 acres) and 18-4023321 (9.54 acres).

The project site is in a residential neighborhood with several general tenancy and senior multifamily developments and schools nearby. All three (3) public schools that serve children in this area of Prince George’s County are within a half-mile radius of the site. The project location provides ease of access to major roads, highways, and public transit options. Importantly, the site is located between the Blue and Green Metrorail Lines. The P12 and V12 Metrobus lines provide regular service from the Project to these Metrorail stations.

The Project is comprised of a mix of one (1) bedroom, two (2) bedroom, and three (3) bedroom units. All one hundred seventy-five (175) units will accommodate households earning up to sixty percent (60%) of the Area Median Income (AMI) and will include three (3) HOME-ARP units for households earning thirty percent (30%) or below of the AMI. Five percent (5%) of the units will be ADA accessible, and two percent (2%) will be adaptable for residents with audio, visual, or hearing needs.

Resident amenities will be well-suited for professionals and young families. All apartment units will have central air conditioning, and energy-efficient kitchen appliances, including a full-sized refrigerator, dishwasher, stove, oven, microwave, and garbage disposal. Each unit will also include washer/dryer hookups, with residents having the option to rent washer/dryer units. Community amenities will include on-site management, a large entertainment room, a fitness center, and shared laundry facilities. The landscaped property will

feature walking paths and a children's play area. Furthermore, the project will meet Energy Star Multifamily New Construction Standards.

KCG Development, LLC is the applicant for this solicitation and Developer of the Project. Since its inception in 2015, KCG Development has amassed a portfolio totaling three thousand, eight hundred six (3,806) units, of which one thousand, three hundred twenty (1,320) are stabilized and fully operational, and two thousand, four hundred and eighty-six (2,486) units are under construction or in lease-up. Streetscape at Capitol Heights, LLC will be the co-developer for this Project. They are a subsidiary of Streetscape Partners which was founded in 2008. They are a privately held real estate development company focused on residential and mixed-use opportunities throughout the greater Washington, D.C. region. The development team will rely on a team of local partners to build and operate the Project. Commercial Construction was established in 1996 and is located in Hanover, Maryland. They will be the general contractor for the project. Habitat America, an Annapolis-based property management firm, will operate the Project. They have over 30 years of experience managing senior living, affordable, and market-rate apartments in Delaware, Maryland, Pennsylvania, Virginia, and Washington, DC. Today Habitat America has one hundred seven (107) properties and ten thousand, four hundred thirty-one (10,431) units in its management portfolio.



**ATTACHMENT A-3****PROJECT FINANCING ESTIMATE**

**The Cassidy  
Karen Boulevard and Wilberforce Court  
Capitol Heights, Maryland 20743**

**COUNCILMANIC DISTRICT 6**

<b>Sources</b>	<b>Amount</b>	<b>Percentage</b>
Housing Authority of Prince George's County Bonds	\$ 36,800,000	53.62%
Prince George's County HITF	\$ 3,500,000	5.10%
Prince George's County HOME-ARP	\$ 1,050,000	1.53%
Low Income Housing Tax Credits	\$ 23,289,846	33.93%
Deferred Developer Fee	\$ 3,451,467	5.03%
Cash from Operations	\$ 541,168	0.79%
GP Equity	\$ 100	0.00%
<b>Total:</b>	<b>\$ 68,632,581</b>	<b>100%</b>

<b>Uses</b>	<b>Amount</b>	<b>Percentage</b>
Construction Costs	\$ 44,769,297	65.23%
Fees Related to Construction	\$ 5,150,834	7.50%
Financing Fees	\$ 7,883,750	11.49%
Acquisition Costs	\$ 3,100,000	4.52%
Developer's Fee	\$ 6,365,393	9.27%
Syndication Related Costs	\$ 306,244	0.45%
Guarantees and Reserves	\$ 1,057,062	1.54%
<b>Total:</b>	<b>\$ 68,632,581</b>	<b>100%</b>